CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL MEET ON TUESDAY, FEBRUARY 9, 2021 AT 7:00 PM. A WORK SESSION WILL TAKE PLACE AT 7:00 PM FOR A TRAINING WORKSHOP, DISCUSSION OF AGENDA ITEMS AND/OR TOPICS OF INTEREST TO THE PLANNING BOARD. THE REGULAR MEETING WILL BEGIN IMMEDIATELY THEREAFTER, BUT NOT LATER THAN 7:30 PM. DUE TO PUBLIC HEALTH AND SAFETY CONCERNS RELATED TO COVID-19, THE PLANNING BOARD WILL NOT BE MEETING IN-PERSON. IN ACCORDANCE WITH THE GOVERNORâ€™S EXECUTIVE ORDER 202.1, THE FEBRUARY 9, 2021 MEETING WILL BE HELD VIA VIDEOCONFERENCING. THE PUBLIC CAN WATCH THE LIVE MEETING ONLINE AT YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDERSUDXG. IF ANY INTERESTED MEMBERS OF THE PUBLIC WOULD LIKE TO PROVIDE COMMENTS ON THE APPLICATION, COMMENTS CAN BE CALLED IN DURING THE MEETING AT (929) 205-6099; WEBINAR ID: 878 3016 5947; PASSWORD: 881200. COMMENTS CAN ALSO BE PROVIDED VIA EMAIL NO LATER THAN 5PM ON

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

FEBRUARY 9, 2021 TO ETHA
GROGAN -
EGROGAN@CITYOFBEACON.ORG

February 9, 2021
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue public hearingÂ for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC (postponed at the request of the applicant)
2. Public hearing for SEQRA environmental review on application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye
3. Public hearing on application for Site Plan Approval, small cell wireless facility on new light pole with one antenna, 7 Cross Street, submitted by Verizon Wireless of the East, LLP (dba Verizon Wireless)
4. Continue review of application for Site Plan Approval, rear yard open pavilion addition, 184 Main Street, submitted by 184 Main Street, LLC
5. Continue review of applications for Site Plan Approval and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (D/B/A 420 Main Street, LLC)

Miscellaneous Business

1. Zoning Board of Appeals - No February meeting
2. City Council request to review Local Law to create Chapter 223, Section 25.1 of City Code concerning Scenic Viewshed Protection

Architectural Review

1. Certificate of Appropriateness - Sign; 508 Main Street
2. Certificate of Appropriateness - Change facade color; 474-476 Main Street
3. Certificate of Appropriateness - Change facade color; 468-470 Main Street
4. Certificate of Appropriateness - Change facade color; 472 Main Street
5. Single Family House - 50 Mountain Lane

City of Beacon Planning Board Agenda
02/09/2021

Title:

Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC
(postponed at the request of the applicant)

ATTACHMENTS

City of Beacon Planning Board Agenda
02/09/2021

Title:

Public hearing for SEQRA environmental review on application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye

ATTACHMENTS

Monell Place Cover Letter.pdf

Monell Place EAF Narrative.pdf

Monell Place Sheet 1 of 3 Site Plan.pdf

Monell Place Site Plan Sheet 2 of 3 Erosion Sediment Control.pdf

Monell Place Site Plan Sheet 3 of 3 Construction Details.pdf

Monell Place Site Plan Subdivision Plat.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

4. The garages are now attached to the main dwelling via an enclosed corridor.
5. A narrative attachment discussing the historical nature of the Eustatia House is provided. It has been determined through research of historical mapping and records that the historical significance of the Eustatia House ends at the existing gardens located on the Eustatia property, the therefore, the existing concrete remains do not have any historical significance.
6. See response 1 and 2 to Lanc & Tully under "Preliminary Subdivision Plat" above.
7. LWRP justification will be provided in a future submission.

Please find the following items for your consideration of Subdivision Approval:

- Three (3) hard copies of the Preliminary Subdivision Plat sheet 1 of 1;
- Three (3) hard copies of the Subdivision Plan Set consisting of three (3) sheets, and
- Three (3) hard copies of a brief EAF project narrative and historical background.

Please place this item on the February 9, 2021 planning board meeting for SEQR public hearing. We will also be requesting scheduling of a public hearing at the following meeting if the board sees fit. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: Allison Cross & Henry Nye
Daniel G. Koehler, P.E. (HLD file)

Monell Place Subdivision

SHORT ENVIRONMENTAL ASSESSMENT FORM

APPLICATION FOR SUBDIVISION APPROVAL

By Allison Cross and Henry Nye

For premises located at:

Monell Place
BEACON, NY 12508

SUBMITTED TO:

CITY OF BEACON PLANNING BOARD

January 26, 2021
FOR PLANNING BOARD APPROVAL

CONTRIBUTORS

Applicant:	**Allison Cross and Henry Nye** Beacon, NY 12508
Architect:	**Architecture + Construction** 611 Broadway, Suite 618 New York, NY 10012
Civil Engineer:	**Hudson Land Design** 174 Main Street Beacon, NY 12508
Surveyor:	**MJE Engineering and Land Surveying, P.C.** 831 Route 52, Suite 2C Fishkill, NY 12524

INTRODUCTION

Summary

The Monell Place Subdivision is located on the west side of Monell Place, between Lafayette Avenue and Thompkins Terrace Apartments. The parcel lies within the City of Beacon's One-Family 20,000 sq.ft/dwelling (R1-20) residential zoning district (per the 7/13/2020 zoning map) and consists of approximately 2.91 acres. The parcel is also located in the Historic District and Landmark Overlay (HDLO) Zone. The lot is mostly vacant except for some concrete slab remains.

The historic Eustatia House is the adjacent parcel located north of the subject parcel. The subject parcel was subdivided from the Eustatia parcel in 2002 and field in the Dutchess County Clerk's Office on July 12, 2002 as Filed Map # 11421. The parcel is currently vacant and mostly wooded with some concrete remains. The Applicants are proposing to subdivide the property into two residential building lots. This action will require Subdivision Approval and LWRP consistency from the City of Beacon planning board.

The proposed action is unlisted under 6 CRR-NY 617.4 (9) due to the parcel being located in the HDLO and substantially contiguous to a structure that is on the National Register of Historic Places; however, the proposed action does not exceed 25% of any threshold established within 617.4 (5) for a Type I action. Therefore, a short Environmental Assessment Form is provided.

The two residential lots will gain access from the west side of Monell Place with individual driveways. Each dwelling will hook up to existing water and sewer mains within Monell Place via new water and sewer service lines. The site disturbance will result in less than 1 acre (0.85 ac. total for both lots). Therefore, a Stormwater Pollution Prevention Plan (SWPPP) will not be required.

Historic Review

The subject parcel was once part of the Eustatia property adjacent to the north; therefore, a historical review was conducted on the subject property to verify that no historic structures existed on the site. The State Historical Preservation Office (SHPO) CRIS website was investigated to determine if there was any listings of historic structures on the property, and no former archaeological studies or listed structures were found.
Several historical maps were reviewed including the 1867, 1876 and 1891 Atlas of the Hudson River, 1886 birds-eye view of Fishkill Landing, and Sanborn maps dating from 1884-1946. The 1966 & 1968 National Register Forms for the Eustatia House were also reviewed.

None of the maps or documents reviewed showed any structures in that location. Additionally, the 1979 National Register nomination information for Eustatia under the category of outbuildings only lists formal gardens. The Eustatia gardens are located adjacent to the southwest corner of Eustatia House. It is concluded that there is little evidence to suggest that the subject lot would be highly sensitive for historic sites. The

extent of the Eustatia historic property generally ends at the extent of the formal gardens which are not on the subject parcel. Below are some of the maps that were reviewed.

Attachments

1966 & 1968 National Register Forms
1891 Atlas of the Hudson River



1. View: Looking northwest

"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L. Gobrecht, '78
Neg. at: Div. for
Historic Preservation





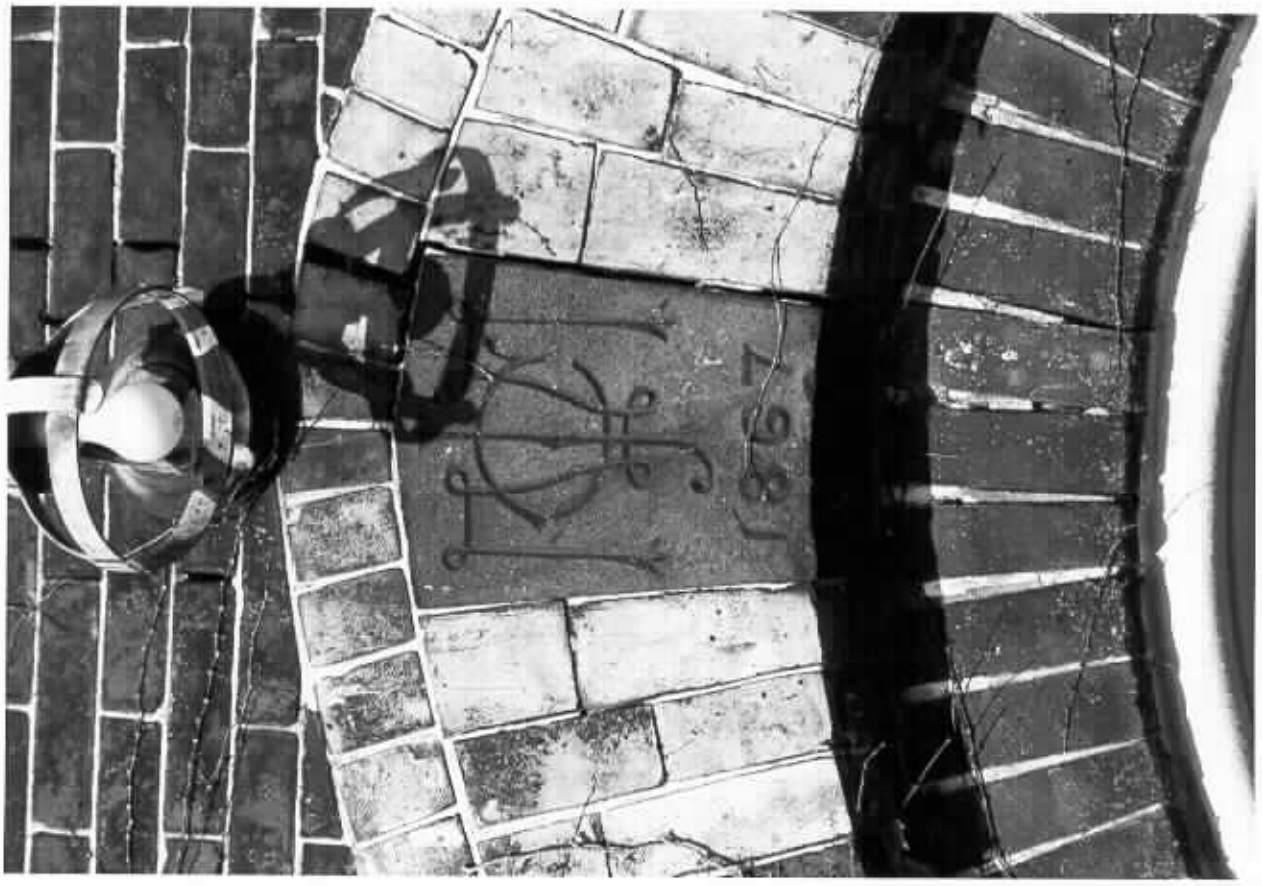
"Eustatia" Beacon
Dutchess Co., NY
Photo by: L. Gobrecht,
Neg. at: Div. for
Historic Preservation

2. View: Looking
northeast

"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L. Gobrecht,
Neg. at: Div. for
Historic Preservation

3. View: Rear ell,
from the northwest



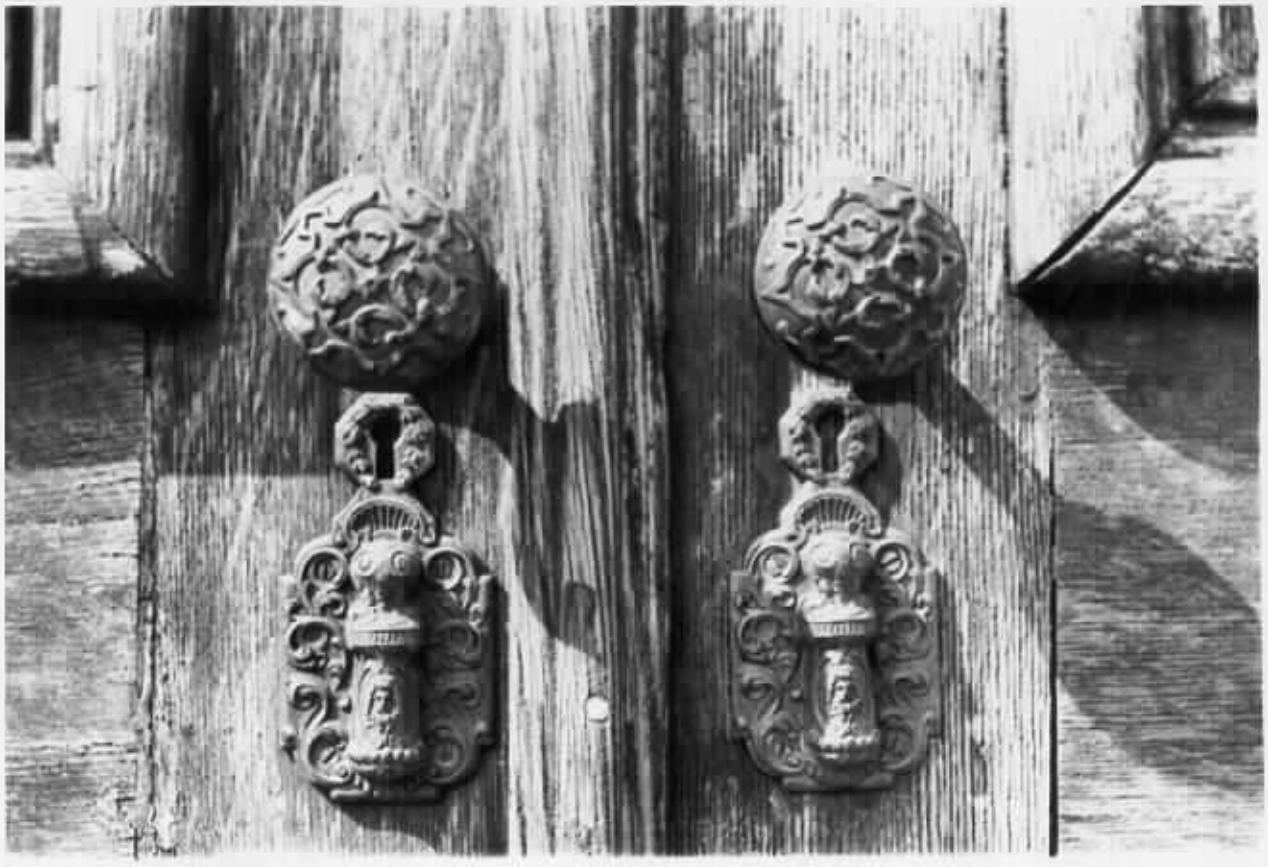


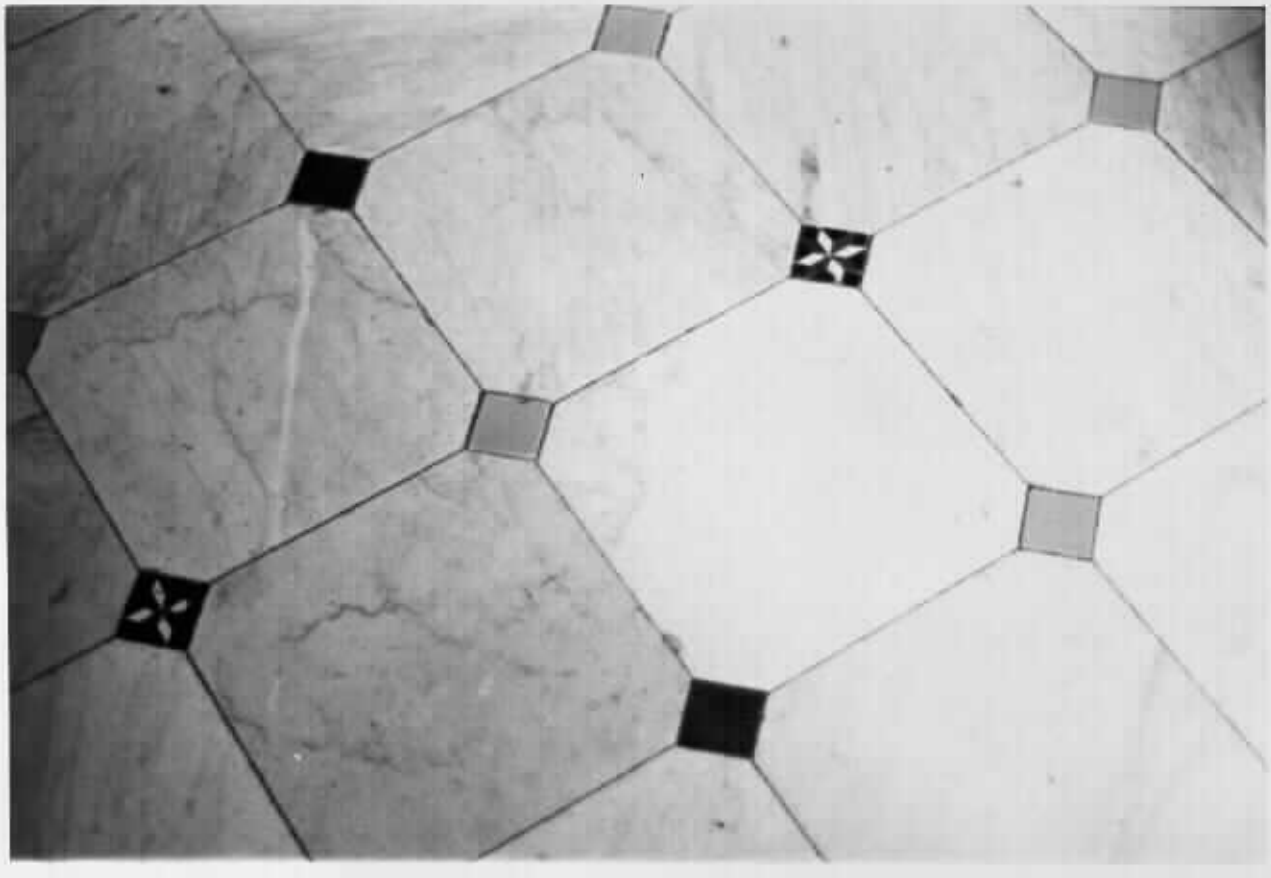
"Eustatia" Beacon
Dutchess Co., NY
Photo by: L.C. Sharp,'78,
H.A.D.A.C.
Neg. at: Div. for
Historic Preservation

4. View: from west

"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L.C. Sharp,'78,
H.A.D.A.C.
Neg. at: Div. for
Historic Preservation

5. View: Detail,
front door arch





"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L. Gobrecht,
Neg. at: Div. for
Historic Preservation

1978

6. View: Main entrance door detail

"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L. Gobrecht,
Neg. at: Div. for
Historic Preservation

1978

7. View: Central hall, floor tile detail





"Eustatia" Beacon,
Dutchess Co., NY
Photo by: L. Gobrecht, '78
Neg. at: Div. for Historic
Preservation

1978

8. View: Mantel detail
Library

"Eustatia" Beacon
Dutchess Co., NY
Photo by: L. Gobrecht, '78
Neg. at: Div. for
Historic Preservation

9. View: View of
porch, garden, and
Hudson River in the
distance



MAY • 79



MAY • 79



• MAY • 79



• MAY • 79

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess Co.
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess Co.
Photo: C. Sharp
After May, 1979 fire



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• MAY • 79

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

Eustatia
Beacon, Dutchess County
Photo: C. Sharp
After May, 1979 fire

ENTRIES IN THE NATIONAL REGISTER

STATE NEW YORK

Date Entered FEB 26 1979

Name	Location
Eustatia	Beacon Dutchess County



Also Notified

Honorable Jacob K. Javits
Honorable Daniel P. Moynihan
Honorable Hamilton Fish, Jr.

COPY OF CONGRESSIONAL NOTIFICATION

For further information, please call the National Register at (202)343-6401.

Form No. 10-300 REV. (9/77)

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NATIONAL PARK SERVICE

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SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC "Eustatia"

AND/OR COMMON Same

2 LOCATION

STREET & NUMBER 12 Monell Place — NOT FOR PUBLICATION

CITY, TOWN Beacon — VICINITY OF — CONGRESSIONAL DISTRICT 25

STATE New York — CODE 036 — COUNTY Dutchess — CODE 27

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
__DISTRICT	__PUBLIC	XOCCUPIED	__AGRICULTURE	__MUSEUM
XBUILDING(S)	XPRIVATE	__UNOCCUPIED	__COMMERCIAL	__PARK
__STRUCTURE	__BOTH	__WORK IN PROGRESS	__EDUCATIONAL	XPRIVATE RESIDENCE
__SITE	**PUBLIC ACQUISITION**	**ACCESSIBLE**	__ENTERTAINMENT	__RELIGIOUS
__OBJECT	__IN PROCESS	XYES: RESTRICTED	__GOVERNMENT	__SCIENTIFIC
	__BEING CONSIDERED	__YES: UNRESTRICTED	__INDUSTRIAL	__TRANSPORTATION
		__NO	__MILITARY	__OTHER:

4 OWNER OF PROPERTY

NAME Myslim Kuka

STREET & NUMBER 12 Monell Place, Box 695

CITY, TOWN Beacon — VICINITY OF — STATE New York

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Dutchess County Courthouse

STREET & NUMBER 22 Market Street

CITY, TOWN Poughkeepsie — STATE New York

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Historic Resources of the Hudson

DATE January, 1969 — __FEDERAL XSTATE __COUNTY __LOCAL

DEPOSITORY FOR SURVEY RECORDS N.Y. State Division for Historic Preservation

CITY, TOWN Albany — STATE New York

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
__EXCELLENT	__DETERIORATED	X UNALTERED	X ORIGINAL SITE
X GOOD	__RUINS	__ALTERED	__MOVED DATE_____
__FAIR	__UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

"Eustatia" is a one and a half story ell-shaped structure of brick construction (common bond) on a varying height stone foundation. The facade presents a three-bay design with central, projecting, two-story, gable roof portico (photo # 1, 2). The facade is made slightly asymmetrical by a projecting tripartite bay window to the left of the entrance and paired two over two sash windows to the right. All windows on the ground floor in the rectangular main section are two over two with plain dressed stone sills and lintels. Windows on the ground floor in the projecting rear ell are generally four over four with plain dressed stone sills and lintels.

The building has a broadly overhanging double hip roof covered with hexagonal slates (photo # 2). All windows in the upper half story in the rectangular portion of the structure, with the exception of the portico, project through the roof overhang and are capped by gable roofs with Gothic cut-work at the peaks. All windows in the upper half story are characterized by segmental arch lintels of alternating dark and light brick and plain dressed stone sills. The rear ell exhibits similar dormers with the exception of one on the east side which is capped by a jerkin headed roof (photo # 3). Three sets of paired corbeled chimneys, two in the main block and one in the rear ell, project from the peak of the roof near the center of the structure (photo # 1). A period veranda appears across the west end of the main rectangle and a period porch extends across the west elevation of the rear ell (photos 3, 4). Doors and door surrounds are plain throughout the structure on the exterior with the exception of the main entrance which has double chestnut doors with molded and raised paneling, elaborate cast hardware, a four-paneled fanlight and a segmental arch lintel of alternating dark and light brick with a central cipher stone (photos # 5 & 6). The cipher stone bears the initials "J C M", for John and Caroline Monell and the date, 1867.

The central (south) entrance opens onto a broad, white, marble-tiled hall with polychromed inserts (photo # 7). Off of the central hall open doors to the parlor and library on the west and dining room on the east. The main stair rises to the upper floor just past the entrance to the dining room and leads to a landing off of which are a bathroom, linen closet, and servants bedrooms. The main stair continues to a small square hall on the upper floor from which are entrances to five bedrooms. The ell contains a butler's pantry and kitchen on the first floor and servants' bedrooms on the upper floor. All woodwork throughout the house, including doors, door moldings and mantels are of walnut and chestnut, stained a rich dark brown (photo # 8).

Though there is evidence of deterioration in some of the external wooden elements, the building is structurally sound and has received no noticable

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Beacon Dutchess County

alterations either on the exterior or interior other than plumbing and electrical service updating.

Directly to the west of the ell's western elevation is a small, period well house which is in deteriorated condition (photo # 3). Removed from the main house by approximately seventy yards to the north is a small wooden shed which probably dates to the mid-twentieth century. A carriage barn which once lay north of the main house is now gone.

The formal gardens to the west of the house, though in a state of disrepair, still retain their original plan and some of the original stonework and wooden balustrade (photo # 9).

The building is sited on a partially landscaped parcel of land which overlooks the Hudson River which is several hundred yards to the west.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
__PREHISTORIC	__ARCHEOLOGY-PREHISTORIC	__COMMUNITY PLANNING	__LANDSCAPE ARCHITECTURE	__RELIGION	
__1400-1499	__ARCHEOLOGY-HISTORIC	__CONSERVATION	__LAW	__SCIENCE	
__1500-1599	__AGRICULTURE	__ECONOMICS	__LITERATURE	__SCULPTURE	
__1600-1699	X ARCHITECTURE	__EDUCATION	__MILITARY	__SOCIAL/HUMANITARIAN	
__1700-1799	__ART	__ENGINEERING	__MUSIC	__THEATER	
X 1800-1899	__COMMERCE	__EXPLORATION/SETTLEMENT	__PHILOSOPHY	__TRANSPORTATION	
__1900-	__COMMUNICATIONS	__INDUSTRY	__POLITICS/GOVERNMENT	__OTHER (SPECIFY)	
		__INVENTION			

SPECIFIC DATES 1867 BUILDER/ARCHITECT Frederick C. Withers

STATEMENT OF SIGNIFICANCE

Judge John Monell's brick cottage, "Eustatia," is a rare intact example of the High Victorian Gothic style as adapted to cottage architecture. The design is in keeping with the ideals popularized by Andrew Jackson Downing, Calvert Vaux and other notable mid-nineteenth century architects in the mid-Hudson region. The architect of the building was Frederick C. Withers who, after briefly studying with Downing, went on to become one of the accepted leaders of the High Victorian style in this country (Kowsky, "The Architecture of Frederick C. Withers,"p.90). The major significance of "Eustatia" lies in the fact that it is one of the earliest and most highly developed High Victorian Gothic cottages in America. Its high degree of integrity, and its associations with Frederick Withers and the so called, "Downing School," make the 1867 Monell residence an important architectural document.

The site on which "Eustatia" now stands was purchased in the early years of the nineteenth century by John DeWindt, just after his arrival in this country from the island of Eustatia in the West Indies. John DeWindt's daughter, Caroline, later married the aspiring American horticulturalist, architect and landscape designer, Andrew Jackson Downing of Newburgh, New York. Some thirteen years after Downing's untimely death in 1852, Caroline DeWindt Downing married Judge John Monell of Newburgh. The "Eustatia" property was deeded by John DeWindt to his daughter Caroline and her new husband in 1865, shortly after their marriage.

John Monell was born in Newburgh, New York in 1813. He attended Union College, graduated in 1833, and returned to Newburgh to practice law. He and his first wife were friends of the Downings and he worked with Downing to establish the Newburgh Library. After Downing's death and Monell's subsequent marriage to Caroline, the Monells moved to Fishkill Landing (now Beacon). In 1867, after obtaining the "Eustatia" site from his father-in-law, Judge Monell commissioned his personal friend, Frederick C. Withers, to design a house suitable for the site. The Judge commuted daily from "Eustatia" to Newburgh to continue his law practice as well as his banking activities until his death in 1885.

Frederick Clarke Withers was born in Somerset, England in 1828. Shortly after his birth, his family moved to Dorset where he completed his formal education at the King Edward School. In 1844, he embarked upon his

professional career by being indentured by his father to an obscure Dorchester "builder and architect" Edward Mondey. Upon the completion of his indenture, Withers entered the London office of T.H. Wyatt, where he remained as assistant until 1851. In that year he accepted a position with A.J. Downing in Newburgh, New York (Kowsky, "The Architecture of Frederick C. Withers," pp. 83-84). While employed in Downing's office, Withers became acquainted with numerous other architects, most notably Calvert Vaux. After Downing's death, Withers and Vaux worked closely until the latter moved to New York City four years later to join Frederick Law Olmsted in the preparation of plans for Central Park. During the 1850's, Vaux and Withers were commonly regarded as Downing's "heirs" and successors. The designs by both Vaux and Withers show a marked dependence upon the earlier designs of Downing, especially in their earlier careers. However, Withers' designs generally are more restrained and more sober than those by either Vaux or Downing (Kowsky, page 85).

The design that Withers developed for "Eustatia" appears in the 1873 edition of Downing's Cottage Residences (an edition to which Withers and probably Vaux added considerably to after Downing's death). Design XXV, labeled "The Brick Cottage for Judge Monell" shows "Eustatia." According to Kowsky, "'Eustatia,' the house Withers designed for his friend John Monell in Beacon, was more daring than the Brewster House" [a Newburgh residence of two years earlier]. "Despite the fact that 'Eustatia' still retained much of the form and reserve of Withers' Balmville residences [near Newburgh], it had the polychromatic enrichment of much High Victorian architecture" (Kowsky, page 90). The original description of the design in Cottage Residences reads, in part, "The house is built of selected North River brick, well laid with white sand, relieved with Milwaukee brick, of a soft buff color, placed over the arch of the front door, over the windows of the lower story, and as a molding around the summit of the ample clustered chimneys" (Downing, page 210). Cottage Residences also includes, for "Eustatia," a design for a formal garden on the west or river side of the house. Though most of the original plantings have disappeared, the plan as well as some of the stone walls and balustraded railings remain relatively intact and unaltered.

"Eustatia" is an excellent example of Withers' residential interpretation

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of the High Victorian Gothic style of architecture. The building remains intact and has no serious or detracting alterations. Of additional note are the period decorative interior features such as the elaborate use of rubbed black walnut and chestnut and the decorative marble tiles of the central entrance hall.

Though several designs by Downing, Vaux and Withers remain in the Hudson Valley, "Eustatia" represents one of the best documented, most highly refined cottages in America which utilize the High Victorian Gothic style. The structure has national significance as one of the earliest and foremost examples of a style which became a major design theme in American architecture of the third quarter of the nineteenth century.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Downing, A.J. Cottage Residences. Edited by George Harney. New York: John Wiley & Son, 1873.

Dykeman, Nate. "Beacon Residents Concerned for Future of 'Eustatia,'" The Poughkeepsie Journal, April 14, 1974, p.10.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 10

QUADRANGLE NAME Wappingers Falls QUADRANGLE SCALE 1:24,000

UTM REFERENCES

	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
A	18	584870	4596060	B			
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION

Begining at a point on the westerly side of Monell Place at the south-easterly corner of lands now or formerly of Lynch; running thence along

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE L. Corwin Sharp - Consultant
Ed. by L. Gobrecht - Historic Preservation Field Services Bureau

ORGANIZATION: Historic Architecture & Decorative Arts Consultants
DATE: 11/27/78

STREET & NUMBER: P. O. Box 274
TELEPHONE: 914-331-8944

CITY OR TOWN: Hurley
STATE: New York

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL XXX STATE ___ LOCAL ___

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE Director, Historic Preservation Field Services Bureau DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

KEEPER OF THE NATIONAL REGISTER

ATTEST: DATE

CHIEF OF REGISTRATION

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"EUSTATIA"
Beacon, Dutchess County

CONTINUATION SHEET Bibliography ITEM NUMBER 9 PAGE 2

Kowsky, Francis R. "The Architecture of Frederick C. Withers." The Journal of the Society of Architectural Historians, Vol. XXXV, No.2, May, 1976, pp. 83-107.

Research File: New York State Division for Historic Preservation, Historic Preservation Field Services Bureau, Albany, New York.

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"EUSTATIA" Beacon, Dutchess County

the same South 7°13' West 163.5 feet and South 9°43' West 545 feet to lands now or formerly of Whittmore; running thence along the same 85°53' West 317.7 feet; North 53°52' West 224.7 feet; North 72°45' West 185.5 feet and North 81°41' West 93.8 feet to lands of New York Central Railroad; running thence along the same North 5°50' West 36.8 feet and North 17°25' East 13.9 feet and thence partly along the same North 66°25' East 52.3 feet; running thence along the original shore of the Hudson River North 7°29' East 70.00 feet; North 20°52' East 131.8 feet and North 17°04' West 148.2 feet to said lands of Lynch; running thence along the same North 60°46' East 824.6 feet to the point of begining.

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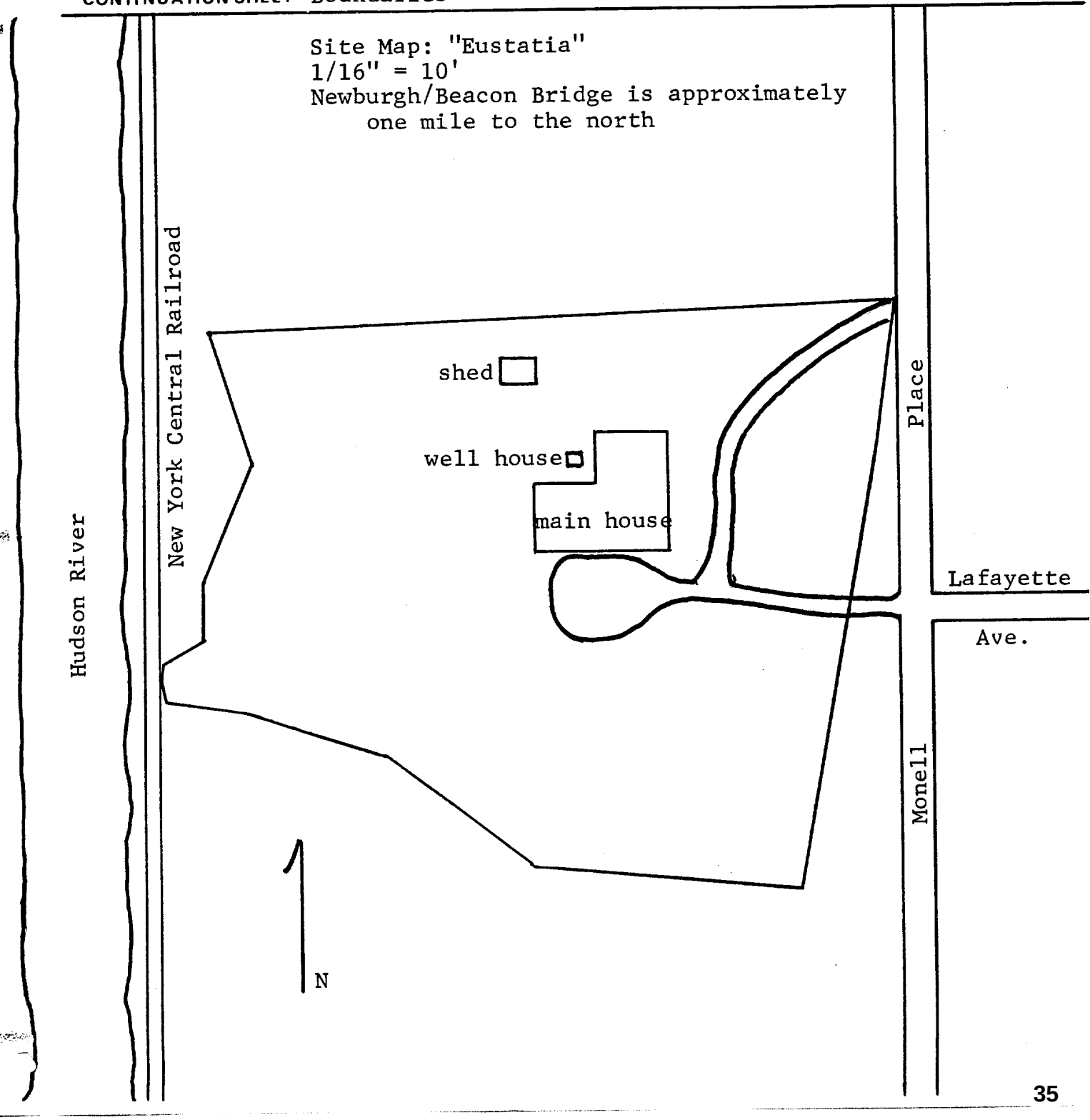
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DATE ENTERED

"EUSTATIA" Beacon, Dutchess County

CONTINUATION SHEET Boundaries ITEM NUMBER 10 PAGE 3

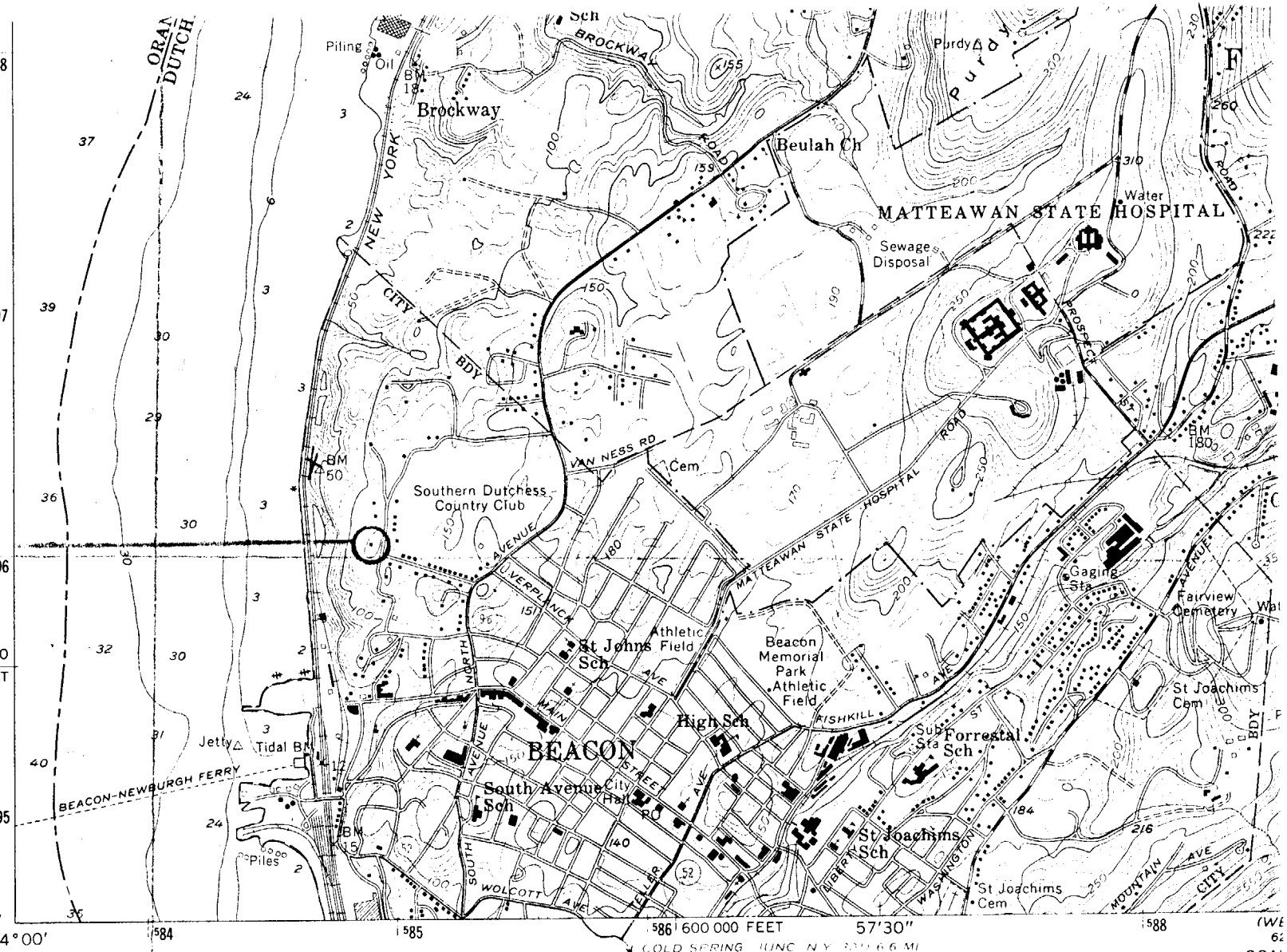
Site Map: "Eustatia"
1/16" = 10'
Newburgh/Beacon Bridge is approximately
one mile to the north



WAppingers Falls Quad

"EUSTATIA"
BEACON
DUTCHESS CO.

E 584870
N 4596060



Mapped, edited, and published by the Geological Survey

Control by USGS and USC&GS

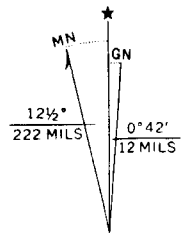
Topography from aerial photographs by photogrammetric methods
Aerial photographs taken 1955. Field check 1956

Hydrography compiled from USC&GS charts 282 (1954), and 283 (1954)

Polyconic projection. 1927 North American datum
10,000-foot based on New York coordinate system, east zone
1000-meter Universal Transverse Mercator grid ticks, zone 18, shown in blue

Fine red dashed lines indicate selected fence and field lines visible on aerial photographs. This information is unchecked

Red tint indicates area in which only



UTM GRID AND 1956 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

SCAL

1 1/2
1000 0 1000 2000
1 5

CONTOUR I
DATUM IS

DEPTH CURVES AND SOUNDINGS
SHORELINE SHOWN REPRESENTS TH
THE MEAN RANGE OF T

THIS MAP COMPLIES WITH NA

Downing, A.J. Cottage Residences. Ed. by George Harney. New York: John Wiley & Son, 1873.

"Eustatia"
Beacon
Dutchess County, New York

DESIGN XXV.

The Brick Cottage of Judge Monell.

The house is built of selected North River brick, well laid with white sand, relieved with Milwaukie brick, of a soft buff color, placed over the arch of the porch door, over the windows of the lower story, and as a moulding around the summit of the ample clustered chimneys.

It stands in the centre of a field, facing the south, and commanding a wide view of mountain, plain, forest, and river for many miles. Yet, owing to its broad, expanding proportions, its deep sheltering roof, with overhanging hooded windows, it has not the bare, exposed appearance that dwellings so prominently situated often have.

Its pretty terrace-garden on the river-side, entered from the broad piazza, thirteen feet wide, and connected by that with the parlor and library of the house, gives an air of cheerfulness and brilliancy in summer, with its flower-beds, balustrade, and vases glittering with blossoms and gay-colored leaves.

On the east side this is balanced by a bay-window in the dining-room, overlooking a shrubbery, and also by a small terrace piazza with a balustrade, but without a roof, on the south-east, in front of the dining-room windows, affording a pleasant shaded seat before the sun is low enough in the west to allow the large veranda to be occupied.

After entering the porch, which projects some ten feet from the house, we come upon a broad tiled hall, running from south to north, from which open the doors of the parlor and library on the west and the dining-room on the east. Beyond the entrance of the latter rises the ample staircase, with a landing from which there is a door open-

Downing, Andrew Jackson. Cottage Residences. Edited by George Harney. New York, John Wiley & Son, 1873.

ing upon a passage to the bath-room, linen-closet, and servants' bed-rooms, and from which a private staircase leads to the kitchen, and another to the garret.

From the above landing there is a window controlling an extensive northern view. And opposite to it you rise by a few steps to a square hall, from which open the five bed-rooms. From the lower hall and from under the staircase is a door leading to a passage which connects on the right with the butler's pantry and dining-room, and on the left with the kitchen, between which and the pantry is a small convenient room for any domestic use.

The woodwork of the principal floor, and the mantels throughout the house, are of black walnut and chestnut.

The chimneys are in the centre of the house, so that no part of the heat may be lost by outside exposure; while the central position of the furnace under the main hall enables you to carry the warm air easily into the several rooms of the house.

The bath-room is heated by a hot-air chamber attached to the kitchen range.

The ceilings of the first floor are ten and a half feet high, those of the second story nine feet.

There are open fireplaces throughout the house, and while the furnace gives heat enough for ordinary purposes, the wood fire is used for extra warmth and ventilation, added to its great comfort and beauty, as well as the atmosphere of health and well-being it always promotes.

The expression of the house is that of domestic comfort. It is easy of access, has a sheltering porch, and is invitingly connected with the terrace garden and piazzas, besides enjoying the luxury of a southern and eastern exposure. The roof and chimneys are boldly treated, so as to indicate the purposes for which they are adapted.

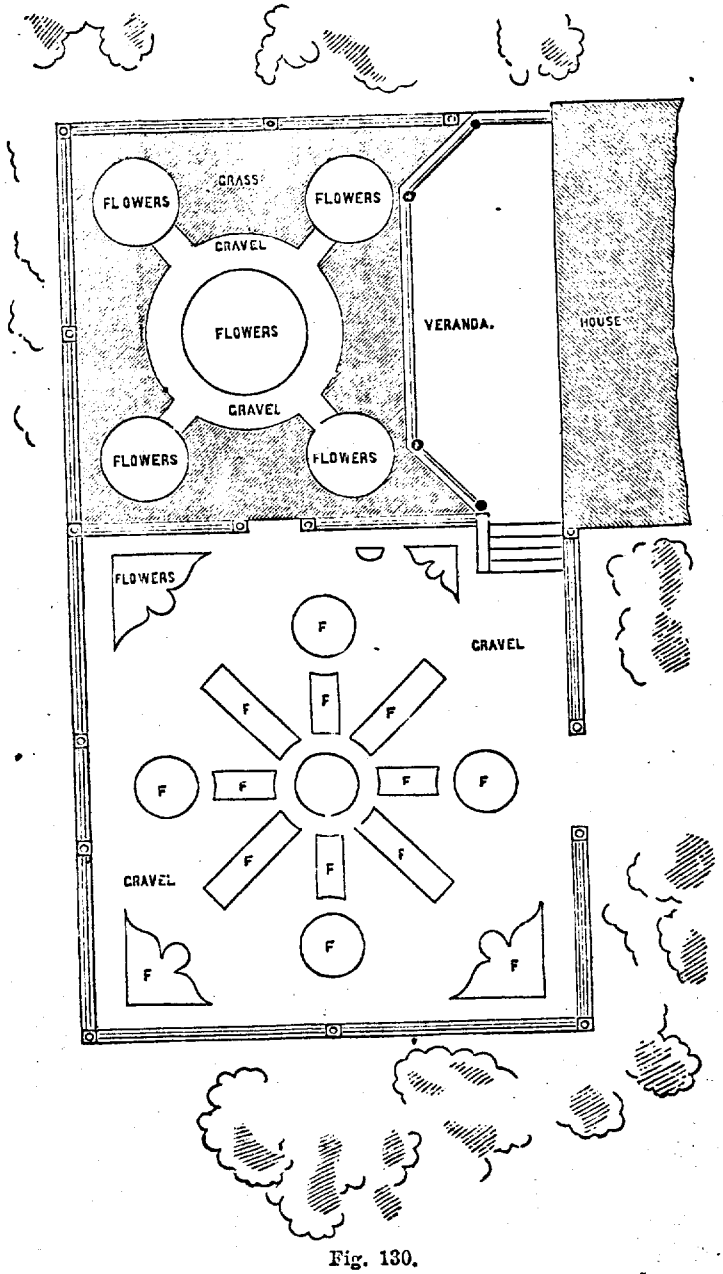


Fig. 130.

A GARDEN BELONGING TO DESIGN XXV.

DESIGN XXV.

The Brick Cottage of Judge Monel.

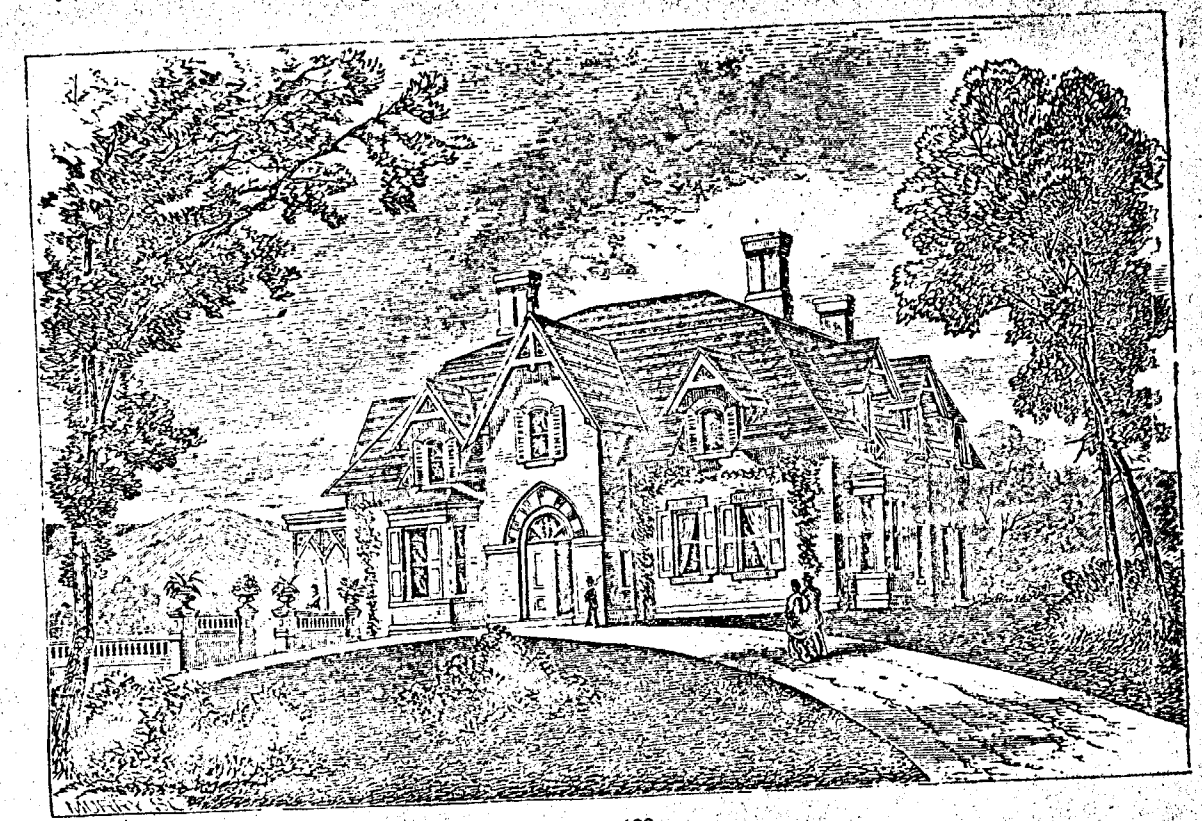
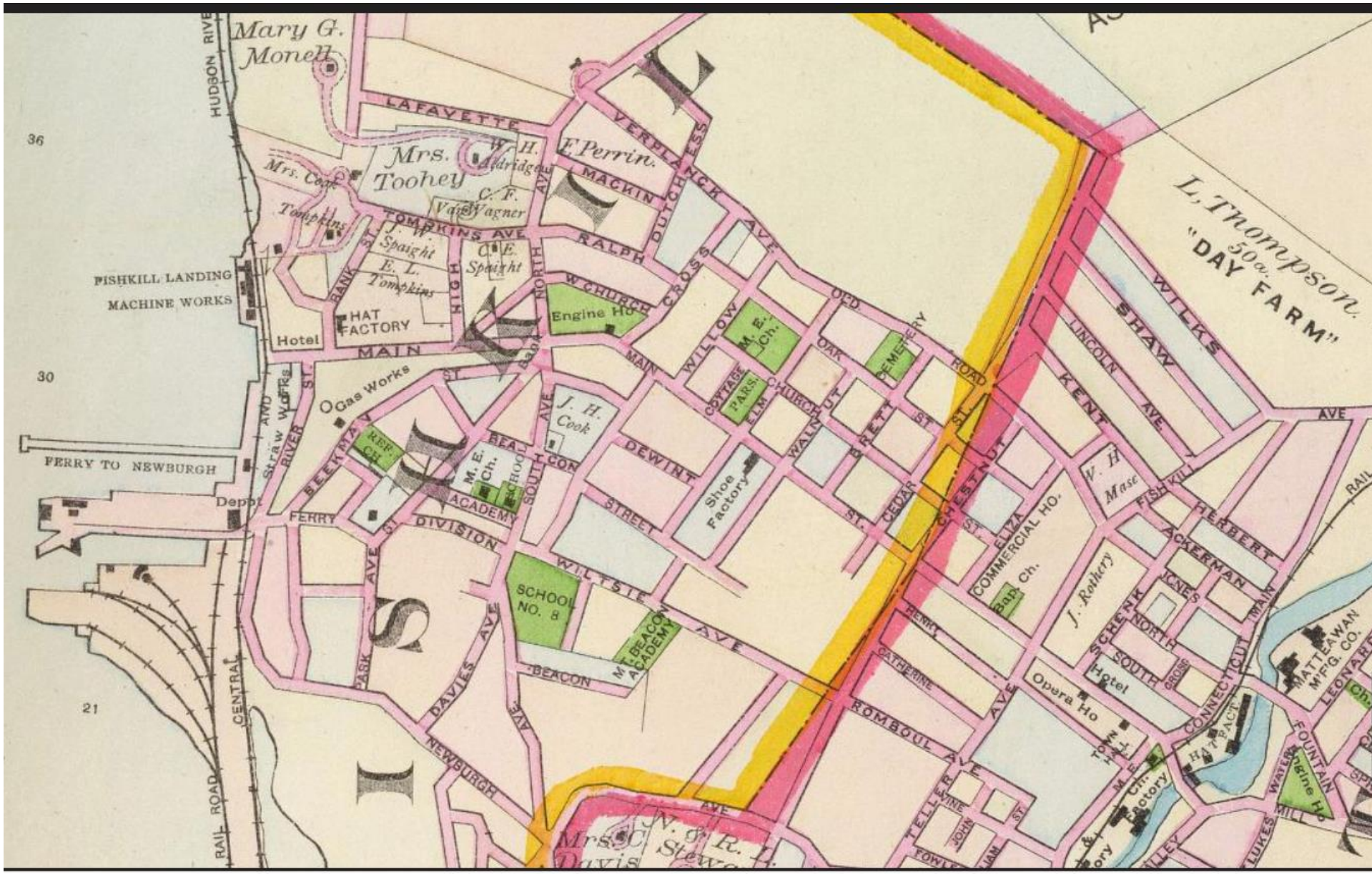
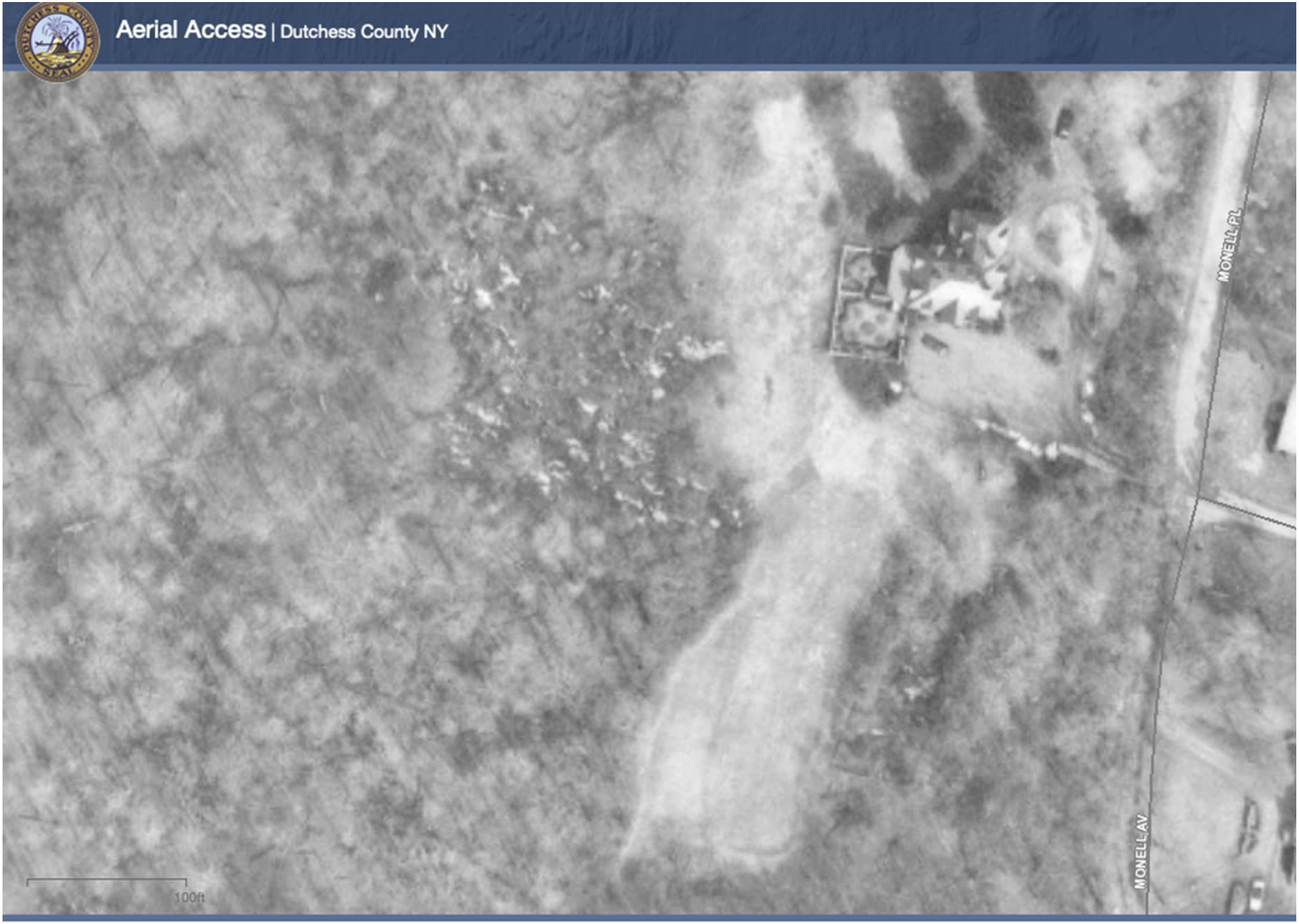


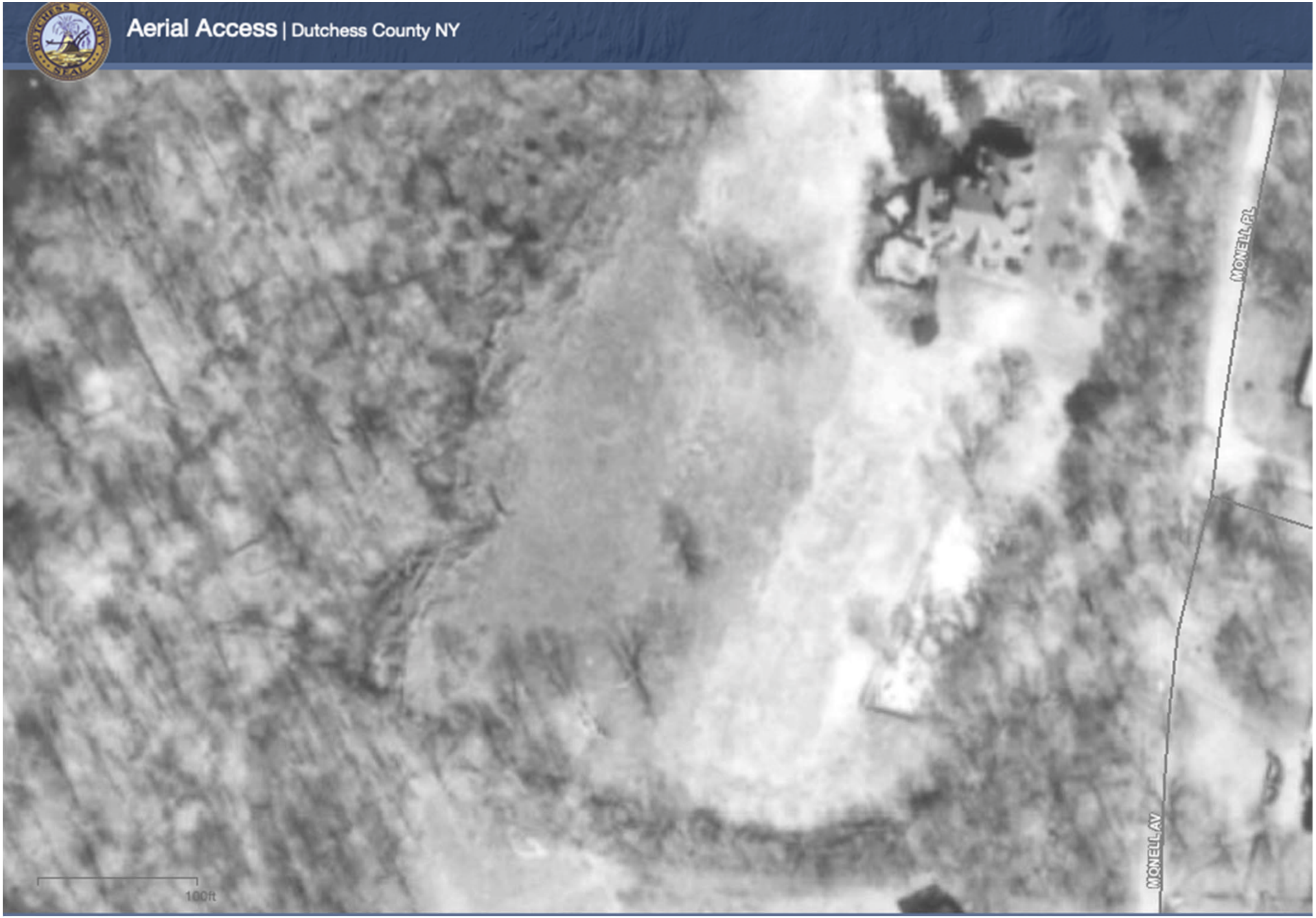
Fig. 129.



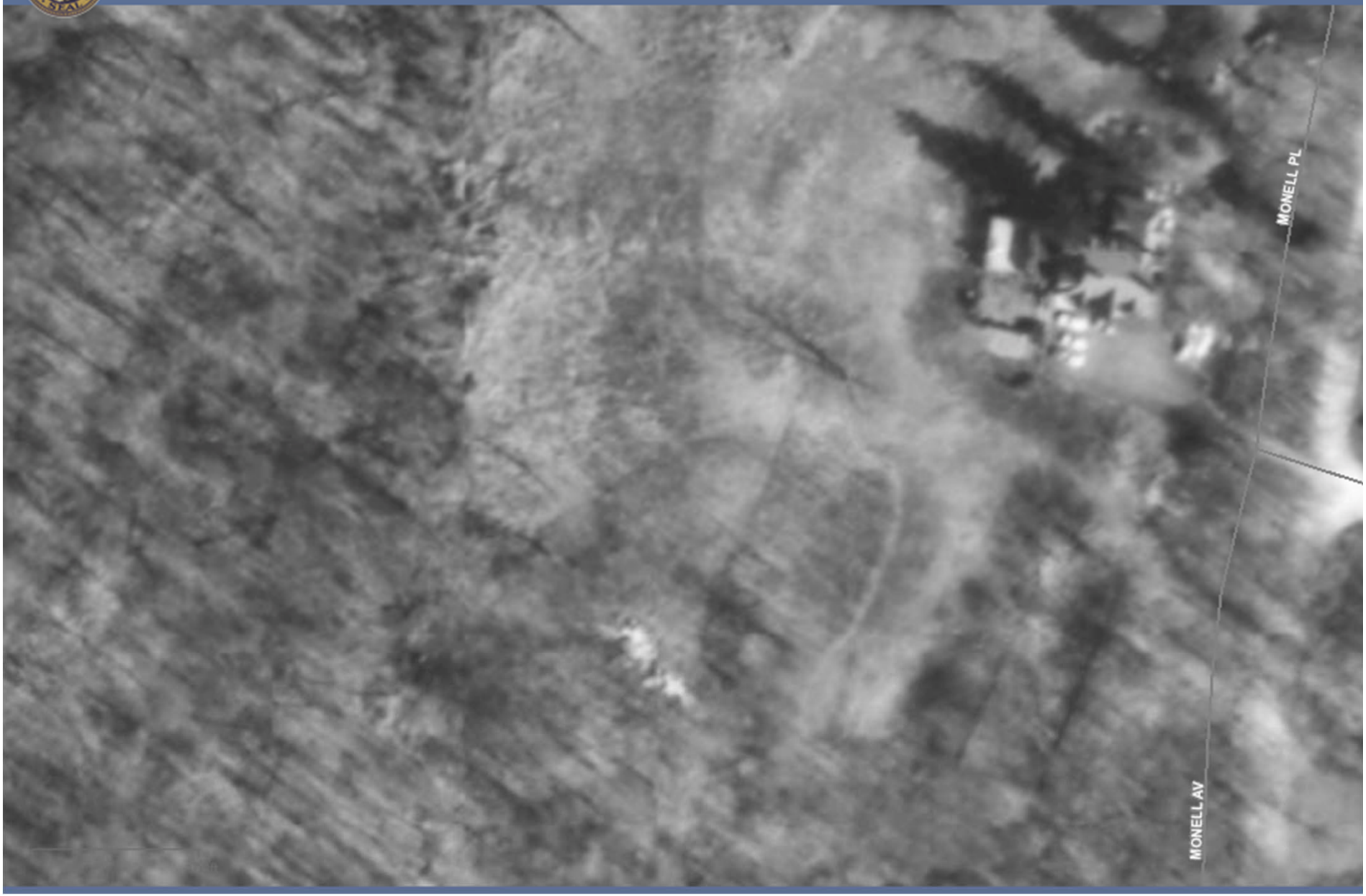
1891 F. W. Beers Atlas of the Hudson River



MONELL PL. 1970

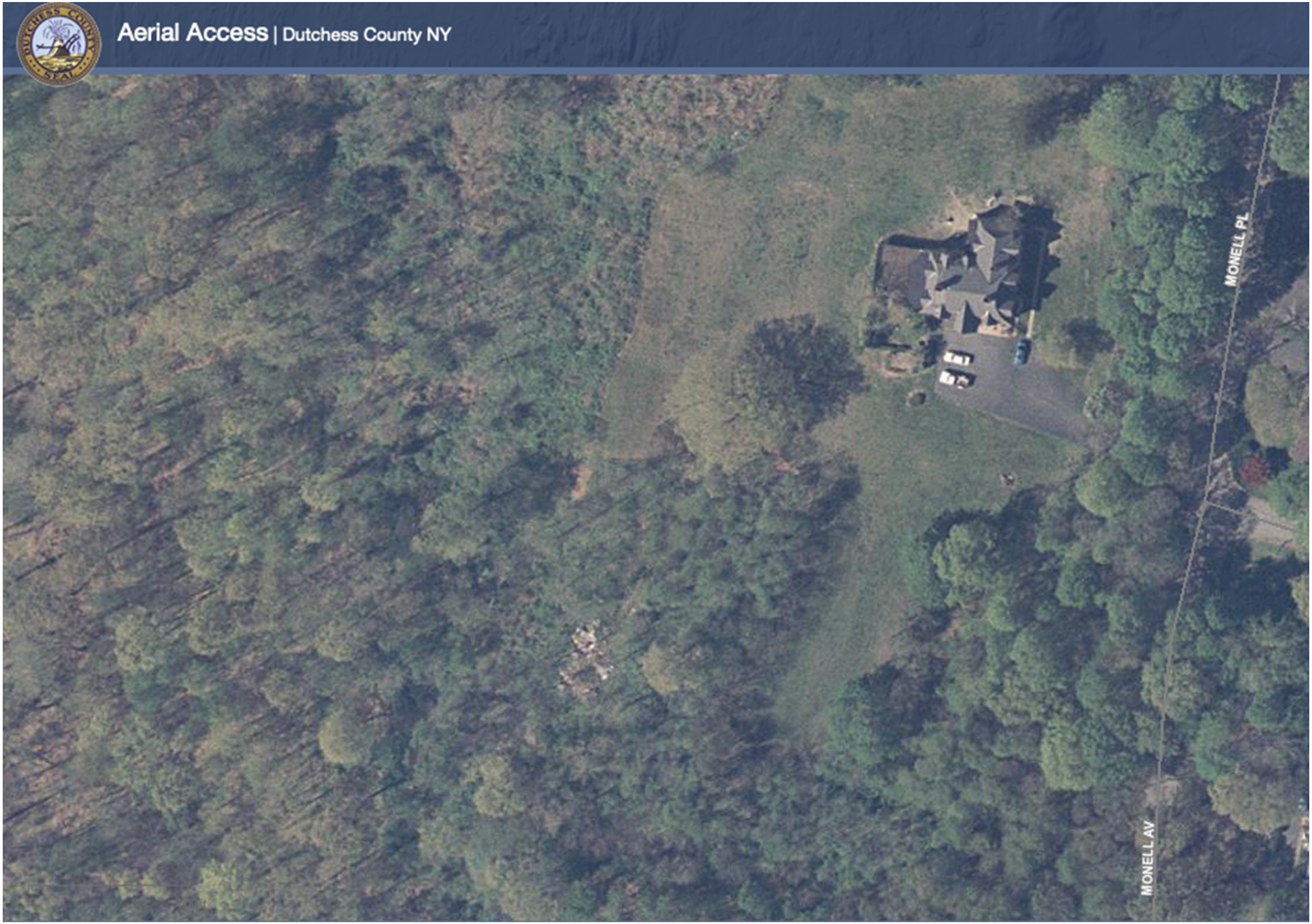


MONELL PL. 1980

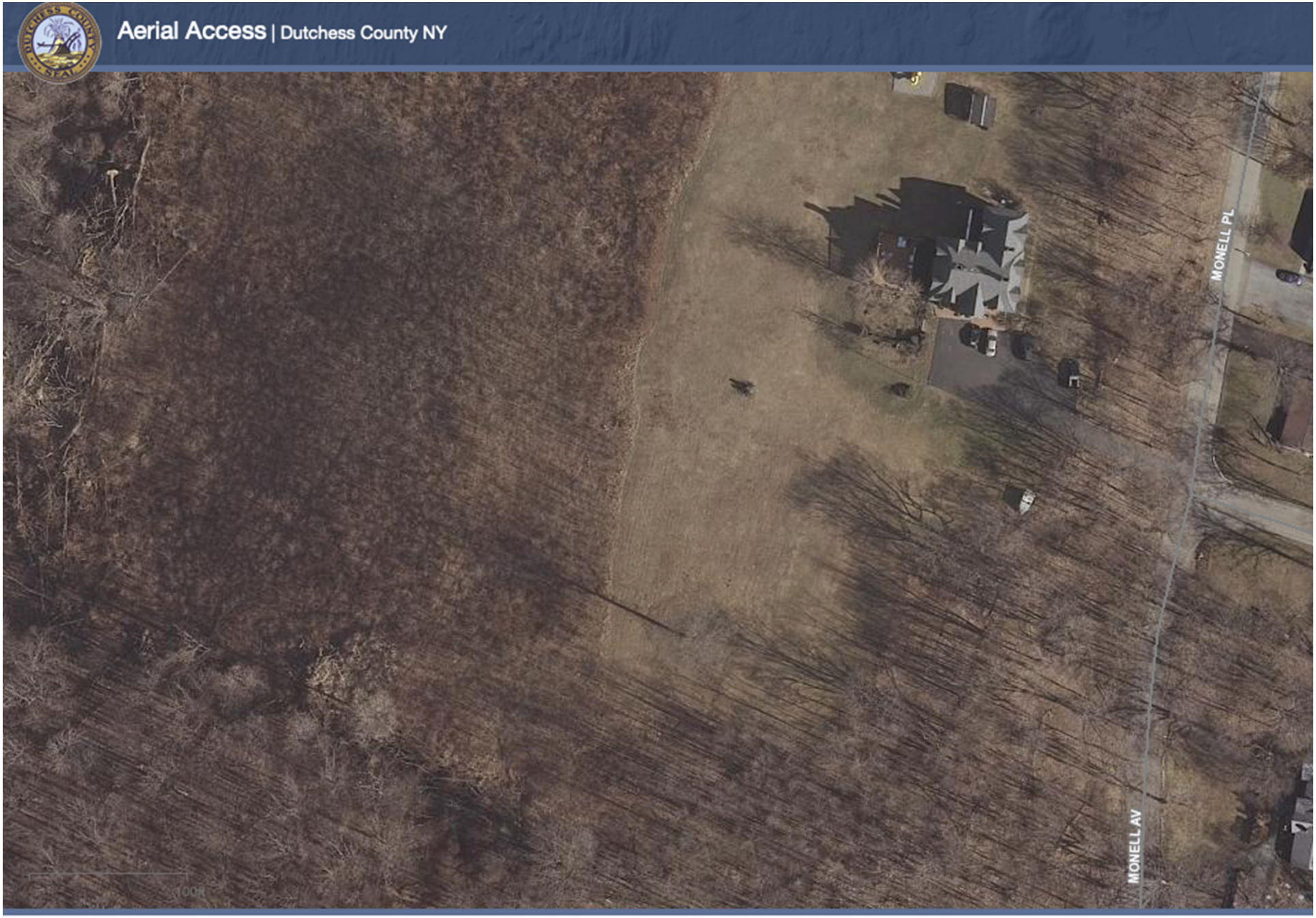


MONELL PL. 1990

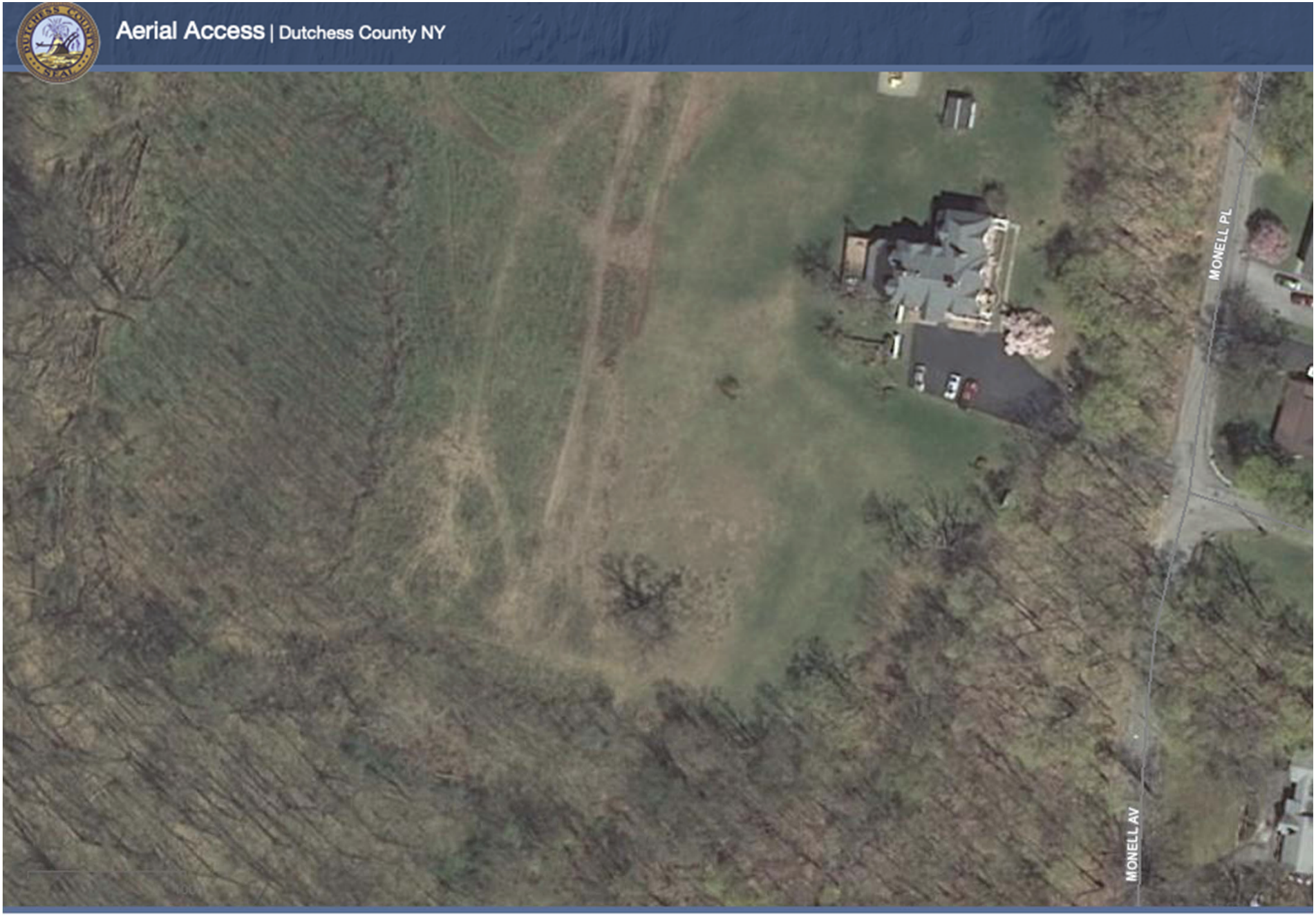

Aerial Access | Dutchess County NY
Search a
1970 BW
1980 BW
MONELL PL
LAFAYETTE AV
MONELL AV
TOMPKINS TERR
Drag to see underlying layer



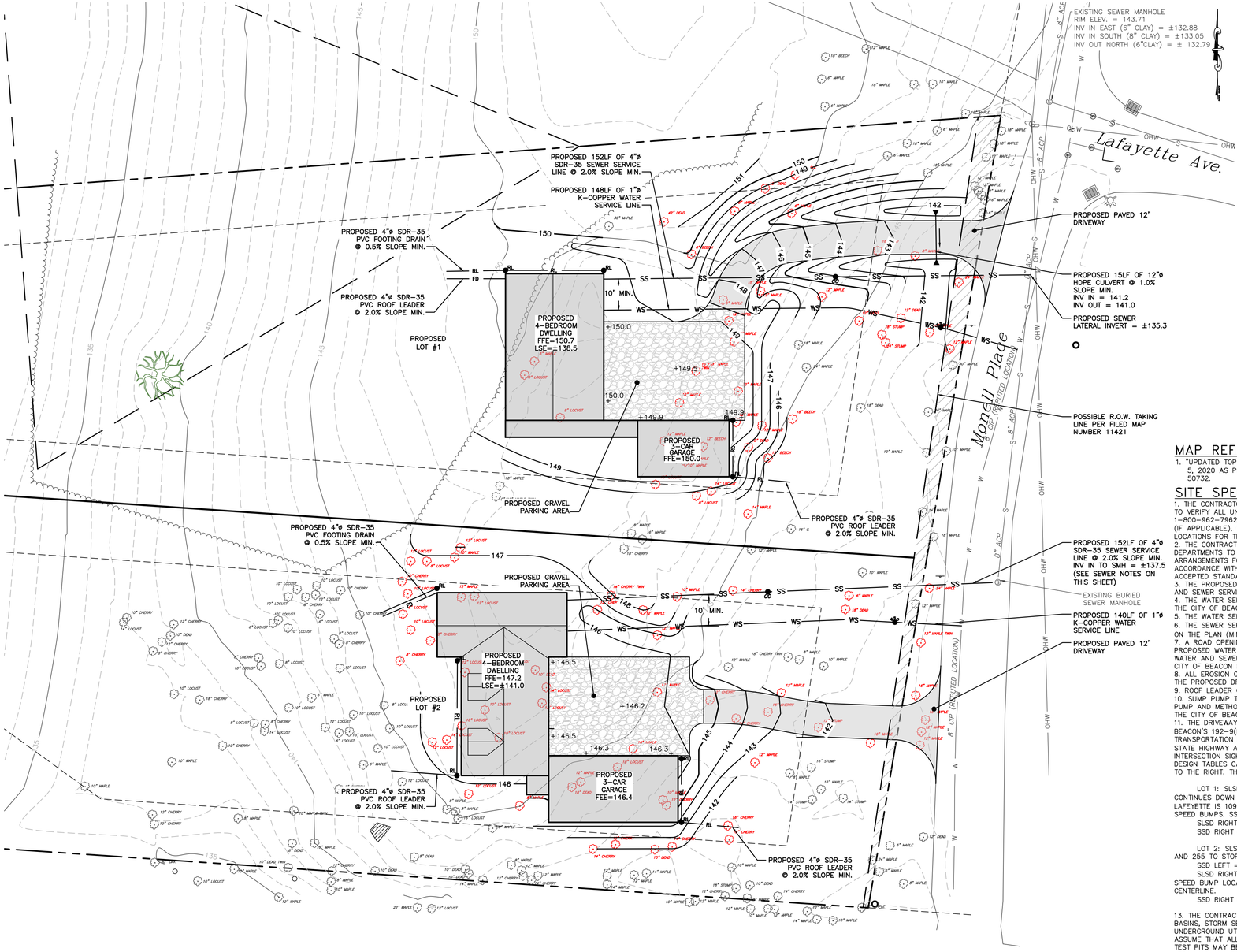
MONELL PL. 2000



MONELL PL. 2009

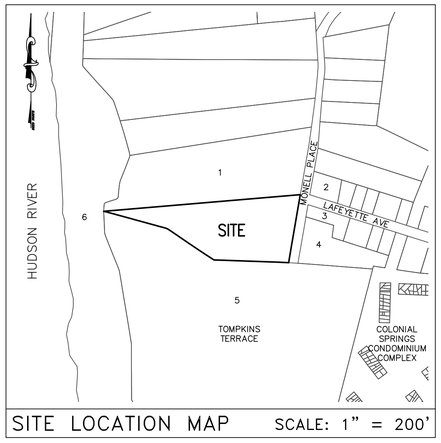


MONELL PL. 2013



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 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 VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- 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 FOOTING DRAIN
- PROPOSED ROOF LEADER
- PROPOSED CULVERT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



SITE LOCATION MAP SCALE: 1" = 200'

LIST OF PROPERTY ADJOINERS:

1.	5955-04-582156; ART FOR CHINA FOUNDATION CORP., 12 MONELL PLACE BEACON, NY 12508
2.	5955-19-623149; STELLA, JOHN & MARGERET, 11 MONELL PLACE BEACON, NY 12508
3.	5955-19-627135; SULLIVAN, JOHN & ELLEN, 51 LAFAYETTE AVENUE BEACON, NY 12508
4.	5955-19-625122; CAULFIELD, PATRICK & BRYAN, LINDSAY, 3 MONELL PLACE BEACON, NY 12508
5.	5955-19-588084; TOMPKINS TERRACE PRESERVATION LP, 1-193 TOMPKINS TERRACE BEACON, NY 12508
6.	5954-33-549777; CONRAIL, 33 RAILROAD DRIVE BEACON, NY 12508

PROJECT INFORMATION:

PARCEL OWNER:	ALLISON CROSS & HENRY NYE; 40 NORTH CROSS, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	MONELL PLACE, BEACON NY, 12508
TAX PARCEL ID:	5955-04-586132
PARCEL AREA:	±2.91-ACRES
WATER SUPPLY:	MUNICIPAL; CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL; CITY OF BEACON

MAP REFERENCES:

1. "UPDATED TOPOGRAPHIC SURVEY PREPARED OF 3 MONELL PLACE" DATED NOVEMBER 5, 2020 AS PREPARED BY TOM E. CERCHIARA, LAND SURVEYOR, N.Y.S. LICENSE NO. 50732.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 1.25"ø K-COPPER.
6. THE SEWER SERVICE LINE 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 LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
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 DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

LOT 1; SLSD LEFT = ±80' TO STOP SIGN @ MONELL PL NORTH. THE SLSD LEFT CONTINUES DOWN MONELL PL NORTH FOR ANOTHER 300'. THE SLSD LEFT ALONG LAFEYETTE IS 109'. IT IS NOTED THAT LAFAYETTE SPEED LIMIT IS CONTROLLED BY SPEED BUMPS. SSD LEFT IS THE SAME AS SLSD LEFT.
SLSD RIGHT = ±390'
SSD RIGHT = ±370'

LOT 2: SLSD LEFT = ±220' TO INTERSECTIN WITH LAFAYETTE AND MONELL PL AND 255 TO STOP SIGN ON ON MONELL PL NORTH.
SSD LEFT = ±220' TO INTERSECTION WITH LAFAYETTE.
SLSD RIGHT = ±268' TO INTERSECTION WITH COLONIAL APARTMENTS, THERE IS A SPEED BUMP LOCATED APPROXIMATELY 59' TO THE RIGHT OF THE PROPOSED DRIVEWAY CENTERLINE.
SSD RIGHT = ±208'

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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

SEWER NOTES:

1. THE EXISTING SOUTHER SEWER MANHOLE LOCATION IS BURIED BELOW GRADE. THEREFORE, IT LOCATIONS IS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE SEWER TIE-IN INTO THE MANHOLE WITH THE CITY OF BEACON SEWER DEPARTMENT.
2. THE LATERAL CONNECTION TO THE EXISTING SEWER MAIN FOR LOT 1 SHALL USE A SADDLE CONNECTION. THE MODEL AND TYPE SHALL BE COORDINATED WITH THE CITY OF BEACON SEWER DEPARTMENT.

SCHEDULE OF REGULATIONS (R1-20 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	20,000 SQUARE FEET MIN	73,625 S.F.*	51,990 S.F.*
LOT WIDTH:	125 FEET MINIMUM	127 FEET (AVG.)	125 FEET
LOT DEPTH:	125 FEET MINIMUM	818 FEET*	520 FEET*
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	±69 FEET*	±69 FEET*
SIDE YARD:	20 FEET MINIMUM	±38 FEET	±22 FEET
REAR YARD:	40 FEET MINIMUM	±371 FEET	±173 FEET
MAX. BUILDING COVERAGE:	20% MAXIMUM	±3.7%	±6.7%
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET
MIN. BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET
DWELLING UNITS PER LOT:	MAX 1	1	1

* ALL MEASUREMENTS TAKEN FROM THE R.O.W. TAKING LINE

GENERAL NOTES:

1. EXISTING PLANIMETRIC INFORMATION FOR THE OVERALL SITE WAS TAKEN FROM A MAP PREPARED BY JOHN J. POST JR, LS. IN NOVEMBER OF 2019.
2. THE SITE DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAINS PER AVAILABLE GIS MAPPING.
3. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON WATER AND SEWER DISTRICTS, RESPECTIVELY.

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 COOPERATION 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 SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE 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.

DRAWING INDEX:

SHEET 1 OF 3: SUBDIVISION PLAN (SP-1)
SHEET 2 OF 3: EROSION AND SEDIMENT CONTROL PLAN (ESC-1)
SHEET 3 OF 3: CONSTRUCTION DETAILS (CD-1)

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.

_____ _____
ALLISON CROSS DATE

SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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	1/26/21	PER CITY COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

SUBDIVISION PLAN

MONELL PLACE SUBDIVISION

MONELL PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-04-586132

JOB #:	2020:039
DATE:	12/29/2020
SCALE:	1" = 30'
TITLE:	SP-1
SHEET:	1 OF 3

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
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- FD PROPOSED FOOTING DRAIN
- RL PROPOSED ROOF LEADER
- PROPOSED CULVERT
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT 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. 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.

CONSTRUCTION SEQUENCING SCHEDULE:

(FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

1. ROUGH GRADE AS NECESSARY TO ESTABLISH DRIVEWAY GRADE. PREPARE A STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. INSTALL SILT FENCE PER THE PLAN AND AS NEEDED TO PROTECT THE ADJACENT PROPERTIES.
3. CONSTRUCT THE HOUSE AND ALL ASSOCIATED UTILITY SERVICE CONNECTIONS. FINE GRADE AROUND THE HOUSE TO ESTABLISH FINISHED GRADES.
4. TOPSOIL, SEED AND MULCH THE DISTURBED AREAS TO ESTABLISH VEGETATION.
5. REMOVE THE STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCT THE DRIVEWAY TO FINAL TOP TREATMENT.
6. REMOVE SILT FENCE WHEN 80% STABILIZATION IS ACHIEVED.

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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	1/26/21	PER CITY COMMENTS	CMB				

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STATE OF NEW YORK MICHAEL A. BIEBERICH 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
F: 845-440-6637

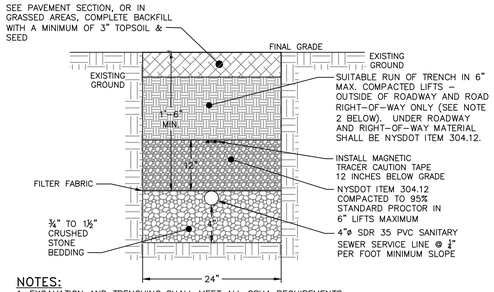
EROSION AND SEDIMENT CONTROL PLAN

MONELL PLACE SUBDIVISION

MONELL PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-04-586132

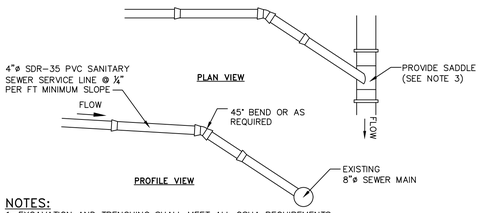
JOB #:	2020:039
DATE:	12/29/2020
SCALE:	1" = 30'
TITLE:	ESC-1
SHEET:	2 OF 3

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



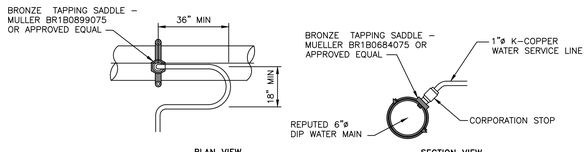
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



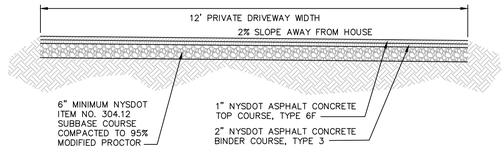
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE AN 8" PREDCO HUB TAP SADDLE – MODEL #HTS8/E OR APPROVED EQUAL. THE SADDLE MAKE AND MODEL SHALL BE COORDINATED WITH THE BEACON SEWER DEPARTMENT.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

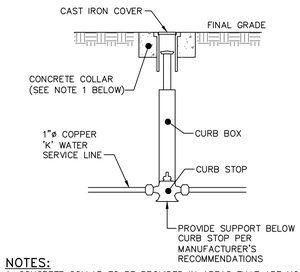


NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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

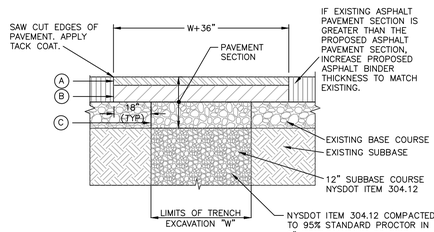


PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

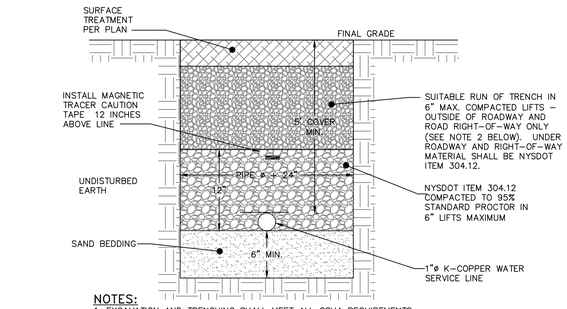
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



LEGEND
- (A) 1.5" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE F1
- (B) 3.0" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE F9
- (C) 3.0" ASPHALT BASE COURSE– NYSDOT TYPE F9

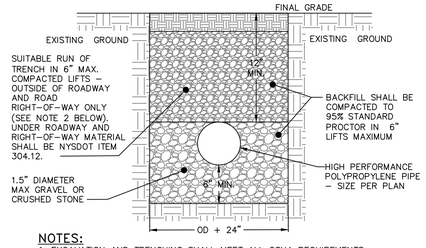
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



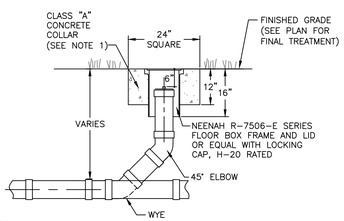
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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



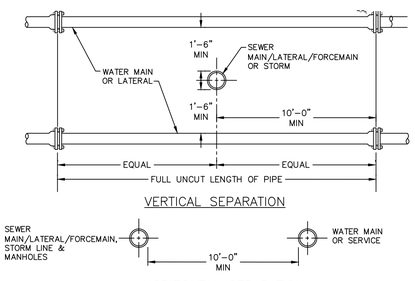
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH 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.

CLEANOUT DETAIL
NOT TO SCALE

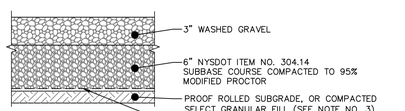


VERTICAL SEPARATION

HORIZONTAL SEPARATION

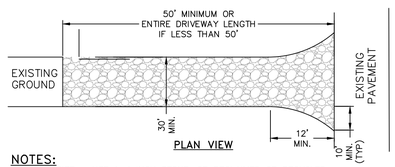
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



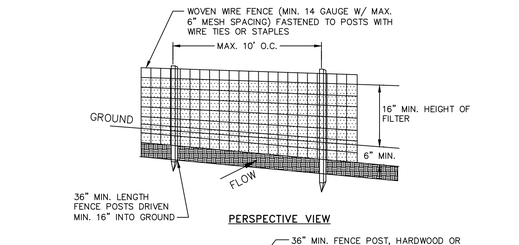
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002 OR LATEST EDITION.
2. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
3. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. GEOTECHNICAL FABRIC SHALL BE PROVIDED IN AREAS WHERE SUB–SOILS MAY MIGRATE INTO SUB–BASE MATERIAL AS ORDERED BY THE ENGINEER.

GRAVEL DRIVEWAY SECTION DETAIL
NOT TO SCALE



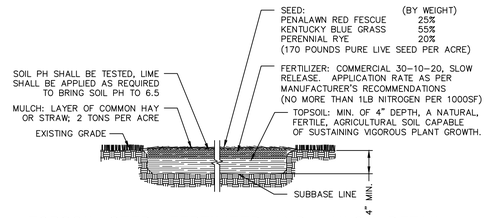
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
5. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
6. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
7. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
8. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

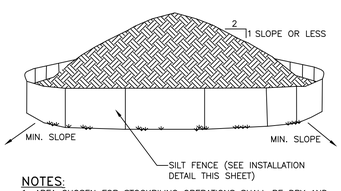


NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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



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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				

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SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845–440–6926
F: 845–440–6637

CONSTRUCTION DETAILS

MONELL PLACE SUBDIVISION

MONELL PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955–04–586132

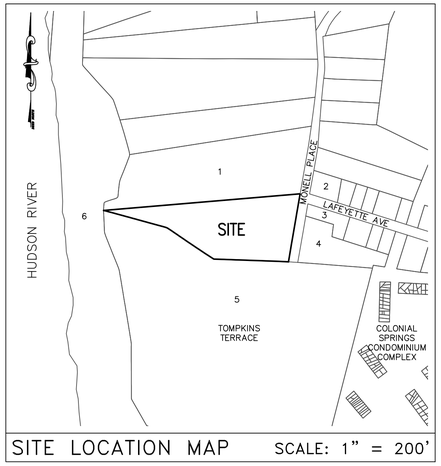
JOB #: 2020:039
DATE: 12/29/2020
SCALE: NTS
TITLE: CD–1
SHEET: 3 OF 3

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 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 VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING TREE



SITE LOCATION MAP SCALE: 1" = 200'

LIST OF PROPERTY ADJOINERS:

1.	5955-04-582156; ART FOR CHINA FOUNDATION CORP., 12 MONELL PLACE BEACON, NY 12508
2.	5955-19-623149; STELLA, JOHN & MARGERET, 11 MONELL PLACE BEACON, NY 12508
3.	5955-19-627135; SULLIVAN, JOHN & ELLEN, 51 LAFAYETTE AVENUE BEACON, NY 12508
4.	5955-19-625122; CAULFIELD, PATRICK & BRYAN, LINDSAY, 3 MONELL PLACE BEACON, NY 12508
5.	5955-19-588084; TOMPKINS TERRACE PRESERVATION LP, 1-193 TOMPKINS TERRACE BEACON, NY 12508
6.	5954-33-549777; CONRAIL, 33 RAILROAD DRIVE BEACON, NY 12508

PROJECT INFORMATION:

PARCEL OWNER:	ALLISON CROSS & HENRY NYE; 40 NORTH CROSS ST., BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	MONELL PLACE, BEACON NY, 12508
TAX PARCEL ID:	5955-04-586132
PARCEL AREA:	±2.91-ACRES
WATER SUPPLY:	MUNICIPAL; CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL; CITY OF BEACON

SCHEDULE OF REGULATIONS (R1-20 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	20,000 SQUARE FEET MIN	74,609 S.F.*	52,386 S.F.*
LOT WIDTH:	125 FEET MINIMUM	127 FEET (AVG.)	125 FEET
LOT DEPTH:	125 FEET MINIMUM	818 FEET*	520 FEET*

* ALL MEASUREMENTS ARE TAKEN FROM THE R.O.W. TAKING LINE (SEE SURVEY NOTE 13)

MAP REFERENCE:

1. "UPDATED TOPOGRAPHIC SURVEY PREPARED OF 3 MONELL PLACE" DATED NOVEMBER 5, 2020 AS PREPARED BY TEC, LAND SURVEYING, TOM CERCHIARA, L.S. N.Y.S. LICENSE NO. 50732.

TOTAL PARCEL AREA:

±126,996 S.F. OR ± 2.915 ACRES

TAX MAP REFERENCE:

CITY OF BEACON 5955-04-586132

SURVEY NOTES:

1. COPYRIGHT TEC LAND 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 VERTICAL DATUM IS NAVD88 GEOID 12A.

11. HORIZONTAL DATUM/NORTH REFERENCE IS IN NEW YORK STATE PLANE EAST NAD83.

12. ONLY TREES 6" AND UP HAVE BEEN LOCATED.

13. POSSIBLE 25' TAKING FROM CENTERLINE OF MONELL PLACE PER FILED MAP 11421.

PRELIMINARY SUBDIVISION PLAT

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

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.

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.

_____ _____

ALLISON CROSS DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON NOVEMBER 5, 2020.

BY: _____
Tom E. Cerchiara, L.L.S. N.Y. State Lic. no. 50732

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SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY SUBDIVISION PLAT
(REVISION TO FILED MAP NO. 11421)

MONELL PLACE SUBDIVISION

MONELL PLACE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5955-04-586132

JOB #: 2020:039
DATE: 12/29/2020
SCALE: 1" = 40'
TITLE: PLAT-1
SHEET: 1 OF 1

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

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

February 4, 2021

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

RE: Monell Place – 2 Lot Subdivision
Tax No. 5955-04-586132
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Response correspondence dated January 26, 2021, as submitted by Hudson Land Design.
- Additional SEQR document dated January 26, 2021.
- Plan titled "Preliminary Subdivision Plat – Monell Place Subdivision", last revised January 26, 2021, as prepared by Hudson Land Design.
- Set of plans titled "Monell Place Subdivision" last revised January 26, 2021 and consisting of 3 sheets as prepared by Hudson Land Design.

The proposed project entails the subdivision of a 2.91± acre parcel on Monell Place into 2 lots, with proposed Lot 1 being 1.71± acres (74,609 square feet) in size and proposed Lot 2 being 1.20± acres (52,386 square feet) in size to allow for the construction of two single-family residences. Based on our review of the above plans, we would like to offer the following comments:

General Comments:

1. Review of City documents has not revealed any record of the City accepting ownership of the 8" sewer pipe along this section of Monell Place. Absent records confirming City ownership, it is assumed the 8" sewer pipe is privately-owned. The applicant should coordinate with the owner of property located at 3 Monell Place (Parcel ID 5955-19-625122) to submit a letter to the Beacon City Council offering dedication of whatever rights they may have in the 8" sewer pipe, along with a Bill of Sale. The City Council could then consider formally accepting ownership of the sewer pipe. It is recommended that prior to the City accepting ownership of the 8" sewer pipe, the following work should be completed by the Applicant:

a) The line shall be jetted clean of all solids build up and televised to determine if any low points (bellies) exist within the existing line.
b) The sewer manhole at the southern end of the sewer run shall be raised to grade.
c) Once the sewer manhole is raised to grade, it shall be inspected with the City Engineer to determine if additional work is required to the structure. At a minimum, the interior of the structure shall be coated with hydraulic cement to prevent infiltration of ground water into the structure.
d) Two joints within the sewer pipe were found to be open more than normal, allowing for possible infiltration. These joints should be grouted or lined to protect against infiltration.

Preliminary Subdivision Plat:

1. Note No. 13 under "Survey Notes" states "Possible 25-foot taking from centerline of Monell Place per Filed Map 11421. Was this taking completed, and if so, who was the land conveyed to? *Applicant has noted that they are currently researching this and will provide any information found to the Planning Board.* If this offering was not conveyed in the past, we would recommend that this offering be conveyed as part of this project.

Subdivision Plan (Sheet 1 of 3):

1. The plans shall be updated to reflect the invert of the sewer main in the manhole located to the south on Monell Place once the manhole has been uncovered and raised to grade, along with the final rim elevation.

2. The 12" HDPE culvert should be provided with a minimum of 12 inches of cover over the crown of the pipe to allow for H-20 loading, per the manufacturer. We would recommend that either the grading be changed to allow for the 12-inches of coverage required, or the pipe material be changed to concrete or steel.

3. We would recommend that the grading be adjusted on the north side of Lots 1 and 2 so that stormwater runoff from the areas above are directed away from the proposed dwellings.

4. Although the water main on Monell Place has been labeled as 8 inches in size, the City's water mapping notes this line to be only 6 inches in size. The applicant should verify the actual size of the water line with the Beacon Water & Sewer Department.

5. Although the water services have been reduced to 1" in size, we would recommend that the applicant verify the existing static pressure in the water system and provide that information in a future submission.

Erosion and Sediment Control Plan (Sheet 2 of 3):

1. The proposed silt fencing on the lots should be adjusted to be in alignment with the limits of disturbance (LOD) line, so as to avoid disturbance to trees that are not proposed to be removed.

Construction Details (Sheet 3 of 3):

1. Although the water service detail denotes the water main to be 6 inches in diameter, the detail should be revised to note that the water main is cast iron pipe, not ductile iron.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 4, 2021
Re: **Monell Place Subdivision**

I have reviewed the response letter from Hudson Land Design, historic maps and documentation for the original Eustatia property, Preliminary Subdivision Plat, and a 3-sheet Subdivision Plan, all dated January 26, 2021.

Proposal

The applicant is proposing to subdivide a 2.91-arcre parcel into two lots for the construction of two single-family houses. The parcel is in the R1-20 zoning district, the Historic District and Landmark Overlay (HDLO) zone, and is within the City's Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. The Building Inspector has determined that the two proposed lots meet the minimum lot width because the required width of 125 feet will be maintained for more than the minimum lot depth of 125 feet.

2. After a review of existing State Historic Preservation Office documentation and available historic maps, no evidence of Eustatia outbuildings or other historic indicators of archeological interest was found in the subdivision area. Additional archeological investigations seem unnecessary.

3. Since the proposal is within the City's LWRP boundary, the applicant should provide a consistency justification for the proposal. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process.

4. I appreciate that the building layouts are conceptual at this point, but the gravel pads in front of the houses are much larger than necessary to enter or back out of the garages. They should be scaled back in favor of greenspace and should not extend beyond the front plane of the building.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Michael Bodendorf, P.E., Project Engineer

City of Beacon Planning Board Agenda
02/09/2021

Title:

Public hearing on application for Site Plan Approval, small cell wireless facility on new light pole with one antenna, 7 Cross Street, submitted by Verizon Wireless of the East, LLP (dba Verizon Wireless)

ATTACHMENTS

CliffandWillow_ZDrev2S&S_20210202.pdf

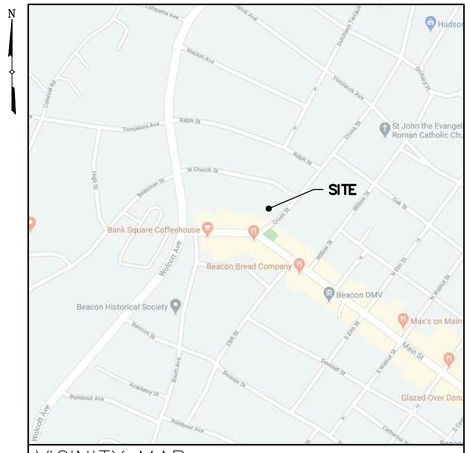
Engineer Review Letter.pdf

Planner Review Letter.pdf

VERIZON WIRELESS OF THE EAST LIMITED PARTNERSHIP, d/b/a verizon

CLIFF & WILLOW

REAL ESTATE P/N: 20161373924
LOCATION CODE: 412510



VICINITY MAP

DIRECTIONS

DIRECTIONS TO SITE: FROM NORTH GREENBUSH SWITCH FACILITY,

GET ON I-90 W FROM US-4 S AND NY-43 W. TAKE EXIT 6A TO MERGE ONTO I-787 S TOWARD ALBANY. TAKE EXIT 1 TO MERGE ONTO I-87 S. TAKE EXIT 17 TOWARD I-84/NY-300/NY-17K/SCRANTON/ NEWBURGH AND FOLLOW FOR 5.9± MILES. TAKE EXIT 41 FOR NY-9D TOWARD BEACON/WAPPINGERS FALLS. TURN RIGHT ONTO NY-9D S AND FOLLOW FOR 0.7± MILES. TURN LEFT ONTO MAIN ST AND FOLLOW FOR 489± FEET. TURN LEFT ONTO CROSS ST AND FOLLOW FOR 121± FEET. THE SITE WILL BE ON THE LEFT.

SITE ADDRESS:	7 CROSS ST BEACON, NY 12508
MUNICIPALITY:	CITY OF BEACON
COUNTY:	DUTCHESS
TAX MAP NUMBER:	130200-5954-27-787978
ZONING DISTRICT:	CMS-CENTRAL MAIN STREET
STRUCTURE COORDINATES:	41.508602° N 73.975373° W
GROUND ELEVATION:	155.5'± AMSL
PROPERTY OWNER:	CITY OF BEACON 1 MUNICIPAL PLAZA BEACON, NY 12508
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 321-5435

PROJECT SUMMARY

PROJECT DESCRIPTION

THE PROPOSED WORK CONSISTS OF THE INSTALLATION OF A CELLULAR ANTENNA ON A PROPOSED ANTENNA POLE AND THE INSTALLATION OF EQUIPMENT AT GRADE WITHIN A PROPOSED FENCE AREA.

SHT. NO.	DESCRIPTION	REV NO	REVISION DATE
T-1	TITLE SHEET	2	2/2/21
SU-101	PARTIAL BOUNDARY SURVEY	0	8/29/19
AD-1	ADJOINERS PLAN & LIST	2	2/2/21
SB-1	SETBACK PLAN	2	2/2/21
C-1	OVERALL SITE PLAN	2	2/2/21
C-2	DETAIL SITE PLAN	2	2/2/21
C-3	POLE ELEVATION	2	2/2/21

SHEET INDEX

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

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THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

verizon

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WEST HENRIETTA, NY 14586

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70 Pleasant Hill Road
P.O. Box 37
Mountainville, NY 10953
Phone: (845) 534-5959
(800) 829-8551
www.tectonicengineering.com
Project Contact Info
30 British American Blvd.
Suite 101
Latham, NY 12110
Phone: (518) 783-1630

WORK ORDER NUMBER	DRAWN BY
10272.76	GS

NO.	DATE	ISSUE
0	12/4/20	FOR PERMIT
1	12/8/20	FOR ZONING
2	2/2/21	REMOVE LIGHT FIXTURE

RELEASED BY	DATE



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0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS

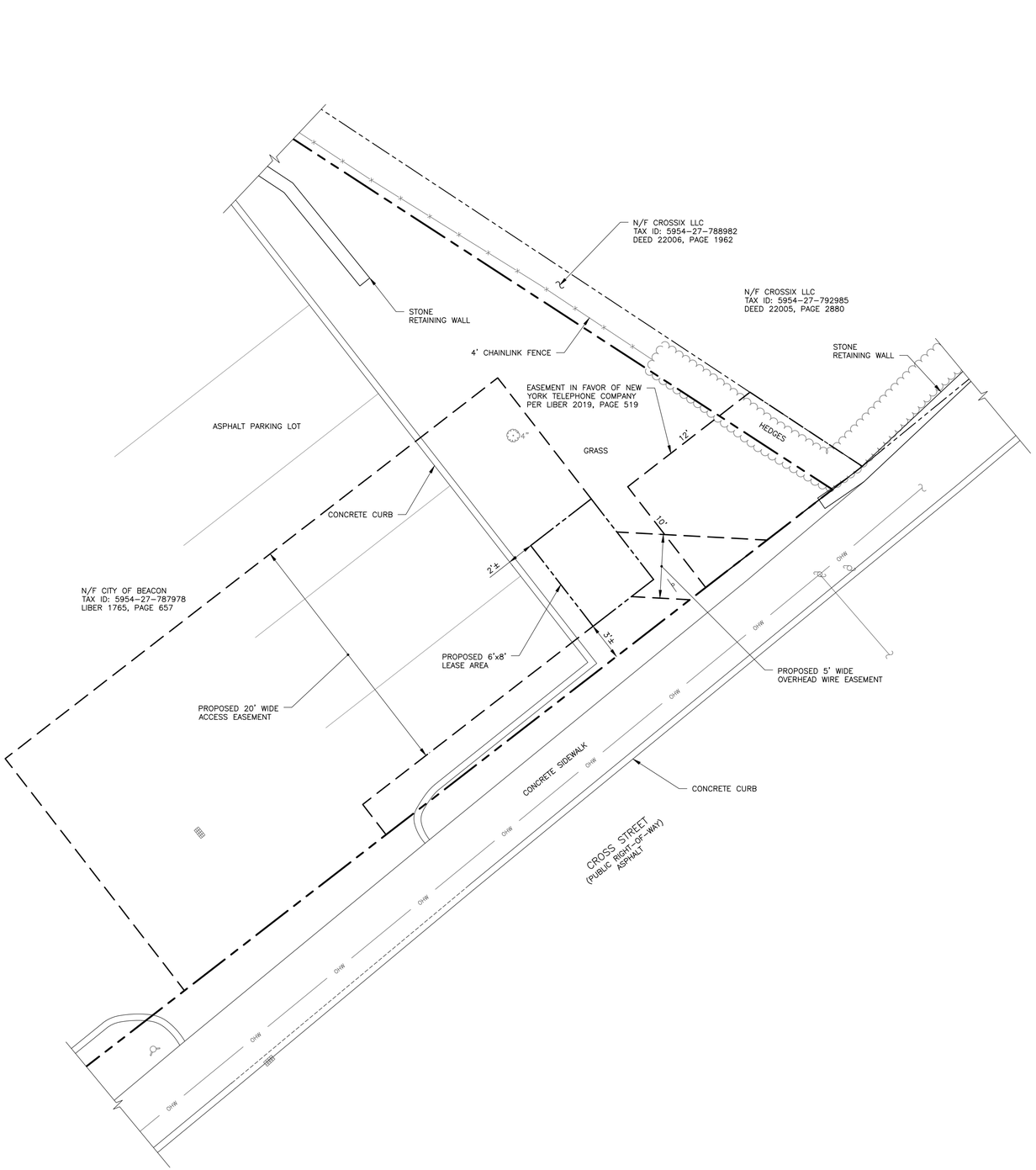
7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

TITLE SHEET

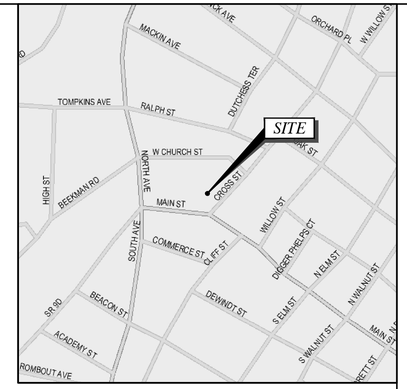
SHEET NUMBER

T-1



1 SU-101 PARTIAL BOUNDARY SURVEY

SCALE: 1"= 5'



LOCATION MAP

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- LEASE LINE
- EASEMENT LINE
- CURB LINE
- CHAIN LINK FENCE
- EDGE OF CONCRETE
- PAINTED LINE
- OVERHEAD WIRES
- BRUSH LINE
- UTILITY POLE
- CATCH BASIN
- HYDRANT
- SIGN
- TREE

GENERAL NOTES

1. THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC COMPLETED ON 08/28/2019.
2. MERIDIAN AND COORDINATES REFER TO NEW YORK STATE PLANE, NAD 83, NEW YORK EAST ZONE AND ARE BASED ON GPS OBSERVATIONS.
3. ANGLES OR BEARINGS SHOWN HEREON ARE FORMATTED IN DEGREES, MINUTES, AND SECONDS. DISTANCES OR ELEVATIONS SHOWN HEREON ARE IN U.S. SURVEY FEET, UNLESS NOTED OTHERWISE.
4. REFERENCES:
   (A) DEED: BOOK 1765, PAGE 657
   (B) MAP ENTITLED: "LOT LINE RE-ALIGNMENT PREPARED FOR THE CITY OF BEACON" AS FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON NOVEMBER 2, 2001, AS MAP #11271.
   (C) TITLE COMMITMENT PREPARED BY HILL-N-DALE ABSTRACTERS, INC AS TITLE NUMBER HN 64000, DATED JULY 25, 2019.
5. AREA OF SUBJECT PARCEL: 9,621 SQUARE FEET.
6. THIS SURVEY IS SUBJECT TO A COMPLETE AND UP TO DATE ABSTRACT OF TITLE. COVENANTS, EASEMENTS, GRANTS AND RIGHTS-OF-WAY NOT VISIBLE AND NOT REFERENCED ARE NOT SHOWN. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, PC SHALL NOT BE LIABLE FOR THE DISTURBANCE TO ANYONE'S RIGHT TO THE USE OF THE PROPERTY OR THE DISTURBANCE OF ANY UTILITIES NOT SHOWN OR REFERENCED ON THIS SURVEY PLAT.
7. UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
8. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS. TECTONIC ENGINEERING AND SURVEYING CONSULTANTS, P.C. WILL NOT BE RESPONSIBLE FOR ANY DAMAGE SUBSEQUENTLY CAUSED TO PERSONNEL, STRUCTURES, OR UTILITIES.
9. THIS SURVEY PLAT IS FOR SITE PLAN/ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
10. THE SUBJECT PROPERTY FALLS WITHIN FLOOD ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP FOR THE CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK, COMMUNITY PANEL NO # 36027C0463E, EFFECTIVE DATE OF 05/02/2012. THIS DETERMINATION IS BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING.
11. NOT ALL IMPROVEMENTS ON THE PARCEL BEING SURVEYED ARE SHOWN HEREON.

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WORK ORDER NUMBER	DRAWN BY
9726.16	SW

NO.	DATE	ISSUE
0	08/29/19	FOR COMMENT

RELEASED BY	DATE

STATE OF NEW YORK
DOMINICK T. SANTINI
051084
LICENSED LAND SURVEYOR

DOMINICK T. SANTINI, IV P.L.S. 51084

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0 1
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(22x34 FORMAT)

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ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

CLIFF & WILLOW
PROJ#: 20161373924
LOC: 412510

SITE ADDRESS

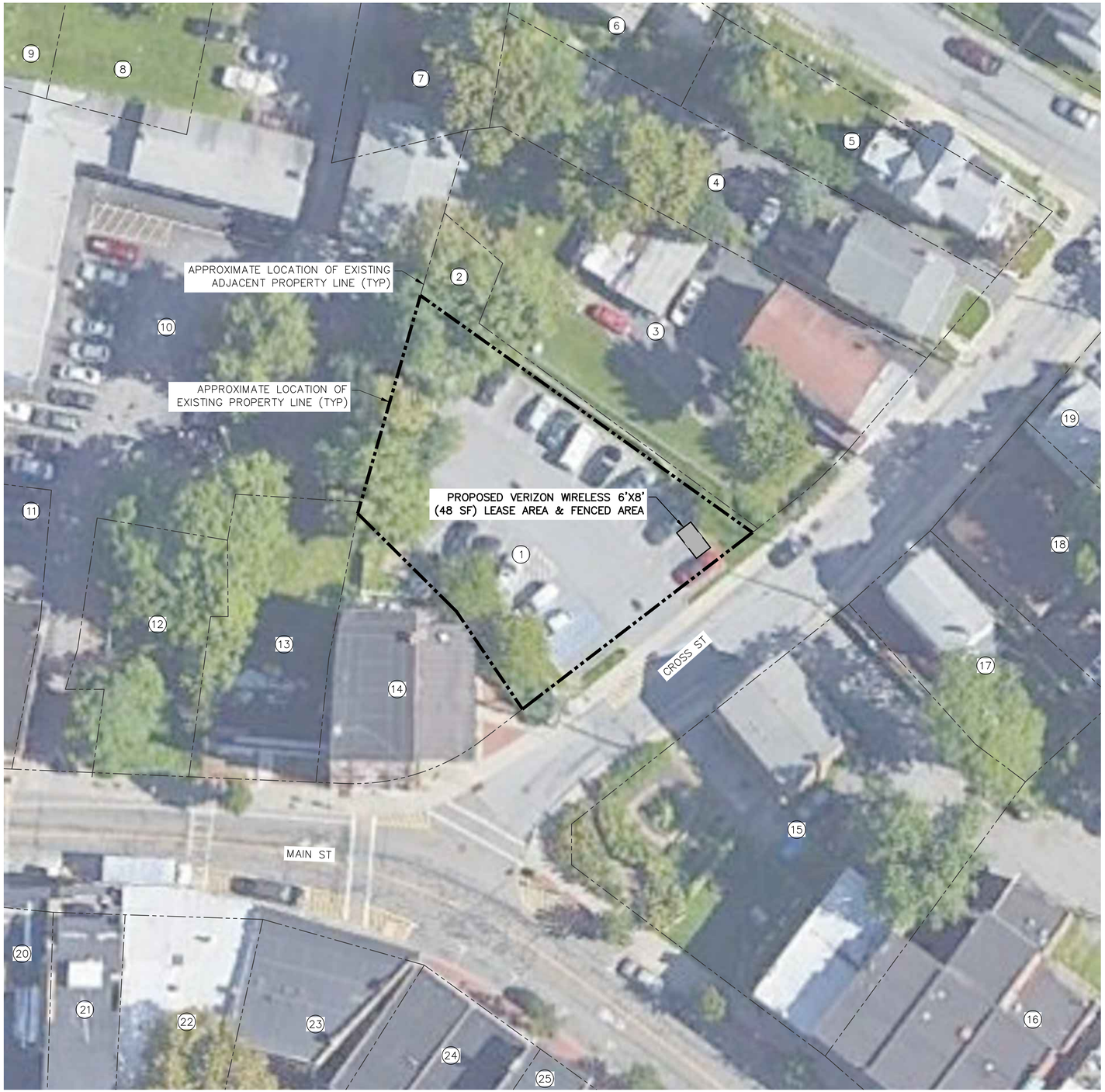
7 CROSS STREET
CITY OF BEACON
DUTCHESS COUNTY, NY

SHEET TITLE

PARTIAL BOUNDARY SURVEY

SHEET NUMBER

SU-101



NOTE:

THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

1 / AD-1 ADJOINERS PLAN
SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

ADJOINERS LIST

#	SBL	OWNER	MAILING ADDRESS
1	130200-5954-27-787978	CITY OF BEACON	1 MUNICIPAL PLAZA BEACON, NY 12508
2	130200-5954-27-788982	CROSSIX, LLC	50 SIMMONS LN BEACON, NY 12508
3	130200-5954-27-792985	CROSSIX, LLC	50 SIMMONS LN BEACON, NY 12508
4	130200-5954-27-795990	GOULDER, JEREMY M	11 CROSS ST BEACON, NY 12508
5	130200-5954-27-798992	RIGATI, RICHARD L & BRIGATI, ETHEL JEAN	335 WOODMONT RD HOPEWELL JUNCTION, NY 12533
6	130200-5954-27-790996	TARAVELLA, LISA	25 W CHURCH ST BEACON, NY 12508
7	130200-5954-27-784996	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
8	130200-5954-27-774997	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
9	130200-5954-27-769998	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
10	130200-5954-27-774986	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
11	130200-5954-27-768976	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
12	130200-5954-27-773975	284 MAIN STREET CORP	284 MAIN ST BEACON, NY 12508
13	130200-5954-27-777974	THE LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
14	130200-5954-27-781973	THE HOSE COMPANY, LLC	162 MAIN ST BEACON, NY 12508
15	130200-5954-27-799966	HUDSON TODD, LLC	4 CROSS ST BEACON, NY 12508
16	130200-5954-27-805964	7215-18TH AVENUE REALTY CORP,	PO BOX 417 SHRUB OAK NY 10588
17	130200-5954-27-802974	SANTIAGO, JOSE R & ORREGO, MYRIAM	8 CROSS ST BEACON, NY 12508
18	130200-5954-27-808975	CROSSIX, LLC	50 SIMMONS LN BEACON, NY 12508
19	130200-5954-27-811979	LASHLEY, CHARLES & LASHLEY, ALYCE	12 CROSS ST BEACON, NY 12508
20	130200-5954-27-768956	LINDLEY TODD, LLC	4 CROSS ST BEACON, NY 12508
21	130200-5954-27-771961	151 MAIN ST, LLC	PO BOX 910 BEACON, NY 12508
22	130200-5954-27-774961	MOVIL DEVELOPMENT CORP,	284 MAIN ST BEACON, NY 12508
23	130200-5954-27-778961	SIMS, BARBARA J & SIMS, BRENDA J	5 KITTERIDGE PL BEACON, NY 12508
24	130200-5954-27-782958	CHASE PROPERTY MGMT, LLC	110 ANDERSON ST BEACON, NY 12508
25	130200-5954-27-783953	MOVIL DEVELOPMENT CORP,	284 MAIN ST BEACON, NY 12508

2 / AD-1 ADJOINERS LIST
SCALE: NTS

verizon
1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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(800) 829-8531
www.tectonicengineering.com
Project Contact Info
30 British American Blvd.
Suite 10
Latham, NY 12110
Phone: (518) 783-1630

WORK ORDER NUMBER	DRAWN BY
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NO.	DATE	ISSUE
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1	12/8/20	FOR ZONING
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STATE OF NEW YORK
STEVEN M. MATTEO
087507
LICENSED PROFESSIONAL ENGINEER

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0 1
ORIGINAL SIZE IN INCHES
(22x34 FORMAT)

0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION
CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS
7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
ADJOINERS PLAN & LIST

SHEET NUMBER
AD-1



NOTE:

1. THE PROPERTY LINES HEREON ARE APPROXIMATE BASED ON GIS DATA AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY DECISION BY A LAND SURVEYOR.

1 / SB-1 SETBACK PLAN

SCALE: 1" = 20' (11x17 SIZE)
1" = 10' (22x34 SIZE)

verizon
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WEST HENRIETTA, NY 14586

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(22x34 FORMAT)

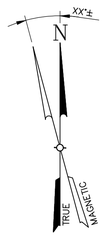
0 1
ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION
CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS
7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
SETBACK PLAN

SHEET NUMBER
SB-1



NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY COMPASS OBSERVATION.

PARCEL ID:
130200-5954-27-788982

EXISTING RETAINING WALL

EXISTING CHAIN LINK FENCE

APPROXIMATE LOCATION OF EXISTING PROPERTY (TYP)

EXISTING BUILDING (TYP)

EXISTING ASPHALT

EXISTING CHAINLINK FENCE (TYP)

PARCEL ID:
130200-5954-27-787978-0000

EXISTING TREE TO BE REMOVED BY VERIZON WIRELESS. NEW REPLACEMENT TREE TO BE PLANTED BY THE CITY OF BEACON (LOCATION & SPECIES TBD)

PROPOSED VERIZON WIRELESS 6'X8' (48 SF) AREA & FENCED AREA

PROPOSED ANTENNA POLE (COLOR TBD BY PLANNING BOARD)

HEDGES

PROPOSED VERIZON WIRELESS 20' WIDE ACCESS EASEMENT

EASEMENT IN FAVOR OF NEW YORK TELEPHONE COMPANY PER LIBER 2019, PAGE 519

EXISTING UTILITY POLE

EXISTING UTILITY POLE# 83508 (SOURCE OF POWER & FIBER)

PARCEL ID:
130200-5954-27-777974

PROPOSED LESSEE POWER & FIBER LINES ROUTED U/G TO PROPOSED EQUIPMENT

PARCEL ID:
130200-5954-27-781973

EXISTING OVERHEAD WIRES (TYP)

CROSS ST

EXISTING STORM DRAIN (TYP)

PARCEL ID:
130200-5954-27-802974

WHD

APPROXIMATE LOCATION OF EXISTING ADJACENT PROPERTY LINE (TYP)

PARCEL ID:
130200-5954-27-799966

EXISTING UTILITY POLE# VZ1

MAIN ST

NOTE:
SITE INFORMATION BASED ON A SITE VISIT DATED 5/15/19 & SURVEY DATED 8/29/19, BOTH PERFORMED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C.,. THE PROPERTY LINES SHOWN HEREON ARE APPROXIMATE BASED ON TAX MAPS AND ARE FOR ORIENTATION PURPOSES ONLY. THEY DO NOT REPRESENT A PROPERTY/BOUNDARY OPINION BY A LAND SURVEYOR.

1 / C-1 OVERALL SITE PLAN

SCALE: 1" = 40' (11x17 SIZE)
1" = 20' (22x34 SIZE)

verizon

1275 JOHN STREET, SUITE 100
WEST HENRIETTA, NY 14586

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ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS

7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

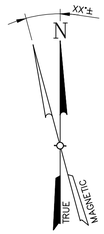
OVERALL SITE PLAN

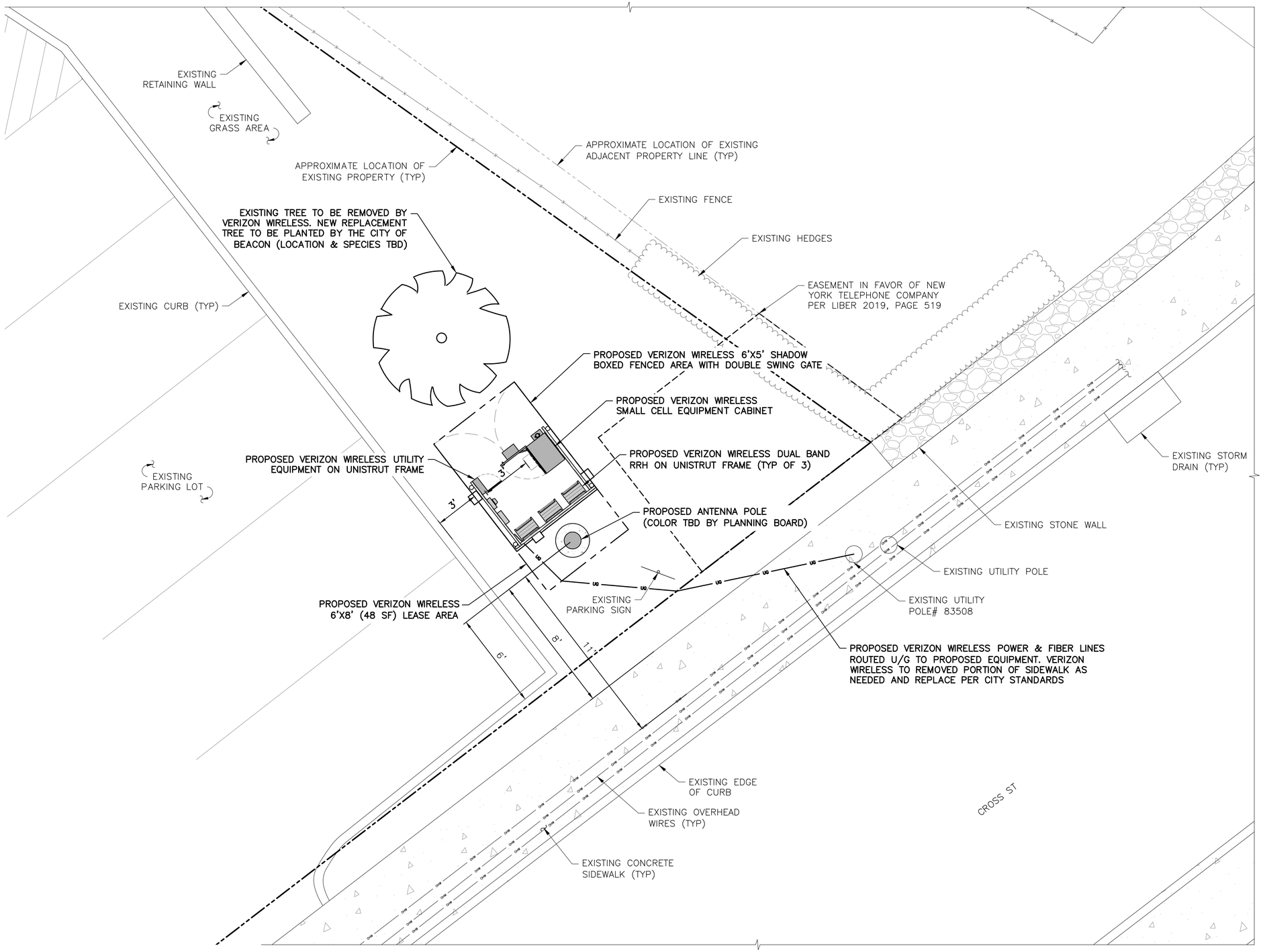
SHEET NUMBER

C-1

NORTH ORIENTATION

1. NORTH ORIENTATION ESTABLISHED BY COMPASS OBSERVATION.





1 / C-2 DETAIL SITE PLAN

SCALE: 1" = 6' (11x17 SIZE)
1" = 3' (22x34 SIZE)

verizon
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ORIGINAL SIZE IN INCHES
(11x17 FORMAT)

SITE INFORMATION

CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS

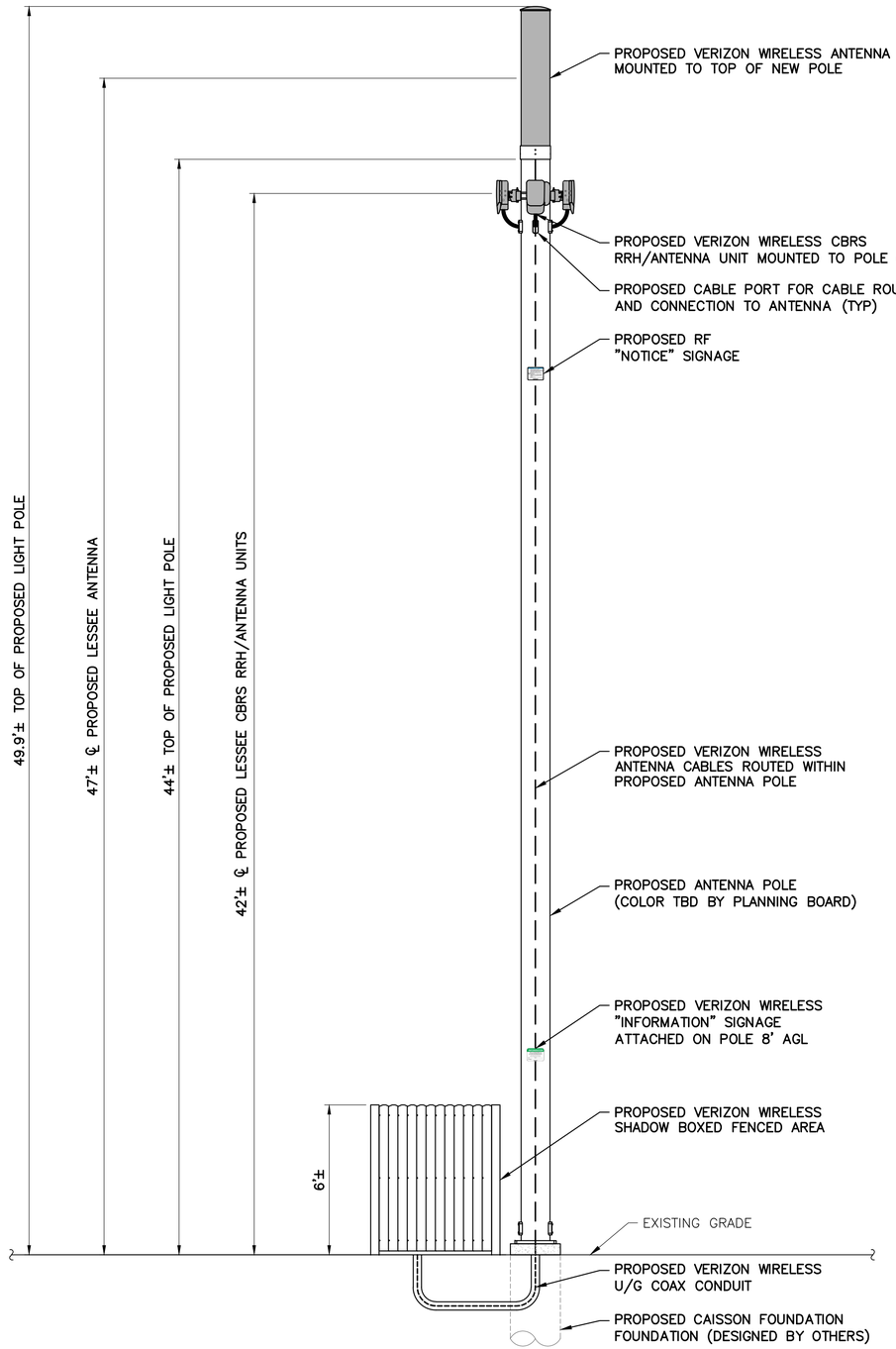
7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

DETAIL SITE PLAN

SHEET NUMBER

C-2



1 / C-3 PROPOSED ELEVATION

SCALE: 1" = 6' (11x17 SIZE)
1" = 3' (22x34 SIZE)

verizon
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WEST HENRIETTA, NY 14586

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STATE OF NEW YORK
STEVEN M. MATTIS
087507
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ORIGINAL SIZE IN INCHES
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SITE INFORMATION
CLIFF & WILLOW
RE PN: 20161373924
LC: 412510

SITE ADDRESS
7 CROSS ST
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
POLE ELEVATION

SHEET NUMBER
C-3

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

February 4, 2021

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

RE: Small Cell Wireless
7 Cross Street
Tax Parcel 5954-27-787978
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- 7 Sheet plan set titled "Verizon – Cliff & Willow", with the latest revision date of February 2, 2021, as prepared by Tectonic Engineering & Surveying.

The applicant is proposing to construct a small cell wireless service at 7 Cross Street, which is the City of Beacon's municipal parking lot on Cross Street, just off Main Street. Based upon our review of the above document and attached exhibits, we offer the following comments:

1. Sheet AD-1 shows the proposed easement to be located within the parking stalls of the parking lot. This plan should be revised to show the actual location of the proposed easement.

2. Sheet SU-101 notes a "5' wide overhead wire easement", whereas Sheets C-1 and C-2 note the utilities to be underground. We would recommend that Sheet SU-101 be revised to just reflect a "5' wide wire easement".

3. The proposed underground wires, as shown on Sheets C-1 and C-2 are currently located outside of the proposed 5-foot-wide wire easement. The drawings and easements should be coordinated with one another.

4. Although the plans note that the easement is to be 6 foot by 8 foot, it appears that the actual easement, if the pole is to be included, will be 11 feet by 6 feet. This should be reviewed by the applicant and corrected as necessary on the plans.

5. The scale on Sheet C-1 should be revised to reflect the actual scale of the drawing. It appears that the drawing scale should be noted as 1" = 10' for a 22 x 34 sheet.

6. Sheet SU-101 notes the easement to be located 3 feet from the property line on Cross Street, whereas Sheets C-1 and C-2 show the easement to be located approximately 4.5 feet from the property line. The actual location of the easements and the proposed construction should be coordinated.

7. The plans shall show any grading that must be accomplished to allow for the installation of the facility and fencing.

8. Construction details should be provided on the plans for the proposed shadow box fencing.

This completes our review at this time. Further comments may be forth coming based upon future submissions. 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: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 4, 2021
Re: **7 Cross Street, Verizon Small Cell Application**

No new documentation or drawings were submitted from Verizon Wireless since the December 9, 2020 Application packet, so this memo will mostly repeat my previous January 8, 2021 comments, except for comment #4 below.

Proposal
The applicant is proposing to install a small cell antenna on a new steel pole with accessory ground-mounted equipment. The location is on a City-owned municipal parking parcel in the Central Main Street (CMS) district.

Comments and Recommendations
The applicant has been exploring options for a small cell facility in this area, including possible rooftop locations, since at least 2017. The last application was for an antenna attached to a wood utility pole in the sidewalk on the opposite side of Cross Street. It was suggested at the time that a better location would be on the adjacent City-Owned municipal parking lot. This position is out of the Historic District and Landmark Overlay zone and away from the undeveloped lot at the corner of Main Street, which was then under consideration for a new multi-story building. The applicant has subsequently been in negotiation with the City for this proposed site. After reviewing the submitted materials, I have several comments:

1. The applicant should be prepared at the Planning Board meeting to describe its consideration of alternative locations, including area rooftops, as provided in its previous application.

2. The applicant should provide a photo-simulation of the proposed pole and antenna equipment in its surrounding context from a Main Street viewpoint, as previously shown to the City.

3. The means of connection to the nearby utility pole should be clarified, since the survey shows an overhead wire easement, but Sheet C-2 shows an underground connection to the pole.

4. The Board should decide whether the proposed light fixture on the pole contributes to an appropriate stealth design. If a stealth design is considered not feasible at this location, under Section 223-26.4 F(1)(b) the Board must make a written determination to affirm that decision.

If you have any questions or need additional information, please feel free to email me.
John Clarke, Beacon Planning Consultant

c: David Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Scott P. Olson, Esq., Project Representative

City of Beacon Planning Board Agenda
02/09/2021

Title:

Continue review of application for Site Plan Approval, rear yard open pavilion addition, 184 Main Street, submitted by 184 Main Street, LLC

ATTACHMENTS

184 Main Street Cover Letter.pdf

184 Main Street Drainage Report.pdf

184 Main Street Site Plan.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

Liscum
McCormack
VanVoorhis LLP
ARCHITECTURE
PLANNING
INTERIORS

181 Church Street
Poughkeepsie, NY 12601
Tel: 845•452•2268
Fax: 845•452•3752
www.lmvarchitects.com

January 26, 2021

Ms. Etha Grogan
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: 184 Main Street, Beacon, NY
Site Plan Review Supplemental

Hand Delivered

Dear Ms. Grogan:

As a follow-up to our initial submission on December 29, 2020, Liscum McCormack VanVoorhis is pleased to provide you with the enclosed updated documents for Site Plan Approval associated with the planned renovation and rear yard open pavilion addition to the Meyer's Olde Dutch restaurant at 184 Main Street in the City of Beacon, New York.

We have reviewed the commentary letters received in regard to this application and have addressed the concerns raised as follows.

Mr. Russo, Lanc & Tully Engineering, letter dated January 6, 2021:

1. The Cover Sheet, G-101, Drawing List is updated and set is complete, including sheets S-001 and S-101"

2. The Site Planting Notes on Drawing G-101 has been updated to include: "Prior to the planting of the tree located along Main Street, the Applicant and Contractor shall establish the actual location of the existing water and sewer services serving the building to ensure that the tree is not planted over these utility lines."

3. The two "Pavilion Section" details on Drawing A-310 have been revised to remove the drywell and piping that was previously proposed under the slab and the drainage plan prepared by Hudson Land Design for the proposed infiltration system has been made prat of this set with the addition of Drawing GD-1.

4. The Drainage Plan and Drainage Detail Plan has been provided on a full sheet to clearly show the layout of the system, the location of all proposed inspection ports and all drainage piping and interconnections. Please reference Drawing GD-1.

5. "Inspection Schedule and Long Term Maintenance of Stormwater Structures" has been included on Drawing GD-1.

Mr. John Clarke, Beacon Planning Consultant, email letter dated January 8, 2021:

1. The building is a contributing structure in the Lower Main Street National Register Historic District, in the HDLO and subject to the Certificate of Appropriateness approval process. The Main Street façade is a repair and reconstruction that greatly preserves the majority off the wood façade components, profiles and sizes. The paint color selection for these wood component has been previously submitted for approval. There is no change to the existing signage. The existing storefront s not original to the historic building and the proposed repairs and window replacements are consistent with the historic district.

2. The replacement fence in the rear yard has been updated to be 6 feet in height maximum. As a shadow box type with alternating 1x6 dog ear pickets, there is no finished side as both sides are identical with internal supports.

3. An illustration of the proposed fixtures to be mounted in the side yard access way, including product information and specification is included on Drawing A-201.

Attached are three hard copy sets and an electronic file of the following:

- Updated Project Drawings, General Revisions, dated 01/25/21, including:
- Updated Drainage Plan, Drawing GD-1, dated 12/28/20, as prepared by Hudson Land Design.
- Drainage Report, dated 12/29/20, Revised January 26, 2021, as prepared by Hudson Land Design.

We look forward to meeting with the Planning Board at the February 9th meeting.

Sincerely,

LISCUM McCORMACK VANVOORHIS



Donald J. Petruncola, RA
Sr. Associate

Enc
Cc: M. Arnoff / File 19150

Drainage Report: for Meyer's Olde Dutch Restaurant 184 Main Street, Beacon, NY

Prepared for:

184 Main Street, LLC
282 Dutchess Tpke
Poughkeepsie NY 12603

December 29, 2020
Revised January 26, 2021



HUDSON LAND DESIGN

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

TABLE OF CONTENTS

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4.0 EXISTING DRAINAGE CONDITIONS 2

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6.0 DRAINAGE ANALYSIS CONCLUSIONS 4

7.0 EROSION AND SEDIMENT CONTROL 4

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APPENDIX A: SUPPORTING DATA
APPENDIX B: PRE-DEVELOPMENT HYDROLOGY CALCULATIONS
APPENDIX C: POST-DEVELOPMENT HYDROLOGY CALCULATIONS
APPENDIX D: DETAIL OF PROJECTED WATER INFITLRATION ZONE
APPENDIX E: DRAINAGE MAPS

1.0 INTRODUCTION

The Meyer's Olde Dutch project is located on the north side of 184 Main Street in the City of Beacon, Dutchess County, New York. The total parcel area consists of ±0.05 acres and contains an existing operating restaurant with a small outdoor seating area in the rear of the property. The parcel has a tax map designation of 5954-27-811956. The proposed project consists of interior renovations to the existing restaurant and exterior renovations to include a covered outdoor seating area.

2.0 METHODOLOGY AND REGULATORY COMPLIANCE

The proposed project will result a total 0.013 acres of disturbance, and therefore is not subject to the requirements of NYSDEC GP-0-20-001 General Permit for Construction Activities. Pre-development vs. post-development drainage analysis for the project was performed to evaluate stormwater runoff patterns and demonstrate that the post-development runoff rates to the existing stormwater discharge points do not exceed the pre-development runoff rates with proposed underground infiltration mitigation.

Runoff calculations were performed utilizing HydroCAD® version 10.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24-hour rainfall event for Dutchess County, NY. The Type III rainfall depths for the 1-Year, 5-Year, 10-Year, and 25-Year rainfall events are 2.61, 3.96, 4.70 and 5.90 inches, respectively.

3.0 SOIL CONDITIONS

A review of the Soil Survey of Dutchess County indicates that there is one type of soil present on the Project site and its associated contributing drainage area. The Drainage Map depicts the soil type and has been attached as Appendix B. Table III-1 below summarizes the characteristics of the soil type present within the drainage area.

Table I: Soil Types

Map Unit	Soil Names	Water Table (ft)	Bedrock	Hydrologic Soil Group	Erosion Hazard
Ur	Urban Land	N/A	N/A	C	N/A

Source: Soil Survey of Dutchess County, New York
Natural Resources Conservation Service Web Soil Survey

Supporting information has been provided in Appendix A.

4.0 EXISTING DRAINAGE CONDITIONS

4.1 Design Points

Design Points represent the location where the majority of runoff from an area exits the site. The same design point is identified in post-development conditions, so that a comparison can be made between the pre-development and post-development conditions. One design point for the main project area was selected, and is as follows:

Stormwater Discharge Point	
SDP	**Description**
1	Overland flow to adjacent property to the rear and east

4.2 Existing Watershed Areas

The overall watershed area contributing to the SDP consist of one drainage area and is graphically shown and listed on the drainage map as DA 1S. The existing watershed area consists of the existing main building roof, the existing shed roof behind the building and existing gravel area in the rear of the property. The existing roof leaders from the roofs currently discharge to the ground surface and flow overland to adjacent properties. The overall watershed is small; therefore, a six (6) minute time of concentration (Tc) has been used. Hydrologic and Hydraulic computations can be found in Appendix B.

4.3 Existing Runoff Rates

Runoff rates for existing conditions have been calculated at the designated SDP and summarized in Table II as follows:

TABLE II
EXISTING RUNOFF RATES

		Runoff Rates (cfs)			
Drainage Area	**Area (sq ft)**	**1-Year (2.61 inches)**	**5-Year (3.96 inches)**	**10-Year (4.70 inches)**	**25-Year (5.90 inches)**
DA 1S	1,831	0.09	0.14	0.17	0.22
Totals	1,831	0.09	0.14	0.17	0.22

Unit hydrograph analysis results for pre-development conditions have been included as Appendix C.

5.0 PROPOSED DRAINAGE CONDITIONS

5.1 Developed Watershed Area

The proposed project will result a total of 0.013 acres of disturbance in order to renovate the existing building and provide a covered pavilion in the outdoor dining area of the site. The re-development of the site results in a slight increase in impervious area (327 sqft) for the new pavilion roof. The remaining area will consist of permeable pavers which is similar to the pre-conditions gravel surface.

The proposed watershed area consists of the existing main building roof, the existing shed roof behind the building, the proposed pavilion roof and the permeable paver area in the rear of the property. The existing roof leaders from the roofs and new pavilion roof will be combined into a single 6" PVC downspout and directed to an underground infiltration system. The drainage areas are graphically depicted on the Drainage Map as DA 2S (representing the existing shed roof and the proposed pavilion and gravel area) and DA 5S (representing the existing rooftop). The overall watershed is small; therefore, a minimum allowable six (6) minute time of concentration (Tc) has been used.

The proposed roof leader system will primarily discharge to the underground infiltration area which is capable of infiltrating the entire runoff associated with the 1 through 10 year storms. The system will overflow during storms greater than the 10-year storm. The main roof drain will be replaced with a Zurn flow control drain to allow the existing roof to function as a detention basin that has been designed and detailed on the Architectural plans. This helps the infiltration system fully contain the larger storms without overflow. The overflow consists of a 45º wye at the bottom of the roof leader downspout just before it goes below ground to the infiltration system. A 45º bend is located after the wye to allow for overflow of the infiltration system. The roof runoff will typically flow straight through the wye to the infiltration system. For storms larger than the 10-Year storm, the 45º will allow overflow to the ground. Hydrologic and Hydraulic computations can be found in Appendix C, and drainage maps can be found in Appendix E.

5.2 Proposed Runoff Rates

Runoff rates for proposed conditions have been calculated at the designated SDP and summarized in Table III as follows:

TABLE III
PROPOSED RUNOFF RATES WITHOUT MITIGATION

		Runoff Rates (cfs)			
Drainage Area	**Area (sq ft)**	**1-Year (2.61 inches)**	**5-Year (3.96 inches)**	**10-Year (4.70 inches)**	**25-Year (5.90 inches)**
DA 2S	751	0.03	0.06	0.07	0.09
DA 5S	1,080	0.06	0.09	0.11	0.14
Totals	1,831	0.09	0.15	0.18	0.23

TABLE IV
PROPOSED RUNOFF RATES TO SURFACE WITH INFILTRATION

		Runoff Rates (cfs)			
Drainage Area	**Area (sq ft)**	**1-Year (2.61 inches)**	**5-Year (3.96 inches)**	**10-Year (4.70 inches)**	**25-Year (5.90 inches)**
2S & 5S	1,831	0.00	0.00	0.00	0.03

Unit hydrograph analysis results for post-development conditions have been included as Appendix C.

6.0 DRAINAGE ANALYSIS CONCLUSIONS

The stormwater runoff rates to the ground surface at SDP1 under pre-development and post-development conditions are summarized below.

SDP	**1 – Year (cfs)**		**5 – Year (cfs)**		**10 – Year (cfs)**		**25 – Year (cfs)**	
	Pre	**Post**	**Pre**	**Post**	**Pre**	**Post**	**Pre**	**Post**
1	0.09	0.00	0.14	0.00	0.17	0.00	0.22	0.03

The runoff rates to the ground surface at SDP1 decrease from pre-development to post-development conditions by use of the existing building roof flow control drain and the underground infiltration system. Infiltration tests revealed that the existing soils can support an infiltration rate of 16.5" per hour. The infiltration system has been conservatively modeled using an infiltration rate of 5" per hour. Therefore, there will be much less surface runoff generated from the site to offsite properties. Supporting hydrologic analyses for pre-development and post-development conditions are included in Appendices B and C. Appendix D shows a graphic of the projected infiltration zone in relation to the closest adjacent building basement. The infiltration zone is below the basement level so there will be no influence of water into the closest adjacent building.

7.0 EROSION AND SEDIMENT CONTROL

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

APPENDIX A

SUPPORTING DATA

Extreme Precipitation Tables

Northeast Regional Climate Center

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

Smoothing	Yes
State	New York
Location	
Longitude	73.975 degrees West
Latitude	41.508 degrees North
Elevation	0 feet
Date/Time	Mon, 21 Dec 2020 15:18:03 -0500

Extreme Precipitation Estimates

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.33	0.50	0.62	0.82	1.02	1.26	**1yr**	0.88	1.19	1.45	1.77	2.15	2.61	2.96	**1yr**	2.31	2.85	3.29	3.95	4.59	**1yr**
2yr	0.39	0.60	0.74	0.98	1.23	1.53	**2yr**	1.06	1.43	1.75	2.14	2.61	3.16	3.57	**2yr**	2.80	3.43	3.93	4.64	5.28	**2yr**
5yr	0.46	0.71	0.89	1.19	1.52	1.91	**5yr**	1.31	1.76	2.20	2.70	3.28	3.96	4.52	**5yr**	3.51	4.35	5.00	5.77	6.53	**5yr**
10yr	0.51	0.80	1.02	1.38	1.79	2.27	**10yr**	1.55	2.07	2.62	3.22	3.90	4.70	5.40	**10yr**	4.16	5.20	5.99	6.82	7.67	**10yr**
25yr	0.60	0.95	1.21	1.67	2.23	2.85	**25yr**	1.92	2.56	3.30	4.06	4.93	5.90	6.86	**25yr**	5.23	6.59	7.63	8.50	9.50	**25yr**
50yr	0.68	1.09	1.39	1.95	2.63	3.39	**50yr**	2.27	3.00	3.93	4.84	5.86	7.02	8.21	**50yr**	6.21	7.89	9.16	10.05	11.18	**50yr**
100yr	0.77	1.24	1.60	2.28	3.10	4.03	**100yr**	2.68	3.53	4.68	5.77	6.99	8.34	9.84	**100yr**	7.38	9.46	11.00	11.88	13.16	**100yr**
200yr	0.87	1.43	1.85	2.66	3.67	4.79	**200yr**	3.17	4.15	5.58	6.89	8.33	9.93	11.79	**200yr**	8.79	11.34	13.22	14.06	15.49	**200yr**
500yr	1.05	1.73	2.26	3.28	4.59	6.03	**500yr**	3.96	5.15	7.04	8.70	10.51	12.50	14.99	**500yr**	11.06	14.41	16.88	17.57	19.25	**500yr**

Lower Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.28	0.44	0.53	0.72	0.88	1.09	**1yr**	0.76	1.06	1.24	1.59	2.01	2.08	2.36	**1yr**	1.84	2.27	2.54	3.30	4.11	**1yr**
2yr	0.37	0.58	0.71	0.96	1.19	1.42	**2yr**	1.03	1.39	1.61	2.05	2.58	3.07	3.45	**2yr**	2.72	3.32	3.77	4.48	5.13	**2yr**
5yr	0.42	0.65	0.81	1.11	1.41	1.65	**5yr**	1.22	1.62	1.88	2.42	3.01	3.65	4.17	**5yr**	3.23	4.01	4.56	5.28	6.06	**5yr**
10yr	0.47	0.72	0.89	1.25	1.61	1.85	**10yr**	1.39	1.81	2.11	2.71	3.38	4.14	4.81	**10yr**	3.66	4.62	5.25	5.98	6.88	**10yr**
25yr	0.54	0.82	1.02	1.46	1.92	2.13	**25yr**	1.66	2.09	2.45	3.05	3.94	4.86	5.81	**25yr**	4.30	5.59	6.31	7.04	8.15	**25yr**
50yr	0.60	0.92	1.14	1.64	2.21	2.38	**50yr**	1.91	2.33	2.76	3.41	4.43	5.50	6.73	**50yr**	4.87	6.47	7.26	7.96	9.28	**50yr**
100yr	0.68	1.03	1.29	1.86	2.56	2.67	**100yr**	2.21	2.61	3.12	3.81	5.01	6.19	7.79	**100yr**	5.48	7.49	8.35	8.99	10.56	**100yr**
200yr	0.77	1.16	1.47	2.13	2.97	2.98	**200yr**	2.56	2.92	3.52	4.27	5.66	6.92	9.05	**200yr**	6.12	8.70	9.60	10.15	12.05	**200yr**
500yr	0.92	1.37	1.76	2.56	3.64	3.48	**500yr**	3.14	3.40	4.16	4.98	6.68	8.02	11.04	**500yr**	7.10	10.62	11.58	11.90	14.36	**500yr**

Upper Confidence Limits

	5min	10min	15min	30min	60min	120min		1hr	2hr	3hr	6hr	12hr	24hr	48hr		1day	2day	4day	7day	10day	
1yr	0.36	0.56	0.68	0.91	1.12	1.36	**1yr**	0.97	1.33	1.53	1.96	2.42	2.82	3.21	**1yr**	2.49	3.09	3.57	4.24	4.95	**1yr**
2yr	0.40	0.62	0.77	1.04	1.28	1.54	**2yr**	1.10	1.50	1.74	2.25	2.80	3.33	3.70	**2yr**	2.95	3.56	4.10	4.82	5.47	**2yr**
5yr	0.49	0.76	0.94	1.29	1.64	1.95	**5yr**	1.42	1.91	2.25	2.89	3.66	4.26	4.88	**5yr**	3.77	4.70	5.42	6.29	7.01	**5yr**
10yr	0.58	0.89	1.11	1.55	2.00	2.37	**10yr**	1.72	2.31	2.74	3.53	4.48	5.21	6.02	**10yr**	4.61	5.79	6.71	7.69	8.49	**10yr**
25yr	0.72	1.10	1.37	1.95	2.57	3.05	**25yr**	2.22	2.98	3.57	4.73	5.87	6.80	7.93	**25yr**	6.02	7.63	8.93	10.06	10.94	**25yr**
50yr	0.85	1.30	1.61	2.32	3.12	3.71	**50yr**	2.70	3.63	4.35	5.83	7.19	8.33	9.78	**50yr**	7.37	9.41	11.11	12.33	13.25	**50yr**
100yr	1.01	1.53	1.91	2.76	3.79	4.51	**100yr**	3.27	4.41	5.31	7.20	8.82	10.21	12.05	**100yr**	9.04	11.59	13.82	15.14	16.06	**100yr**
200yr	1.19	1.79	2.27	3.29	4.59	5.47	**200yr**	3.96	5.35	6.49	8.86	10.81	12.54	14.86	**200yr**	11.10	14.29	17.21	18.59	19.48	**200yr**
500yr	1.49	2.22	2.86	4.16	5.91	7.09	**500yr**	5.10	6.93	8.44	11.71	14.14	16.48	19.58	**500yr**	14.58	18.83	23.01	24.43	25.11	**500yr**

Powered by ACIS Northeast Regional Climate Center

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

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

Custom Soil Resource Report for Dutchess County, New York

184 MAIN STREET



December 21, 2020

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

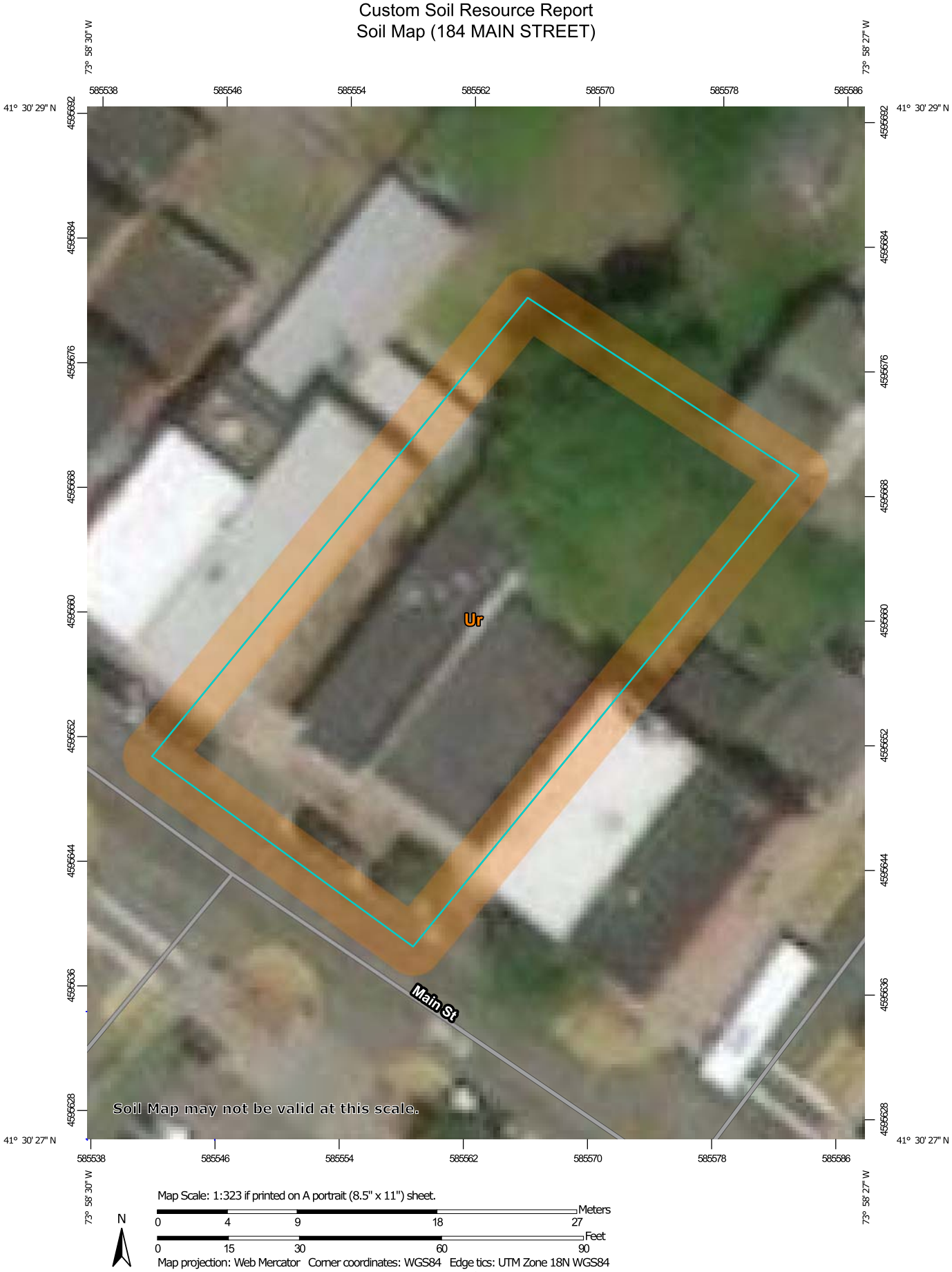
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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

Soil Map

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

Custom Soil Resource Report
Soil Map (184 MAIN STREET)



Map Scale: 1:323 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 4 9 18 27

Feet
0 15 30 60 90

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

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

Background
- Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Dutchess County, New York
Survey Area Data: Version 17, Jun 11, 2020

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

Date(s) aerial images were photographed: Oct 7, 2013—Feb 26, 2017

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

Map Unit Legend (184 MAIN STREET)

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

Map Unit Descriptions (184 MAIN STREET)

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

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

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

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

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

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

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

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

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

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

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

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

Dutchess County, New York

Ur—Urban land

Map Unit Setting

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

Map Unit Composition

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

Description of Urban Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

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

Minor Components

Udorthents, smoothed

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

Udorthents, wet substratum

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

Unnamed soils, undisturbed

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

Rock outcrop

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

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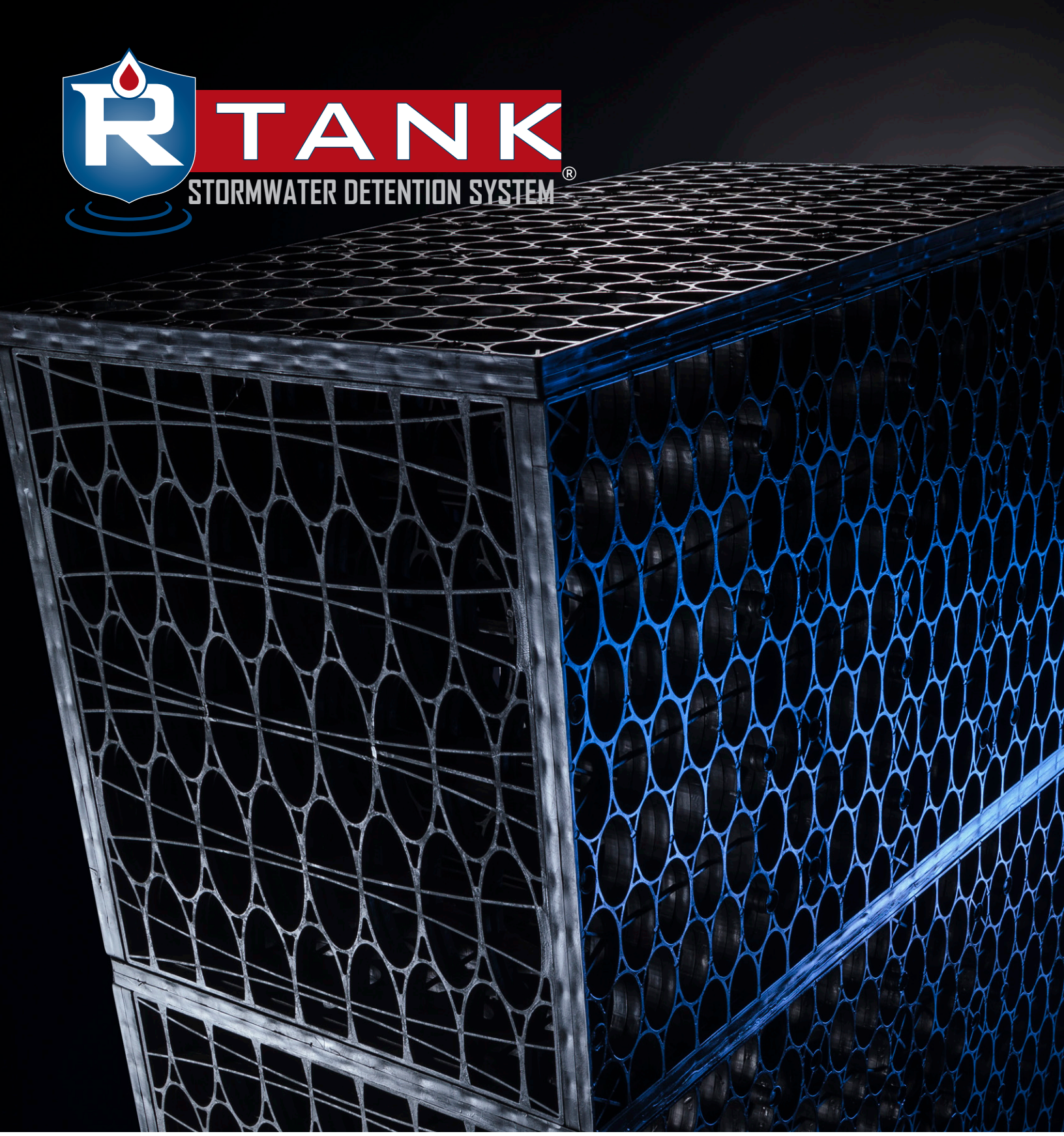
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LD HD SD UD XD

LET'S GET IT DONE®

ACF ENVIRONMENTAL



STORMWATER MANAGEMENT

IS YOUR STORMWATER SYSTEM TAKING UP TOO MUCH SPACE?

Reduce the size with the R-Tank System, an efficient and versatile underground stormwater storage system. This system will reduce your underground stormwater storage system footprint to resolve a utility conflict or free up space for a future expansion.

It will also provide additional options for vehicular loading and cover depths, and deliver greater installation versatility.

DOES YOUR PROJECT REQUIRE A UNIQUE SOLUTION DUE TO DEPTH OR TRAFFIC LOADS?

With five different module configurations, R-Tank provides system height options from 2" to over 7' deep. It also delivers support for HS-20 and HS-25 traffic, with cover depths from 6" to over 16'.

With an unlimited array of system footprints and configurations, R-Tank solves tough stormwater problems by adapting to the needs of your site - whether your're designing a project at the beach with minimal depth over a water table or a deep system in the hills.

R TANK®

R-TANK®

BENEFITS

HIGH CAPACITY
- 95% void internal area

STRENGTH
- Easily supports traffic loading from parking lots and roads
- Module options for HS-20 and HS-25 rating with cover depths from 6 inches to 16 feet

DESIGN & CONSTRUCTION VERSATILITY
- Modules can be combined into various shapes efficiently and effectively use space
- Varied height from 2 inches to 7 feet

INCREASED INFILTRATION AND EXILFILTRATION
- Outer shell is 90% open
- Increases groundwater recharge, reducing post-construction discharge volumes

EASY TO TRANSPORT
- Can be supplied unassembled for reduced delivery costs

LIGHTWEIGHT AND QUICK TO INSTALL
- Installed by hand; no cranes required
- Reduces site access delays

RECYCLED CONTENT
- Manufactured with recycled polypropylene



R-TANK LD

- Light Duty module (30 psi)
- Ideal for applications in green space
- Not rated for vehicular traffic
- 12” Minimum cover, 36” maximum cover
- Four internal plates

R-TANK HD

- Heavy Duty module (33.4 psi)
- Standard module for HS-20 traffic applications
- 20” Minimum cover,
- 84” Maximum cover
- Five internal plates



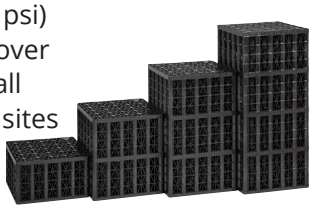
R-TANK SD

- Super Duty module (42.9 psi)
- Higher safety factors for shallow traffic applications and deeper cover
- 18” Minimum cover,
- 120” Maximum cover
- Five internal plates



R-TANK UD

- Ultra Duty module (134.2 psi)
- Traffic loads with 12” of cover
- Available from 14” – 66” tall
- Ideal for high water table sites



R-TANK XD

- Extreme Duty module (240.2 psi)
- Traffic loads with 6” cover
- 16.5’ maximum cover
- Available from 2” - 10’ tall
- 90% void



DESIGN CONSIDERATIONS

Many factors will influence the design of the R-Tank® system. While this list is not intended to be all-inclusive, the following design considerations are worth highlighting:

1. PRE-TREATMENT

Removing pollutants from runoff before they enter an underground detention system is the smart way to design & build a system. Trash Guard Plus® (see page 6) is a great tool for this. Be sure the system you select will remove, heavy sediments, gross pollutants (trash) and biodegradable debris.

2. BACKFILL MATERIALS

Backfill materials should be stone (<1.5" in diameter) or soil (GW, GP SW or SP per the Unified Soil Classification System). Material must be free from lumps, debris and sharp objects that could cut the geotextile. See the R-Tank® narrative specification section 2.03 for additional information.

3. RUNOFF REDUCTION

Most designs incorporate an outlet to drain the system at a controlled rate and/or an overflow to prevent flooding in extreme events. Any infiltration that can be achieved on the site should also be taken advantage of. Consider raising the invert of your outlet or creating a sump to capture and infiltrate the water quality volume whenever possible.

4. WATER TABLE

While installing R-Tank® below the water table is manageable, a stable base must be created to account for the system's ability to drain water out or limit its ability to enter the system. If a liner is used to prevent ground water from entering, measures must be taken to prevent the system from floating.

5. CONSTRUCTION LOADS

Construction loads are often the heaviest loads the system will experience. Care must be taken during backfilling and compaction (see specification section 3.05), and post-installation construction traffic should be routed around the system (Install Guide step 12).

6. LATERAL LOADS

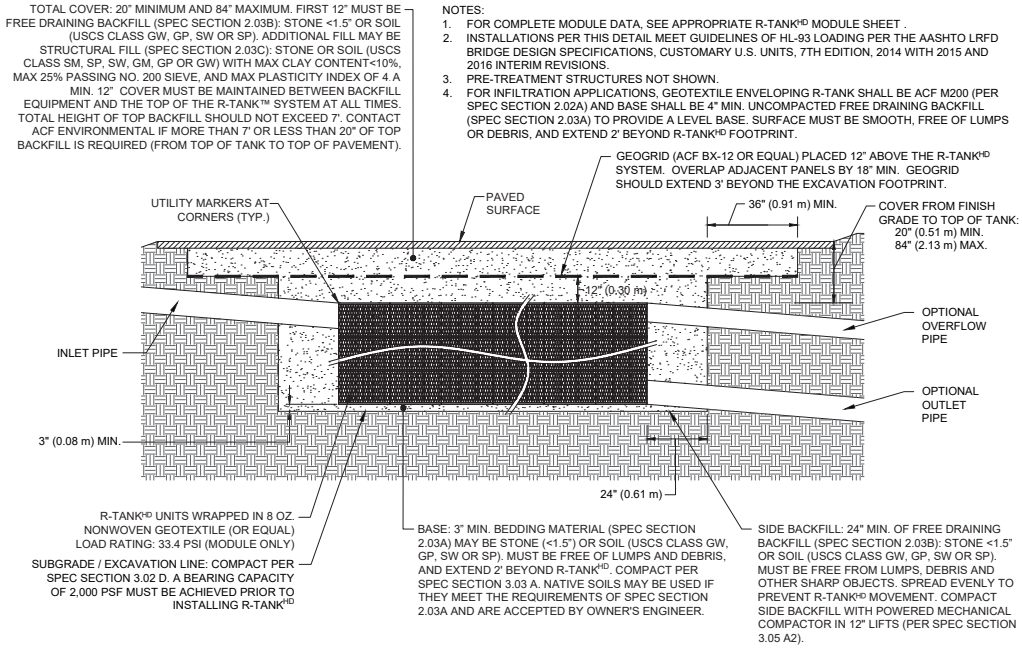
As systems get deeper, the loads acting on the sides of the tank increase. While vertical loads often control the design, lateral loads should also be considered.

7. R-TANK MODULES

Selecting the right module for your application is critical. See page 3 and the specs on the back of this brochure, for details. Our team is also here to help!

8. LOAD MODELING

A safety factor of >1.75 is required when designing an R-Tank System using the AASHTO LRFD Bridge Design Specifications. It is also necessary to run your own loading model with specific site requirements. Example models can be found in our Tech Note on loading capabilities, and minimum cover requirements can be found in the specs on the back of this brochure.



LOW IMPACT DESIGN & GREEN INFRASTRUCTURE

As much of the nation's Gray Infrastructure continues to decay, new concepts for rebuilding it are emerging through Green Infrastructure (GI) and Low Impact Development (LID). This type of reconstruction moves beyond traditional systems that do one thing well, to systems that accomplish multiple objectives simultaneously.

ACF Environmental has several technologies that dovetail with the goals of LID and GI and can play a significant role in the redevelopment process.

R-TANK®

SPACE EFFICIENT SUBSURFACE STORAGE

Pipe and stone are used in traditional systems to move and store runoff. R-Tank accomplishes the same purpose with several additional benefits.

- Stores and moves runoff
- Moves water slowly, increasing time of concentration
- Open system encourages infiltration
- Fully accessible for maintenance
- Stores 138% more water than stone
- Maximizes storage potential of GI practices
- Easily handles traffic loads
- Ships flat to reduce site disturbance

PERMEABLE PAVEMENTS

RUNOFF REDUCTION TECHNIQUES

Traditional pavements move vehicles efficiently, but are easily damaged by stormwater. ACF Environmental specializes in permeable pavements that handle traffic loads, while providing surface infiltration rates 10x higher than traditional pervious pavements, helping reduce the expense of long-term maintenance.

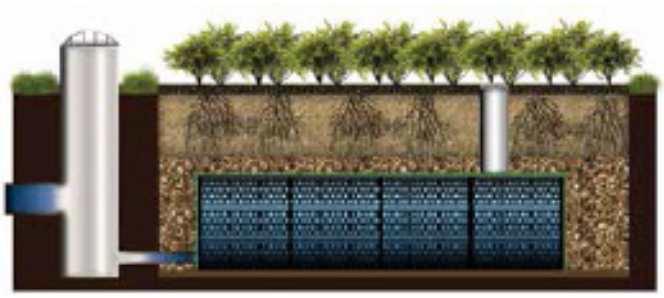
- Handles all vehicular loads
- Drains ten times faster than competing pervious pavements
- Reduces long-term maintenance costs
- Encourages infiltration
- Pair with R-Tank® to maximize water storage and transport

FOCALPOINT

VEGETATED/ BIOLOGICAL TREATMENT SYSTEM

Traditional landscaping adds aesthetic value to projects, but has more potential. Many developers turn to bioretention, but are forced to surrender massive land areas and dedicate significant future funds to maintenance. FocalPoint reduces the space requirements and maintenance costs of bioretention by up to 90% while providing similar pollutant removal.

- Adds aesthetic value to properties
- Cleans runoff to improve water quality
- Reduces space requirements and maintenance costs of traditional bioretention systems
- Encourages infiltration to reduce volume of water discharged
- Pairs with R-Tank® to maximize water storage and transport



R-Tank maximizes the storage capabilities of bioretention and permeable pavement systems.

MAINTENANCE

DESIGNING AN R-TANK SYSTEM WITH LONGEVITY & MAINTENANCE IN MIND IS A THREE-STEP PROCESS:

1. PREVENT

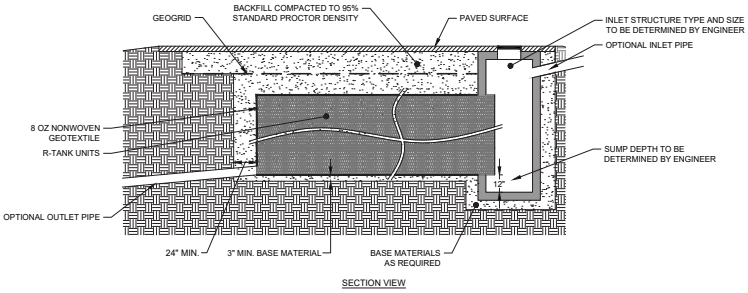
Keep debris and sediment out of the system by pre-treating runoff with the Trash Guard Plus® unit (see below). For a more centralized approach, you could consider having the R-Tank units penetrate the connecting structure, which allows the use of the R-Tank® as its own trash screen. This works best with a structure that includes a sump (see Inlet Connection drawing below).

2. ISOLATE

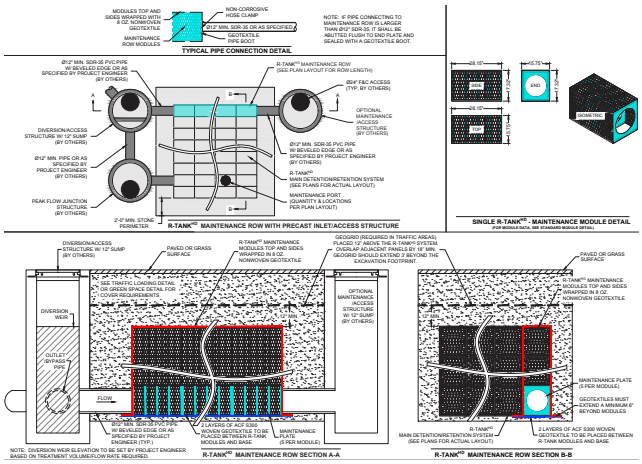
Trap solid pollutants inside the maintenance row (see Maintenance Row drawing below) where they can be easily removed, using the Maintenance Modules (available in LD, HD, and UD only). These modules are wrapped in geotextile to retain solids and are fully accessible by conventional jet-vac systems to remove captured pollutants.

3. PROTECT

Ensure a long system life by including maintenance ports to remove any pollutants that evade the pre-treatment system and maintenance row. Maintenance ports should be specified within 10’ of inlet and outlet connections, and roughly 50’ on center (see detail on page 7).



INLET CONNECTION



MAINTENANCE ROW

MAINTENANCE PREVENTION

TRASH GUARD PLUS ®

Trash Guard Plus® is a patented stormwater pretreatment device that captures debris, sediment and floatables. Easy to install and maintain, it is a fraction of the cost of other pretreatment devices.

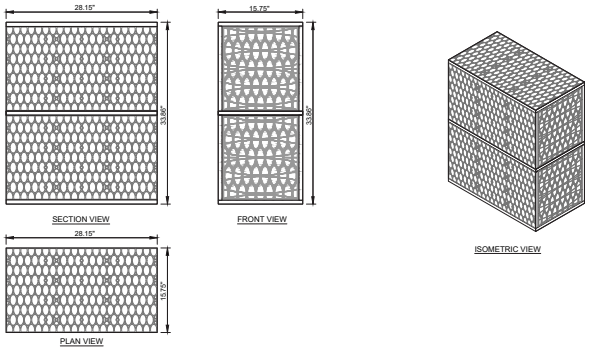
BENEFITS

- Simple retrofit to existing catch basins
- Installs without heavy equipment
- Quick and easy assembly
- Adjusts to irregular catch basin bottoms and/or walls
- Eliminates stormwater trash at public parks, beaches, and waterways
- Removes harmful nutrients and regulated metals



TYPICAL DESIGN

MODULE DRAWING - DOUBLE



MODULE DATA

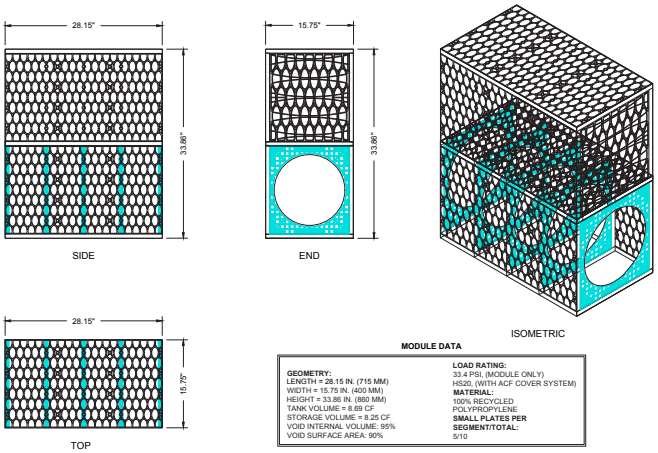
GEOMETRY: LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 33.86 IN. (860 MM)
TANK VOLUME = 8.69 CF
STORAGE VOLUME = 8.25 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING: 33.4 PSI, (MODULE ONLY)
HS25, (WITH ACF COVER SYSTEM)

MATERIAL: 100% RECYCLED POLYPROPYLENE

SMALL PLATES PER SEGMENT/TOTAL: 5/10

MAINTENANCE MODULE - DOUBLE

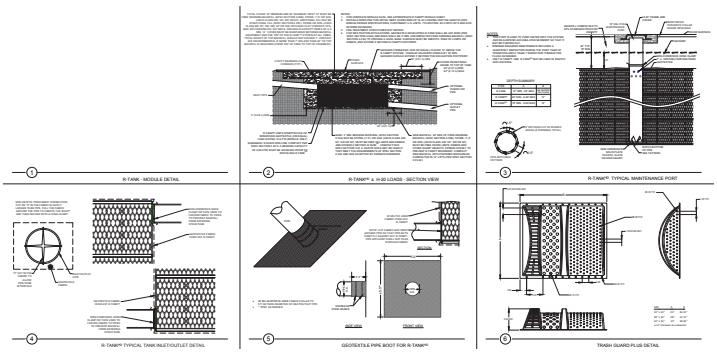


MODULE DATA

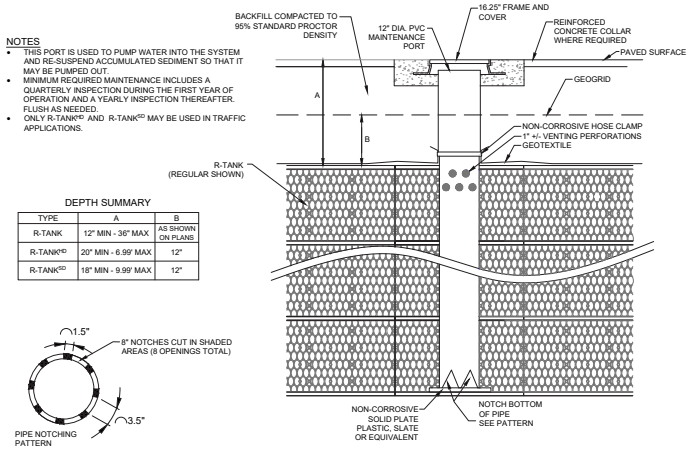
GEOMETRY:
LENGTH = 28.15 IN. (715 MM)
WIDTH = 15.75 IN. (400 MM)
HEIGHT = 33.86 IN. (860 MM)
TANK VOLUME = 8.69 CF
STORAGE VOLUME = 8.25 CF
VOID INTERNAL VOLUME: 95%
VOID SURFACE AREA: 90%

LOAD RATING:
33.4 PSI, (MODULE ONLY)
HS20, (WITH ACF COVER SYSTEM)
MATERIAL:
100% RECYCLED POLYPROPYLENE
SMALL PLATES PER SEGMENT/TOTAL:
5/10

COMPOSITE DETAILS



MAINTENANCE PORT



SELECTING THE RIGHT R-TANK MODULE

Cover Depth (inches)*	LD	HD	SD	UD	XD
Min. 6"	Green Space - No Traffic	Green Space - No Traffic	Green Space - No Traffic	Green Space - No Traffic	HS-20
12"	Green Space - No Traffic	Green Space - No Traffic	Green Space - No Traffic	HS-20**	HS-20
14"	Green Space - No Traffic	Green Space - No Traffic	Green Space - No Traffic	HS-20	HS-20
18"	Green Space - No Traffic	Green Space - No Traffic	HS-20	HS-20	HS-20
20"	Green Space - No Traffic	HS-20	HS-20	HS-20	HS-20
24"	Green Space - No Traffic	HS-20	HS-20	HS-20	HS-20
36"	Green Space - No Traffic	HS-20	HS-20	HS-20	HS-20
48"		HS-20	HS-20	HS-20	HS-20
60"		HS-20	HS-20	HS-20	HS-20
72"		HS-20	HS-20		HS-20
84"			HS-20		HS-20
120"			HS-20		HS-20
160"					HS-20
Max. 200"					HS-20

HS-20 designation based on AASHTO LRFD Bridge Design Spec for single lane traffic. HS-25 loading is available. Call ACF for details.
*Cover depth is measured from top of module to finished grade or top of pavement
**The UD module requires STONE backfill (not soil) on sides at this depth

R-TANK SPECIFICATIONS

LD HD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight* (lbs)
Mini	15.75	28.15	9.45”/0.79’	2.42	2.30	10.1/10.9
Single(1)	15.75	28.15	17.32”/1.44’	4.44	4.22	15.7/17.3
Single + Mini(1.5)	15.75	28.15	25.98”/2.17’	6.67	6.33	23.6/25.9
Double (2)	15.75	28.15	33.86”/2.82’	8.69	8.25	29.1/32.3
Double + Mini(2.5)	15.75	28.15	42.52”/3.54’	10.91	10.36	37.0/41.0
Triple (3)	15.75	28.15	50.39”/4.20’	12.93	12.28	42.5/47.4
Triple + Mini(3.5)	15.75	28.15	59.06”/4.92’	15.15	14.39	50.4/56.0
Quad(4)	15.75	28.15	66.93”/5.58’	17.17	16.31	55.9/62.4
Quad + Mini(4.5)	15.75	28.15	75.59”/6.30’	19.39	18.42	63.8/71.0
Pent(5)	15.75	28.15	83.46”/6.96’	21.41	20.34	69.3/77.4

*Weights shown are for LD/HD modules.

SD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	15.75	28.15	9.45”/0.79’	2.42	2.30	10.95
Double (2)	15.75	28.15	18.12”/1.51’	4.64	4.41	19.58
Triple (3)	15.75	28.15	26.79”/2.23’	6.86	6.52	28.21
Quad (4)	15.75	28.15	35.46”/2.96’	9.08	8.63	36.84
Pent (5)	15.75	28.15	44.13”/3.68’	11.30	10.74	45.47
Hex (6)	15.75	28.15	52.80”/4.40’	13.52	12.84	54.10
Septa (7)	15.75	28.15	61.47”/5.12’	15.74	14.95	62.73
Octo (8)	15.75	28.15	70.14”/5.85’	17.96	17.06	71.36
Nono (9)	15.75	28.15	78.81”/6.57’	20.18	19.17	79.99
Decka (10)	15.75	28.15	87.48”/7.29’	22.40	21.28	88.62

UD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (in/ft)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	23.62	23.62	14.17”/1.18’	4.57	4.35	21.2
Double (2)	23.62	23.62	27.17”/2.26’	8.77	8.33	39.0
Triple (3)	23.62	23.62	40.16”/3.35’	12.97	12.32	56.8
Quad (4)	23.62	23.62	53.15”/4.43’	17.16	16.30	74.6
Pent (5)	23.62	23.62	66.14”/5.5’	21.35	20.29	92.4

XD

DIMENSIONS & CAPACITY

Module (Segments)	Width (inch)	Length (inch)	Height (inch)	Volume (cf)	Capacity (cf)	Weight (lbs)
Single (1)	19.68	23.62	1.97	0.53	0.48	4
Double (2)	19.68	23.62	3.94	1.06	0.95	8
Triple (3)	19.68	23.62	5.91	1.59	1.43	12
Quad (4)	19.68	23.62	7.87	2.12	1.91	16
Pent (5)	19.68	23.62	9.84	2.65	2.38	20

Note: XD modules may be stacked up to 10’ tall (60 layers).

SPECIFICATIONS

Item	Description	LD	HD	SD	UD	XD
		Value	**Value**	**Value**	**Value**	**Value**
Void Area	Volume available for water storage	95%	95%	95%	95%	90%
Surface Area Void	% of exterior available for infiltration	90%	90%	90%	90%	90%
Compressive Strength	ASTM D 2412/ ASTM F 2318	30.0 psi	33.4 psi	42.9 psi	134.2 psi	240.2 psi
Unit Weight	Weight of plastic per cubic foot of tank	3.29 lbs/cf	3.62 lbs/cf	3.96 lbs/cf	4.33 lbs/cf	7.55 lbs/cf
Rib Thickness	Thickness of load-bearing members	0.18”	0.18”	0.18”	-	-
Service Temperature	Safe temperature range for use	-14 - 167º F	-14 - 167º F	-14 - 167º F	-14 - 167º F	-14 - 167º F
Recycled Content	Use of recycled polypropylene	100%	100%	100%	100%	100%
Minimum Cover	Cover required for HS-20 loading	Not traffic rated	20”	18”	12” - 14”	6”
	Cover required for HS-25 loading	Not traffic rated	24”	18”	15” - 17”	6”
Maximum Cover	Maximum allowable cover depth	36”	6.99’	9.99’	5.0’	16.7’

INFILTRATION TEST DATA

Name: 184 Main Street City of Beacon Date: 12/15/2020

TAX GRID #

5	9	5	4		2	7	8	1	1	9	5	6

By: Clay Bodendorf

Lot No.	Test Hole No.	Test Hole Elev. (ft)	Soil Type	Soaked	TEST RUNS					
					*	1	2	3	4	5
N/A	1	100	Sand and Gravel		Start time	11:15	12:17	13:18	14:20	
					Finish time	12:15	13:17	14:18	15:20	
					Drop (in)	20	17	16.5	16.5	
					Start time					
					Finish time					
					Drop (in)					
					Start time					
					Finish time					
					Drop (in)					
					Start time					
					Finish time					
					Drop (in)					
					Start time					
					Finish time					
					Drop (in)					
					Start time					
					Finish time					
					Drop (in)					

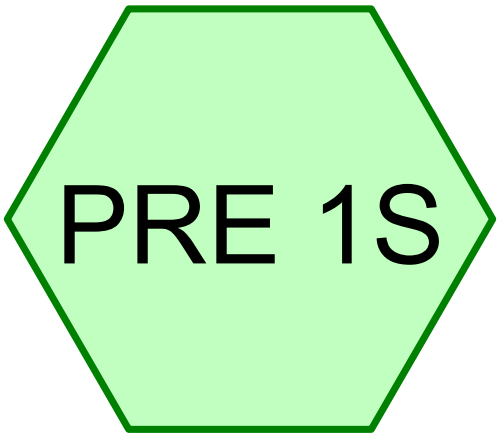
I, Michael A. Bodendorf , the undersigned, certify that these percolation tests were done by myself or under my direction according to the standard procedure. The data and results presented are true and correct.

Dated: 12/15/2020 Signature: _____

License No. (P.E.) 084466

APPENDIX B

PRE-DEVELOPMENT HYDROLOGIC AND HYDRAULIC CALCULATIONS



Existing Building Roof Existing shed Roof and Gravel Area

Subcat Reach Pond Link

Routing Diagram for Meyers Olde Dutch_184 Main Street
Prepared by Hudson Land Design
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area

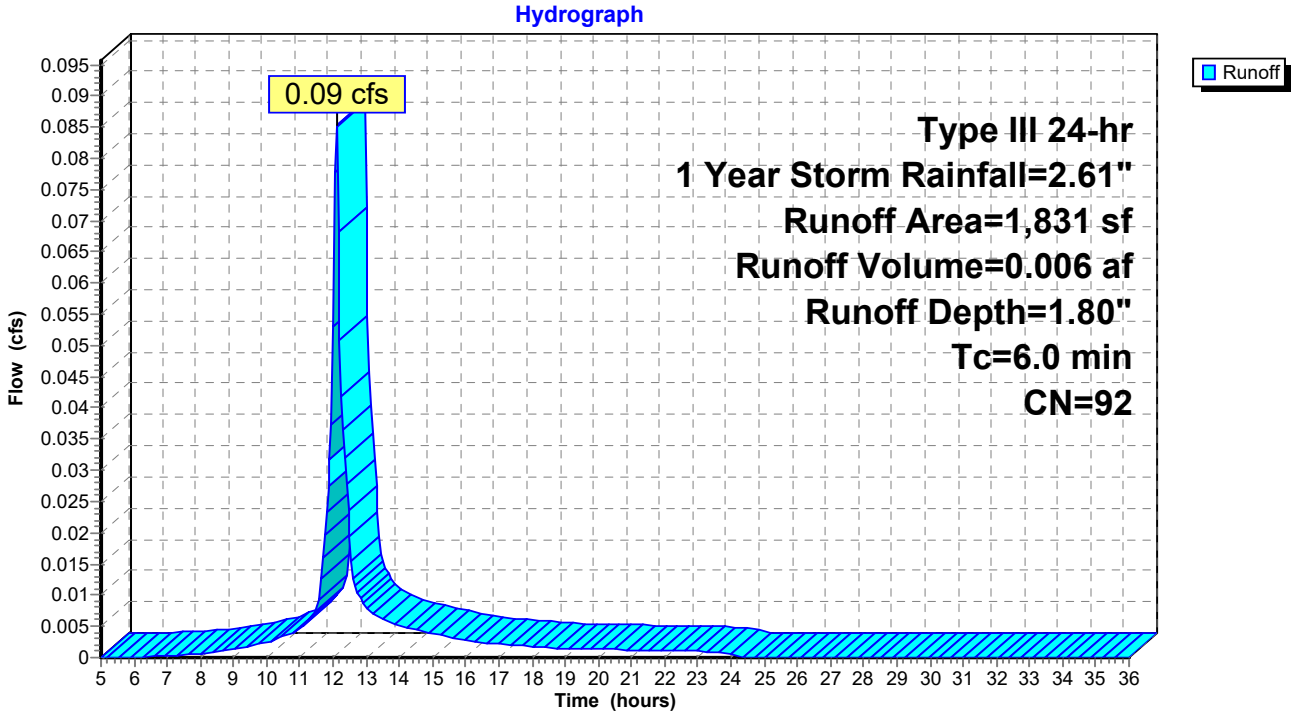
Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.006 af, Depth= 1.80"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

	Area (sf)	CN	Description
*	1,080	98	Existing Building Roof, HSG C
*	162	98	Existing Shed Roof, HSG C
*	589	78	Existing Gravel, C
	1,831	92	Weighted Average
	589		32.17% Pervious Area
	1,242		67.83% Impervious Area

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

Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area



Summary for Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area

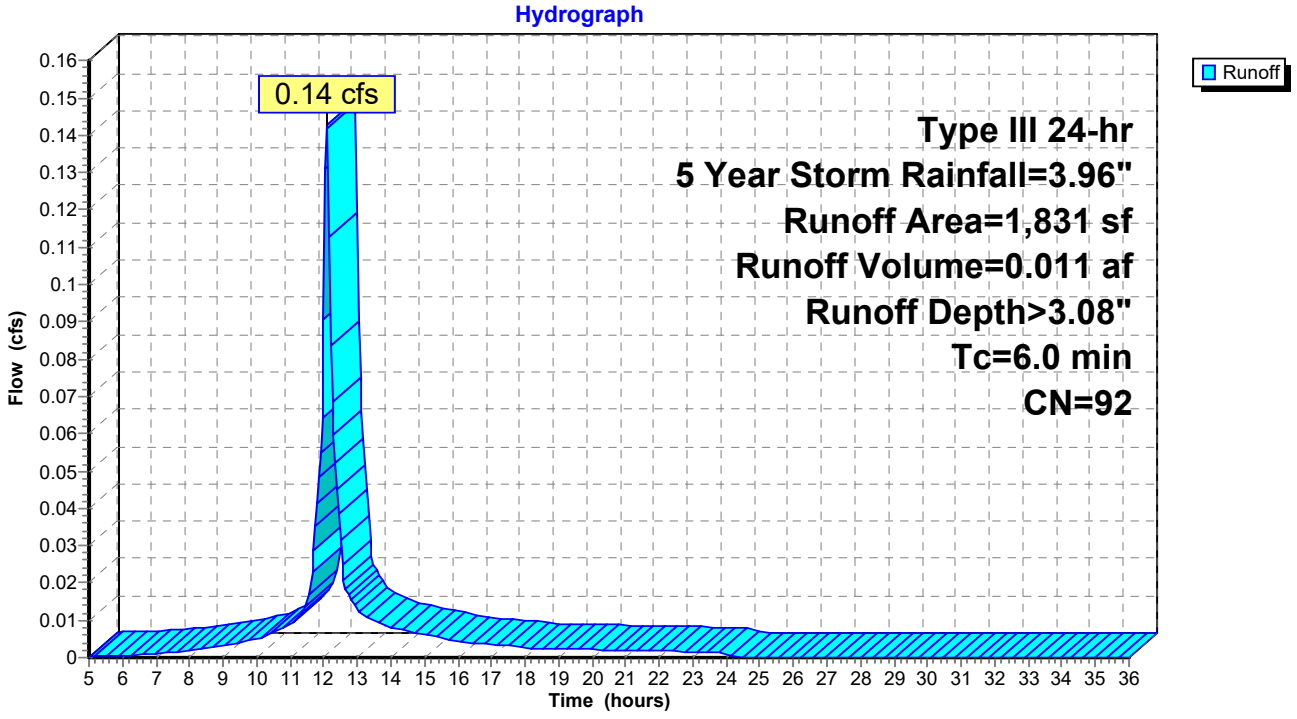
Runoff = 0.14 cfs @ 12.09 hrs, Volume= 0.011 af, Depth> 3.08"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 Year Storm Rainfall=3.96"

	Area (sf)	CN	Description
*	1,080	98	Existing Building Roof, HSG C
*	162	98	Existing Shed Roof, HSG C
*	589	78	Existing Gravel, C
	1,831	92	Weighted Average
	589		32.17% Pervious Area
	1,242		67.83% Impervious Area

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

Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area



Summary for Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area

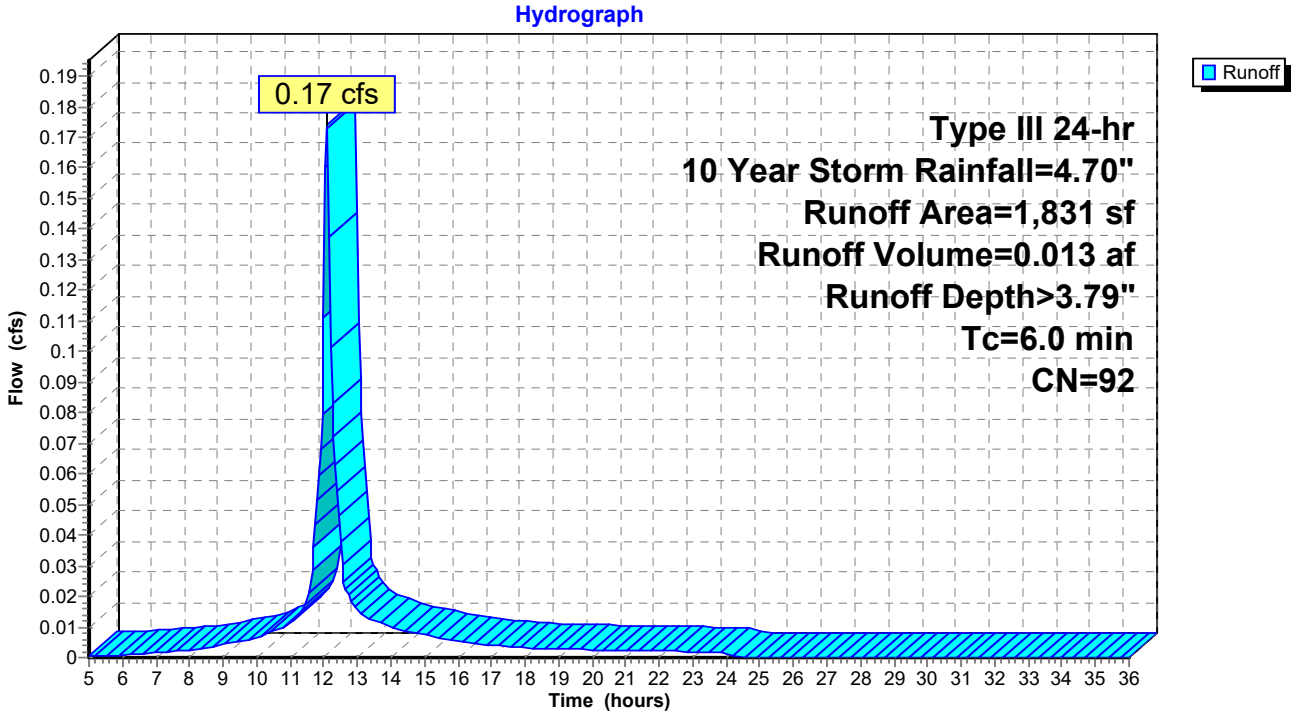
Runoff = 0.17 cfs @ 12.09 hrs, Volume= 0.013 af, Depth> 3.79"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

	Area (sf)	CN	Description
*	1,080	98	Existing Building Roof, HSG C
*	162	98	Existing Shed Roof, HSG C
*	589	78	Existing Gravel, C
	1,831	92	Weighted Average
	589		32.17% Pervious Area
	1,242		67.83% Impervious Area

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

Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area



Summary for Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area

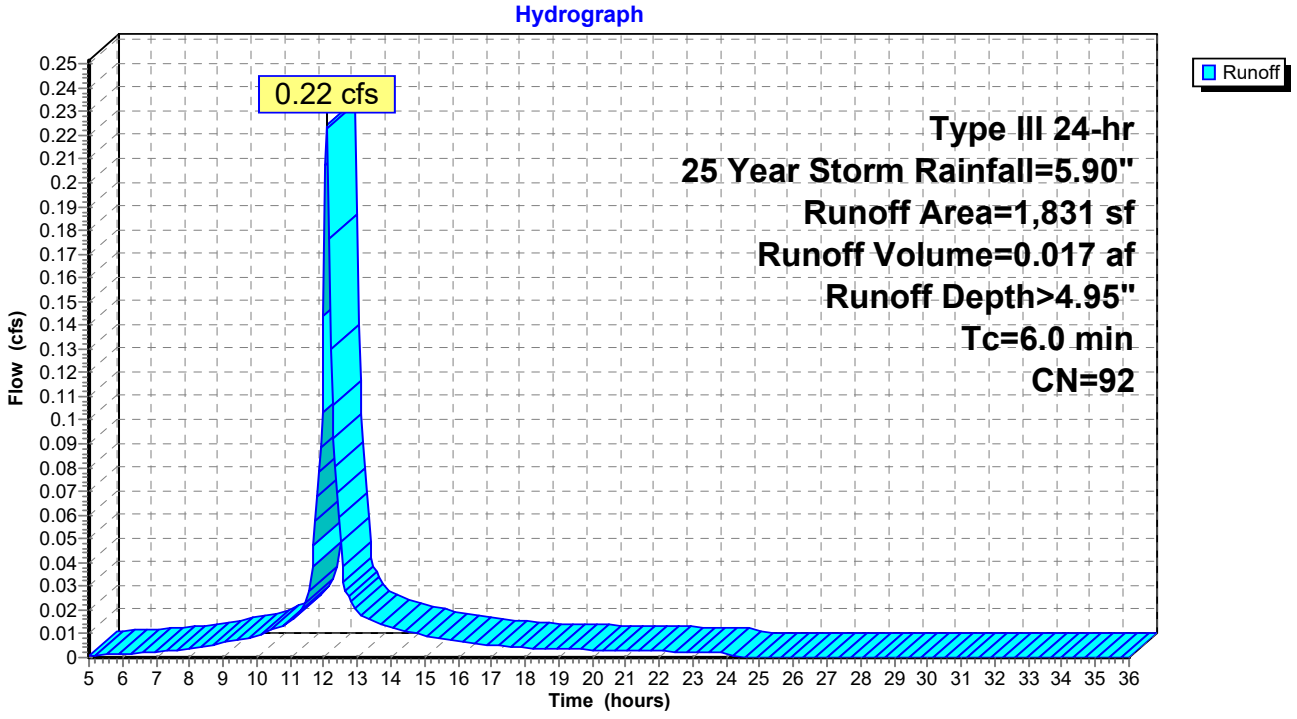
Runoff = 0.22 cfs @ 12.09 hrs, Volume= 0.017 af, Depth> 4.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

	Area (sf)	CN	Description
*	1,080	98	Existing Building Roof, HSG C
*	162	98	Existing Shed Roof, HSG C
*	589	78	Existing Gravel, C
	1,831	92	Weighted Average
	589		32.17% Pervious Area
	1,242		67.83% Impervious Area

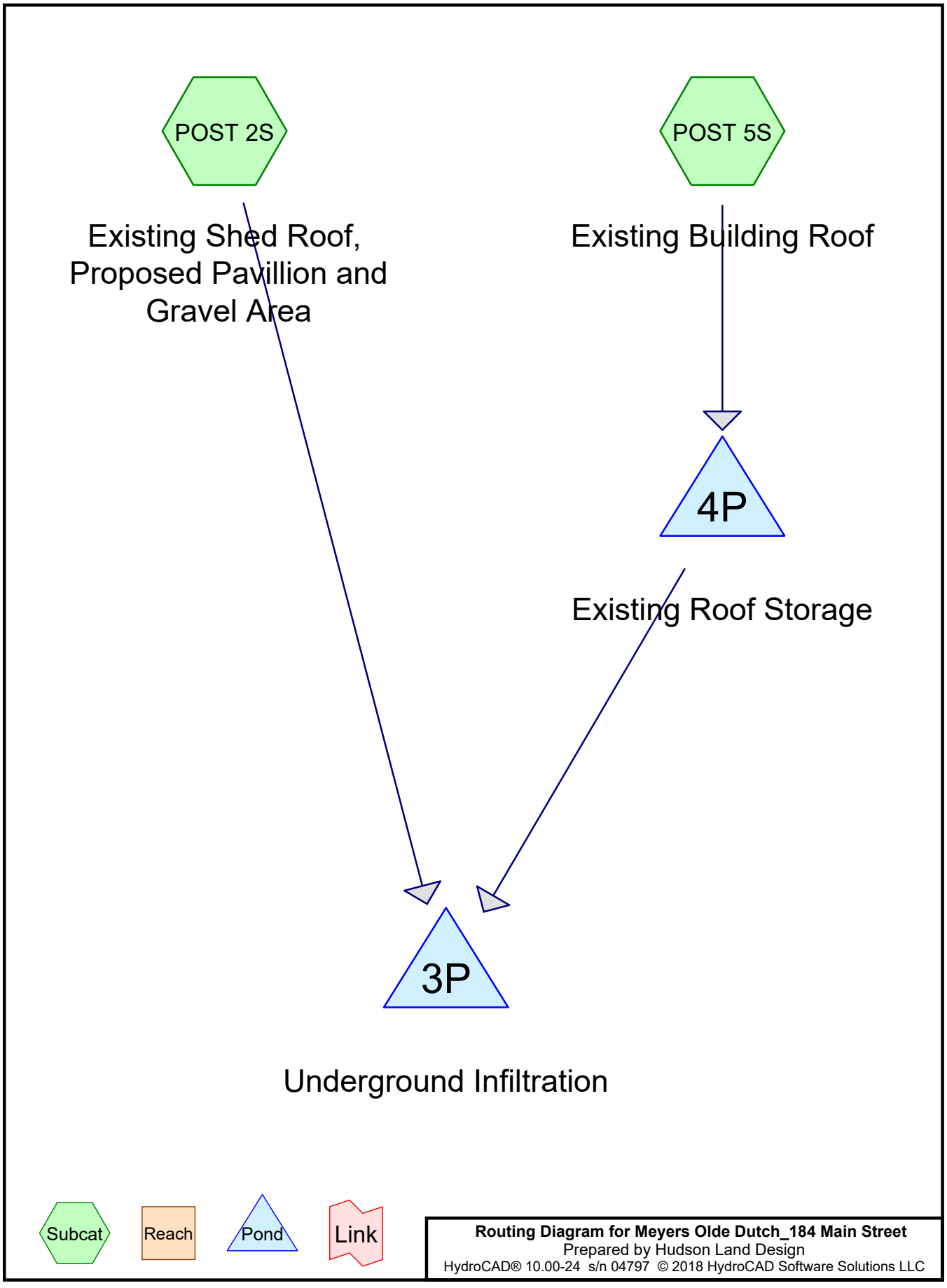
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment PRE 1S: Existing Building Roof Existing shed Roof and Gravel Area



APPENDIX C

POST-DEVELOPMENT HYDROLOGIC AND HYDRAULIC CALCULATIONS


POST 2S
POST 5S
Existing Shed Roof, Proposed Pavillion and Gravel Area
Existing Building Roof
4P
Existing Roof Storage
3P
Underground Infiltration
Subcat
Reach
Pond
Link
Routing Diagram for Meyers Olde Dutch_184 Main Street
Prepared by Hudson Land Design
HydroCAD® 10.00-24 s/n 04797 © 2018 HydroCAD Software Solutions LLC

Summary for Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area

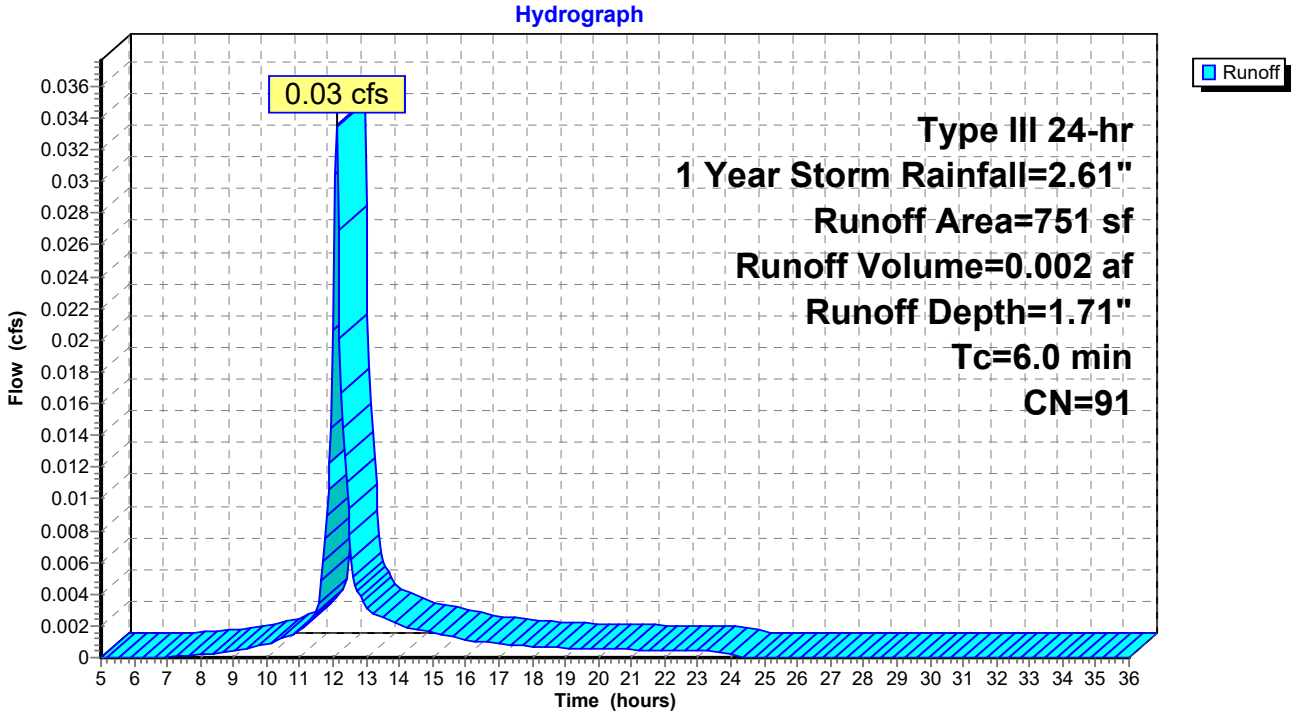
Runoff = 0.03 cfs @ 12.09 hrs, Volume= 0.002 af, Depth= 1.71"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

	Area (sf)	CN	Description
*	162	98	Eixting Shed Roof, HSG C
*	327	98	Proposed Paviliion Roof, HSG C
*	262	78	Permeable Pavers Soil C
	751	91	Weighted Average
	262		34.89% Pervious Area
	489		65.11% Impervious Area

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

Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area



Summary for Subcatchment POST 5S: Existing Building Roof

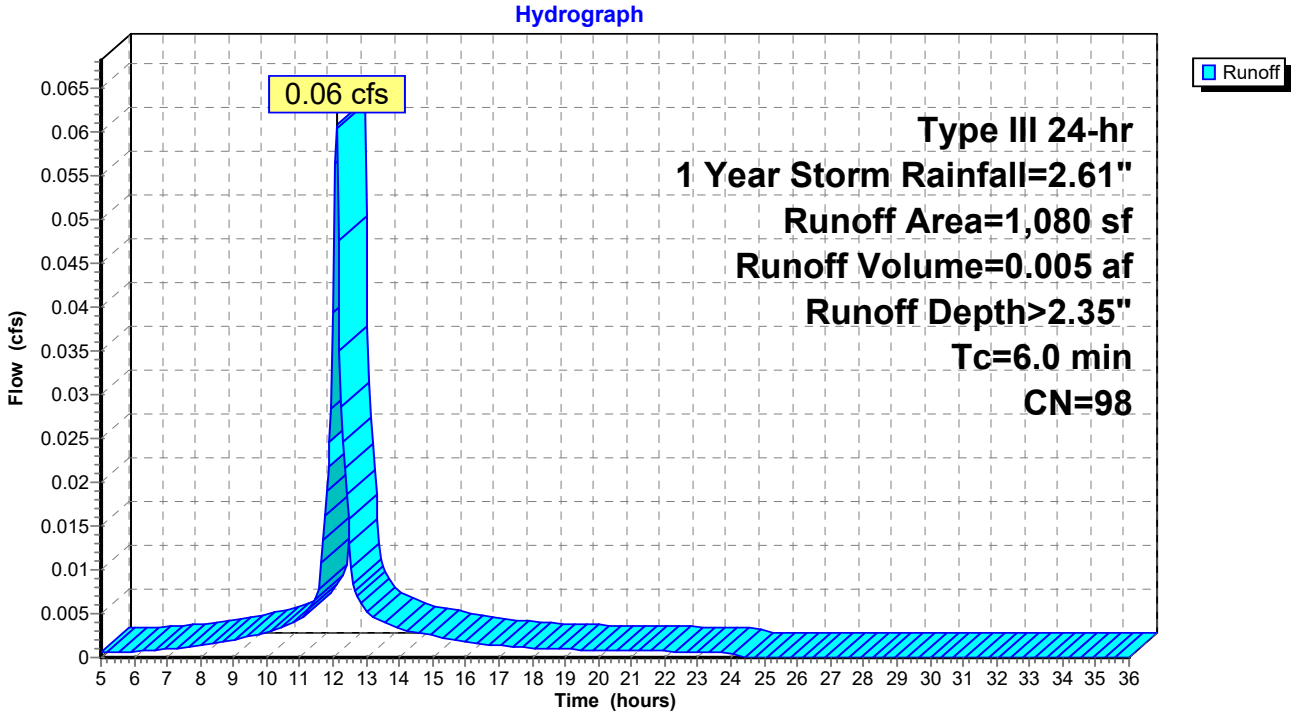
Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.61"

Area (sf)	CN	Description
1,080	98	Roofs, HSG C
1,080		100.00% Impervious Area

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

Subcatchment POST 5S: Existing Building Roof



Summary for Pond 3P: Underground Infiltration

Inflow Area = 0.042 ac, 85.69% Impervious, Inflow Depth > 2.08" for 1 Year Storm event
Inflow = 0.05 cfs @ 12.11 hrs, Volume= 0.007 af
Outflow = 0.02 cfs @ 12.00 hrs, Volume= 0.007 af, Atten= 71%, Lag= 0.0 min
Discarded = 0.02 cfs @ 12.00 hrs, Volume= 0.007 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 96.17' @ 13.02 hrs Surf.Area= 0.003 ac Storage= 0.001 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 26.0 min (852.6 - 826.6)

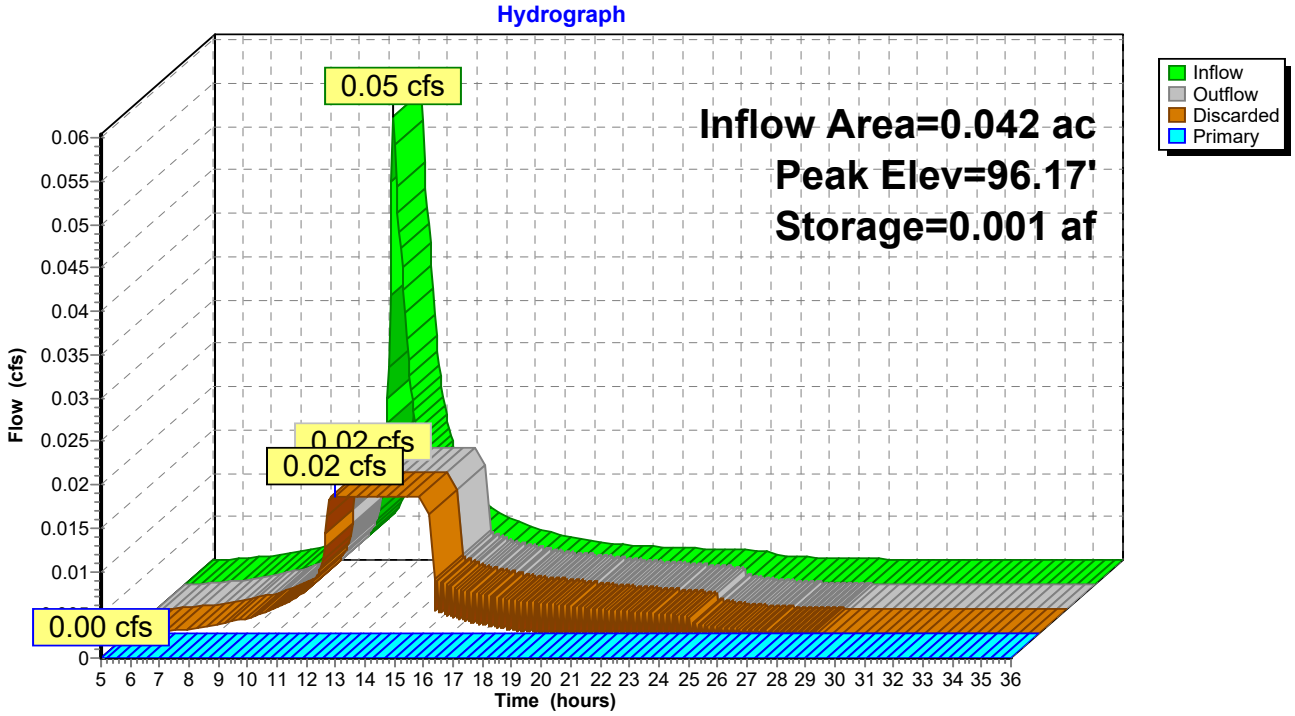
Volume	Invert	Avail.Storage	Storage Description
#1	95.30'	0.002 af	**9.87'W x 13.73'L x 3.17'H Prismatoid** 0.010 af Overall - 0.005 af Embedded = 0.005 af x 40.0% Voids
#2	95.80'	0.004 af	**ACF R-Tank HD 1.5** x 30 Inside #1 Inside= 15.7"W x 26.0"H => 2.70 sf x 2.35'L = 6.3 cf Outside= 15.7"W x 26.0"H => 2.84 sf x 2.35'L = 6.7 cf 30 Chambers in 6 Rows 0.005 af Overall x 95.0% Voids
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	100.20'	**6.0" Vert. Orifice/Grate** C= 0.600
#2	Discarded	95.30'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 12.00 hrs HW=95.39' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=95.30' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Underground Infiltration



Summary for Pond 4P: Existing Roof Storage

Inflow Area = 0.025 ac,100.00% Impervious, Inflow Depth > 2.35" for 1 Year Storm event
Inflow = 0.06 cfs @ 12.09 hrs, Volume= 0.005 af
Outflow = 0.03 cfs @ 12.28 hrs, Volume= 0.005 af, Atten= 57%, Lag= 11.7 min
Primary = 0.03 cfs @ 12.28 hrs, Volume= 0.005 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 120.06' @ 12.28 hrs Surf.Area= 953 sf Storage= 59 cf

Plug-Flow detention time= 66.8 min calculated for 0.005 af (100% of inflow)
Center-of-Mass det. time= 66.2 min (834.9 - 768.7)

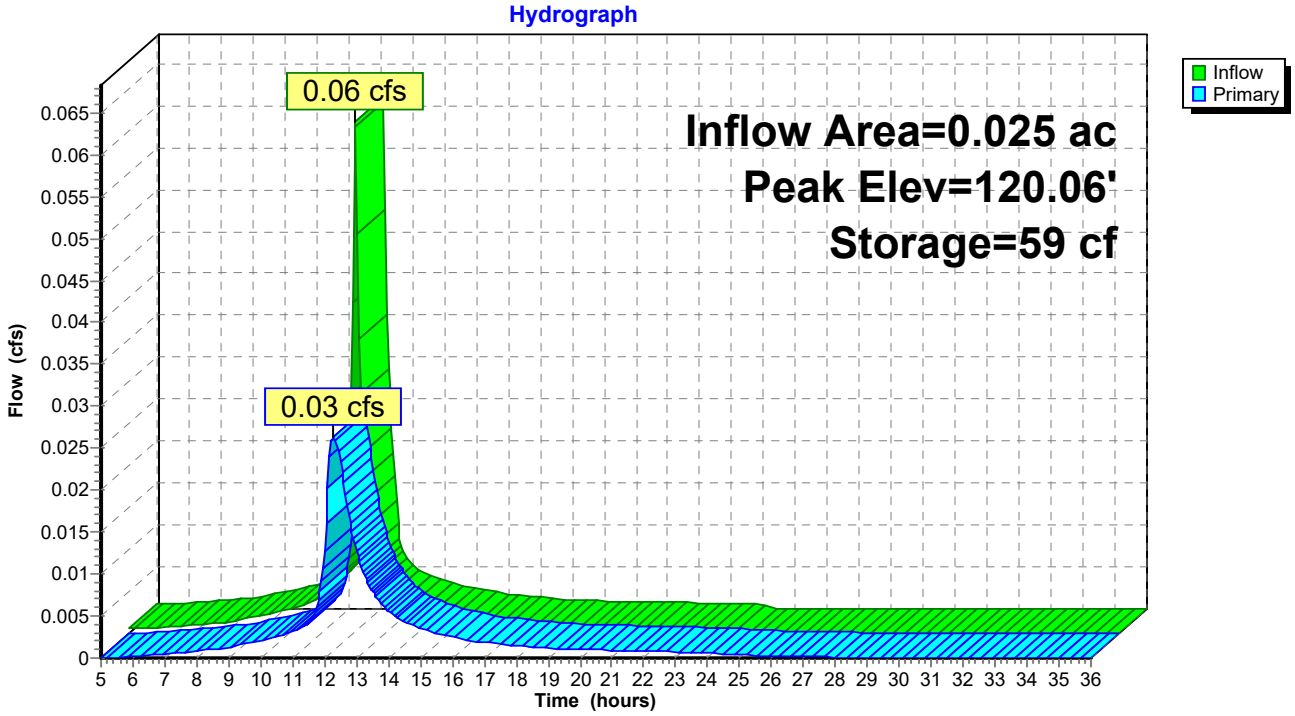
Volume	Invert	Avail.Storage	Storage Description
#1	120.00'	953 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
120.00	953	0	0
121.00	953	953	953

Device	Routing	Invert	Outlet Devices
#1	Primary	119.00'	**4.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 119.00' / 118.00' S= 0.1000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	120.00'	**2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	120.19'	**2.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.03 cfs @ 12.28 hrs HW=120.06' TW=95.89' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.03 cfs of 0.40 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 1.20 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Existing Roof Storage



Summary for Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area

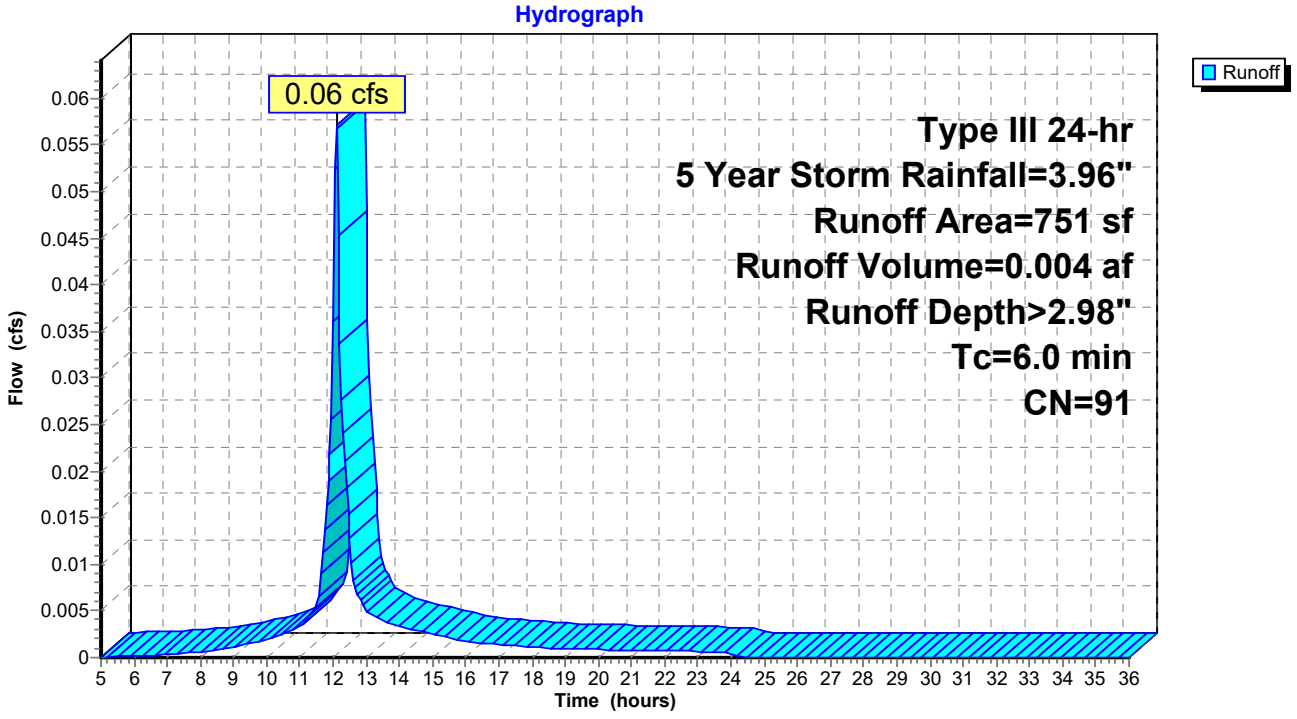
Runoff = 0.06 cfs @ 12.09 hrs, Volume= 0.004 af, Depth> 2.98"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 Year Storm Rainfall=3.96"

	Area (sf)	CN	Description
*	162	98	Eixting Shed Roof, HSG C
*	327	98	Proposed Paviliion Roof, HSG C
*	262	78	Permeable Pavers Soil C
	751	91	Weighted Average
	262		34.89% Pervious Area
	489		65.11% Impervious Area

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

Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area



Summary for Subcatchment POST 5S: Existing Building Roof

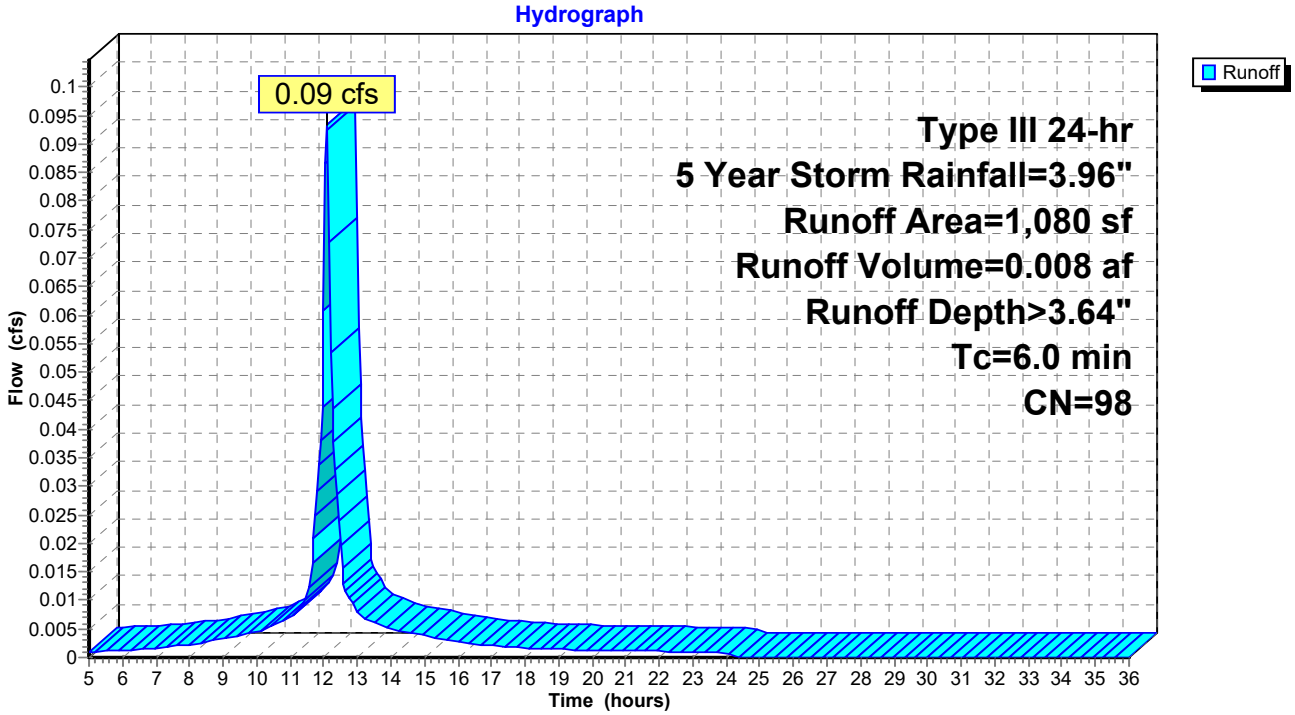
Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af, Depth> 3.64"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 5 Year Storm Rainfall=3.96"

Area (sf)	CN	Description
1,080	98	Roofs, HSG C
1,080		100.00% Impervious Area

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

Subcatchment POST 5S: Existing Building Roof



Summary for Pond 3P: Underground Infiltration

Inflow Area = 0.042 ac, 85.69% Impervious, Inflow Depth > 3.37" for 5 Year Storm event
Inflow = 0.09 cfs @ 12.10 hrs, Volume= 0.012 af
Outflow = 0.02 cfs @ 11.80 hrs, Volume= 0.012 af, Atten= 82%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.80 hrs, Volume= 0.012 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 97.07' @ 13.61 hrs Surf.Area= 0.003 ac Storage= 0.004 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 73.1 min (886.7 - 813.7)

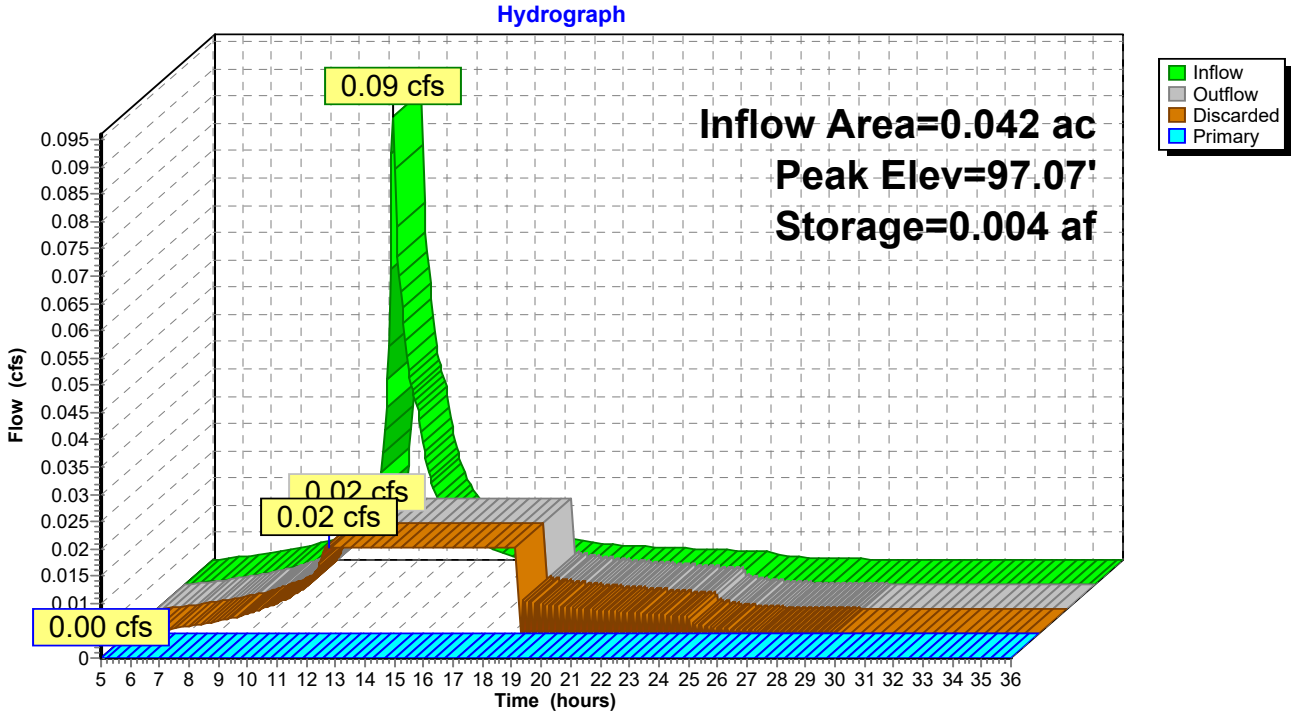
Volume	Invert	Avail.Storage	Storage Description
#1	95.30'	0.002 af	**9.87'W x 13.73'L x 3.17'H Prismatoid** 0.010 af Overall - 0.005 af Embedded = 0.005 af x 40.0% Voids
#2	95.80'	0.004 af	**ACF R-Tank HD 1.5** x 30 Inside #1 Inside= 15.7"W x 26.0"H => 2.70 sf x 2.35'L = 6.3 cf Outside= 15.7"W x 26.0"H => 2.84 sf x 2.35'L = 6.7 cf 30 Chambers in 6 Rows 0.005 af Overall x 95.0% Voids
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	100.20'	**6.0" Vert. Orifice/Grate** C= 0.600
#2	Discarded	95.30'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 11.80 hrs HW=95.37' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=95.30' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Underground Infiltration



Summary for Pond 4P: Existing Roof Storage

Inflow Area = 0.025 ac,100.00% Impervious, Inflow Depth > 3.64" for 5 Year Storm event
Inflow = 0.09 cfs @ 12.09 hrs, Volume= 0.008 af
Outflow = 0.03 cfs @ 12.35 hrs, Volume= 0.008 af, Atten= 65%, Lag= 16.0 min
Primary = 0.03 cfs @ 12.35 hrs, Volume= 0.008 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 120.10' @ 12.35 hrs Surf.Area= 953 sf Storage= 92 cf

Plug-Flow detention time= 61.4 min calculated for 0.008 af (100% of inflow)
Center-of-Mass det. time= 60.2 min (824.4 - 764.2)

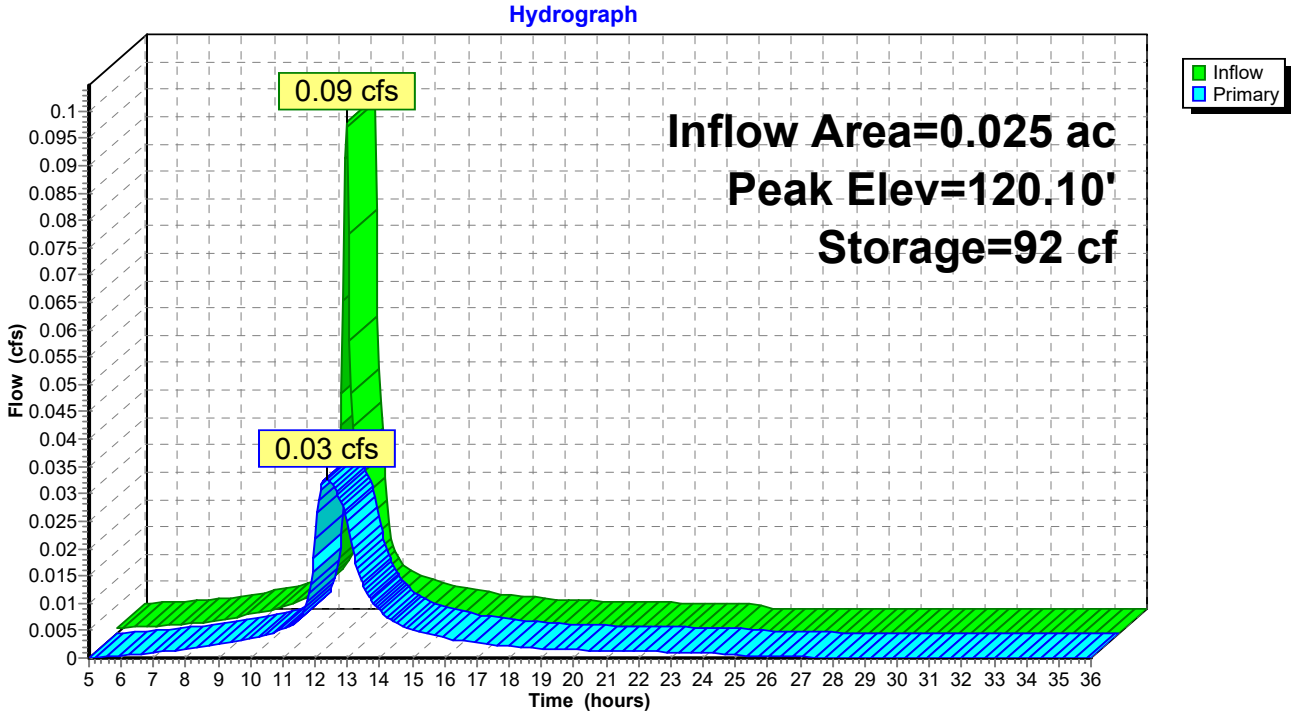
Volume	Invert	Avail.Storage	Storage Description
#1	120.00'	953 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
120.00	953	0	0
121.00	953	953	953

Device	Routing	Invert	Outlet Devices
#1	Primary	119.00'	**4.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 119.00' / 118.00' S= 0.1000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	120.00'	**2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	120.19'	**2.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.03 cfs @ 12.35 hrs HW=120.10' TW=96.40' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.03 cfs of 0.41 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.03 cfs @ 1.50 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Existing Roof Storage



Summary for Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area

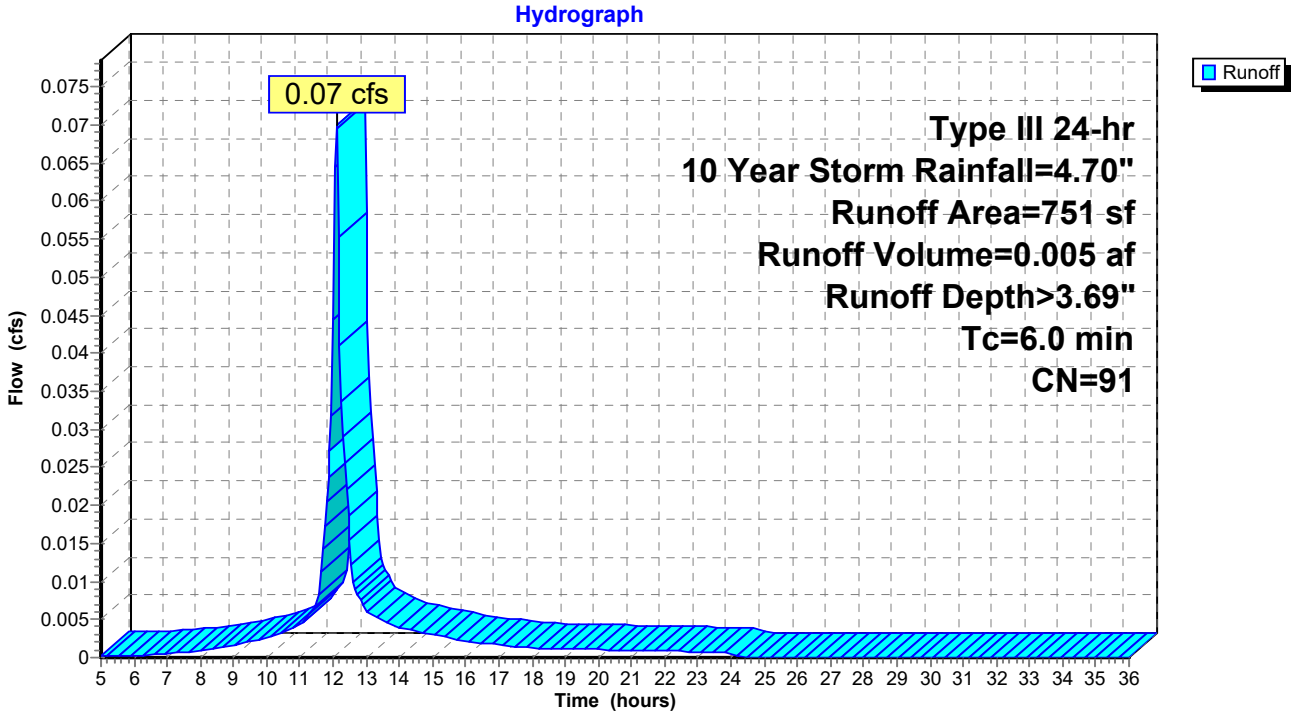
Runoff = 0.07 cfs @ 12.09 hrs, Volume= 0.005 af, Depth> 3.69"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

	Area (sf)	CN	Description
*	162	98	Eixting Shed Roof, HSG C
*	327	98	Proposed Paviliion Roof, HSG C
*	262	78	Permeable Pavers Soil C
	751	91	Weighted Average
	262		34.89% Pervious Area
	489		65.11% Impervious Area

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

Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area



Summary for Subcatchment POST 5S: Existing Building Roof

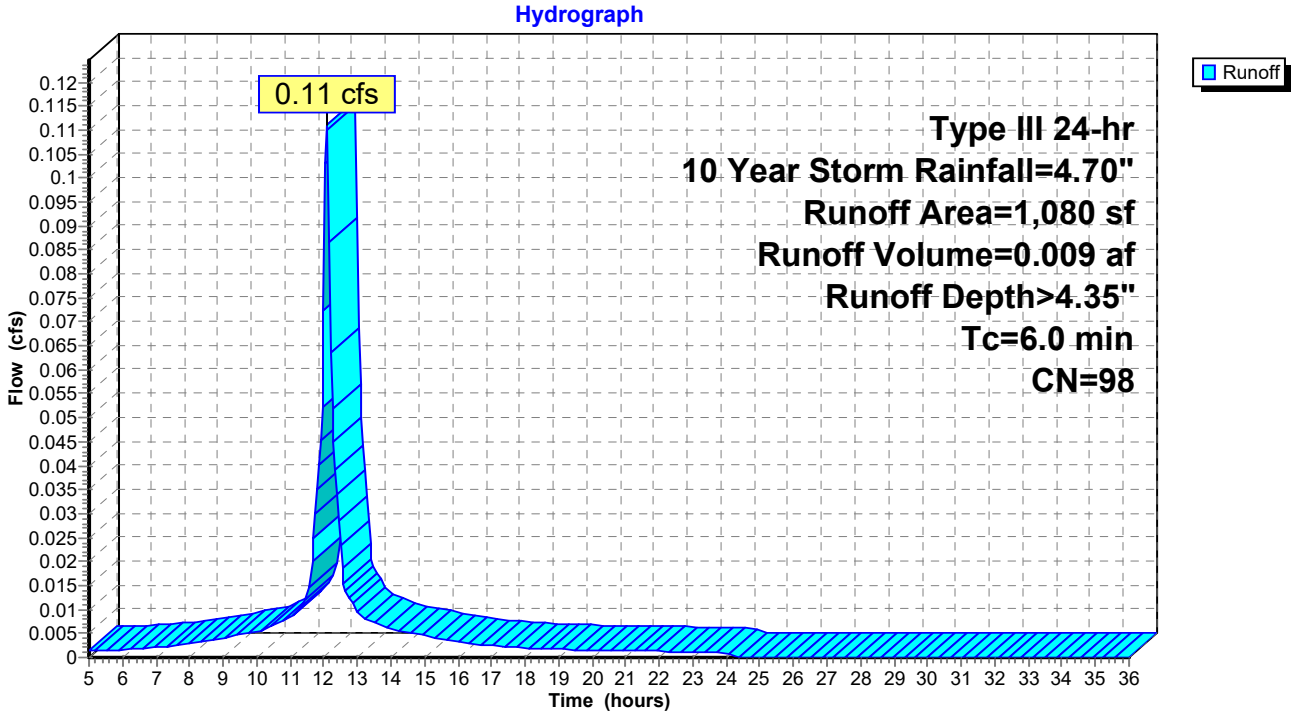
Runoff = 0.11 cfs @ 12.09 hrs, Volume= 0.009 af, Depth> 4.35"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=4.70"

Area (sf)	CN	Description
1,080	98	Roofs, HSG C
1,080		100.00% Impervious Area

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

Subcatchment POST 5S: Existing Building Roof



Summary for Pond 3P: Underground Infiltration

Inflow Area = 0.042 ac, 85.69% Impervious, Inflow Depth > 4.08" for 10 Year Storm event
Inflow = 0.10 cfs @ 12.09 hrs, Volume= 0.014 af
Outflow = 0.02 cfs @ 11.75 hrs, Volume= 0.014 af, Atten= 84%, Lag= 0.0 min
Discarded = 0.02 cfs @ 11.75 hrs, Volume= 0.014 af
Primary = 0.00 cfs @ 5.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 97.62' @ 13.92 hrs Surf.Area= 0.003 ac Storage= 0.005 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 102.6 min (912.4 - 809.8)

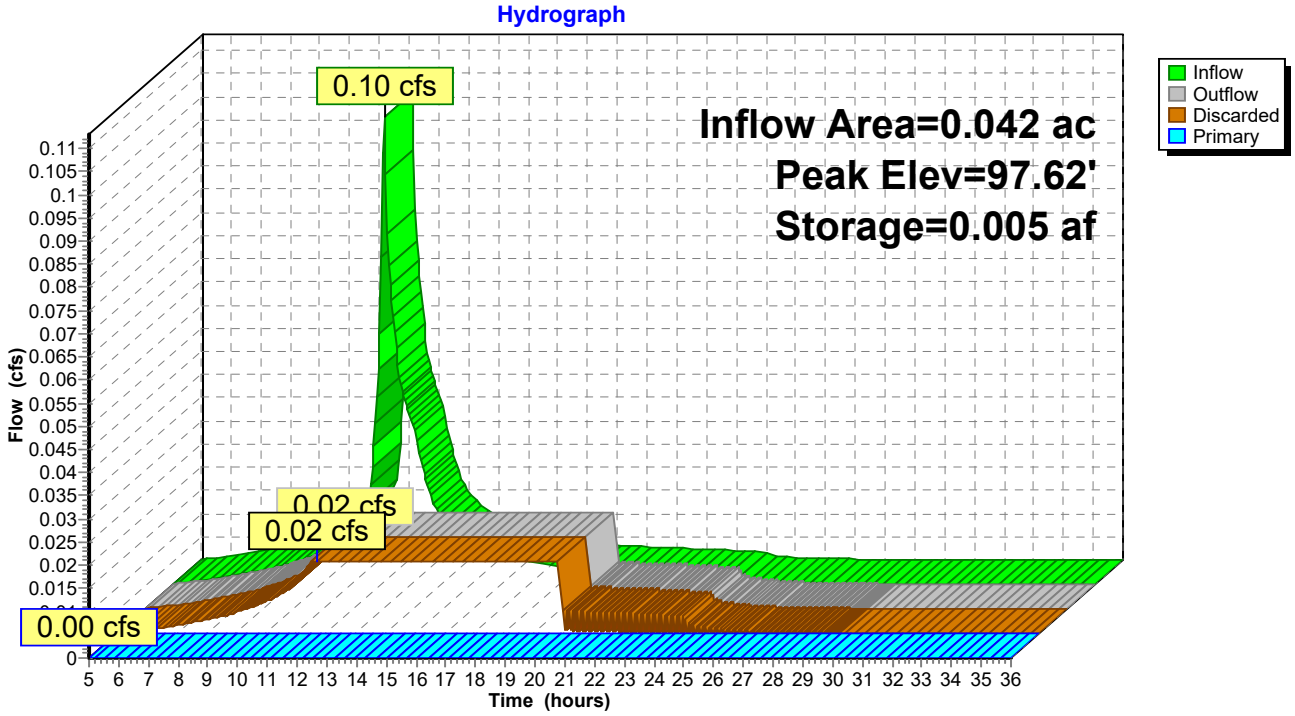
Volume	Invert	Avail.Storage	Storage Description
#1	95.30'	0.002 af	**9.87'W x 13.73'L x 3.17'H Prismatoid** 0.010 af Overall - 0.005 af Embedded = 0.005 af x 40.0% Voids
#2	95.80'	0.004 af	**ACF R-Tank HD 1.5** x 30 Inside #1 Inside= 15.7"W x 26.0"H => 2.70 sf x 2.35'L = 6.3 cf Outside= 15.7"W x 26.0"H => 2.84 sf x 2.35'L = 6.7 cf 30 Chambers in 6 Rows 0.005 af Overall x 95.0% Voids
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	100.20'	**6.0" Vert. Orifice/Grate** C= 0.600
#2	Discarded	95.30'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 11.75 hrs HW=95.39' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=95.30' (Free Discharge)
↑—**1=Orifice/Grate** (Controls 0.00 cfs)

Pond 3P: Underground Infiltration



Summary for Pond 4P: Existing Roof Storage

Inflow Area = 0.025 ac,100.00% Impervious, Inflow Depth > 4.35" for 10 Year Storm event
Inflow = 0.11 cfs @ 12.09 hrs, Volume= 0.009 af
Outflow = 0.04 cfs @ 12.38 hrs, Volume= 0.009 af, Atten= 68%, Lag= 17.6 min
Primary = 0.04 cfs @ 12.38 hrs, Volume= 0.009 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 120.12' @ 12.38 hrs Surf.Area= 953 sf Storage= 111 cf

Plug-Flow detention time= 59.2 min calculated for 0.009 af (100% of inflow)
Center-of-Mass det. time= 58.9 min (821.8 - 762.9)

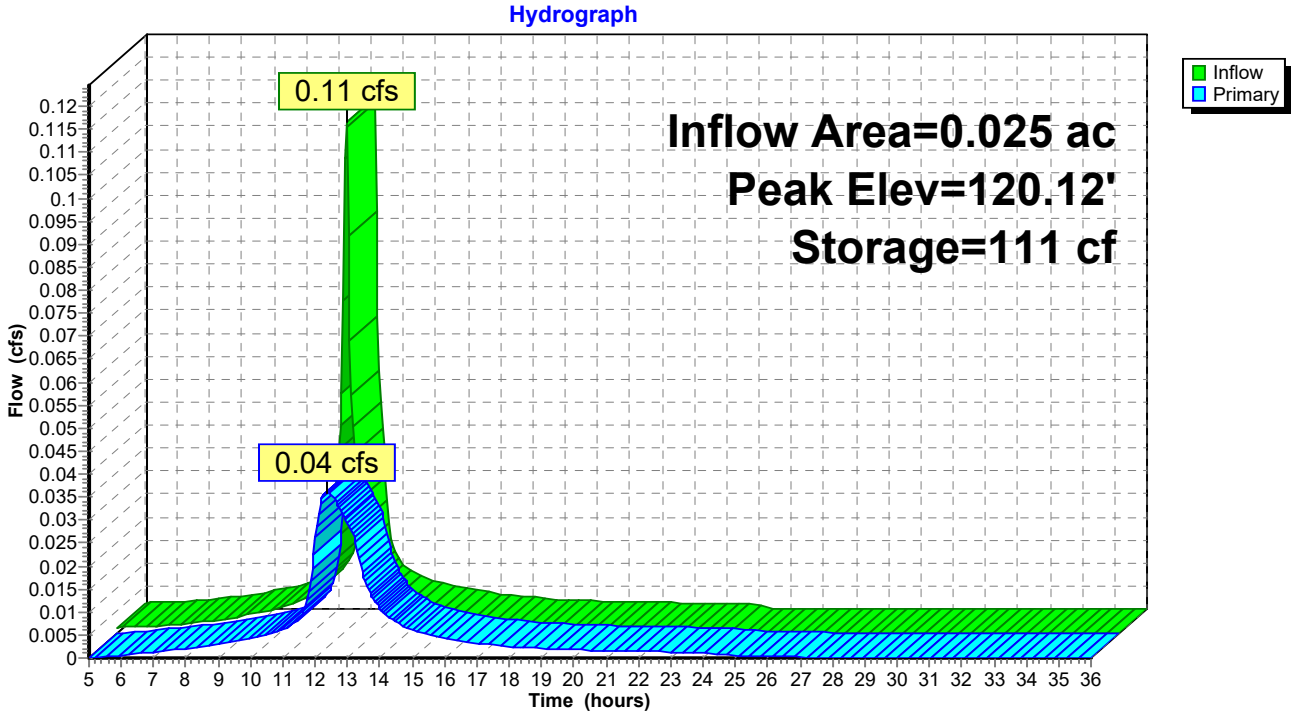
Volume	Invert	Avail.Storage	Storage Description
#1	120.00'	953 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
120.00	953	0	0
121.00	953	953	953

Device	Routing	Invert	Outlet Devices
#1	Primary	119.00'	**4.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 119.00' / 118.00' S= 0.1000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	120.00'	**2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	120.19'	**2.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.04 cfs @ 12.38 hrs HW=120.12' TW=96.69' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.41 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 1.65 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Existing Roof Storage



Summary for Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area

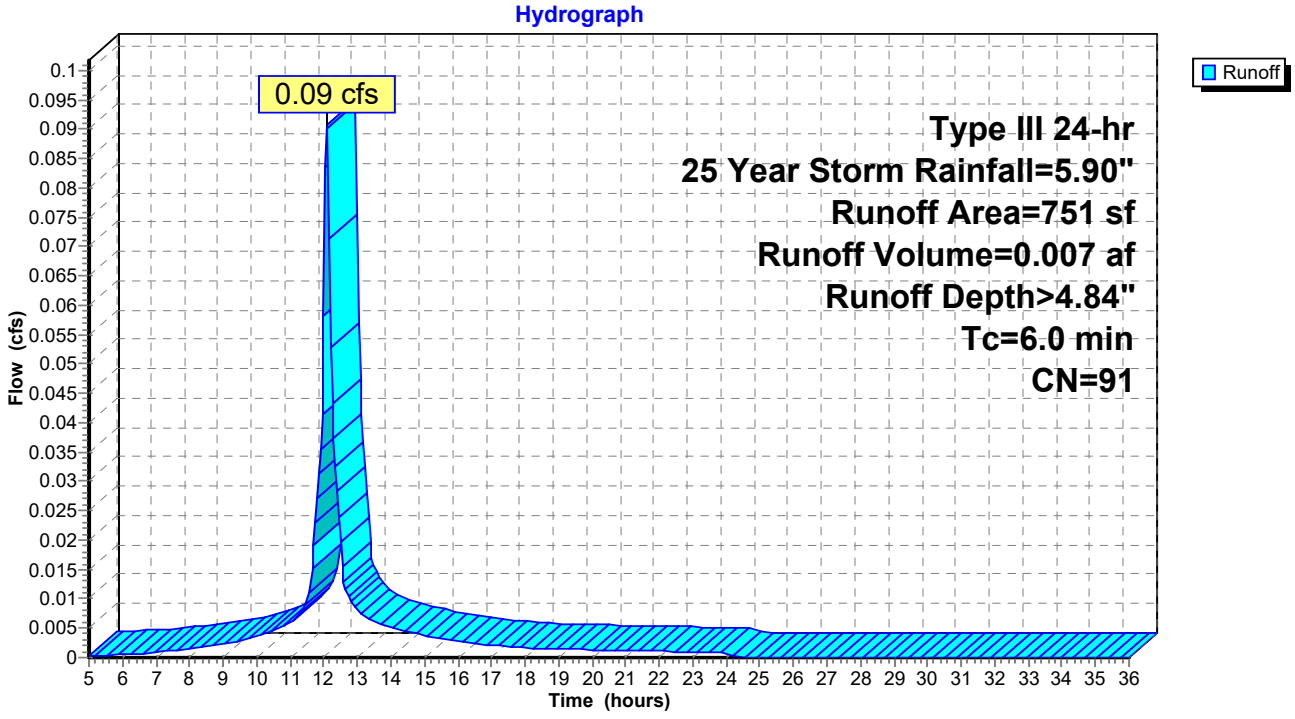
Runoff = 0.09 cfs @ 12.09 hrs, Volume= 0.007 af, Depth> 4.84"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

	Area (sf)	CN	Description
*	162	98	Eixting Shed Roof, HSG C
*	327	98	Proposed Paviliion Roof, HSG C
*	262	78	Permeable Pavers Soil C
	751	91	Weighted Average
	262		34.89% Pervious Area
	489		65.11% Impervious Area

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

Subcatchment POST 2S: Existing Shed Roof, Proposed Pavillion and Gravel Area



Summary for Subcatchment POST 5S: Existing Building Roof

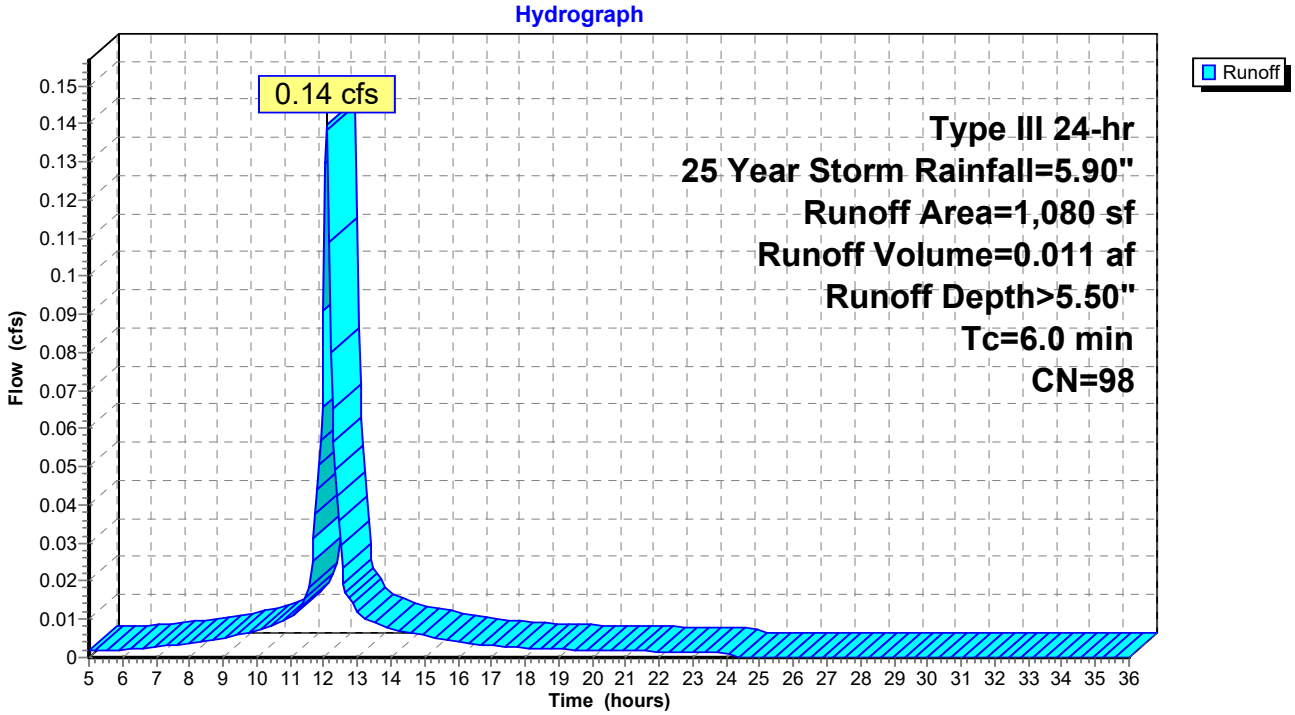
Runoff = 0.14 cfs @ 12.09 hrs, Volume= 0.011 af, Depth> 5.50"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 Year Storm Rainfall=5.90"

Area (sf)	CN	Description
1,080	98	Roofs, HSG C
1,080		100.00% Impervious Area

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

Subcatchment POST 5S: Existing Building Roof



Summary for Pond 3P: Underground Infiltration

Inflow Area = 0.042 ac, 85.69% Impervious, Inflow Depth > 5.23" for 25 Year Storm event
Inflow = 0.13 cfs @ 12.09 hrs, Volume= 0.018 af
Outflow = 0.05 cfs @ 13.40 hrs, Volume= 0.018 af, Atten= 60%, Lag= 78.4 min
Discarded = 0.02 cfs @ 11.55 hrs, Volume= 0.017 af
Primary = 0.03 cfs @ 13.40 hrs, Volume= 0.001 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 100.31' @ 13.40 hrs Surf.Area= 0.003 ac Storage= 0.006 af

Plug-Flow detention time= (not calculated: outflow precedes inflow)
Center-of-Mass det. time= 134.0 min (939.8 - 805.8)

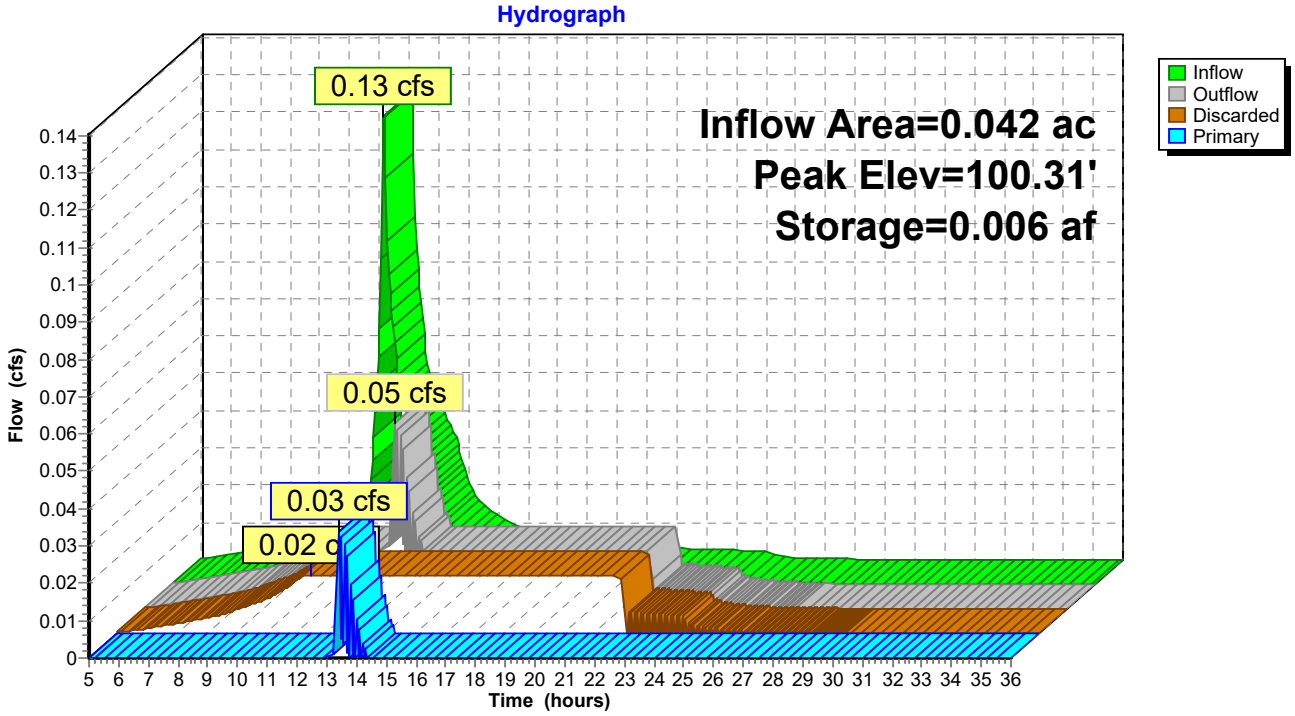
Volume	Invert	Avail.Storage	Storage Description
#1	95.30'	0.002 af	**9.87'W x 13.73'L x 3.17'H Prismatoid** 0.010 af Overall - 0.005 af Embedded = 0.005 af x 40.0% Voids
#2	95.80'	0.004 af	**ACF R-Tank HD 1.5** x 30 Inside #1 Inside= 15.7"W x 26.0"H => 2.70 sf x 2.35'L = 6.3 cf Outside= 15.7"W x 26.0"H => 2.84 sf x 2.35'L = 6.7 cf 30 Chambers in 6 Rows 0.005 af Overall x 95.0% Voids
		0.006 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	100.20'	**6.0" Vert. Orifice/Grate** C= 0.600
#2	Discarded	95.30'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.02 cfs @ 11.55 hrs HW=95.37' (Free Discharge)
↑—**2=Exfiltration** (Exfiltration Controls 0.02 cfs)

Primary OutFlow Max=0.03 cfs @ 13.40 hrs HW=100.31' (Free Discharge)
↑—**1=Orifice/Grate** (Orifice Controls 0.03 cfs @ 1.11 fps)

Pond 3P: Underground Infiltration



Summary for Pond 4P: Existing Roof Storage

Inflow Area = 0.025 ac,100.00% Impervious, Inflow Depth > 5.50" for 25 Year Storm event
Inflow = 0.14 cfs @ 12.09 hrs, Volume= 0.011 af
Outflow = 0.04 cfs @ 12.41 hrs, Volume= 0.011 af, Atten= 71%, Lag= 19.6 min
Primary = 0.04 cfs @ 12.41 hrs, Volume= 0.011 af

Routing by Dyn-Stor-Ind method, Time Span= 5.00-36.00 hrs, dt= 0.05 hrs / 2
Peak Elev= 120.15' @ 12.41 hrs Surf.Area= 953 sf Storage= 144 cf

Plug-Flow detention time= 58.4 min calculated for 0.011 af (100% of inflow)
Center-of-Mass det. time= 58.1 min (819.7 - 761.6)

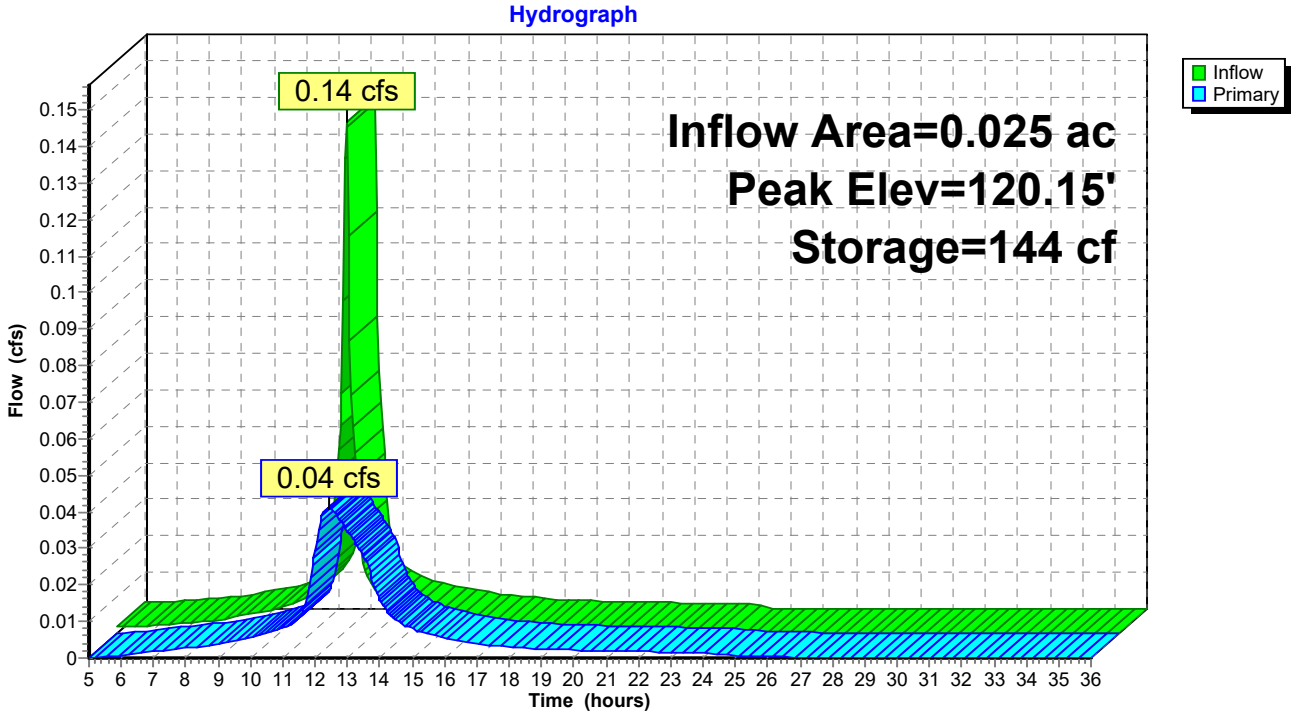
Volume	Invert	Avail.Storage	Storage Description
#1	120.00'	953 cf	**Custom Stage Data (Prismatic)**Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
120.00	953	0	0
121.00	953	953	953

Device	Routing	Invert	Outlet Devices
#1	Primary	119.00'	**4.0" Round Culvert** L= 10.0' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 119.00' / 118.00' S= 0.1000 '/' Cc= 0.900 n= 0.013, Flow Area= 0.09 sf
#2	Device 1	120.00'	**2.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Device 1	120.19'	**2.0" Vert. Orifice/Grate** C= 0.600

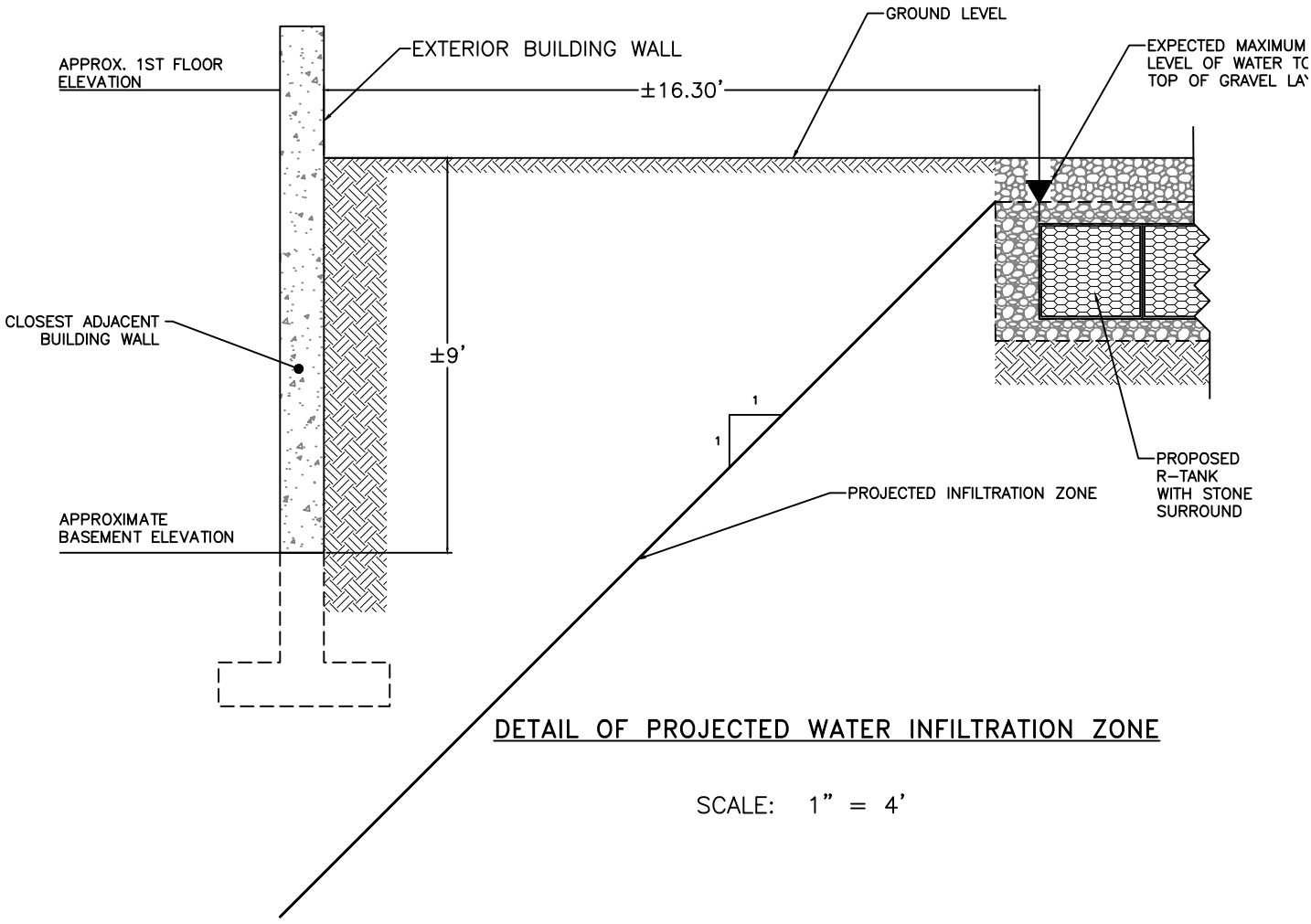
Primary OutFlow Max=0.04 cfs @ 12.41 hrs HW=120.15' TW=97.20' (Dynamic Tailwater)
└─**1=Culvert** (Passes 0.04 cfs of 0.42 cfs potential flow)
  ├─**2=Orifice/Grate** (Orifice Controls 0.04 cfs @ 1.87 fps)
  └─**3=Orifice/Grate** (Controls 0.00 cfs)

Pond 4P: Existing Roof Storage



APPENDIX D

DETAIL OF PROJECTED WATER INFILTRATION ZONE

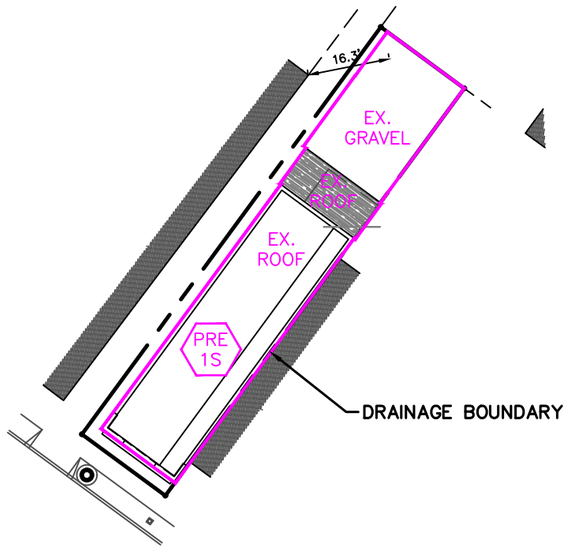


DETAIL OF PROJECTED WATER INFILTRATION ZONE

SCALE: 1" = 4'

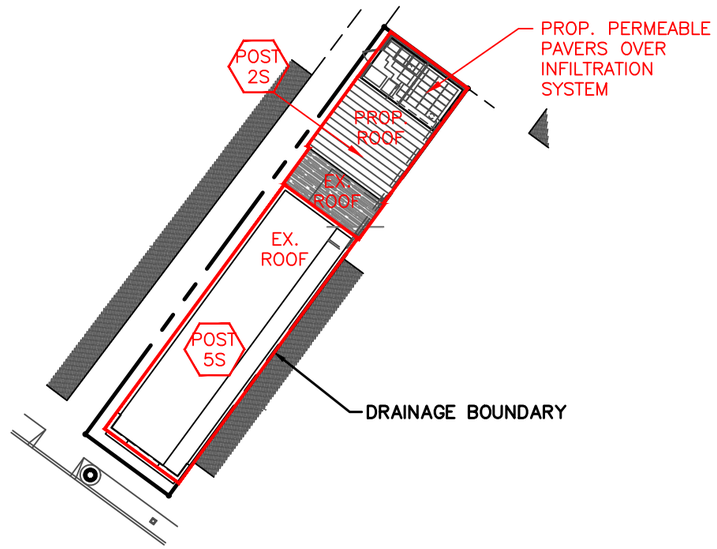
APPENDIX E

DRAINAGE MAPS



LEGEND:

EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
PROPOSED STORM CHAMBERS
PROPOSED ROOF LEADER LINE



DRAINAGE AREA 1S:

TOTAL AREA: 1,831 SQFT
EXISTING BUILDING ROOF = 1,080 SQFT
EXISTING SHED ROOF = 162 SQFT
EXISTING GRAVEL AREA = 589 SQFT

DRAINAGE AREA 2S:

TOTAL AREA: 751 SQFT
EXISTING SHED ROOF = 162 SQFT
PROPOSED PAVILION ROOF = 327 SQFT
PROPOSED PAVER AREA = 262 SQFT

DRAINAGE AREA 5S:

TOTAL AREA: 1,080 SQFT
EXISTING BUILDING ROOF = 1,080 SQFT

PRE–CONDITIONS

SCALE: 1"=30'

POST–CONDITIONS

SCALE: 1"=30'

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

DRAWN BY: CMB CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

DRAINAGE MAP

MEYER'S OLDE DUTCH RESTAURANT

184 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-811956

JOB #: 2020:047
DATE: 12/28/2020
SCALE: 1" = 30'
TITLE: DR-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

CONSTRUCTION DOCUMENTS FOR:

MEYER OLDE DUTCH RESTAURANT

184 MAIN ST., BEACON, NY 12508

SCOPE

THIS SET OF DRAWINGS INDICATES THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE DESIGN CONCEPT, THE DIMENSIONS OF THE BUILDING, LIGHTING LAYOUT AND AN OUTLINE OF MAJOR ELEMENTS OF CONSTRUCTION. AS A "SCOPE" DOCUMENT THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE PROJECT. PRICING WILL BE BASED ON THESE DOCUMENTS WITH THE UNDERSTANDING THAT THE GENERAL CONTRACTOR, SUBCONTRACTORS AND/OR MATERIALS SUPPLIERS ARE TO FURNISH ALL ITEMS REQUIRED FOR PROPER COMPLETION OF THE WORK WITHOUT ADJUSTMENT TO CONTRACT OR SUBCONTRACT PRICE. IT IS INTENDED THAT THE WORK BE OF SOUND, QUALITY CONSTRUCTION IN FULL COMPLIANCE WITH ALL GOVERNING CODES AND ORDINANCES. THE GENERAL CONTRACTOR , SUBCONTRACTORS, AND MATERIAL SUPPLIERS SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE AMOUNTS TO COVER INSTALLATION OF ALL ITEMS INDICATED, DESCRIBED OR IMPLIED.

THE ARCHITECT SHALL BE THE SOLE INTERPRETER OF THE SCOPE DOCUMENTS. DECISIONS OF THE ARCHITECT AS TO ITEMS OF WORK INCLUDED WITHIN THE "SCOPE" OF THESE DRAWINGS SHALL BE FINAL.

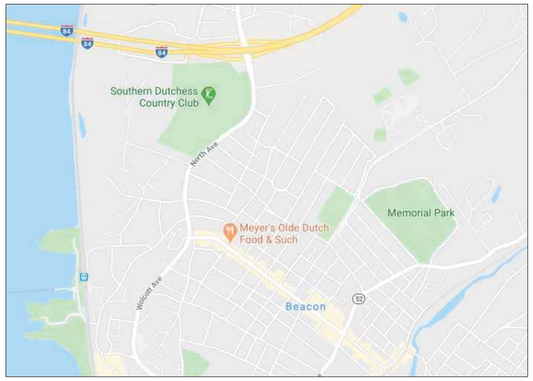
DIMENSIONS SHOWN ARE FRAMED DIMENSIONS. VERIFY ACTUAL CONDITIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSURING THAT THE FRAMING DIMENSIONS WILL PRODUCE THE FINISH FLOOR PLANS AS SHOWN IN THE DRAWINGS. CONTRACTOR TO HAVE ALL CHANGES APPROVED IN WRITING BY ARCHITECT.

NOTES

1. G.C. IS RESPONSIBLE FOR HAVING ALL PROJECT SUBCONTRACTORS COORDINATE THEIR WORK WITH THE WORK OF THE OTHER TRADES AND IS RESPONSIBLE FOR THE COORDINATION OF ALL TRADES AND WORK INCLUDING WORK NOT IN THE CONTRACT AND WORK PERFORMED BY SEPARATE SUBCONTRACTORS RETAINED BY THE OWNER UNDER SEPARATE AGREEMENT. ALL SUCH WORK NOT IN CONTRACT SHALL BE REVIEWED WITH THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. G.C. IS TO FAMILIARIZE HIMSELF WITH THE CONDITIONS OF THE SITE AND CONSTRUCTION DOCUMENTS PRIOR TO SUBMITTING A BID. CONTRACTOR TO VERIFY ALL CONDITIONS AT SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO STARTING THE WORK.
3. CONTRACTOR IS TO FILE FOR AND SECURE ALL APPROVALS, PERMITS, TESTS, INSPECTIONS AND CERTIFICATES OF COMPLIANCE AS REQUIRED.
4. LAYOUT IS TO BE REVIEWED IN FIELD WITH THE ARCHITECT & THE OWNER PRIOR TO CONSTRUCTION.
5. G.C. IS TO FURNISH THE ARCHITECT, OWNER AND BUILDING INSPECTOR WITH INSURANCE CERTIFICATES AS REQUIRED BY THE ARCHITECT & THE OWNER AS WELL AS WITH ALL WAIVERS OF LIENS SPECIFIED BY THE ARCHITECT & THE OWNER PRIOR TO THE RECEIPT OF ANY AND ALL PAYMENTS.
6. G.C. TO COORDINATE HIS ACTIVITIES DURING CONSTRUCTION WITH THE ARCHITECT AND TO PROVIDE THE ARCHITECT AND THE OWNER'S AGENT WITH A PROJECT SCHEDULE FOR APPROVAL PRIOR TO COMMENCEMENT OF ANY WORK.
7. G.C. IS TO KEEP A FULL SET OF COMPLETE AND UP TO DATE PLANS AVAILABLE AT THE JOB SITE AT ALL TIMES.
8. G.C. IS RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS NECESSARY FOR SUCCESSFUL COMPLETION OF THE WORK AND AS REQUIRED BY LAW.
9. G.C. TO PROVIDE ADEQUATE TEMPORARY SHORING WHERE AND WHEN NECESSARY.
10. G.C. IS TO TAKE CAUTION NOT TO DAMAGE OR DEFACE ANY PORTION OF THE ADJOINING PROPERTIES DURING CONSTRUCTION. ANY ADJOINING PROPERTY THAT IS DAMAGED AND/OR DEFACED DUE TO THE WORK OR NEGLECT OF THE CONTRACTOR OR HIS SUBCONTRACTORS SHALL BE RESTORED TO ITS ORIGINAL CONDITION AT NO COST TO THE OWNER.
11. ALL MATERIALS SUPPLIED BY G.C. TO BE NEW AND OF BEST QUALITY AVAILABLE. ALL LABOR AND MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL PAYMENT. CONTRACTOR TO INSTALL ALL MATERIAL AND LABOR, UNLESS SPECIFICALLY NOTED, FOR THE COMPLETE INSTALLATION OF ALL WORK AS SPECIFIED HEREIN. DELIVER PRODUCTS SCHEDULED FOR USE IN THE WORK IN THE MANUFACTURERS ORIGINAL CONTAINER WITH LABELS INTACT. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED, AND SUITABLY PROTECTED UNTIL ACCEPTED BY OWNER. IN THE EVENT OF DAMAGE , PROMPTLY REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER OR EXTENSION IN THE CONTRACT TIME OF COMPLETION.
12. ALL WORK TO BE PERFORMED AND ALL MATERIALS AND FINISHES TO BE INSTALLED SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND APPLICABLE NATIONAL CODES. G.C. TO PROVIDE OWNER WITH CERTIFICATE OF OCCUPANCY PRIOR TO RECEIPT OF FINAL PAYMENT.\
13. PROJECT CONTRACT CLOSE-OUT SUBMITTALS INCLUDE, BUT ARE NOT LIMITED TO :
PROJECT RECORD DOCUMENTS , OPERATION AND MAINTENANCE DATA, WARRANTIES AND BONDS, KEYS AND KEYING SCHEDULE , SPARE PARTS AND MATERIAL STOCK , CERTIFICATES OF INSPECTION / OCCUPANCY / INSURANCE, EVIDENCE OF PAYMENT AND RELEASE OF LIENS, AND A LIST OF SUBCONTRACTORS , PRINCIPAL VENDORS AND SERVICE ORGANIZATIONS, INCLUDING EMERGENCY TELEPHONE NUMBERS. INSTRUCT THE OWNER ON THE PROPER OPERATION AND MAINTENANCE OF SYSTEMS, EQUIPMENT AND SIMILAR ITEMS PRIOR TO RELEASE OF FINAL PAYMENT TO THE GENERAL CONTRACTOR AND/OR RELATED SUBCONTRACTOR.
14. G.C. IS RESPONSIBLE FOR THE REMOVAL OF THE CONSTRUCTION DEBRIS AS PER ALL GOVERNING CODES AND ORDINANCES. FINAL CLEAN UP OF ALL WORK AND MATERIALS SHALL BE TO THE DESIGNER'S & THE OWNER'S SATISFACTION PRIOR TO FINAL COMPLETION. THROUGHOUT THE CONSTRUCTION PERIOD, G.C. TO MAINTAIN THE BUILDING AND SITE IN A CLEAN MANNER AND STORE ITEMS IN AN ORDERLY ARRANGEMENT ALLOWING MAXIMUM ACCESS, NOT IMPEDING THE CONSTRUCTION PROCESS OF ANY SUBCONTRACTOR AND PROVIDING THE REQUIRED PROTECTION OF MATERIALS. G.C. SHALL NOT ALLOW THE ACCUMULATION OF SCRAP, DEBRIS, AND WASTE MATERIAL. AT THE END OF THE PROJECT, THE G.C. IS TO REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM EXPOSED FINISHED SURFACES, INCLUDING GLAZING.
15. SUBSTITUTIONS EQUAL TO THE ITEMS SPECIFIED WILL BE CONSIDERED ONLY WHEN REQUIRED BY CODE OR INSURANCE, WHEN PROVEN UNAVAILABLE OR UNSAFE, WHEN A MANUFACTURER REFUSES TO CERTIFY PERFORMANCE, WHEN IT WOULD BE SUBSTANTIALLY TO THE OWNER'S BEST INTEREST IN TERMS OF COST, TIME OR OTHER CONSIDERATION. ALL SUBSTITUTIONS SHALL BE APPROVED IN WRITING BY THE ARCHITECT AND THE OWNER'S AGENT IN ADVANCE OF THEIR PURCHASE OR INSTALLATION BY THE G.C.
16. FURNISH SHOP DRAWINGS, SAMPLES AND PROJECT DATA WHEN NOTED FOR REVIEW AND APPROVAL BY THE ARCHITECT AFTER CHECKING AND CERTIFYING COMPLIANCE WITH THE CONTRACT DOCUMENTS.
17. PROVIDE TEMPORARY FACILITIES AND CONTROLS REQUIRED FOR THE WORK, INCLUDING, BUT NOT LIMITED TO TEMPORARY UTILITIES SUCH AS HEAT, WATER, ELECTRICITY, TELEPHONE, FIELD OFFICE, SANITARY FACILITIES, ENCLOSURES SUCH AS TARPAULINS, BARRICADES AND CANOPIES. G.C. TO PROVIDE NECESSARY SAFETY PROTECTIONS FOR GENERAL PUBLIC AT ALL TIMES.
18. G.C. TO UNCOVER WORK TO PROVIDE FOR INSPECTION OR INSTALLATION OF ILL-TIMED WORK. REMOVE AND REPLACE ALL WORK NOT CONFORMING TO REQUIREMENTS OF THE CONTRACT DOCUMENTS AT THE GENERAL CONTRACTORS OWN COST.
19. THIS SET OF DRAWINGS CONTAINS THE DESIGN PORTION OF THE PROJECT, AS WELL AS, ELECTRICAL DIAGRAMMATIC LAYOUTS.
20. SHOULD THE ARCHITECT NOT BE RETAINED TO PERFORM REVIEWS AND INSPECTIONS, THE OWNER SHALL BE RESPONSIBLE TO COMPLETE ALL SUCH REVIEWS AND INSPECTIONS. THE OWNER SHALL INDEMNIFY AND HOLD THE LICENCED PROFESSIONAL HARMLESS FROM ANY LIABILITY THAT MAY OCCUR DUE TO DECISIONS MADE BY OTHERS ON THE ARCHITECT BEHALF IN THE FIELD.
21. G.C. TO VERIFY THE LOCATION OF ANY AND ALL UNDERGROUND UTILITIES, STRUCTURES AND SEPTIC INSTALLATIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
22. DO NOT SCALE DRAWINGS - WRITTEN DIMENSIONS TAKE PRECEDENT.
23. IN CASE OF DISCREPANCIES OR CONFLICTS WITHIN THE INFORMATION SET FORTH IN THESE DRAWINGS COMPARED TO FIELD CONDITIONS, NOTIFY ARCHITECT PRIOR TO PERFORMANCE OF SUCH ITEMS IN QUESTION.

DRAWING LIST:

ARCHITECTURAL
G-101 COVER SHEET
C-101 SITE PLOT PLAN
A-101 FLOOR & ROOF PLANS
A-102 SLAB PLAN
A-103 FLOOR FINISH PLAN
A-201 SIDE & REAR EXTERIOR ELEVATIONS
A-301 PAVILION SECTIONS, ROOF DETAILS, & FENCE DETAILS
A-401 STOREFRONT ELEVATIONS, & DETAILS
CIVIL
GD-1 DRAINAGE PLAN
STRUCTURAL
S-001 STRUCTURAL NOTES
S-101 STRUCTURAL PLAN & DETAILS



SITE LOCATION MAP

N.T.S.

SYMBOL LEGEND

SECTION INDICATOR

ELEVATION INDICATOR

WINDOW TAG

DOOR TAG

WALL TAG

KITCHEN — ROOM NAME
105 — ROOM NUMBER
WOOD — FLOOR FINISH

ITEMS BELOW

ITEMS ABOVE

PROPERTY LINE

SITE PLANTING NOTES:

THE WORK OF FURNISHING AND PLANTING TREES, SHRUBS AND VINES AS SHOWN ON THE PLANS AND AS APPROVED BY THE CITY OF BEACON PLANNING BOARD SHALL BE ACCOMPLISHED IN ACCORDANCE WITH ACCEPTED, ESTABLISHED HORTICULTURAL PRACTICE. ANY CHANGES IN PLANT TYPE (ETC.) OR LOCATION REQUIRE THE WRITTEN APPROVAL OF THE CITY OF BEACON PLANNING BOARD.

PLANTS - COMMON AND SCIENTIFIC NAMES OF PLANTS SHALL BE IN CONFORMITY WITH S.P.N. (STANDARDIZED PLANT NAMES). PLANTS, INCLUDING ROOT SPREAD AND BALL SIZE, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK". PLANTS SHALL HAVE A NORMAL HABIT OF GROWTH AND BE TYPICALLY CHARACTERISTIC OF THEIR RESPECTIVE KINDS. PLANTS SHALL BE FREE FROM INJURY, INSECT DAMAGE AND DISEASE. CONTAINER GROWN PLANTS SHALL GROWN LONG ENOUGH FOR NEW FIBROUS ROOTS TO HAVE DEVELOPED. SHRUBS AND VINES SHALL HAVE GOOD FIBROUS ROOT SYSTEMS. NO PLANTING SHALL BE DONE WHEN THERE ARE UNSATISFACTORY CONDITIONS AS DETERMINED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. ROCK OR OTHER UNDERGROUND OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH AS DIRECTED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. ALL PLANTS SHALL BE PROTECTED FROM DRYING OUT.

ANTIDESSICANTS SHALL BE APPLIED TO ALL PLANTINGS ACCORDING TO THE MANUFACTURER'S DIRECTIONS. THIS MATERIAL SHALL BE APPLIED TO EVERGREENS WITHIN TWO WEEKS OF PLANTING, AND TO DECIDUOUS PLANTINGS IN THE FALL WHEN AIR TEMPERATURE IS ABOVE 40° F OR IN THE SPRING WHEN LEAVES HAVE REACHED 75% OF MATURE SIZE.

ALL DEAD, UNHEALTHY OR BADLY IMPAIRED PLANTS, AS DETERMINED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE, SHALL BE PROMPTLY REMOVED FROM THE PROJECT. IN THE EVENT OF THE THREAT OF SERIOUS DAMAGE FROM INSECTS, DISEASE OR RODENTS, THE PLANTS SHALL BE TREATED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AS APPROVED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE.

LOCATIONS FOR PLANTS AND PLANTINGS SHALL BE MARKED OUT ON THE GROUND BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. ALL PLANTS SHALL BE IN ACCORDANCE WITH GOOD ESTABLISHED HORTICULTURAL PRACTICE. ALL PLANTS SHALL BE SET PLUMB AT A LEVEL SUCH THAT AFTER SETTLEMENT, THEY BEAR THE SAME RELATIONSHIP TO THE LEVEL OF SURROUNDING GROUND AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. BACKFILL SHALL BE THOROUGHLY SETTLED BY TAMPING. BACKFILL IS TO BE PLACED INTO PLANT PITS IN LAYERS NOT TO EXCEED 4" INCHES AND TAMPED. THOROUGH WATERING SHOULD ACCOMPANY BACKFILLING, UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. A SAUCER CAPABLE OF HOLDING WATER TO A DEPTH AS SHOWN ON THE PLANS SHALL BE FORMED ABOUT EACH PLANT PIT. ALL PLANTS SHALL BE WATERED TO PROVIDE NOT LESS THAN 5 GALLONS OF WATER PER SQUARE YARD OF PLANT PIT OR BED AREAS. ALL CLOTH, ROPES, ETC. SHALL BE REMOVED FROM THE TOPS OF BALLS, BUT NOT PULLED OUT FROM UNDER THE BALLS. ALL TRUNKS OF DECIDUOUS TREES SHALL BE WRAPPED IMMEDIATELY AFTER PLANTING WITH A MATERIAL AS APPROVED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. ALL TREES SHALL BE FIRMLY GUYED OR STAKED OR ANCHORED, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. PRUNING SHALL BE DONE IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE AS DIRECTED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE. MULCHING SHALL COVER THE PLANT PIT OR THE PLANTING BED TO A DEPTH AS SPECIFIED ON THE PLANS. THE AREA DISTURBED BY THE PLANTING OPERATION SHALL BE RESTORED TO AN ORDERLY CONDITION AS APPROVED BY THE CITY ENGINEER OR BUILDING INSPECTOR AS IS APPLICABLE.

PRIOR TO THE PLANTING OF THE TREE LOCATED ALONG MAIN STREET, THE APPLICANT AND CONTRACTOR SHALL ESTABLISH THE ACTUAL LOCATION OF THE EXISTING WATER AND SEWER SERVICES SERVING THE BUILDING TO ENSURE THAT THE TREE IS NOT PLANTED OVER THESE UTILITY LINES.

1	GENERAL REVISIONS	01/25/2021

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
POUGHKEEPSIE, NEW YORK 12601
PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

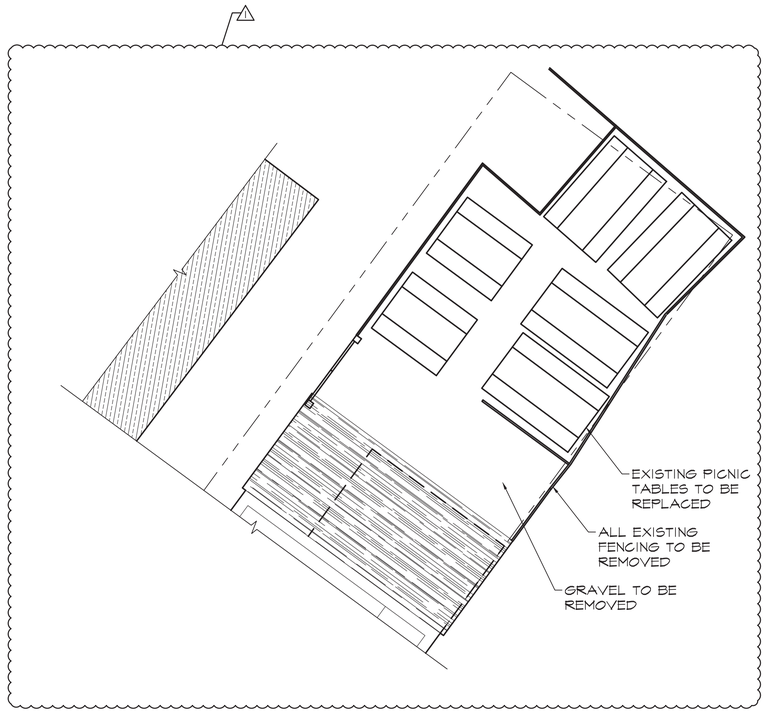
DRAWING
COVER SHEET

SEAL: REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018063 STATE OF NEW YORK

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MT	-
CHECKED BY	DATE
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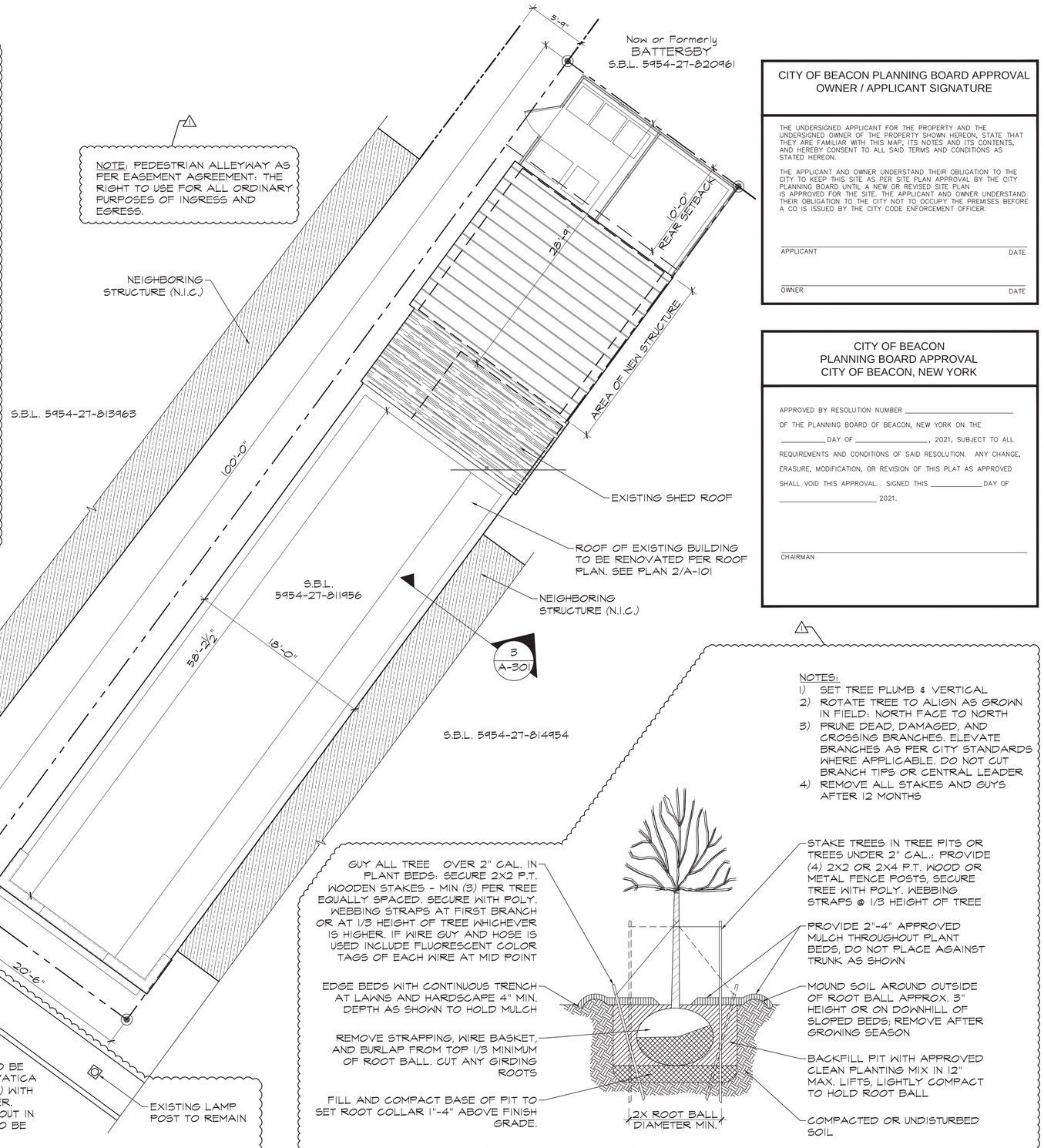
DRAWING NUMBER
G-101

FILE P:\2000\JOB # - JOB NAME\



EXISTING CONDITIONS @ REAR OF SITE 2

SCALE: 3/16" = 1'-0"



SITE PLOT PLAN 1

SCALE: 3/16" = 1'-0"

TREE INSTALL NOTES:

1) PRIOR TO THE PLANTING OF THE TREE LOCATED ALONG MAIN STREET, THE APPLICANT AND CONTRACTOR SHALL ESTABLISH THE ACTUAL LOCATION OF THE EXISTING WATER AND SEWER SERVICES SERVING THE BUILDING TO ENSURE THAT THE TREE IS NOT PLANTED OVER THESE UTILITY LINES.
2) OWNER TO PURCHASE TREE AND SERVICES RELATED TO INSTALLATION INCLUDING SITE PREPARATION AND PLANTING.
3) OWNER SHOULD ENSURE THAT THE TREE IS WATERED FOR THE FIRST SEASON

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE CITY CODE ENFORCEMENT OFFICER.

APPLICANT DATE

OWNER DATE

CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER _____ OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2021, 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 _____ 2021.

CHAIRMAN

NOTES:

1) SET TREE PLUMB & VERTICAL
2) ROTATE TREE TO ALIGN AS GROWN IN FIELD: NORTH FACE TO NORTH
3) PRUNE DEAD, DAMAGED, AND CROSSING BRANCHES. ELEVATE BRANCHES AS PER CITY STANDARDS WHERE APPLICABLE. DO NOT CUT BRANCH TIPS OR CENTRAL LEADER
4) REMOVE ALL STAKES AND GUYS AFTER 12 MONTHS

EVERGREEN AND DECIDUOUS TREE PLANTING DETAIL 3

SCALE: N.T.S

1	GENERAL REVISIONS	01/25/2021

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PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
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DRAWING
SITE PLOT PLAN

SEAL: REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018302-1 STATE OF NEW YORK

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MT	-
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-	10/13/2020

DRAWING NUMBER
C-101

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WALL TYPE LEGEND



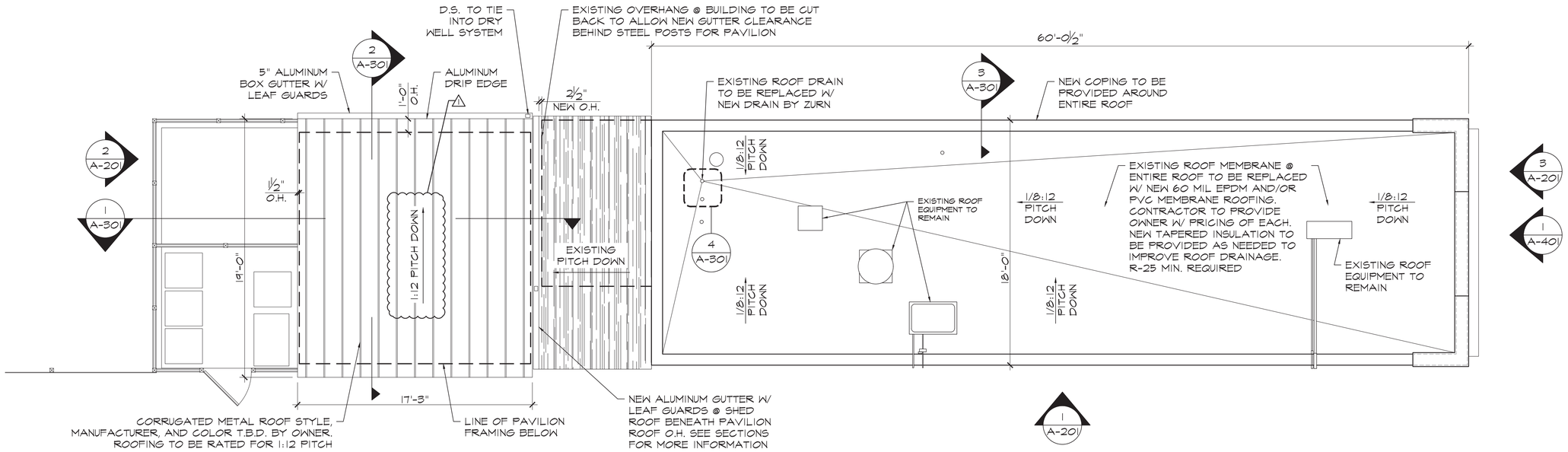
NOTE: SET EXTERIOR OF PVC SHEATHING FLUSH WITH EXTERIOR OF EXISTING CMU (SEE FLOOR PLAN)

- -5/8" GYPSUM BD. INTERIOR SIDE
- -2X6 WOOD STUDS @ 16" O.C.
- -R-21 KRAFT FACED FIBERGLASS INSULATION
- -1/2" EXT. GRADE CDX PLYWOOD SHEATHING
- -1/2" CELLULAR PVC SHEET PRODUCT

DOOR SCHEDULE

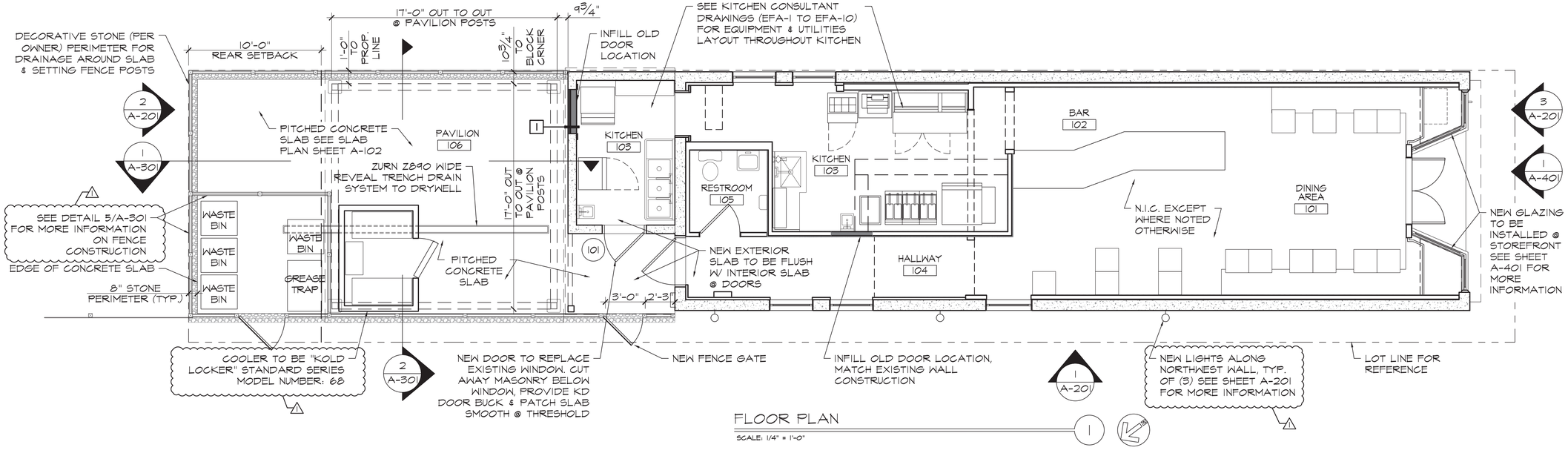
NO.	DOOR SIZE		LOCATION	COMMENTS
	W	H		
FIRST FLOOR				
101	3' - 0"	6' - 8"	KITCHEN	INSULATED EXTERIOR

EXACT STYLES AND MANUFACTURER T.B.D. BY OWNER. G.C. TO PROVIDE ALLOWANCE FOR DOOR MATERIAL COST AND PROVIDE LABOR COST.



ROOF PLAN

SCALE: 1/4" = 1'-0"



FLOOR PLAN

SCALE: 1/4" = 1'-0"

1	GENERAL REVISIONS	01/25/2021

Liscum McCormack VanVoorhis LLP
ARCHITECTURE PLANNING INTERIORS
181 CHURCH STREET
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PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

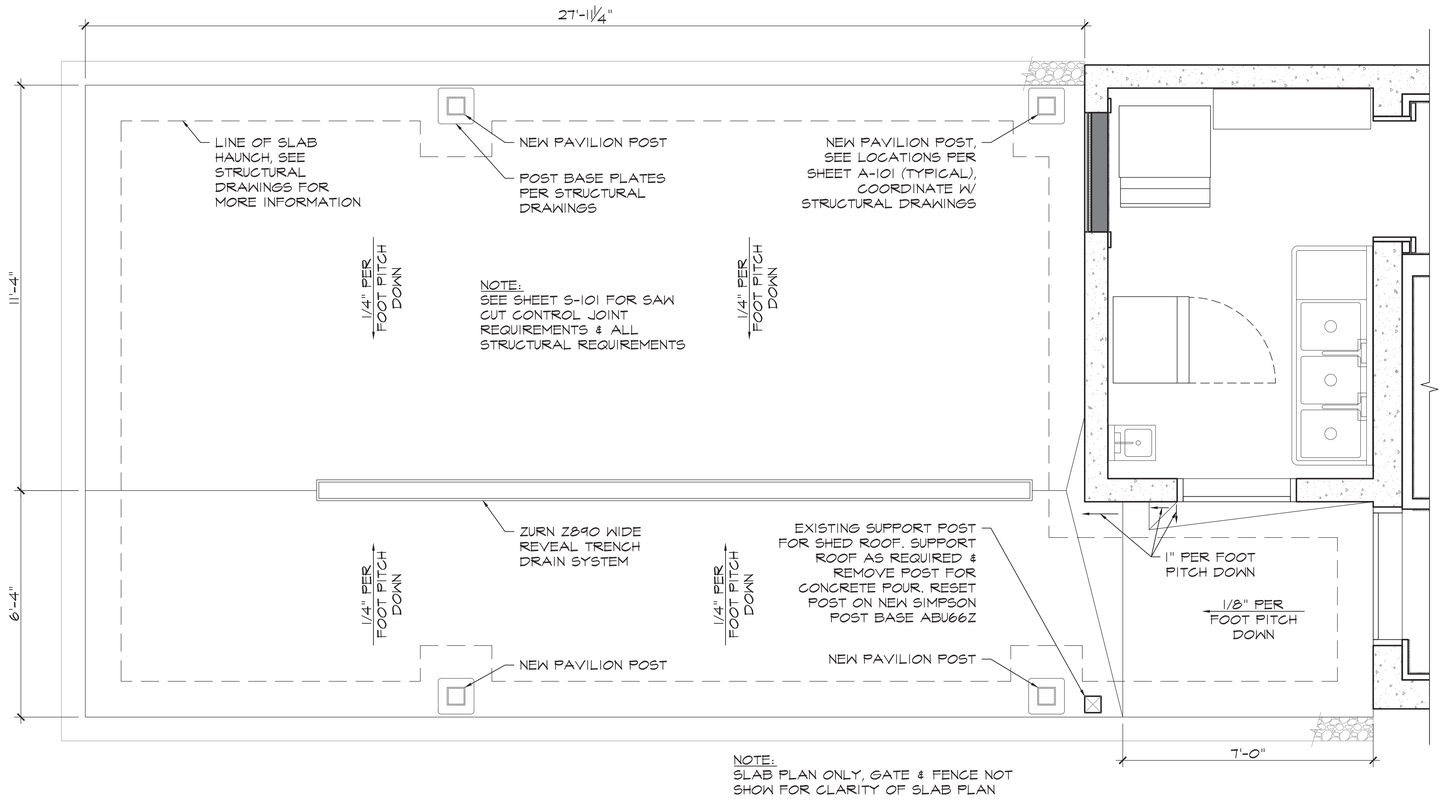
DRAWING
FLOOR & ROOF PLANS

SEAL: REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018332-1 STATE OF NEW YORK

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MT	-
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-	10/13/2020

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NOTE:
SLAB PLAN ONLY, GATE & FENCE NOT SHOW FOR CLARITY OF SLAB PLAN

SLAB PLAN

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

⚠	GENERAL REVISIONS	01/25/2021

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PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
SLAB PLAN

SEAL
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 018332-1 STATE OF NEW YORK

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CHECKED BY	DATE
-	10/13/2020

DRAWING NUMBER
A-102

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ROOM FINISH SCHEDULE

NUMBER	ROOM NAME	BASE/WALL TRIM	FLOOR	WALLS				CEILING		NOTES
				N	S	E	W	MATL	HEIGHT	
FIRST FLOOR										
101	DINING ROOM	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	SEE NOTE 1	-	-
102	BAR	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	SEE NOTE 1	-	-
103	KITCHEN	VB	TLI	FRP	FRP	FRP	FRP	EXISTING	-	-
104	HALLWAY	WDB	PC	GB/PT	GB/PT	GB/PT	GB/PT	EXISTING	-	-
105	RESTROOM	VB	PC	GB/PT	GB/PT	GB/PT	GB/PT	EXISTING	-	-
106	PAVILION	N/A	CONC	N/A	N/A	N/A	N/A	PT/PWC	-	-

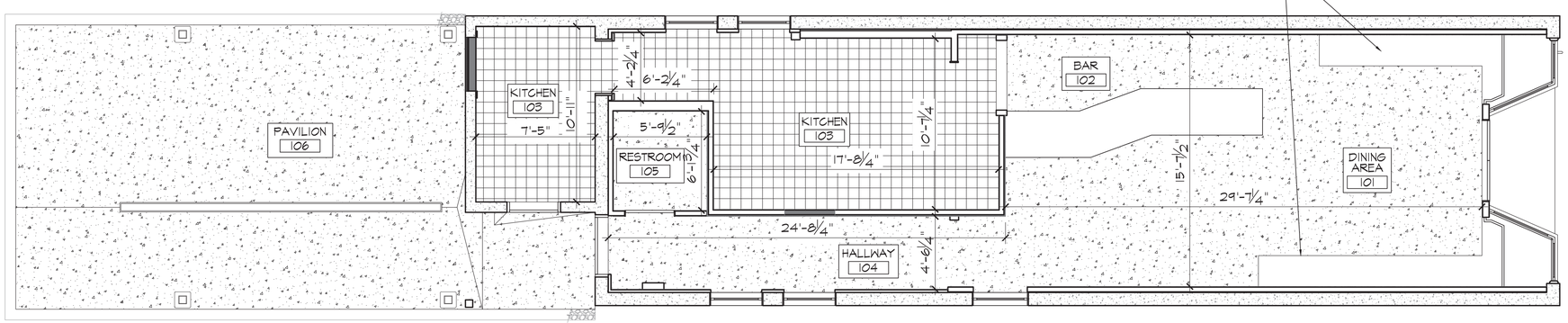
NOTE 1: CEILING OF DINING AREA AND BAR TO BE SOUND ABSORPTION TILES. IF POSSIBLE CLEAN AND REUSE EXISTING, OTHERWISE REPLACE WITH NEW.

FINISH KEY			
WD	WOOD FLOORING	SLC	SEALED CONCRETE
TL	TILE	PC	POLISHED CONCRETE
LM	LINOLEUM	GB	GYPSUM BOARD
PWC	POWDER COAT	FRP	FIBERGLASS REINFORCED PANELS
ER	EPOXY RESIN	PT	PAINT
VB	VINYL BASEBOARD	WDB	WOOD BASEBOARD

FINISH LEGEND	
TLI	6X6 QUARRY TILE

NOTE: SEE SLAB PLAN FOR NEW PAVILION SLAB DIMENSIONS

BUILT IN WALL MOUNTED BENCHES, FLOORING UNDERNEATH TO BE FINISHED AS NOTED FOR DINING AREA



FLOOR FINISH PLAN

SCALE: 1/4" = 1'-0"

1	GENERAL REVISIONS	01/25/2021

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PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

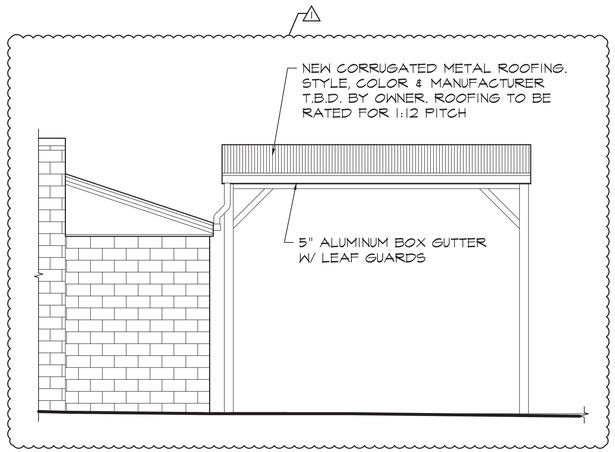
DRAWING
FLOOR FINISH PLAN

SEAL
REGISTERED ARCHITECT MICHAEL J. McCORMACK No. 018332-1 STATE OF NEW YORK

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MT	-
CHECKED BY	DATE
-	10/13/2020

DRAWING NUMBER
A-103

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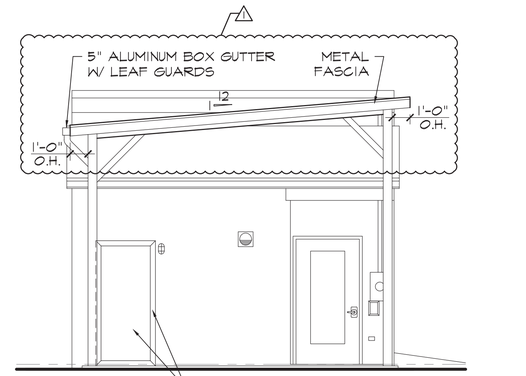
SOUTH-EAST (SIDE) PARTIAL ELEVATION 4

SCALE: 1/4" = 1'-0"



SOUTH-WEST (FRONT) ELEVATION 3

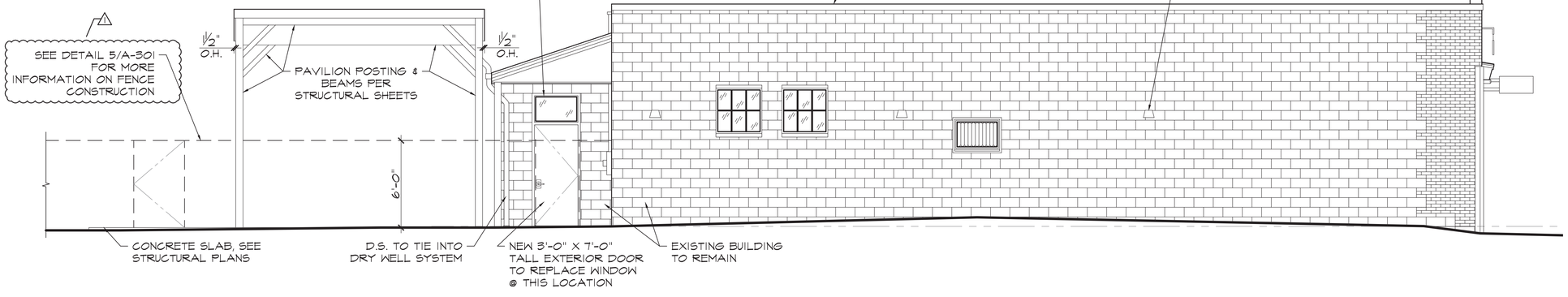
SCALE: 1/4" = 1'-0"



NORTH-EAST (REAR) ELEVATION 2

SCALE: 1/4" = 1'-0"





NORTH-WEST (SIDE) ELEVATION 1

SCALE: 1/4" = 1'-0"

1	GENERAL REVISIONS	01/25/2021

Liscum McCormack VanVoorhis LLP
181 CHURCH STREET
ARCHITECTURE POUGHKEEPSIE, NEW YORK 12601
PLANNING INTERIORS PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING
SIDE & REAR EXTERIOR ELEVATIONS

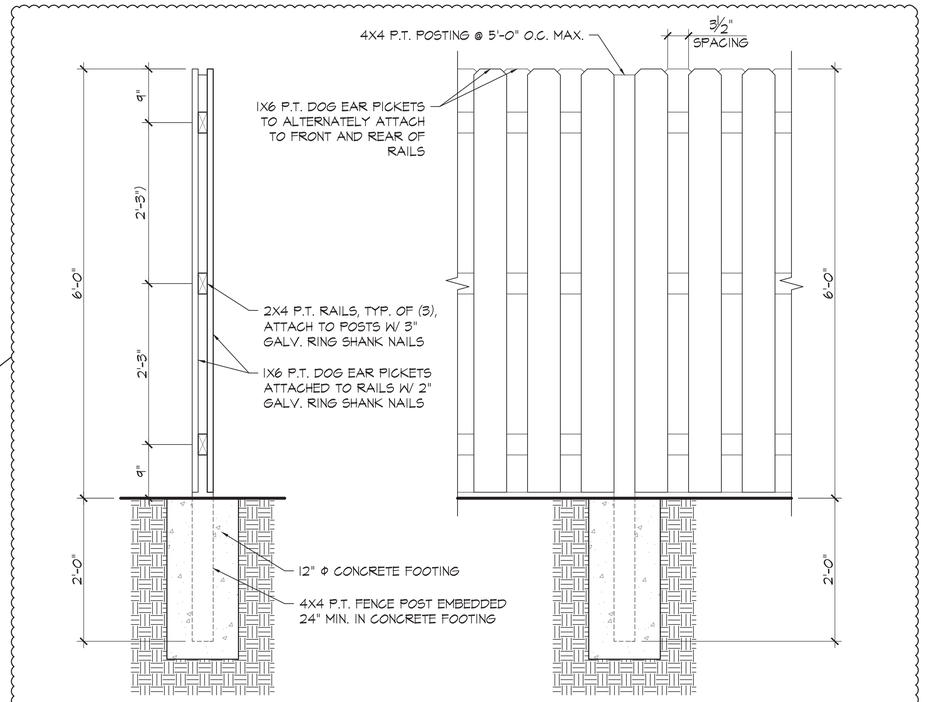
SEAL

REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019033-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
MT	-
CHECKED BY	DATE
-	10/13/2020

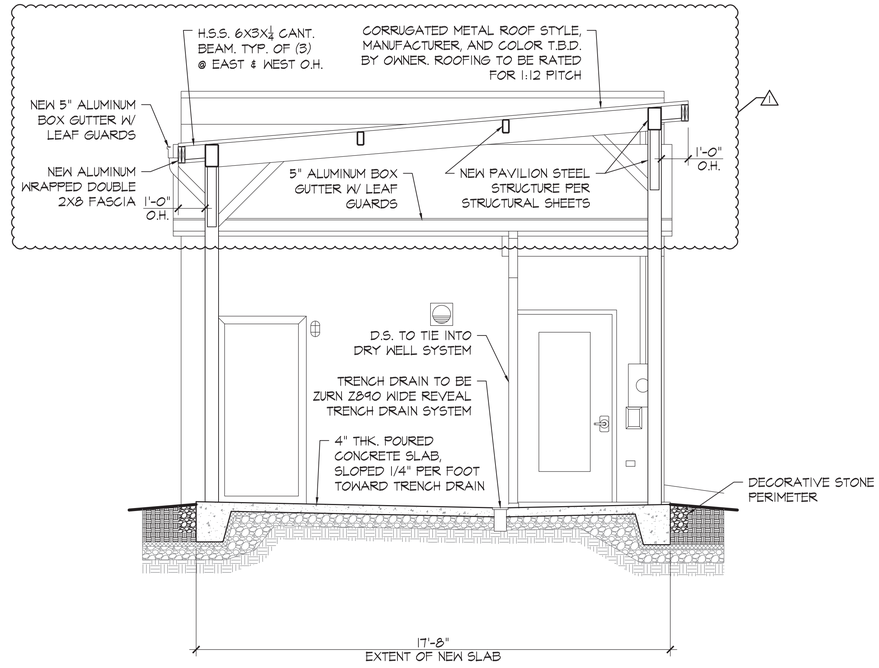
DRAWING NUMBER
A-201

FILE P:\2000\JOB # - JOB NAME\



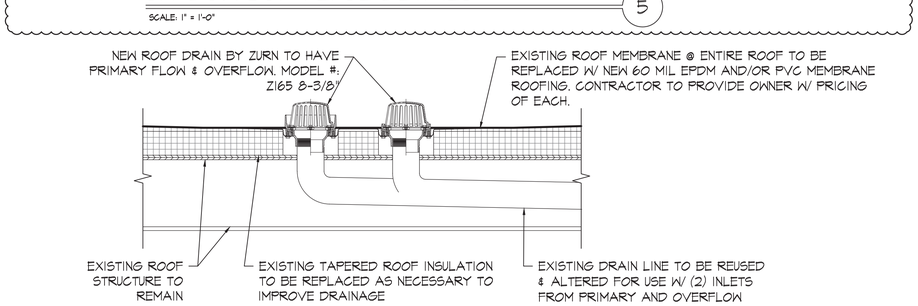
SHADOW BOX FENCE DETAILS — 5

SCALE: 1" = 1'-0"



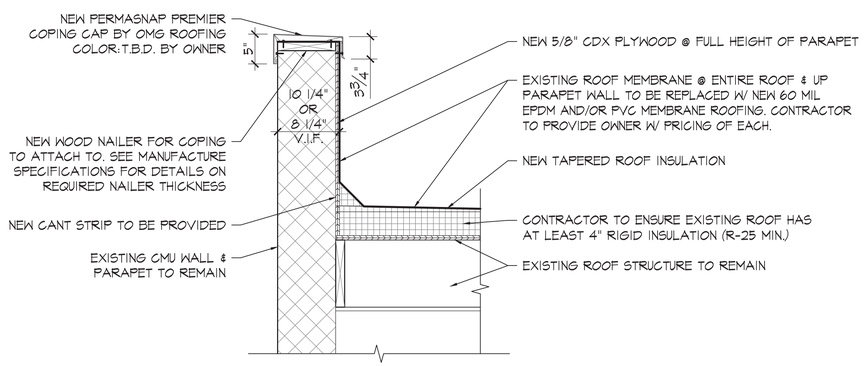
PAVILION SECTION — 2

SCALE: 3/8" = 1'-0"



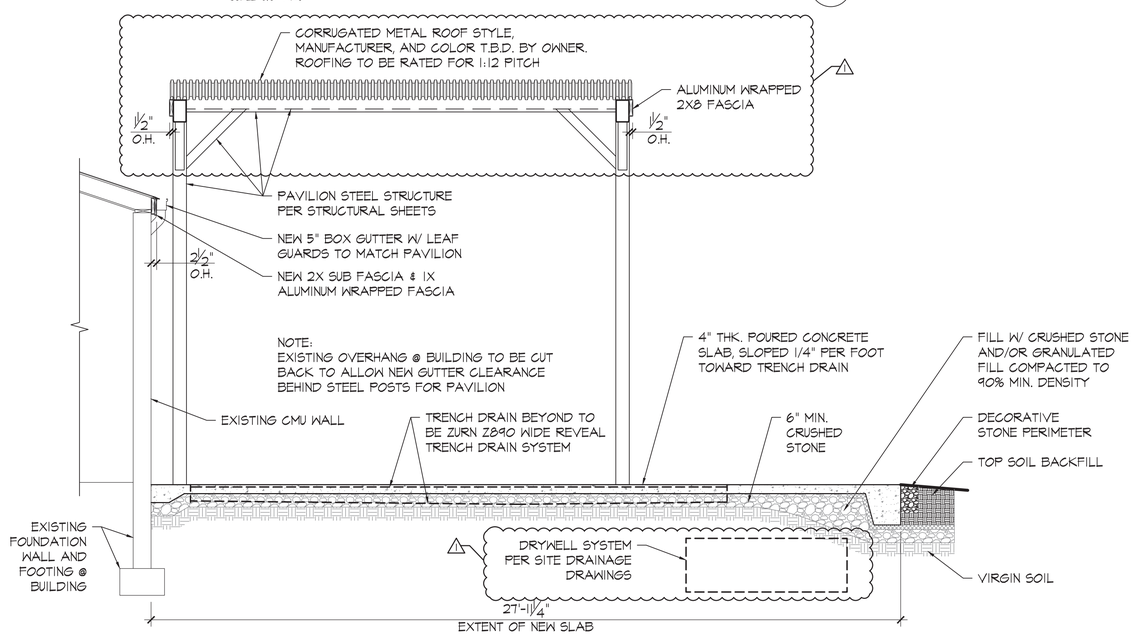
ROOF DRAIN SECTION DETAIL — 4

SCALE: 1" = 1'-0"



TYPICAL CMU PARAPET SECTION DETAIL — 3

SCALE: 3/4" = 1'-0"



PAVILION SECTION — 1

SCALE: 3/8" = 1'-0"

1	GENERAL REVISIONS	01/25/2021

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ARCHITECTURE
PLANNING INTERIORS
181 CHURCH STREET
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PHONE 845-452-2268 FAX 845-452-3752

PROJECT
MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
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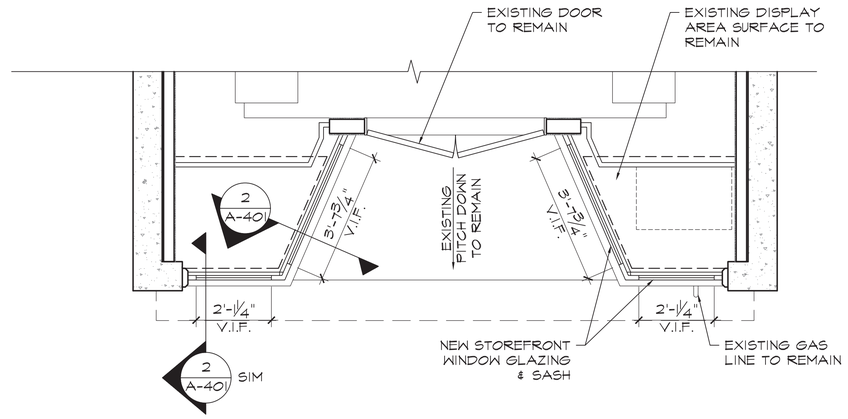
DRAWING
PAVILION SECTIONS, ROOF DETAILS, & FENCE DETAILS

SEAL: REGISTERED ARCHITECT — MICHAEL T. J. McCORMACK — No. 018302-1 — STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
MT	-
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-	10/13/2020

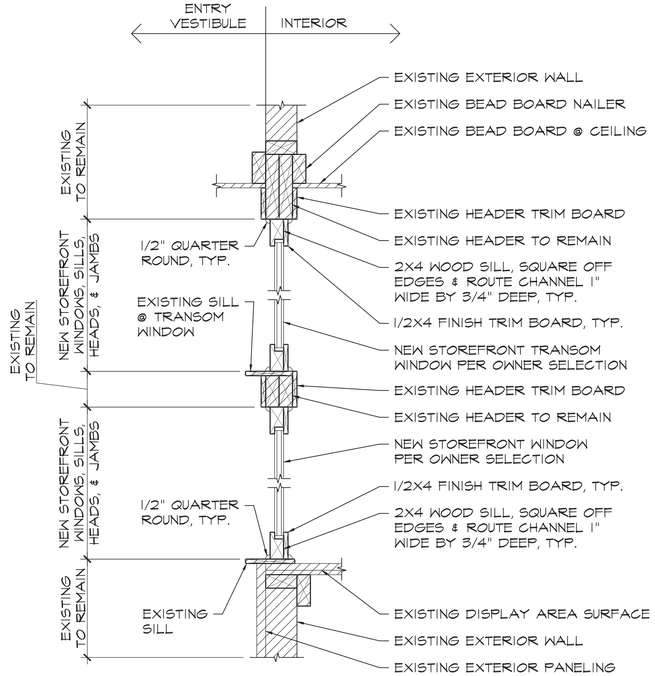
DRAWING NUMBER
A-301

FILE: P:\2000\JOB # - JOB NAME\



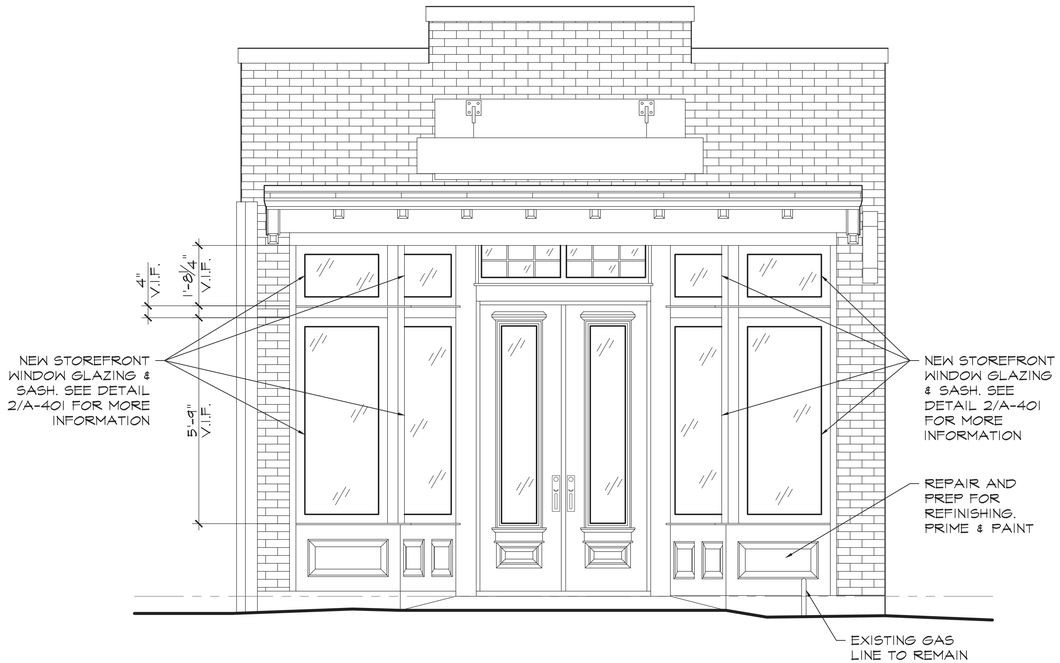
ENLARGED STOREFRONT PLAN 3

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



STOREFRONT WINDOW SILL & HEAD SECTION DETAILS 2

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



SOUTH-WEST (FRONT) ELEVATION 1

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

1	GENERAL REVISIONS	01/25/2021

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PHONE 845-452-2268 FAX 845-452-3752

PROJECT

MEYER'S OLDE DUTCH RESTAURANT
184 MAIN ST.
BEACON, NEW YORK 12508

DRAWING

STOREFRONT ELEVATION & DETAILS

SEAL

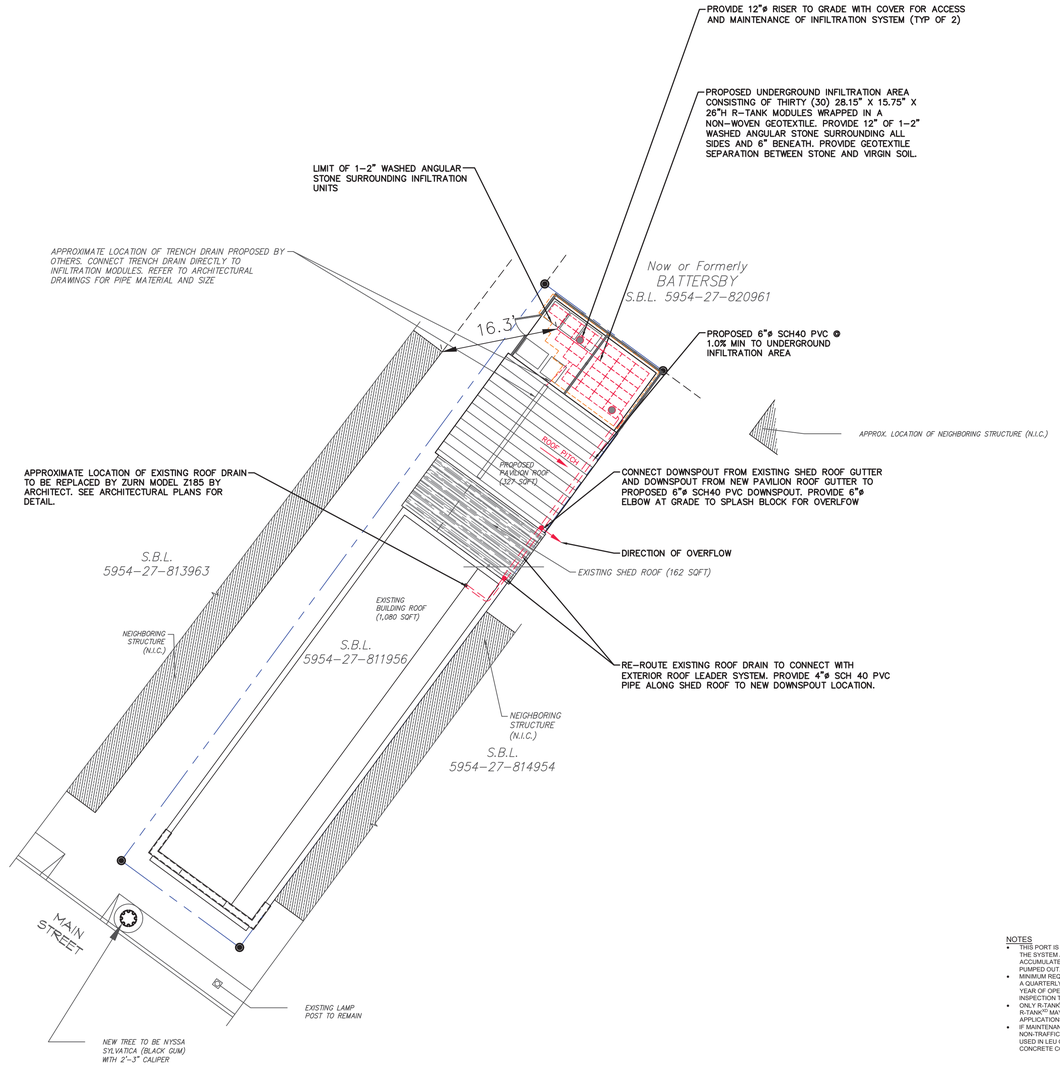
REGISTERED ARCHITECT MICHAEL T.J. McCORMACK No. 019332-1 STATE OF NEW YORK

DRAWN BY	PROJECT NUMBER
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CHECKED BY	DATE
-	10/13/2020

DRAWING NUMBER

A-401

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DRAINAGE PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED STORM CHAMBERS
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER

PROJECT INFORMATION:

PARCEL OWNER:	184 MAIN ST., LLC; 1282 DUTCHESS TPKE, POUGHKEEPSIE, NY
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	184 MAIN STREET, BEACON, NY 12508
TAX PARCEL ID:	5954-27-811956
PARCEL AREA:	±0.05-ACRES
WATER SUPPLY:	MUNICIPAL - CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL - CITY OF BEACON

INFILTRATION TEST TABLE:

INFILTRATION TESTS RESULTS ESTABLISHED ON 12/15/2020

TEST ID	TEST HOLE BOTTOM ELEVATION	RESULTS
IT-1	45" BG	20" PER HOUR; 17" PER HOUR; 16.5" PER HOUR; 16.5" PER HOUR

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

ROOF LEADER PIPING:

ALL PIPING GUTTERS AND ROOF LEADERS SHALL BE INSPECTED EVERY SPRING AND FALL. LOOK FOR OBSTRUCTIONS, VEGETATION, DEBRIS, LITTER, SEDIMENT, ETC. BLOCKING THE STRUCTURES OR PIPES. UTILIZE VACUUM TRUCK IF NECESSARY. OBSERVE THE FLOW OF WATER AFTER A RAINFALL EVENT. ANY EVIDENCE OF PONDING IN THE STRUCTURE INDICATES A POTENTIAL BLOCKAGE.

UNDERGROUND DETENTION/INFILTRATION SYSTEM:

INFILTRATION BASINS SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION DURING THE FIRST YEAR OF OPERATION. AFTER 50 YEARS OF SERVICE LIFE THE SYSTEM SHOULD BE EVALUATED, IF THE SYSTEM IS NO LONGER FUNCTIONING IN ACCORDANCE WITH THE ORIGINAL DESIGN, THE SYSTEM SHALL BE RESTORED OR REPLACED. THERE ARE TWO INSPECTION PORTS AT THE CORNERS OF THE SYSTEM TO PROVIDE FOR VISUAL INSPECTION, AND A MEANS OF CLEANING SYSTEM WITH A VACUUM TRUCK. IN THE SPRING AND FALL, INSPECT THE INLET AND OUTLET FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS, DEBRIS, ETC.. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEBRIS EVERY FIVE YEARS. CLEAN DEBRIS FROM CHAMBERS BY USING PRESSURIZED WATER THROUGH AN INSPECTION PORT AND VACUUM OUT SEDIMENT LADEN WATER. REPEAT THIS OPERATION UNTIL WATER RUNS CLEAN.

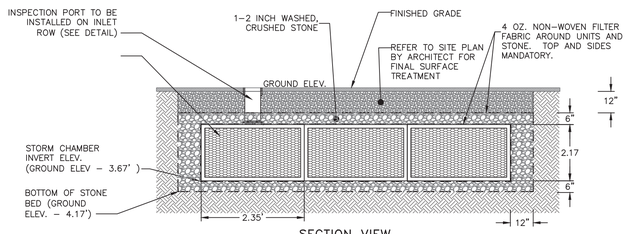
AFTER THE FIRST YEAR OF MONTHLY INSPECTIONS, THE SYSTEM SHALL BE INSPECTED ON AN ANNUAL BASIS. COPIES OF ALL INSPECTIONS OF THE INFILTRATION SYSTEM SHALL BE PROVIDED TO THE CITY BUILDING DEPARTMENT. THE INSPECTION REPORT SHALL CONTAIN AT MINIMUM THE DATE THE INSPECTION WAS CONDUCTED, WHO PERFORMED THE INSPECTION, RECOMMENDATIONS BASED UPON THE INSPECTION AND ANY ACTIONS TAKEN BASED UPON RECOMMENDATIONS.

ROOF LEADER OVERFLOW DETAIL

NOT TO SCALE

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL

NOT TO SCALE



SECTION VIEW

NOTES:

1. R-TANK HD CHAMBERS BY ACF ENVIRONMENTAL. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH ACF ENVIRONMENTAL'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE INFILTRATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
4. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.

UNDERGROUND INFILTRATION/ DETENTION SYSTEM DETAIL

NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/2021	PER PLANNING BOARD COMMENTS	MAB				

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

DRAINAGE PLAN

MEYER'S OLDE DUTCH RESTAURANT

184 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-811956

JOB #:	2020:047
DATE:	12/28/2020
SCALE:	1" = 10'
TITLE:	GD-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

DESIGN DATA:

STRUCTURAL DESIGN HAS BEEN PERFORMED IN ACCORDANCE WITH THE FOLLOWING CODES AND STANDARDS:
A) 2015 INTERNATIONAL BUILDING CODE WITH NEW YORK STATE SUPPLEMENT.
B) ACI 318-14, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
C) AISC, MANUAL OF STEEL CONSTRUCTION, ALLOWABLE STRESS DESIGN, 14TH ED.

1. LIVE LOADS
   FLOORS: 100 PSF

2. DEAD LOADS
   SELF WEIGHT +
   FLOORS: 15 PSF
   ROOF: 15 PSF

3. SNOW LOADS
   GROUND SNOW LOAD: 40 PSF

4. WIND LOADS
   BASIC WIND SPEED: 115 MPH (3-SECOND GUST)
   EXPOSURE CATEGORY: B

5. SOILS
   MAXIMUM NET ALLOWABLE BEARING PRESSURE IS ASSUMED TO BE 2,000 PSF. ANY NON-CONFORMING OR UNUSUAL SUB-SURFACE SITE CONDITIONS SHOULD BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION FOR INSPECTION AND EVALUATION.

GENERAL INFORMATION:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

"LOADS" INDICATED ON THIS DRAWING ARE THOSE FOR THE DESIGN OF THE BUILDING SUPERSTRUCTURE

1. ALL DETAILS MARKED "TYPICAL" IN THE SET OF STRUCTURAL DRAWINGS SHALL BE APPLIED THROUGHOUT THE PROJECT AS REQUIRED TO SATISFY THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL COORDINATE REQUIREMENTS FOR QUANTITY AND LOCATION WHERE THE "TYPICAL" DETAILS APPLY.

2. FAILURE ON THE PART OF THE CONTRACTOR TO REVIEW THE DRAWINGS OF OTHER DISCIPLINES (i.e. ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, ETC.) TOGETHER WITH THE FULL EXTENT OF THE PROJECT SPECIFICATIONS DOES NOT RELIEVE THEM OF THE RESPONSIBILITY TO FURNISH AND INSTALL ITEMS THAT ARE PART OF THEIR WORK AS INDICATED BY THE DRAWINGS AND SPECIFICATIONS OF OTHER TRADES. ALL STRUCTURAL TRADE CONTRACTORS AND SUB-CONTRACTORS ARE PROHIBITED FROM EXCLUDING STRUCTURAL WORK FROM THEIR CONTRACT NOT SHOWN IN THE STRUCTURAL DRAWINGS.

FOUNDATION GENERAL NOTES:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. STRUCTURAL FILL TO BE PLACED IN 12" LAYERS WHERE HEAVY VIBRATORY COMPACTION EQUIPMENT IS USED AND 6" LIFTS WHERE HAND OPERATED EQUIPMENT IS REQUIRED. EACH LIFT SHALL BE COMPACTED TO 95% MODIFIED DRY DENSITY THROUGH THE MODIFIED PROCTOR COMPACTION TEST, ASTM D-1557.

2. ALL CONTROLLED FILL MATERIAL SHALL BE A SELECT GRANULAR MATERIAL FREE FROM ALL ORGANICS OR OTHERWISE DELETERIOUS MATERIAL WITH NOT MORE THAN 20% BY WEIGHT PASSING A NO. 200 SIEVE (CLASSIFIED AS SC, SM, SP OR BETTER IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM) AND WITH A PLASTICITY INDEX NOT EXCEEDING 6%.

3. FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT. SOFTENED OR OTHERWISE UNSUITABLE BEARING MATERIALS SHALL BE REMOVED AND REPLACED WITH STRUCTURAL FILL OR WITH LEAN CONCRETE (2,000 PSI).

4. LOOSENED BEARING SOILS SHALL BE RECOMPACTED WITH A SMALL VIBRATORY PLATE COMPACTOR PRIOR TO PLACEMENT OF REINFORCING BARS.

5. PROVIDE CRUSHED STONE BENEATH ALL FOOTINGS. EXCEPTION: NOT REQUIRED IN SANDY OR GRAVELY SOILS THAT ARE WELL DRAINED.

6. PROVIDE 4"Ø PERFORATED DRAIN TO STORM DRAINAGE SYSTEM OR TO DAYLIGHT. WRAP GRAVEL IN FILTER FABRIC.

7. ALL EXCAVATIONS TO BE DEWATERED PRIOR TO CONCRETE PLACEMENT.

CAST-IN-PLACE CONCRETE GENERAL NOTES:

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. CONCRETE WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE AMERICAN CONCRETE INSTITUTE ACI 318 (LATEST EDITION).
2. UNLESS OTHERWISE INDICATED ON DRAWINGS CAST-IN-PLACE CONCRETE SHALL DEVELOP A STRENGTH OF 3,500 PSI (FOOTINGS, FOUNDATION WALLS AND RETAINING WALLS); 3,500 PSI (SLAB ON GRADE) AT 28 DAYS.
3. TEMPERATURE REINFORCING SHALL BE SUFFICIENTLY EMBEDDED TO DEVELOP FULL STRENGTH IN CONCRETE WALLS AND SLABS.
4. PROVIDE ADEQUATE TIES FOR REINFORCEMENT IN SLABS, BEAMS, PIERS AND WALLS. REINFORCEMENT TO BE HELD AT CORRECT DISTANCE FROM FORMS AND EARTH BY STEEL CHAIRS OR TIES.
5. FOLLOW C.R.S.I. RULES FOR PLACING OF REINFORCING STEEL AND ACCESSORIES.
6. THIS CONTRACTOR SHALL COOPERATE WITH OTHER TRADES AND WHERE REQUIRED INSTALL ALL BUILT-IN WORK, SLEEVES, INSERTS, ETC., AS REQUIRED FOR A COMPLETE JOB.
7. STRUCTURAL MEMBERS SHALL BE POURED FOR THEIR FULL DEPTHS IN ONE OPERATION. CONSTRUCTION JOINTS SUCH AS A DAY'S POUR JOINTS SHALL BE LOCATED IN THE MIDDLE THIRD OF THE SPAN, MAIN REINFORCING TO RUN THROUGH THE JOINT, KEY AND ROUGHEN JOINTS TO EXPOSE AGGREGATE FOR CHEMICAL BOND.
8. NO HORIZONTAL JOINTS SHALL BE PLACED IN WALLS EXCEPT AS SHOWN ON THE DRAWINGS, WITHOUT THE APPROVAL OF THE ENGINEER.
9. STRUCTURAL SLABS ON GRADE SHALL BE OF A THICKNESS AND REINFORCED AS INDICATED ON DRAWINGS.
10. SLABS-ON-GRADE SHALL HAVE THICKENINGS, DEPRESSIONS, OPENINGS, ETC., AS REQUIRED OR AS SHOWN HEREIN OR ON ARCHITECTURAL DRAWINGS.
11. PROVIDE 100% CONTINUITY OVER SUPPORTS FOR CONTINUOUS SLABS AND BEAMS.
12. TOP ELEVATION OF SLABS SHALL VARY ACCORDING TO FINISH FLOOR MATERIAL. SEE ARCHITECTURAL DRAWINGS.
13. SEE MECHANICAL AND ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF OPENINGS IN, FLOORS AND WALLS NOT SHOWN ON STRUCTURAL DRAWINGS.
15. MAXIMUM STEP OF FOOTINGS SHALL BE ONE VERTICALLY TO TWO HORIZONTALLY WHERE ELEVATIONS CHANGE.
16. CONCRETE SHALL CONSIST OF THE FOLLOWING:
    - READY MIX CONCRETE (ASTM C94)
    - MAX WATER TO CEMENT RATIO = 0.50
    - MAX AGGREGATE CONTENT SIZE OF 3/4 INCH (ASTM C33)
    - MAX SLUMP OF 5" + OR - AN INCH (ASTM C143)
    - PORTLAND CEMENT: ASTM-C 150, TYPE 1
    - CLEAN POTABLE DRINKING WATER
    - AIR CONTENT TO BE 6% +/- 1.5% (INTERIOR SLABS TO HAVE 0% AIR)
17. REINFORCING STEEL SHALL CONSIST OF THE FOLLOWING:
    - REINFORCING BARS: ASTM -A 615 GRADE 60 KSI
    - WELDED WIRE FABRIC: ASTM-A 185
18. PROVIDE CONTINUOUS REINFORCING WHEREVER POSSIBLE, PLACE ONLY AS SHOWN OR APPROVED, STAGGER SPLICES WHERE POSSIBLE.
19. ALL REINFORCING STEEL AND EMBEDMENT TO BE HELD SECURELY IN PLACE PRIOR TO PLACING CONCRETE. PROVIDE SUFFICIENT SUPPORTS TO ALLOW WALKING ON REINFORCEMENT.
20. DETAIL ACCORDING TO ACI STANDARD 315, MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCING CONCRETE STRUCTURES.
21. CONCRETE MEMBERS SHALL NOT BE LOADED UNTIL SATISFACTORY CONCRETE STRENGTH HAS BEEN OBTAINED.
22. NO ADMIXTURES MAY BE USED UNLESS PRIOR APPROVAL BY THE OWNER/ENGINEER.
23. COLD WEATHER REQUIREMENT SHALL BE USED DURING FREEZING OR NEAR FREEZING WEATHER - ACI 306.1-90. COLD WEATHER IS DEFINED AS 3 DAYS WITH AVG. TEMP. BELOW 40F.
24. DURING HOT WEATHER CONCRETE SHALL BE PLACED AND CURED IN ACCORDANCE WITH ACI 305.

STRUCTURAL STEEL GENERAL NOTES

(UNLESS OTHERWISE NOTED OR SHOWN ON PLAN, THE FOLLOWING SHALL APPLY)

1. STRUCTURAL STEEL SHALL CONFORM TO THE A.I.S.C. STEEL CONSTRUCTION MANUAL 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS.

MEMBER	A.S.T.M.	MIN. STRENGTH
ROLLED SHAPES	A992	50 KSI
PLATES, CHANNELS, & ANGLES	A36	36 KSI
CONNECTION BOLTS	A325	92 KSI
ANCHOR BOLTS	F1554	---
THREADED BOLTS	A36	36 KSI
NON-SHRINK GROUT	C1107	8,000 PSI

3. WELDING SHALL BE IN ACCORDANCE WITH A.W.S. D1.1 USING E7OXX ELECTRODES. UNLESS OTHERWISE NOTED, PROVIDE CONTINUOUS MINIMUM SIZED FILLET WELDS PER A.I.S.C. REQUIREMENTS. FILLER MATERIAL SHALL HAVE A MINIMUM YIELD STRENGTH OF 58 K.S.I.
4. MOMENT CONNECTIONS DENOTED THUS (►) ON PLAN. SEE TYPICAL DETAILS.
5. HOLES IN STEEL BEAMS SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED WITH SMOOTH EDGES. BURNING OF HOLES AND TORCH CUTTING AT THE SITE IS NOT PERMITTED.
6. THE STRUCTURAL STEEL ERECTOR SHALL PROVIDE TEMPORARY GUYING AND BRACING AS REQUIRED. COLUMNS, ANCHOR BOLTS, BASE PLATES, ETC. HAVE BEEN DESIGNED FOR THE FINAL COMPLETE CONDITION, AND HAVE NOT BEEN INVESTIGATED FOR POTENTIAL LOADINGS ENCOUNTERED DURING STEEL ERECTION AND CONSTRUCTION. ANY INVESTIGATION OF THE COLUMNS, ANCHOR BOLTS, FRAMING, ETC. FOR ADEQUACY DURING THE STEEL ERECTION AND CONSTRUCTION PROCESS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

SPECIAL INSPECTION SCHEDULE: STRUCTURAL STEEL CONSTRUCTION

VERIFICATION AND INSPECTION TASK	APPLICABLE TO THIS PROJECT	FREQUENCY	
		CONTINUOUS	PERIODIC
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:			
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-	X
2. INSPECTION OF HIGH STRENGTH BOLTING.			
A. SNUG-TIGHT JOINTS.	-	-	X
B. PRETENSIONED AND SLIP CRITICAL JOINTS USING TURN-OF-NUT WITH MATCHMARKING, TWIST-OFF BOLT OR DIRECT TENSION INDICATOR METHODS OF INSTALLATION.	-	-	X
C. PRETENSIONED AND SLIP-CRITICAL JOINTS USING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.	-	X	-
3. MATERIAL VERIFICATION OF STRUCTURAL STEEL:			
A. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS AND AISC360	-	-	X
B. MANUFACTURER'S CERTIFIED TEST REPORTS.	-	-	X
4. MATERIAL VERIFICATION OF WELD FILLER MATERIALS.			
A. IDENTIFICATION MARKINGS TO CONFORM TO AWS SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	-	X
B. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	-	X
5. INSPECTION OF WELDING, STRUCTURAL STEEL:			
A. COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	-	X	-
B. MULTIPASS FILLET WELDS	-	X	-
C. SINGLE-PASS FILLET WELDS > 5/16"	-	X	-
D. SINGLE-PASS FILLET WELDS (< OR =) 5/16"	-	-	X
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS.			
A. DETAILS SUCH AS BRACING AND STIFFENING	-	-	X
B. MEMBERS LOCATIONS	-	-	X
C. APPLICATION OF JOINT DETAILS AT EACH CONNECTION	-	-	X

ISSUE:	DATE:
CONSTRUCTION DOCS.	10/2/2020
REV. 1 - MIRRORED ROOF PITCH	1/25/2021

CLAPPER
STRUCTURAL ENGINEERING PLLC
160 PARTITION STREET SAUGERTIES, NY 12477
PHONE: (845) 247-1483
EMAIL: bryan@clapperstructural.com

SHEET TITLE: STRUCTURAL NOTES

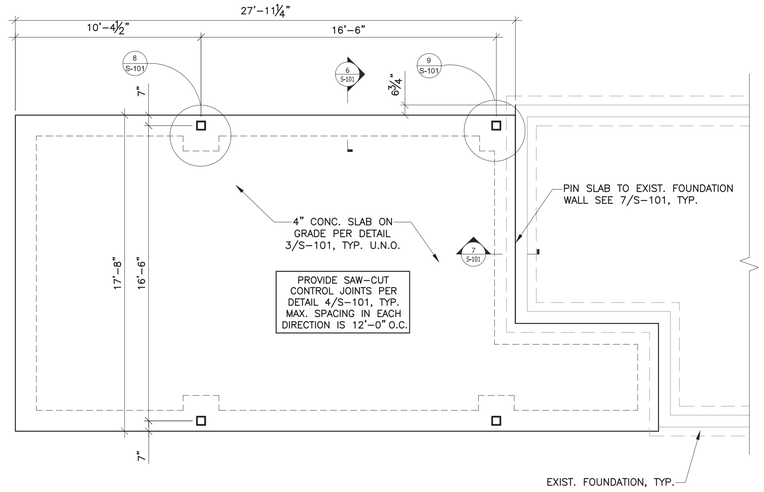
PLANS FOR: MOD BEACON - CANOPY
184 MAIN STREET BEACON, NY

STATE OF NEW YORK · BRYAN CLAPPER · LICENSED PROFESSIONAL ENGINEER · 090156

JOB # 20120

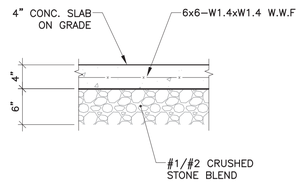
UNAUTHORIZED ALTERATIONS OR ADDITION TO A PLAN BEARING THE SEAL OF LICENSED PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

S-001

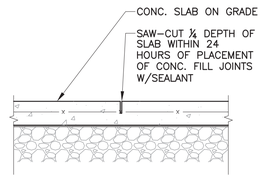


NOTE:
VERIFY ALL DIMENSION IN FIELD AND WITH ARCH. PLANS, TYP.

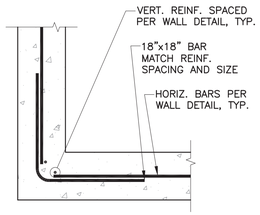
1 S-101 FOUNDATION PLAN
SCALE: 1/4"=1'-0"



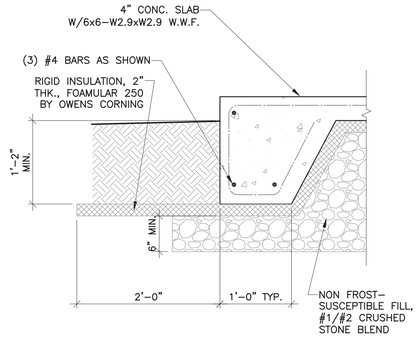
3 S-101 SLAB ON GRADE DETAIL
SCALE: 1"=1'-0"



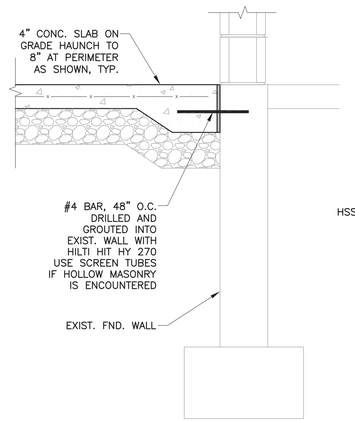
4 S-101 SAW-CUT CONTROL JOINT DETAIL
SCALE: 1"=1'-0"



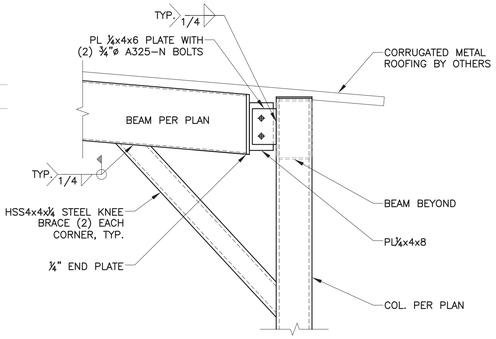
5 S-101 TYP. CORNER REINF. DETAIL
SCALE: 1"=1'-0"



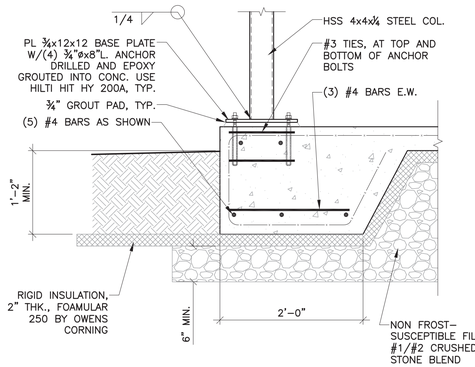
6 S-101 HAUNCHED SLAB DETAIL
SCALE: 1"=1'-0"



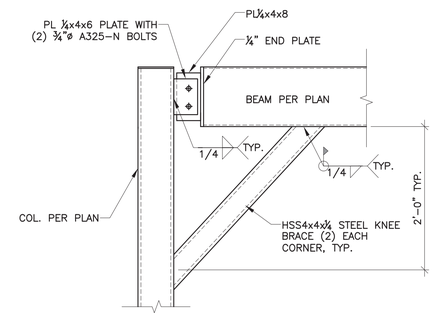
7 S-101 SLAB EDGE DETAIL
SCALE: 1"=1'-0"



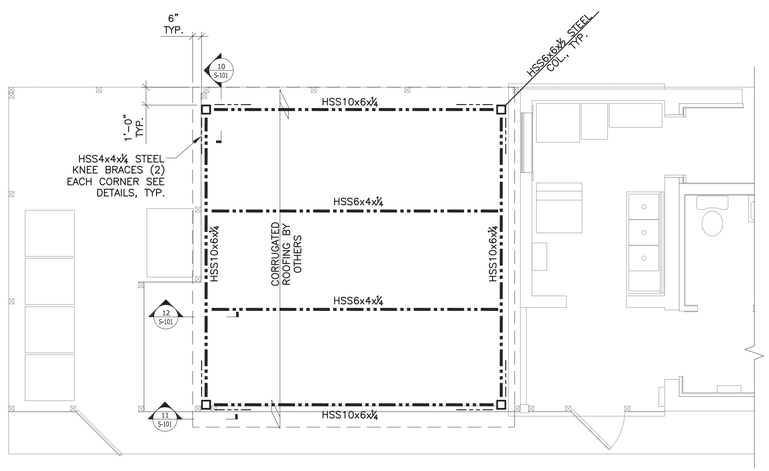
10 S-101 STEEL CONNECTION DETAIL
SCALE: 1"=1'-0"



6A S-101 HAUNCHED SLAB AT COLUMN
SCALE: 1"=1'-0"

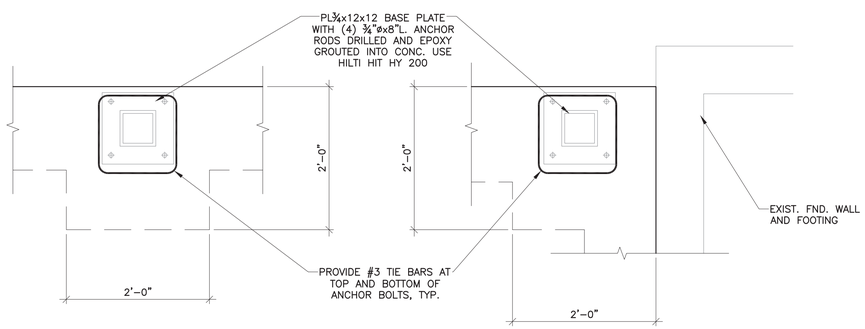


11 S-101 STEEL CONNECTION DETAIL
SCALE: 1"=1'-0"



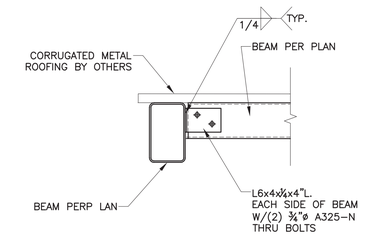
NOTE:
ALL STEEL TO BE HOT-DIPPED GALVANIZED OR APPROVED EQUIVALENT

1 S-104 ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"



8 S-101 CORNER HAUNCH DETAIL
SCALE: 1"=1'-0"

9 S-101 CORNER HAUNCH DETAIL
SCALE: 1"=1'-0"



12 S-101 STEEL CONNECTION DETAIL
SCALE: 1"=1'-0"

DATE:	ISSUE:
10/2/2020	CONSTRUCTION DOCS.
1/25/2021	REV.1 - MIRRORED ROOF PITCH

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SHEET TITLE:
STRUCTURAL PLAN AND DETAILS

PLANS FOR:
MOD BEACON - CANOPY
184 MAIN STREET BEACON, NY

STATE OF NEW YORK
BRYAN CLAPPER
LICENSED PROFESSIONAL ENGINEER
090158

JOB # 20120

S-101

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LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

February 4, 2021

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

RE: 184 Main Street
City of Beacon
Tax Parcel 5954-27-811956

Dear Mr. Gunn:

My office has received the following in regards to the above application:

- Response correspondence from Liscum, McCormack & VanVoorhis, dated January 26, 2021.
- Report titled "Drainage Report for Meyer's Olde Dutch Restaurant", last revised January 26, 2021, as prepared by Hudson Land Design.
- 11-Sheet plan set titled "Meyer Olde Dutch Restaurant", with the latest revision date of January 25, 2021, as prepared by Liscum, McCormack & VanVoorhis, LLP, Hudson Land Design and Clapper Structural Engineering.

Based on our review of the above documents and plans all previous engineering comments have been addressed. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

(845) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609
www.lanctully.com

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: February 4, 2021
Re: **184 Main Street Amended Site Plan**

I have reviewed the January 26, 2021 response letter from Liscum McCormack VanVoorhis and an 11-sheet Site Plan set with the last revision date of January 25, 2021.

Proposal

The applicant is proposing to renovate an existing one-story restaurant and add an open-air pavilion to the rear. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Comments and Recommendations

1. The applicant has addressed all my previous comments, and I have no objection to the Board considering a Site Plan approval resolution.

2. The building is in the HDLO zone and needs a Certificate of Appropriateness in conjunction with any Site Plan approval.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Don Petruncola, Project Architect

City of Beacon Planning Board Agenda
02/09/2021

Title:

Continue review of applications for Site Plan Approval and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (D/B/A 420 Main Street, LLC)

ATTACHMENTS

1-26-21 416-420 Main Street - Supplemental Planning Board Submission Requesting to Set Public Hearing.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

January 26, 2021

VIA E-MAIL

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

Re: Request to Set Site Plan & Subdivision Public Hearings
Application for Special Use Permit, Subdivision (Lot Line Change) & Site Plan Approvals
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the "Applicant"), the owners of the above-referenced Premises, we respectfully request to appear at the Planning Board's February 9, 2021 regular meeting Agenda in order to review the Applicant's updated Site Plans and to provide an update to the Planning Board regarding the Applicant's review of the Project with the City Council in connection with the Application for Special Use Permit Approval for the stepped-back fourth-story component of the Applicant's mixed-use office, commercial and limited residential development, which now includes a further enlarged green space (the "Project"). Additionally, the Applicant respectfully requests that the Planning Board consider setting the Public Hearings for the Site Plan and Subdivision Approval components of the Project for the Board's March 9, 2021 meeting Agenda.

PROCEDURAL UPDATE:

Since we last appeared before your Board, the Applicant appeared at the City Council's November 9, November 16, and December 7,[1] 2020 meeting Agendas, as well as the Council's January 11, January 19, and January 25, 2021 meeting Agendas.[2] As noted above, based on the feedback from the City Council and the public comments during the public hearings, the Applicant worked with the Project's landscape designer and architects to refine the proposal and to enlarge the proposed green space in order to make it much more inviting and to draw the public in.

[1] Note: The City Council's public hearing on the Application for Special Permit Approval was opened at the City Council's December 7, 2020 regular meeting.

[2] Note: The matter was adjourned at the Council's December 14th Work Session and the public hearing was adjourned from the December 21st City Council meeting to the City Council's January 19th meeting Agenda, at which time the public hearing was closed.

At this time, the City Council is considering a draft of the Special Use Permit Approval Resolution regarding the stepped-back fourth-story component of the Project, which we understand is anticipated to be considered at the City Council's February 1st regular meeting Agenda. Accordingly, in order to provide this Board with the most up-to-date Site Plan set for the Planning Board's consideration at its February 9th meeting Agenda, the Applicant will be transmitting the updated Site Plans set following the City Council's February 1st meeting Agenda.[3]

We look forward to appearing at the Planning Board's February 9th regular meeting Agenda to continue the review of the Project, and for the Planning Board to consider setting the Public Hearings for the Site Plan and Subdivision Approval components of the Project for this Board's March 9, 2021 meeting Agenda. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer
Enclosures
Cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Land & Tully
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Maser Consulting P.A.

[3] Note: In the Applicant's forthcoming submission, we will also be enclosing a copy Maser Consulting, P.A.'s letter memorandum, dated January 5, 2021, which affirms that there are no changes to the findings in Maser's Traffic Impact Study & Parking Analysis for the Project, a copy of which was forward to the City Council on January 6, 2021. We will also provide this Board with a copy of the City Council's Special Permit Approval Resolution when it is available as well.

City of Beacon Planning Board Agenda
02/09/2021

Title:

Zoning Board of Appeals - No February meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
02/09/2021

Title:

City Council request to review Local Law to create Chapter 223, Section 25.1 of City Code concerning Scenic Viewshed Protection

ATTACHMENTS

Scenic_Viewsheds_Protection_Draft_1.8.21__4820-0187-6694.2_.pdf

Environmental_Assessment_Form_-_Part_1_Viewshed_Local_Law.pdf

DRAFT LOCAL LAW NO. ____ OF 2021

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO CREATE
CHAPTER 223, SECTION 25.1 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to create Chapter 223, Section 25.1 of the Code of the City of Beacon concerning Scenic Viewshed Protection.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223, Section 25.1 of the Code of the City of Beacon is hereby created as follows:

§ 223-25.1 Scenic Viewshed Protection.

A. Statutory authority. Pursuant to the General Municipal Law § 96-a of the State of New York and the General City Law of the State of New York, the Beacon City Council hereby enacts a Scenic Viewshed Protection Law.

B. Legislative findings and purpose. The City of Beacon finds that certain public view locations and viewsheds, as herein defined, have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. It is hereby declared as a matter of public policy that the protection, enhancement, perpetuation, and scenic use of designated view locations is a public necessity and is required in the interest of health, safety and general welfare. The purpose of this section is to:

(1) Safeguard the City's scenic and aesthetic resources, as embodied in designated viewpoints and viewsheds.

(2) Preserve property values in such scenic resource areas.

(3) Foster civic pride in the beauty of the City.

(4) Implement the objectives and policies of the City's Comprehensive Plan, Local Waterfront Revitalization Program, and Natural Resources Inventory.

C. Legislative Intent

(1) It the intent of the City of Beacon to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest.

(2) This section is enacted with the intent of providing an equitable balance between the rights of individual property owners to the use of their property and the rights of present and future generations to enjoy scenic viewsheds. Therefore, this section recognizes the rights of property owners that may be affected by a designated scenic resource to use their property for reasonable purposes consistent with these and other regulations and controls, provided that such use does not result in a significant loss or impairment to public scenic viewsheds.

(3) It is not the intent of this section to protect views from private properties or to affect property development constructed prior to the designation of a specific scenic viewshed or scenic view location. However, it is the intent of the City of Beacon that the provisions of this section shall apply to any enlargement, alteration, improvement, or modification of any existing building or structure that affects a designated scenic viewshed.

D. Definitions. Unless specifically defined below, words or phrases in this section shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this section its most reasonable application.

SCENIC VIEW LOCATION

A designated position from a public street, public sidewalk, public property, or publicly accessible easement at standing height in a designated direction that overlooks a scenic viewshed.

SCENIC VIEWSHED

A designated area which exhibits outstanding or unique arrangements of natural or built features, including water or water-related features, streetscape, landforms or vegetative patterns, or other historic or environmental features that provide inspiration, hold interest and command the attention of the viewing public. A scenic viewshed is visible from a scenic view location.

E. Designation process. From time to time the City Council may, on its own motion, identify and designate certain areas within the City of Beacon as a scenic view location and a scenic viewshed:

(1) The City Council shall identify a scenic view location and scenic viewshed for possible designation. The City Council shall prepare and make public a justification assessment which shall include maps, photographs, and a written description to describe the potential scenic view location and scenic viewshed under consideration.

(2) The City Council shall request comments regarding the potential scenic view location and scenic viewshed from the Planning Board and Conservation Advisory Committee. The City Council may also request comments from other officials and committees as the Council deems appropriate. All comments shall be provided to the City within 30 days of the City's initial request.

(3) After the City Council has identified a specific scenic view location and scenic viewshed for protection, it shall hold a public hearing on the designation of each identified scenic view location at which time the general public, interested parties, and property owners in the area shall have the opportunity to be heard regarding the proposed scenic view location and scenic viewshed designation.

(4) Notice of the public hearing on the designation of the scenic view location and scenic viewshed shall be provided as follows:

(a) The City shall submit a notice of public hearing to the official City newspaper and one additional local newspaper for publication at least 10 days before such hearing. The notice shall be published at the expense and direction of the City. The notice shall contain the time, date and place of the public hearing, and shall identify the view location and viewshed to be designated.

(b) Notice of the public hearing shall be sent by the City, by certified mail (return receipts not required) at least 10 days before such hearing to all property owners within a distance of 250 feet of any boundary of the proposed scenic view location. The notice shall contain the time, date and place of the public hearing, and shall identify the view location and viewshed to be designated.

(5) After conducting a public hearing on the intent to designate a scenic view location the City Council shall approve or disapprove the designation according to its regular voting procedures and include any designated view location on the City of Beacon Zoning Map.

(6) The designation of a scenic view location or scenic viewshed may be amended or rescinded by the City Council, after a public hearing.

F. Criteria for designation.

(1) Prior to designating a scenic view location or scenic viewshed, the City Council must find the scenic view location or scenic viewshed possesses one or more of the following characteristics:

(a) The view represents a key view location for which public sensitivity to an alteration of the view will be the highest, such as at gateway entrances to the City, public parks, and major intersections.

(b) The view is illustrative of a natural landscape feature, water body, or geologic feature important to the natural character of the City. The City's Natural Resources Inventory identified three primary scenic viewsheds worthy of protection, including views of the Hudson River, Fishkill Creek, Fishkill Ridge and Mt. Beacon.

(c) The view encompasses a significant historic location which is important to the cultural history of the City. Designated view locations may include historic structures, but views of historic buildings shall be protected by the provisions in Chapter 134, Historic Preservation.

(2) Scenic viewsheds shall possess a unique overall quality of scenic beauty.

(3) If multiple nearby locations have similar views, the best view locations shall be designated.

(4) Designation shall consider foreground elements and the longer-distance viewshed, as well as whether the view will be available in both summer and winter.

(5) Only legally accessible public property, including existing roads, parks, or other legally accessible public property, may be designated as a protected scenic view location.

G. Site development plan regulations for proposed projects affecting a designated scenic view location or designated scenic viewshed.

(1) Where site development plan approval is required by the Planning Board pursuant to § 223-25, the Planning Board shall consider the consistency of the proposed development, alteration, modification or improvement with the provisions of this section.

(2) An application for site development plan approval for a proposed development, alteration, modification or improvement that may affect a designated scenic view location or designated scenic viewshed shall include a visual assessment of the proposed action as part of the application packet. The visual assessment shall include the following:

(a) An aerial photograph showing the subject property, adjoining parcels, and the designated view location and direction.

(b) Perspective drawings, plans and section diagrams, photographs, or photo-simulations of proposed improvements in relation to the designated view location and viewshed.

(c) A written description of the proposed development, the predicted impacts on the designated view location and viewshed, and suggested mitigation measures to avoid any potential impacts.

(d) The reviewing authority may request additional information as part of the review process.

(3) Before granting or denying any site development plan, the Planning Board shall consider the following standards when reviewing a site development plan application that may affect a designated scenic viewshed or scenic view location:

(a) The proposed activity, including any new structure, parking lot, overhead wires, antenna, light fixture, fencing, mechanical equipment, or other new site feature, shall be located or clustered on the parcel so as to avoid affecting the designated viewshed or cause the least possible obstruction of the view.

(b) If there is no reasonable alternative on the site to placing permitted buildings near designated views, such buildings shall be located to maintain a substantial viewshed corridor between buildings, thereby framing the view rather than obstructing it.

(c) To protect designated scenic viewsheds over buildings, rooftop mechanical equipment and other potential obstructions shall be avoided, or at least minimized and screened, and any visible flat roof surfaces shall be integrated into views with green roof plantings or other architectural measures.

(d) Disturbance to existing vegetation that contributes to the scenic viewshed shall only be permitted to the extent that it is absolutely necessary for the development or improvement. Existing overgrown vegetation that is blocking scenic views may be selectively cut down or trimmed back.

(e) New landscaping, including trees, shrubs, and hedges, shall be planted so as to avoid obstruction of designated public viewsheds and maintained over time as a condition of any approval.

(f) Development that may affect the designated viewshed shall be integrated with existing vegetation and kept screened behind and below the natural tree line, whenever possible.

(g) Designated viewsheds may be additionally protected by providing enhanced scenic view locations as part of a development plan, such as the incorporation of a publicly accessible viewpoint, greenspace, promenade, or Greenway Trail into the proposal.

(4) The Planning Board may request alternative design options that would avoid or minimize negative impacts to the designated viewshed.

(5) In order to achieve the purposes of this section, the Planning Board may modify the zoning regulations with respect to site layout and lot design, including minimum lot area, width, depth, and frontage, minimum front, side, and rear yards, and other similar requirements in the § 223-17, Schedule of Dimensional Regulations, provided that:

(a) The permitted number of dwellings or overall square feet of development in no case exceeds the number that could be permitted if the land was developed in conformance with the normally applicable requirements of the zoning district.

(b) The maximum permitted building height requirements shall be the same as those normally applicable to other dwellings in the zoning district.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223 of the City of Beacon are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. 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 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence,

subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not

been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

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

Proposed Local Law to Protect Scenic Viewsheds

Name of Action or Project:

Local Law to add Chapter 223, Section 25.1 to the Code of the City of Beacon concerning protection of scenic viewsheds.

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

City of Beacon

Brief Description of Proposed Action:

The City of Beacon finds that certain public view locations and viewsheds have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. The City of Beacon has prepared a proposed local law to create Chapter 223, Section 25.1 of the Code of the City of Beacon to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest. The purpose of the proposed local law is to safeguard the City's scenic and aesthetic resources.

Name of Applicant or Sponsor:	Telephone: 845-383-5000
City of Beacon	E-Mail: Mayor@cityofbeacon.org

Address:

1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	NY	12509

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

3. a. Total acreage of the site of the proposed action? _____ 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

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

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

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐
_____		
_____		

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

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

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

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

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

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

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☐	☐
16. Is the project site located in the 100-year flood plan?	☐	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?	☐	☐
If Yes,		
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	☐	☐
If Yes, explain the purpose and size of the impoundment: _____		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	☐	☐
If Yes, describe: _____		
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	☐	☐
If Yes, describe: _____		

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

Applicant/sponsor/name: City of Beacon Date: 1/14/2021

Signature: TMS Garnish, on behalf of the city of Beacon Title: City Attorney

PRINT FORM

Environmental Assessment Form
Part 1 – Project Information
Narrative Description

The City Council of the City of Beacon ("City Council") has prepared a proposed local law to create Chapter 223, Section 25.1 of the Code of the City of Beacon to protect scenic viewsheds in the City of Beacon. Certain public view locations and viewsheds have a special scenic, historic, or aesthetic value and any future obstruction of such viewsheds would constitute an irreplaceable loss to the people of the City. The protection, enhancement, perpetuation, and scenic use of designated view locations is a public necessity and is required in the interest of health, safety and general welfare. It the intent of the proposed local law to protect and preserve the scenic resources of the City, to ensure that the benefits provided by the scenic resource will not be lost for present and future generations, and to protect the broader public interest. The proposed local law provides an equitable balance between the rights of individual property owners to the use of their property and the rights of present and future generations to enjoy scenic viewsheds. The proposed local law recognizes the rights of property owners that may be affected by a designated scenic resource to use their property for any reasonable purpose consistent the provisions of § 223-25.1 and other regulations and controls, provided that such use does not result in a significant loss or impairment to public scenic viewsheds or scenic view location.

The proposed local law establishes a process to identify and designate areas within the City of Beacon as scenic view locations and scenic viewsheds. A scenic view location is a designated position from a public street, public sidewalk, public property, or publicly accessible easement at standing height in a designated direction that overlooks a scenic viewshed. A scenic viewshed is designated area which exhibits outstanding or unique arrangements of natural or man-made features, including water or water-related features, streetscape, landforms or vegetative patterns, or other historic or environmental features that provide inspiration, hold interest and command the attention of the viewing public. A scenic viewshed is visible from a view location.

Prior to designating a scenic viewshed or scenic view location, the City Council must determine that the scenic viewshed or scenic view location meets the criteria for designation set forth in § 223-25.1.F(1) of the proposed local law.

Where site development plan approval is required by the Planning Board pursuant to City Code § 223-25, the Planning Board must consider the standards set forth in § 223-25.1.G(3) of the proposed local law to mitigate potential impacts to a designated scenic view location or designated scenic viewshed. In connection with its site development plan review, the Planning Board may request alternative design options that would avoid or minimize negative impacts to the designated viewshed.

The proposed local law will have a positive impact on the City's resources as the purpose of the proposed local law is to safeguard the City's scenic and aesthetic resources, as embodied in designated viewpoints and viewsheds.

City of Beacon Planning Board Agenda
02/09/2021

Title:

Certificate of Appropriateness - Sign; 508 Main Street

ATTACHMENTS

508 Main Description.docx

Existing store front revision.jpg

12-inch Building Front.jpg

12-inch Day & Night.jpg

12-inch Raceway Mount Side View.jpg

15-inch Building Front.jpg

15-inch Day & Night.jpg

15-inch Raceway Mount Side View.jpg

508 Main Street

- Existing storefront mock with additional dimensions to clarify scale of signage
- 2nd option for signage if original size is not approved; 12" height versus original 15" height
- Side profiles to illustrate depth and height of signage for both options.
- Also, photocell for sign has been removed due to concerns for when sign would turn off at night. A photocell allows sign to operate autonomously.

Signarama
The way to grow your business.

12 Eisenhower Parkway, Roseland NJ, 07068
Phone: 862-210-8085 | Fax: 862-210-8795
www.signarama-roseland.com

Existing



NOTE:

PROOF

Overall store front: 132"W x 159" H
145.75 SQFT

APPROVED:_____ DATE:_____


THE SNOOKI SHOP
HV MC

Signarama
The way to grow your business.

2 Eisenhower Parkway, Roseland NJ, 07068
Phone: 862-210-8085 | Fax: 862-210-8795
www.signarama-roseland.com



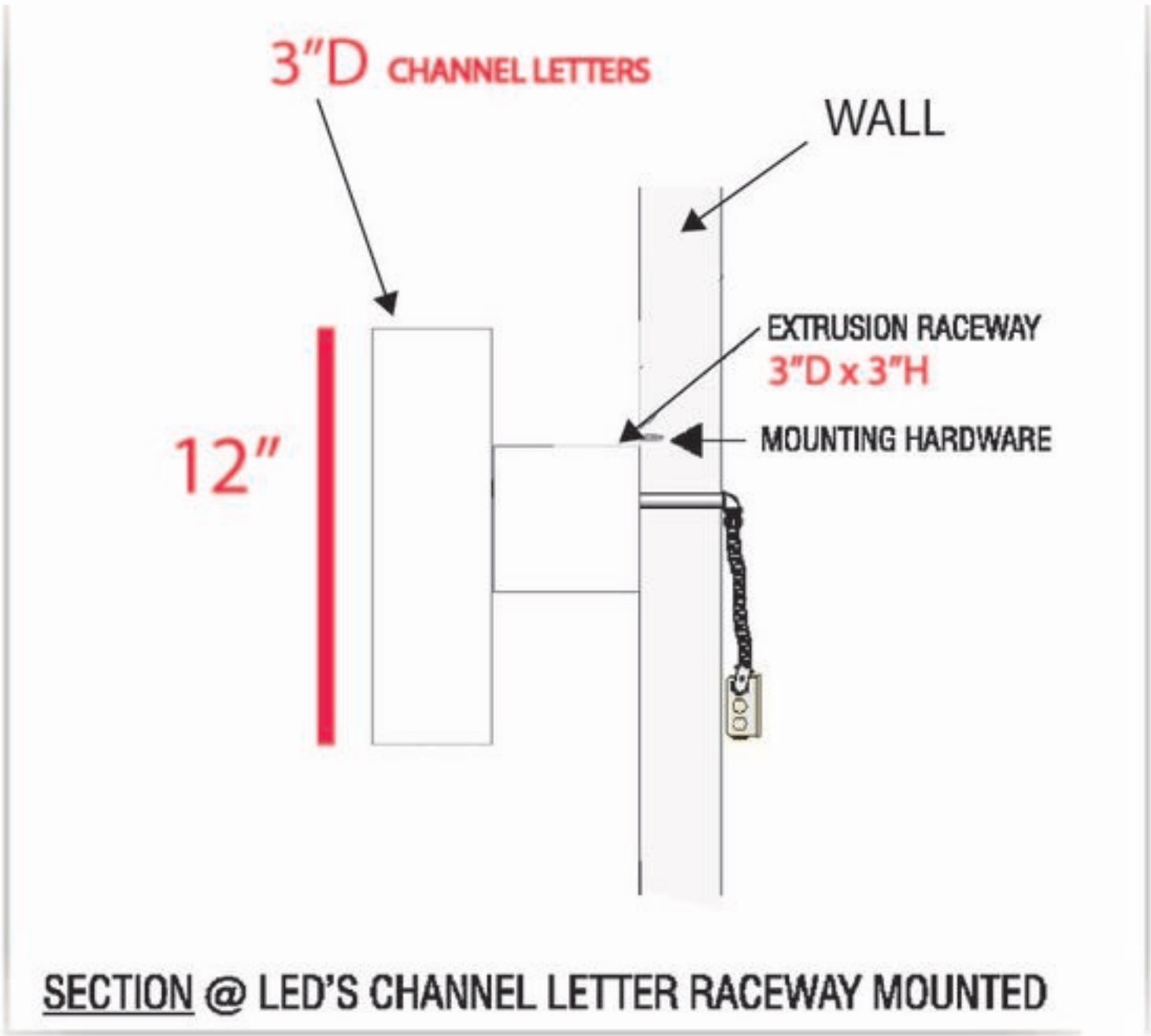


LED channel letters mounted on raceway.
Letters will have perforated vinyl so that during the day, letters will be black and at night they will be white

NOTE: 7.25 SQFT

PROOF

APPROVED:_____ DATE:_____



SECTION @ LED'S CHANNEL LETTER RACEWAY MOUNTED


THE SNOOKI SHOP
HV MC

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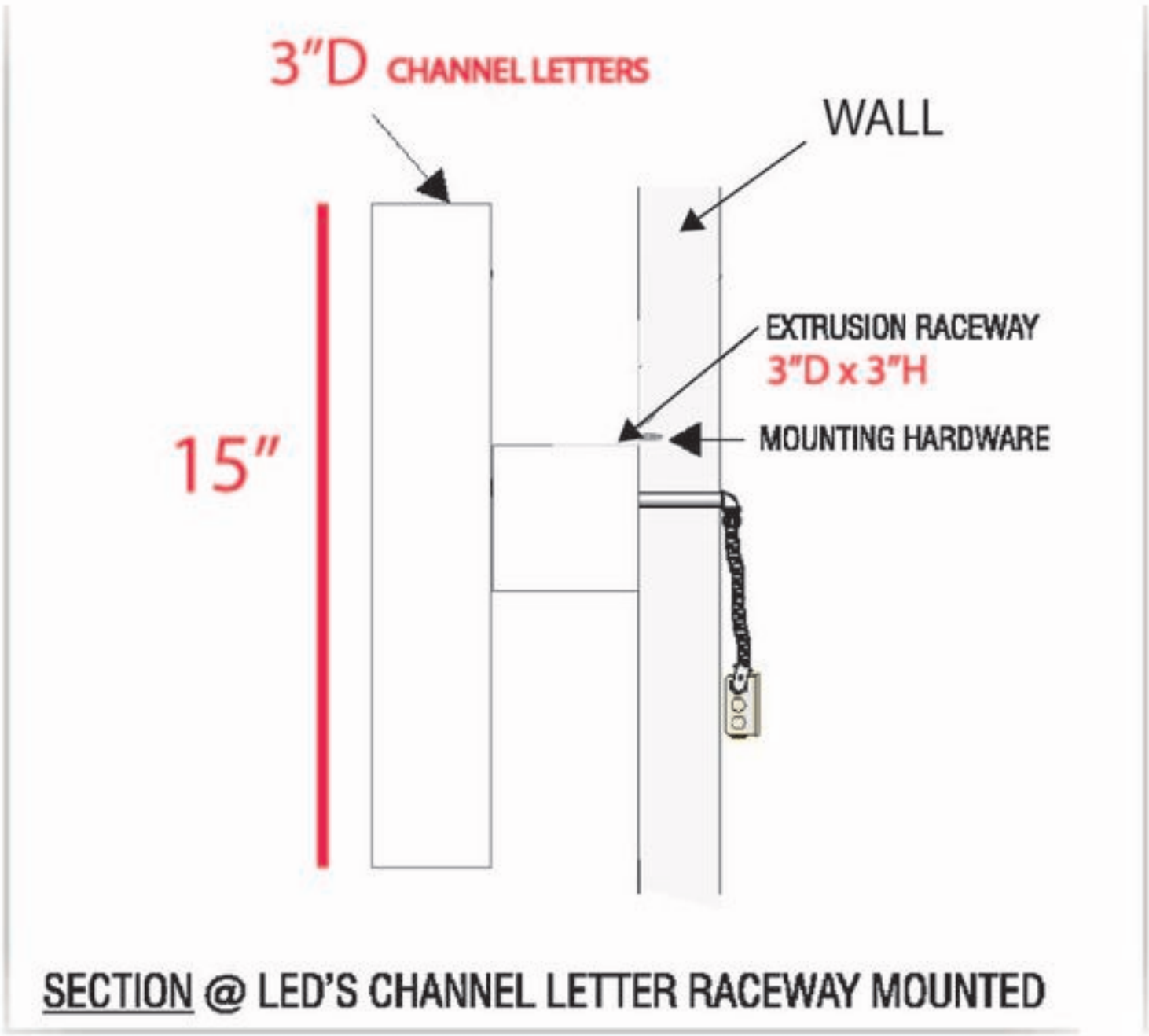
NOTE: **NIGHT LOOK *ILLUMINATED***

FACES OF LETTERS WILL BE COVERED WITH BLACK PERFORATED VINYL WHICH WILL APPEAR WHITE WHEN SIGN IS LIT AT NIGHT

DAY LOOK *NOT ILLUMINATED*

LETTERS WILL BE MOUNTED TO RACEWAY (METAL-BOX) PAINTED TO MATCH BUILDING

*APPROVED:*_____ *DATE:*_____



SECTION @ LED'S CHANNEL LETTER RACEWAY MOUNTED

City of Beacon Planning Board Agenda
02/09/2021

Title:

Certificate of Appropriateness - Change facade color; 474-476 Main Street

ATTACHMENTS

474-476 Main Street Application.pdf

474-476 Main Street - Proposed Color Scheme.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1-15-2021

Project Address: 474-476 MAIN STREET

Project Architect/Engineer: _____

Owner/Builder: KEN STRAUS

Contact Phone No.: 914-641-8708

Approval Requested: X Certificate of Appropriateness _____ New Single Family House

Color/Materials:

~~Siding~~: NEW PAINT COLORS - BLACK - GREY - BURGUNDY

~~Roofing~~: _____

Windows: Color: BLACK AND GREY Type: BENJAMIN MOORE

Trim: BURGUNDY - BLACK - GREY

Garage Door: _____

Stone/Brick: _____

Ken Straus

Signature of Owner

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

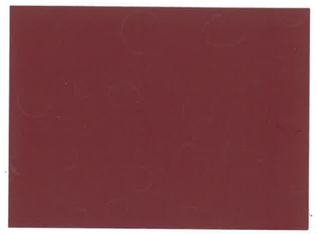
474-476 Main Street , Beacon

Building color change









BODY: Dinner Party AF-300
TRIM: Bleeker Beige HC-80
ACCENT: Night Horizon 2134-10



City of Beacon Planning Board Agenda
02/09/2021

Title:

Certificate of Appropriateness - Change facade color; 468-470 Main Street

ATTACHMENTS

468-470 Main Application.pdf

468-470 Main Before-After.pdf

468-470 Main Color Swatch.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/21/21

Project Address: 468-470 MAIN St.

Project Architect/Engineer: _____

Owner/Builder: MAY KATZ, OWNER

Contact Phone No.: 917-566-7331

Approval Requested: X Certificate of Appropriateness _____ New Single Family House

Color/Materials:

~~Siding~~: _____

~~Roofing~~: _____

~~Windows~~: Color: POLO BLUE Type: BENJAMIN MOORE

Trim: PARADISE GREEN

~~Garage Door~~: _____

~~Stone/Brick~~: _____

May Katz

Signature of Owner

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

468-470. MAIN
CURRENT BUILDING COLORS



468-470. MAIN
PROPOSED BUILDING COLORS



468-470 MAIN and 472 MAIN
COLORS



BLUE	BENJAMIN MOORE	2062-10	POLO BLUE
GREEN	BENJAMIN MOORE	439	PALISADES PARK





City of Beacon Planning Board Agenda
02/09/2021

Title:

Certificate of Appropriateness - Change facade color; 472 Main Street

ATTACHMENTS

472 Main Application.pdf

472 Main Before-After.pdf

472 Main Proposed Colors.pdf

472 Main Color Swatch.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/21/21

Project Address: 472 MAIN ST,

Project Architect/Engineer: _____

Owner/Builder: MAY KATZ, OWNER

Contact Phone No.: 917-566-7331

Approval Requested: X Certificate of Appropriateness _____ New Single Family House

Color/Materials:

~~Siding~~: _____

~~Roofing~~: _____

~~Windows~~: Color: POLO BLUE Type: BENJAMIN MOORE

Trim: PARADISE GREEN

~~Garage Door~~: _____

~~Stone/Brick~~: _____

May Katz

Signature of Owner

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)

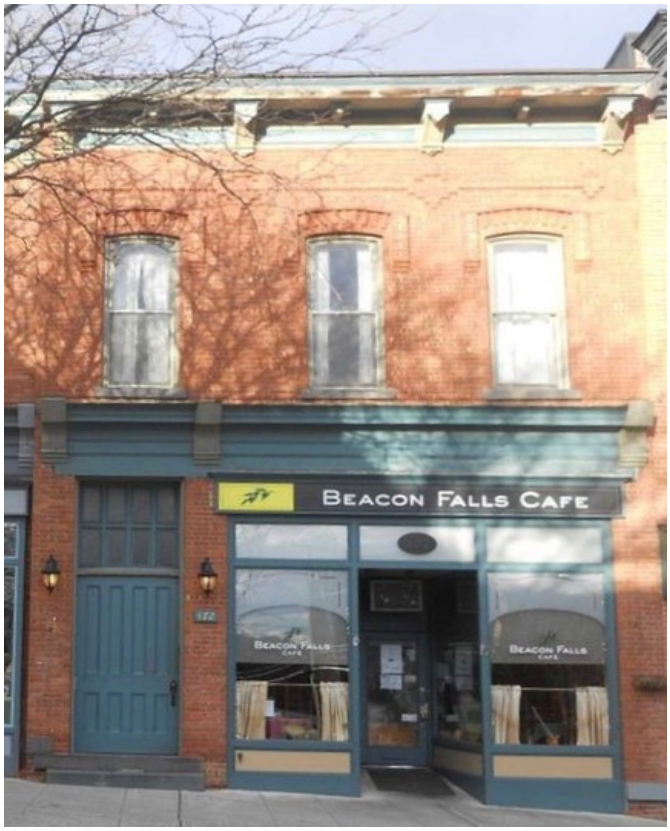
Subject to the following:

_____

_____

FEE: $100.00

472 MAIN
CURRENT BUILDING COLORS



472 MAIN
PROPOSED BUILDING COLORS



472 MAIN - PROPOSED COLORS



468-470 MAIN and 472 MAIN
COLORS



BLUE	BENJAMIN MOORE	2062-10	POLO BLUE
GREEN	BENJAMIN MOORE	439	PALISADES PARK





City of Beacon Planning Board Agenda
02/09/2021

Title:

Single Family House - 50 Mountain Lane

ATTACHMENTS

50 Mountain Lane Application.pdf

50 Mountain Lane Color Swatch.pdf

50 Mountain Lane Siding Sample.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: 50 Mountain Lane

Project Architect/Engineer: Sandra Arndt Architect / Mike Carr Engineer

Owner/Builder: Paula David Dorothy Berwin Builders

Contact Phone No.: 617 · 688 · 6998

Approval Requested: ____ Certificate of Appropriateness ✓ New Single Family House

Color/Materials:

Siding: 3"-4" Natural Cedar Clapboard Styk Flat

Roofing: BLACK Rubber w/ BLACK METAL Drip Edge

Windows: Color: BLACK SASH Type: Weathershield Double Hung

Trim: Natural Cedar Barn Board - Brownish Grey

Garage Door: N/A

Stone/Brick: N/A

Tom Cassel and _____

Tom Cassel Signature of Owner Tara Roscoe

01-14-21

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



BLACK

Roof, Drip edge, Window + Door Sash

Ben Moore 01-Jet Black

50 Mountain Lane

Roof, Trim, Window Sash colors



50 Mountain Lane
exterior Siding