



CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL
MEET ON TUESDAY, MARCH 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 GOVERNOR'S
EXECUTIVE ORDER 202.1, THE
FEBRUARY 9, 2021 MEETING
WILL BE HELD VIA
VIDEOCONFERENCING, AND A
TRANSCRIPT WILL BE
PROVIDED AT A LATER DATE.
THE PUBLIC CAN WATCH THE
LIVE MEETING ONLINE AT
YOUTUBE AT
[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDER](https://www.youtube.com/channel/UCVPPIGGWZDER)
SUDXG. COMMENTS CAN BE
CALLED IN DURING THE
MEETING AT (929) 205-6099;
WEBINAR ID: 878 2021 6064;
PASSWORD: 460733.
COMMENTS CAN ALSO BE
PROVIDED VIA EMAIL NO
LATER THAN 5PM ON MARCH
9, 2021 TO ETHA GROGAN,
PLANNING BOARD
SECRETARY, AT

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

March 9, 2021

7:00 PM

Planning Board Agenda

Regular Meeting

1. 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)
2. Public hearing on application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye (postponed at the request of the applicant)
3. Continue public hearing on application for Site Plan Approval, small cell wireless facility on new light pole and one antenna, 7 Cross Street, submitted by Verizon Wireless of the East, LP (dba Verizon Wireless)
4. Public hearing on applications for Site Plan Approval (relative to a Special Use Permit) 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 (dba 420 Main Street, LLC)

Miscellaneous Business

1. Zoning Board of Appeals - March Meeting

Architectural Review

1. Single Family House - Wilkes Street
2. Certificate of Appropriateness - Sign; 520 Main Street

City of Beacon Planning Board Agenda
03/09/2021

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
03/09/2021

Title:

Public hearing on application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye (***postponed at the request of the applicant***)

ATTACHMENTS

City of Beacon Planning Board Agenda

03/09/2021

Title:

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

ATTACHMENTS

[7 Cross Street Pole Simulations.pdf](#)

[Planner Review Letter.pdf](#)

[Engineer Review Letter.pdf](#)

[Site Plan Approval for Small Cell Wireless Facility Resolution 7 Cross Street \(4850-2123-9516.3\).doc](#)























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

I have reviewed a 7-sheet Site Plan set with the latest revision date of February 2, 2021 and the revised photo-simulations P-1 and S-1a-j.

Proposal

The applicant is proposing to install a small cell antenna on a new steel pole with accessory ground-mounted equipment. The location is 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. This site was suggested by the City, since it is out of the Historic District and Landmark Overlay zone and on a municipal parking lot parcel.

On February 16, 2021 the City Council adopted a new Section 223-26.4 to regulate Wireless Telecommunications Services Facilities. After reviewing the submitted materials in the context of the new law, I have the following comments:

1. The easement connection to the nearby utility pole should be corrected, since the survey shows an overhead wire easement, but Sheet C-2 shows an underground connection.
2. The Board should make a final decision as to whether a light fixture on the pole contributes to a stealth design and what neutral or compatible color is appropriate. I have attached some examples of downlighting fixtures. Under Section 223-26.4 L(9), new wireless facilities shall be on an existing building or be in the form of a stealth structure, wherever possible.
3. The Site Plan proposes to remove the 4-inch diameter tree approximately 8 feet behind the fenced equipment enclosure. A relocated or replacement tree could be planted 6-8 feet farther back without affecting the rear retaining wall.

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



Raycap/STEALTH stealthconcealment.com

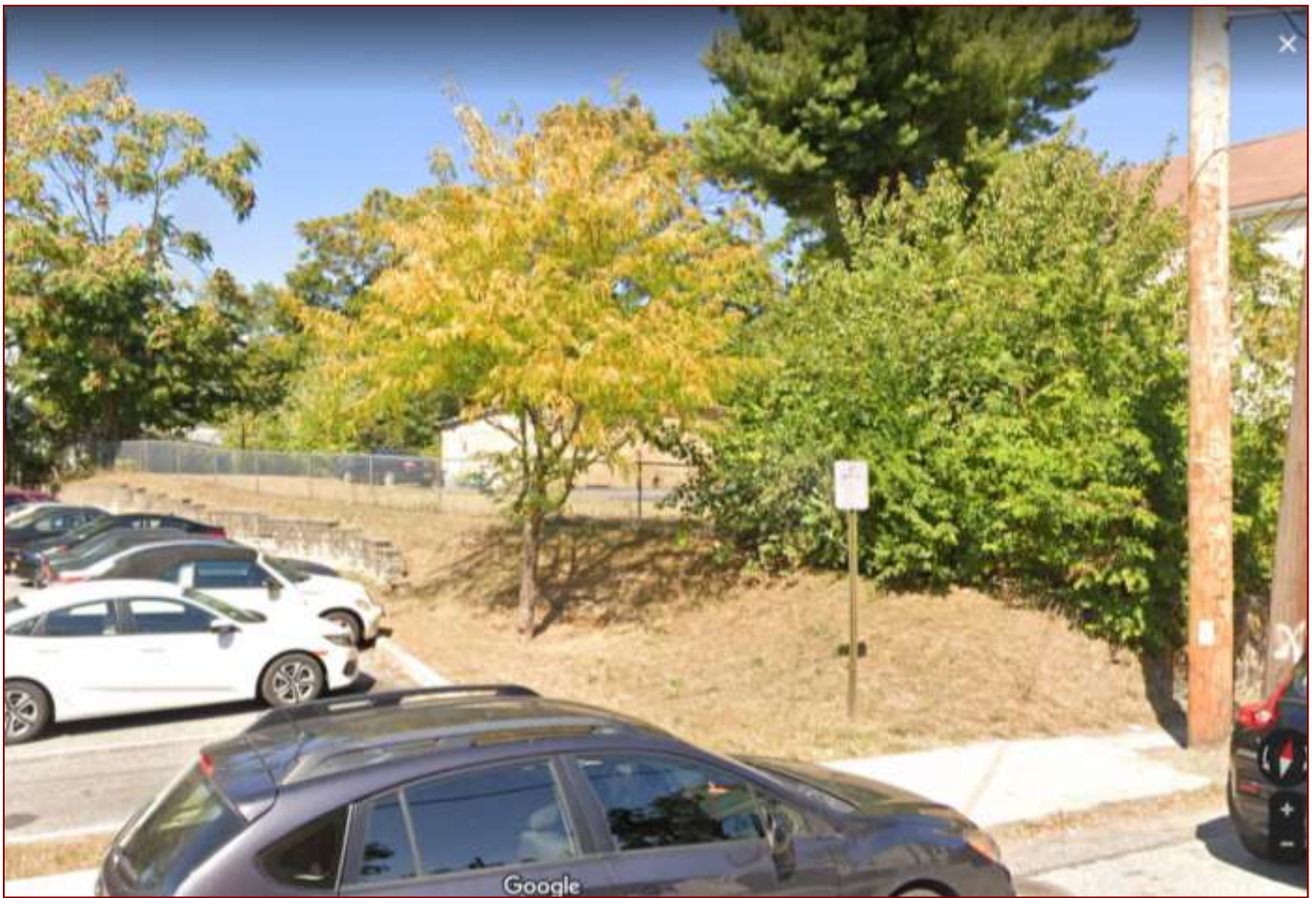


CityPole by Comptek smartcitypole.com



Standard Colors: (Custom Colors Available)





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 Lenc, P.E., L.S.
Arthur R. Tully, P.E.

March 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:

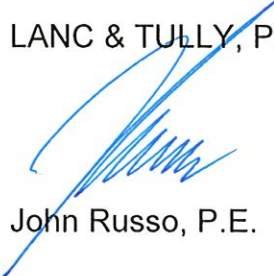
- 11 colored renderings of the proposed pole and cell antennas, as prepared by Tectonic.

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. The applicant has provided the colored renderings as requested by the Planning Board to help in determining the color of the proposed pole, along with determining if a light should be included on the pole or not.

As the applicant has only submitted the colored renderings at this time, it should be noted that our previous comments of our February 4, 2021 correspondence are still outstanding and need to be addressed. 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

RESOLUTION
PLANNING BOARD
BEACON, NEW YORK
GRANTING APPROVAL FOR
A SMALL CELL WIRELESS TELECOMMUNICATION SERVICE FACILITY
AT 7 CROSS STREET

Parcel ID# 5954-27-787978

Check 223-26.4.L(2)

WHEREAS, the Beacon Planning Board received an application for Site Plan Approval from Verizon Wireless of the East LP, (the “Applicant”), for a wireless telecommunication services facility application to install one small cell antenna on a new steel pole with accessory ground mounted equipment (the “Project” or “Proposed Action”), on property owned by the City of Beacon located at 7 Cross Street in the Central Main Street (CMS) Zoning District in the City of Beacon, Dutchess County, New York and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-27-787978 (the “Property”); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to the City of Beacon Zoning Code §§ 223-25 and 223-26.4; and

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

WHEREAS, the Site Plan is shown on the drawings, entitled “Verizon Wireless of The East LP d/b/a Verizon Cliff & Willow” Sheets 1-7, prepared by Tectonic Engineering & Surveying Consultants P.C.:

Sheet	Title	Dated
T-1	<i>Title Sheet</i>	12/4/20, rev. 2/2/21
SU-101	<i>Partial Boundary Survey</i>	8/29/19
AD-1	<i>Adjoiners Plan & List</i>	12/4/20, rev. 2/2/21
SB-1	<i>Setback Plan</i>	12/4/20, rev. 2/2/21
C-1	<i>Overall Site Plan</i>	12/4/20, rev. 2/2/21
C-2	<i>Detail Site Plan</i>	12/4/20, rev. 2/2/21
C-3	<i>Pole Elevation</i>	12/4/20, rev. 2/2/21; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the New York State Environmental Quality Review Act (“SEQRA”); and

WHEREAS, by Resolution dated December 16, 2019 the City Council adopted a SEQRA Negative Declaration finding that the proposed construction of a small cell wireless facility on the Property would have little to no impact and resolved to lease 48 square feet of

Site Plan & Small Cell Wireless Facility Special Use Permit
7 Cross Street

the Property to the Applicant; and

WHEREAS, on February 9, 2021 the Planning Board opened a public hearing on the Site Plan Approval, at which time all interested persons were given the opportunity to be heard and the public hearing was closed on March 9, 2021; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, the public hearing was duly noticed by publication, mailing and signage in accordance with notice requirements of the Zoning Code of the City of Beacon, and held by videoconference in accordance with the Governor's Executive Orders which suspend the "in-person" requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public meetings and hearings remotely; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Zoning Code § 223-25.E and the applicable standards for wireless telecommunication services facilities set forth in City of Beacon Zoning Code §223-26.4; and

WHEREAS, the location selected is on City-owned property, set back from Main Street, and outside of the Historic District and Landmark Overlay Zone; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Proposed Action relative to all applicable provisions of the City of Beacon Code; and

WHEREAS, the Telecommunications Act of 1996 and the FCC's *Declaratory Rule and Third Report and Order*, adopted September 26, 2018, make it unlawful for local governments to prohibit, or have the effect of prohibiting, the provision of personal wireless service within the meaning of Section 332(c)(7)(B)(i)(II); and

WHEREAS, an effective prohibition occurs where a state or local action inhibits a provider's ability to engage in any of a variety of activities related to its provision of a covered service. This test is met not only when filling a coverage gap but also when densifying a wireless network, introducing new services or otherwise improving service capabilities; and

WHEREAS, pursuant to Section 332(c)(7)(B)(iv) of the Telecommunications Act of 1996 "no state or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless services on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC's regulations concerning such emissions."

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board finds that the design and the selected color for the pole minimizes the visual impact of the facility from public thoroughfares and surrounding properties to the extent practicable and hereby grants

Site Plan & Small Cell Wireless Facility Special Use Permit

7 Cross Street

Site Plan Approval for a wireless telecommunication services facility application pursuant to §§ 223-25.E and 223.26.4 of the City of Beacon Zoning Code that, subject to the conditions set forth herein, for the installation of one small cell antenna on a new steel pole with accessory ground mounted equipment on property located at 7 Cross Street, as set forth and detailed on the plans prepared by Tectonic Engineering & Surveying Consultants P.C., last revised February 2, 2021, subject to compliance with the following conditions and any other requirements which must be met by law:

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

1. All application review fees shall be paid in full.
2. The Applicants shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated February 4, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner's letter to the Planning Board dated March 4, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
5. The plans shall be updated to include the Planning Board's selection of _____ as the color for the proposed pole, and [_____ as the lighting fixture to be installed on the pole; or no lighting fixture].

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

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

1. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
2. A copy of this Resolution shall be attached to the Certificate of Occupancy or Certificate of Compliance, as the case may be.

Site Plan & Small Cell Wireless Facility Special Use Permit
7 Cross Street

3. FCC warning signage should be routinely inspected and maintained at the site. It is the Applicant's responsibility to comply with all FCC rules and regulations that are applicable to the site and its operations.
4. The proposed antenna, mounting structures and cable runs shall be color matched to the pole and in accordance with the photo simulations provided for this application.
5. The Applicant shall provide a fencing around the facility to shield visual impacts to residential properties. The Applicant shall maintain this fence in a reasonable condition.
6. The Applicant shall provide a sign at the site with the contact information for the Applicant's personnel responsible for the site.
7. As-built drawings shall be prepared for the Building Department files which depict the actual locations and heights of all Verizon small cell equipment including, but not limited to, the steel utility pole, antenna, ground mounted equipment, fencing, and subgrade utility runs and tie-ins. Any screening or landscaping required by the Planning Board shall also be included on the as-built drawings, along with notes for the facility Maintenance Plan.
8. Grounding and bonding certifications shall be provided to the Building Department.
9. Operations shall be maintained in accordance with the § 223-26.4C of the City of Beacon Zoning Code and all other applicable local, state and federal laws and regulations.
10. Unless otherwise superseded by the FCC, the design and use of the proposed wireless telecommunication services facility, including its cumulative impact with other existing and approved facilities, shall be certified to conform to the maximum NIER exposure standards promulgated by the FCC. Said certification shall include a report by a licensed professional electrical engineer with expertise in radio communication facilities and/or health physicist acceptable to the Planning Board. A copy of such certification report shall be submitted to the Planning Board prior to commencing operation of such facility and a copy shall be filed with the Building Inspector.
11. The Applicant shall submit to the Building Department annual certification of conformance with the applicable RF emissions standards.
12. The Applicant shall submit, on a form provided by the Building Department pursuant to Section 223-26.4(G) of the City Code the name, address and telephone number of the owner and operator of the facility and such addition

Site Plan & Small Cell Wireless Facility Special Use Permit
7 Cross Street

person(s) as specified in Section 223-26.4(G). Such form shall be maintained in the Office of the City Clerk.

13. If there is a change in operations in the future (frequency bands or class of service such as 5G), the Applicant shall notify the City Building Department and submit an updated RF Emissions report.
14. Any proposed increase in Verizon's number of antennas, antenna sizes, or number/sizes of ground-based equipment cabinets shall be approved by the City prior to any modifications (e.g., upgrades or minor modifications as defined under the FCC's Eligible Facilities Request). Any plans for collocation will need to be reviewed and approved by the City under the appropriate application process.
15. As used herein, the term "Applicant" shall include its heirs, successors and assigns.
16. The City of Beacon reserves the right to inspect the facility to ensure compliance with provisions of the City Code and any other provisions within the Federal Communications Commission regulations.
17. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
18. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.
19. The Building Inspector may revoke this Site Plan Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Site Plan Approval.
20. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

Site Plan & Small Cell Wireless Facility Special Use Permit
7 Cross Street

21. The approvals granted by this resolution do not supersede the authority of any other entity.

Dated: March 9, 2021

Resolution Adopted: March 9, 2021
Beacon, New York

_____, 2021
John Gunn, Chairman
City of Beacon Planning Board

Dated

Motion by _____, seconded by _____:

Kevin Byrne
J.C. Calderon
Karen Quiana
Jill Reynolds

Voting:
Voting:
Voting:
Voting:

Len Warner
J. Randall Williams
John Gunn, Chairman

Voting:
Voting:
Voting:

City of Beacon Planning Board Agenda
03/09/2021

Title:

Public hearing on applications for Site Plan Approval (relative to a Special Use Permit) 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 (dba 420 Main Street, LLC)

ATTACHMENTS

[416-420 Main Street Cover Letter.pdf](#)

[416-420 Main Street Site Plan Sheet 1 Greenspace Diagram.pdf](#)

[416-420 Main Street Site Plan Sheet 1.pdf](#)

[416-420 Main Street Site Plan Sheet 5 Elevations and Views.pdf](#)

[Planner Review Letter.pdf](#)

[Engineer Review Letter.pdf](#)

[3-8-21 416-420 Main Street - PB Supplemental Submission Cover Letter\(4755779.1\).pdf](#)

[Alternative Site Plan\(4755757.1\).pdf](#)

[Exhibit A - City Council's SUP Approval Resolution\(4755753.1\).pdf](#)

[Exhibit B - Updated Maser Letter\(4755748.1\).pdf](#)



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T 914 761 1300
F 914 761 5372
cuddyfeder.com

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

February 24, 2021

VIA E-MAIL
AND HAND DELIVERY

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

Re: Supplemental Submission – Updated Green Space Plan
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:

We are writing 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. This supplemental submission is provided in furtherance of the Applicant’s January 26th submission (the “January 26th Letter”) to this Board and in advance of the Site Plan and Subdivision Public Hearing that is set for the Planning Board’s March 9, 2021 meeting Agenda.

Procedurally, since we last appeared before the Planning Board on February 9th, the Applicant appeared again at the City Council’s February 23rd Work Session Agenda in connection with the continued review of the Application for a Special Use Permit for the stepped-back fourth story. We understand that a Special Use Permit approval resolution will be considered at the Council’s March 1st Regular meeting.¹

As noted in the Applicant’s January 26th Letter to the Planning Board and was briefly presented at the Planning Board’s February 9th meeting, the Applicant worked with the City Council and City Staff to further clarify the updates to the site plan pertaining to the enlarged green space that is proposed on the Premises. As is more fully detailed in the enclosed green space plan entitled

¹ Note: We will also provide this Board with a copy of the City Council’s Special Permit Approval Resolution when it is available as well.



February 24, 2021

Page 2

“Special Use Permit Application, Sheet 1 of 1 – Site Plan – Green Space Diagram”, prepared by Aryeh Siegel Architect, and last revised January 28, 2021 (the “Green Space Diagram”), the Applicant has made the following changes that further enhance the green space on the Premises:

- 1) The off-street parking area was shifted so that vehicles now enter the property from South Street rather than off of Schenck Avenue, which creates two (2) additional on-street parking spaces along Schenck Avenue where the curb cut will be closed off and makes the enlarged green space more accessible and inviting to pedestrians;
- 2) The proposed live-work building was adjusted, further enlarging the green space to create a total of 4,270 sq. ft. of contiguous green space area on the Proposed Site Plan,² which *more than doubles* the 1,818 sq. ft. of total contiguous green space area that was proposed in the Original Site Plan;
- 3) The 2,315 sq. ft. proposed central public green space on the Proposed Site Plan also more than doubles the size of 1,046 sq. ft. central public green space that was proposed in the Original Site Plan; and
- 4) The landscape design elements were enhanced, including more clearly defined entrances to the enlarged green space and more amenities that make the green space more inviting to users.

As is more fully shown on the enclosed site plans,³ the live/work building is located at the rear of the property behind the proposed mixed-use building and the enlarged central public green space on the proposed one (1) lot. As this Board is aware, the rear “half” of the lot is classified in the Transitional Zoning District, which permits the off-street parking as proposed. Indeed, traveling east on South Street (which is a one-way street), there are other properties (both residential and commercial) that provide for parking along the south street frontage (or the “rears” of the Main Street lots/uses). We would also note that cars park along the southerly curb of South Street, and there is not a particularly uniform alignment of building frontages along the south side of South Street, making the character of the proposed off-street parking area consistent with the uses along South Street. The property is also unique – the proposed setback provides additional aesthetic benefits given its frontages on both South Street and Schenck Avenue as well as the topography

² Note: The total contiguous green space area is comprised of the total area of the private tenant green space combined with the total area of the central public green space.

³ Entitled “Site Plan Application”, Sheet 1 of 1 – Site Plan & Sheet 5 of 10 Building Elevations & Renderings, prepared by Aryeh Siegel Architect, and last revised January 28, 2021.



February 24, 2021

Page 3

in the area as you travel south from North Street down the hill on Schenck Avenue toward Main Street, which helps emphasize the landscaping and the green space on the property. Accordingly, it is respectfully submitted that the setback of the proposed live/work building, given its unique corner location behind the mixed-use building at the rear of the lot, conforms nearly as practicable to the alignment of buildings on South Street.⁴

It is respectfully submitted that the proposed Project complies with the legislatively imposed criteria, and the enlarged, more-inviting green space further enhances the public benefits of the Project, which also includes the two (2) upper floors of commercial office space right on Main Street.

UPDATED PARKING PLAN:

Additionally, in furtherance of refinements to the building program and to the site, please also see the enclosed letter memorandum, prepared by Maser Consulting, P.A., dated January 5, 2021 (the "Maser Letter"), which affirms that there are no changes to the findings in Maser's Traffic Impact Study & Parking Analysis for the Project. Indeed, as noted in the enclosed Maser Letter, the off-street parking requirements for the residential portion of the Project will continue to be satisfied with the proposed three (3) off-street parking spaces provided on the Site, and the "... addition of two (2) [parking] spaces along Schenck Avenue will provide additional parking in the vicinity of the Site and as well as additional parking for public use in the vicinity of Main Street, resulting in a net 'gain' of one (1) parking space over the prior reviewed site plan." See enclosed Maser Letter.

CONCLUSION:

For all the reasons set forth herein, and as will be further discussed at the Planning Board's March 9th meeting Agenda, the Applicant respectfully submits that the Project meets and or exceeds the applicable criteria for Site Plan and Subdivision approval for the mixed-use building.

We look forward to appearing at the Planning Board's March 9th regular meeting Agenda for the Site Plan and Subdivision Public Hearings and the continued review of the Project. In the meantime, should the Planning Board or City Staff have any questions or comments with regard

⁴ Note: Zoning Code Section 223-13 provides in relevant part that "... a front yard shall be required in connection with any new building which shall conform **as nearly as practicable** to those existing on the adjacent lots..." (emphasis added).



February 24, 2021

Page 4

to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'T. Palmer', with a stylized flourish at the end.

Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq. – Planning Board Attorney;
John Clarke – City Planner;
Lanc & Tully;
Aryeh J. Seigel Architect;
Hudson Land Design Professional Engineering, P.C.;
Maser Consulting P.A.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS



Location Map
Scale: 1" = 400'



Original Site Plan from June 6, 2020
Scale: 1" = 20'

ORIGINAL SITE PLAN: 1,818 SF OF CONTIGUOUS GREEN SPACE	VS	PROPOSED SITE PLAN: 4,270 SF OF CONTIGUOUS GREEN SPACE
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Proposed Site Plan
Scale: 1" = 20'

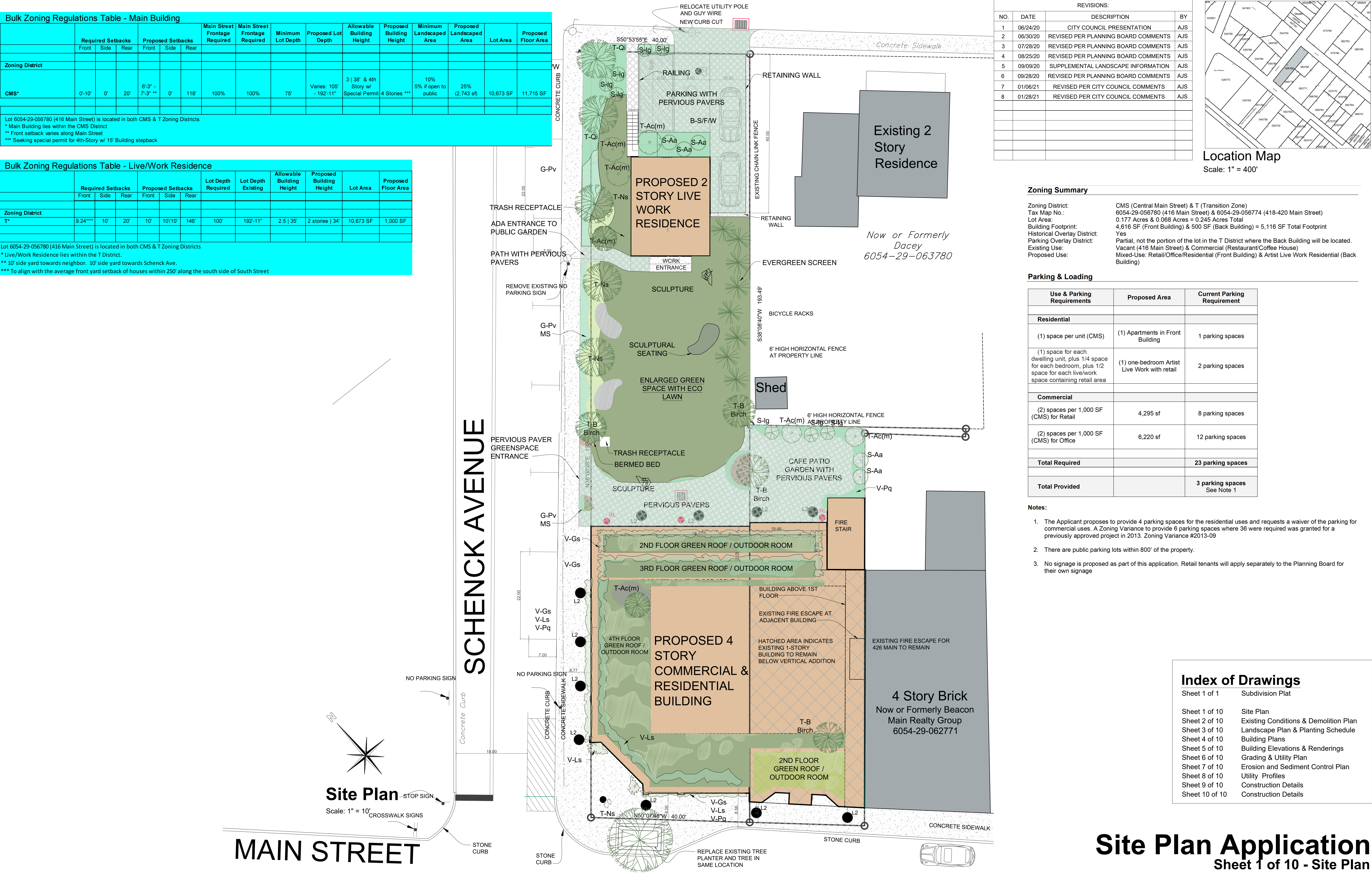
CAFÉ/416 MAIN ST. TENANT GREEN SPACE =	1,160 SF
LIVE/WORK TENANT GREEN SPACE =	795 SF
CENTRAL PUBLIC GREEN SPACE AREA =	2,315 SF
TOTAL CONTIGUOUS GREEN SPACE AREA =	4,270 SF
IN RESPONSE TO CITY COUNCIL COMMENTS	

Special Use Permit Application

Sheet 1 of 1 - Site Plan - Green Space Diagram

Bulk Zoning Regulations Table - Main Building												
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' - 192'-11"	3 38' & 4th Story w/ Special Permit	4 Stories ***
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts * Main Building lies within the CMS District ** Front setback varies along Main Street *** Seeking special permit for 4th-Story w/ 15' Building setback												

Bulk Zoning Regulations Table - Live/Work Residence									
	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height
	Front	Side	Rear	Front	Side	Rear			
Zoning District									
T*	9.24***	10'	20'	10'	10'/10'	146'	100'	192'-11"	2.5 35'
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts * Live/Work Residence lies within the T District. ** 10' side yard towards neighbor. 10' side yard towards Schenck Ave. *** To align with the average front yard setback of houses within 250' along the south side of South Street									



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

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

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

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

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

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN



Elevation: Main Street

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

RAILINGS:
CABLE RAILINGS AND
POSTS - BRUSHED
STAINLESS FINISH

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN



Elevation: Rear

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

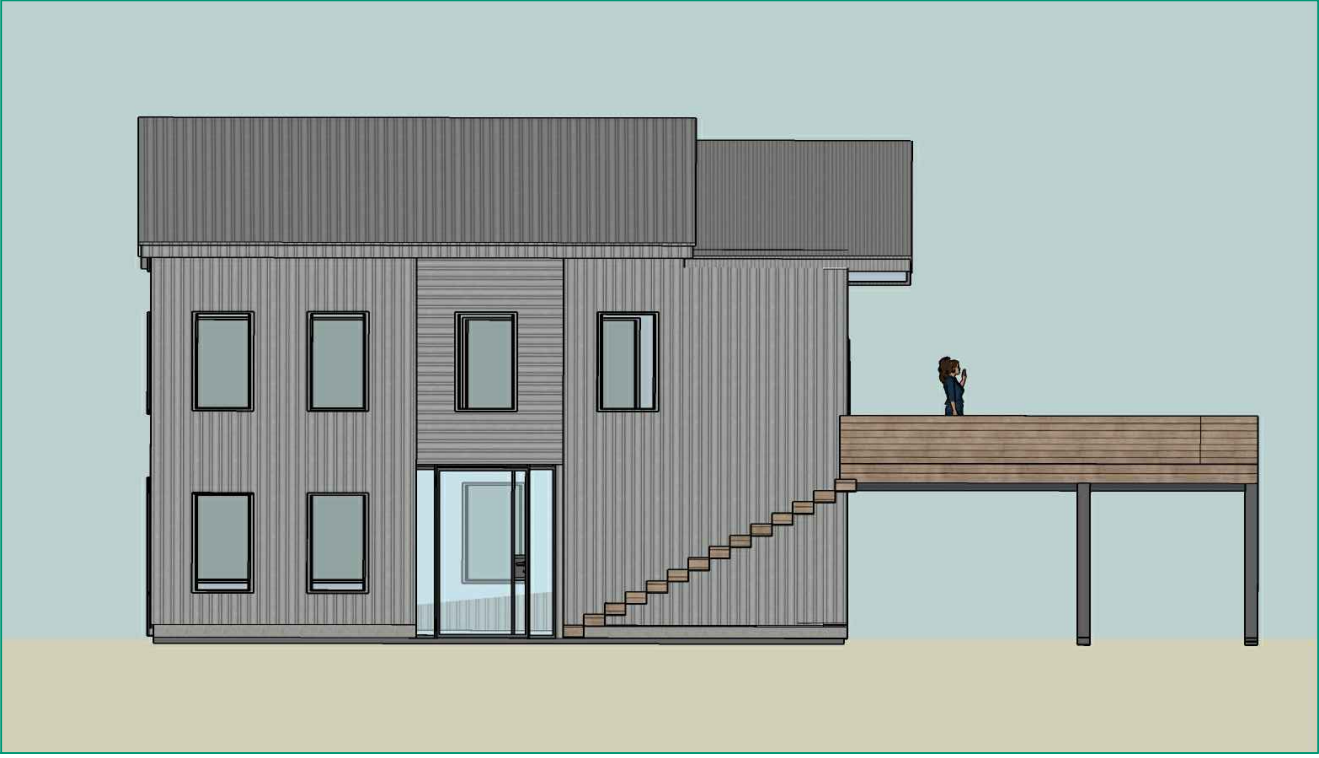
CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN



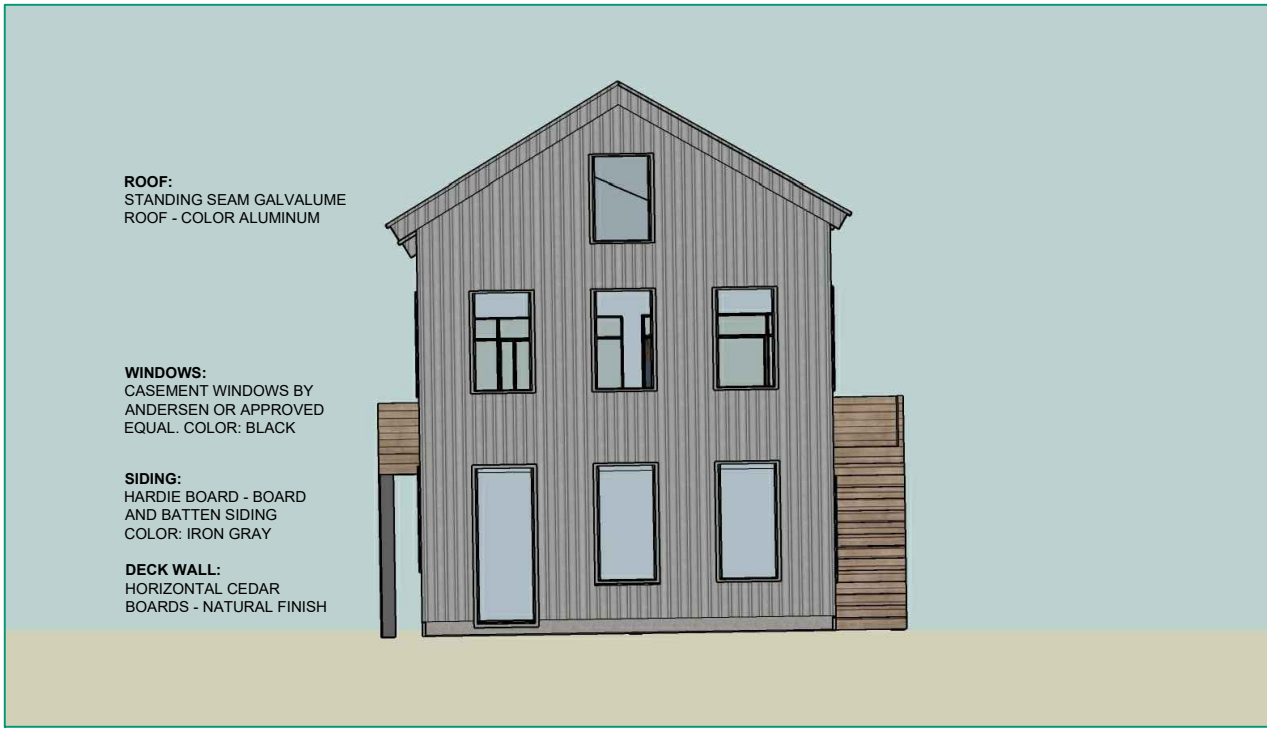
Elevation: Schenck Avenue

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

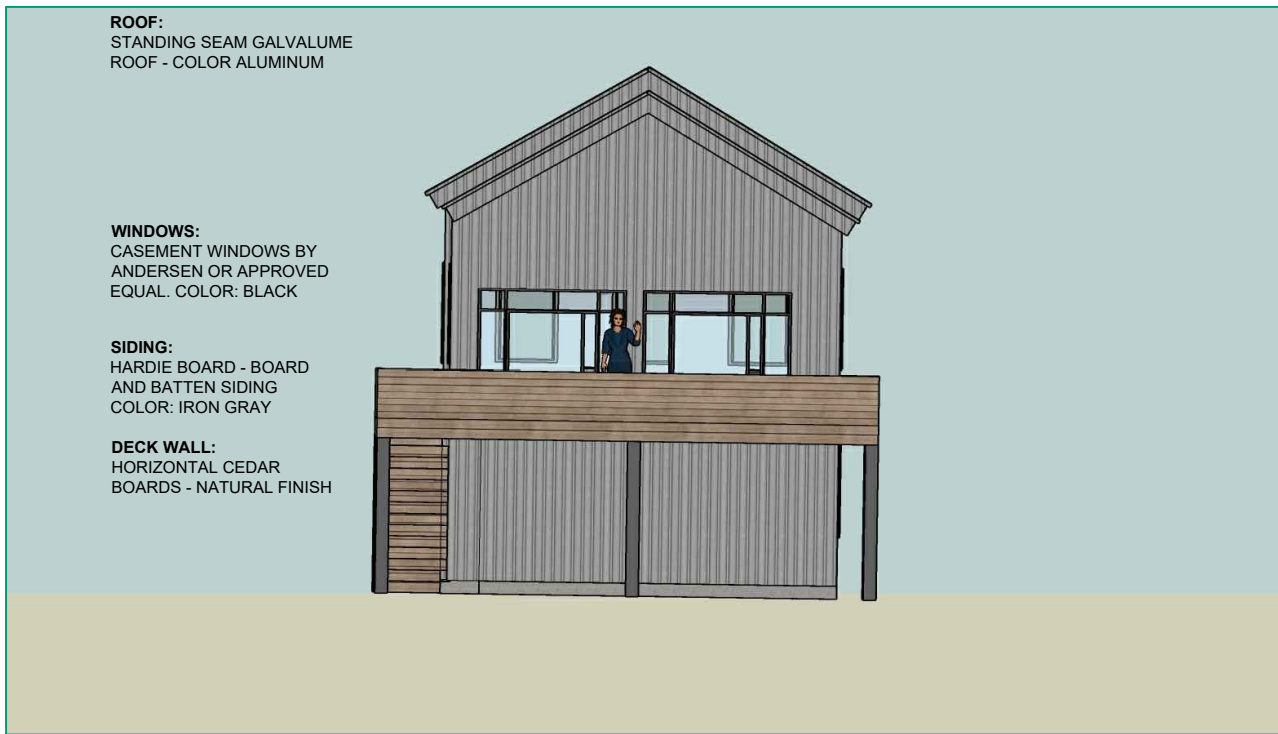
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS



Live Work - Schenck Avenue



Live Work - South Street



Live Work - Garden View



View from Schenck Avenue at Rear



View from Main Street



View from Schenck Avenue



View from Corner

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

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

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

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

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

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019

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

Date: March 4, 2021

Re: **416-420 Main Street Site Plan and Subdivision**

I have reviewed the following new documents:

- Cover letter from Cuddy+Feder, dated February 24, 2021;
- Updated traffic impacts letter from Maser Consulting, dated January 5, 2021;
- 1-Sheet Special Permit Application Green Space Diagram by Aryeh Siegel and Hudson Land Design, dated January 28, 2021, and
- Sheets 1 and 5 of a 10-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated January 28, 2021.

Proposal

The applicant is proposing to construct a 4-story, mixed-use building with 11,715 square feet on the front portion of the parcel in the Central Main Street (CMS) district and a live/work building on the rear portion of the parcel in the Transitional (T) district. The project needs subdivision approval to consolidate the two Main Street parcels. The entire 0.245-acre site is also in the Historic District and Landmark Overlay Zone (HDLO).

Comments and Recommendations

On March 1, 2021 the City Council approved the Special Permit for the 4th floor residential unit with a number of conditions that should be specifically addressed by the applicant at the meeting or in future submissions. The submitted Site Plan is substantially different than the version previously reviewed by the Planning Board. Eliminating the parking and driveway behind the live/work building was intended to allow for a larger public greenspace and provides for two additional on-street parking spaces on Schenck Avenue.

However, the new Site Plan features unattractive front yard parking and conflicts with Section 223-13K, which requires the front yard of any new building to align as nearly as practical to existing buildings within 250 feet on the same side of the street. The five buildings facing South Street directly to the east are set back from the sidewalk from 0 feet to approximate seven feet and even less from the front property lines (porches with roofs count for front setbacks). The proposed live/work setback is 26 feet, which the Building Inspector has indicated does not conform with Section 223-13K. The submitted plan also counts less usable side yards of the live/work building as public greenspace.

I have attached two concept sketches with two or three off-street parking spaces to illustrate other possible options for a larger, well-defined central public greenspace, as well as more square footage for the live/work building. Other remaining Site Plan issues include the following:

1. For the Sheet 1 Site Plan:

- a. The Zoning Table will need to be updated to be consistent with the front setback of the live/work building shown on the plan.

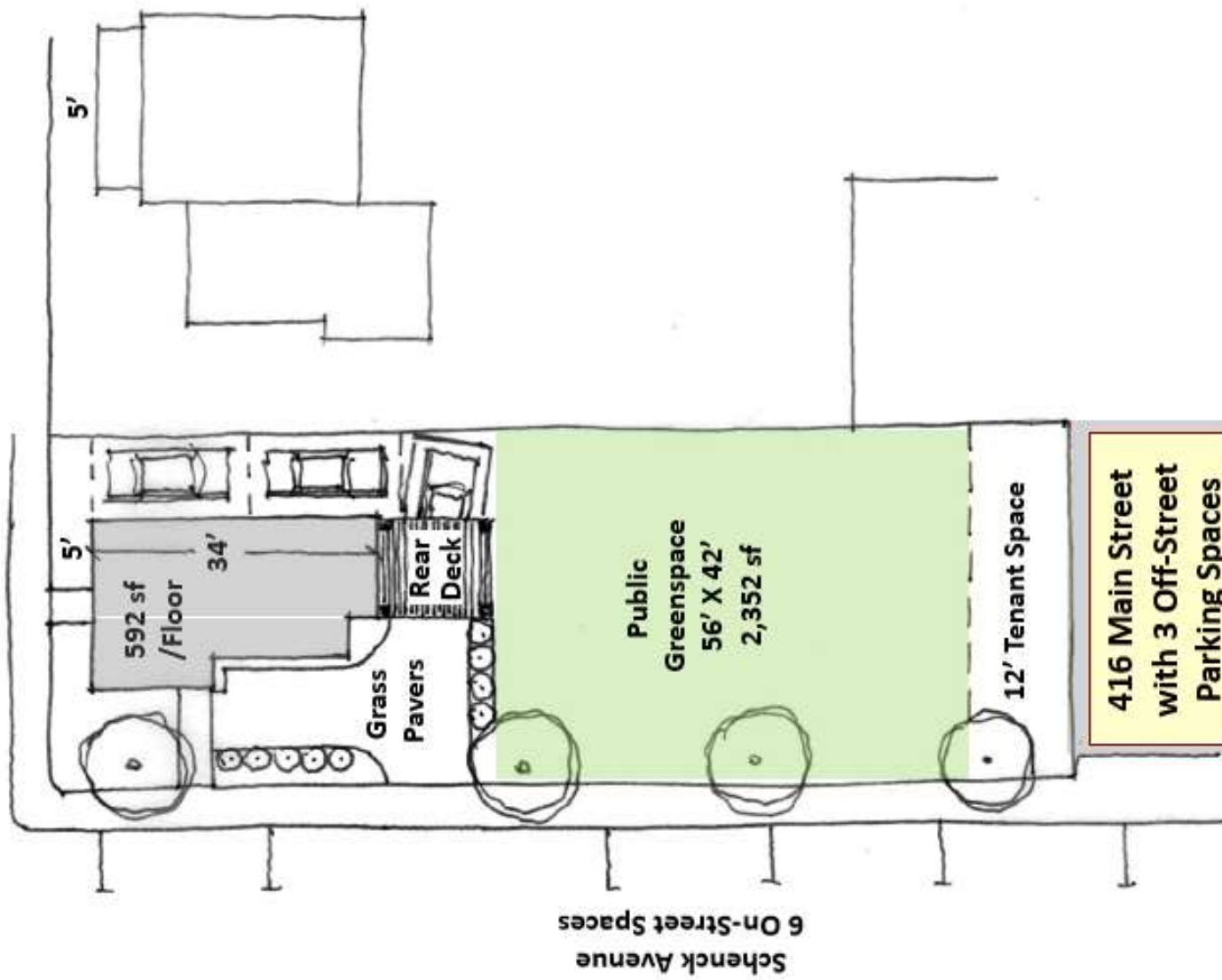
- b. The replacement street tree and planting well should be coordinated with the previous recommendations of the Tree Advisory Committee.
 - c. The fence line and retaining wall along the eastern residential property boundary need to be clarified on the plans. Chain link fencing is not permitted in the HDLO zone.
 - d. The methods for trash disposal from the buildings should be described on the plan.
 - e. The sidewalk should be shown as continuing across the South Street driveway.
2. For the Sheet 3 Landscaping and Lighting Plan:
- a. The landscaping plan should reinforce a clear demarcation between the central public greenspace and private tenant space.
 - b. The proposed roof and cornice plantings should be described on the plan.
 - c. The lighting fixtures need to be shown on the plan.
 - d. The wall mounted fixtures need color and CRI specifications. I suggest that the lighting fixtures along the sidewalks be placed at least 7 feet 6 inches above the surface level.
3. For the Sheet 5 Building Elevations and Renderings:
- a. The live/work building elevations may need to be updated to match the Site Plan and major measurements should be added.
 - b. Since this is a residential-type structure in the HDLO district, I suggest that the windows be divided in a more traditional pattern.
 - c. The View from Schenck Avenue rendering is mislabeled.

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

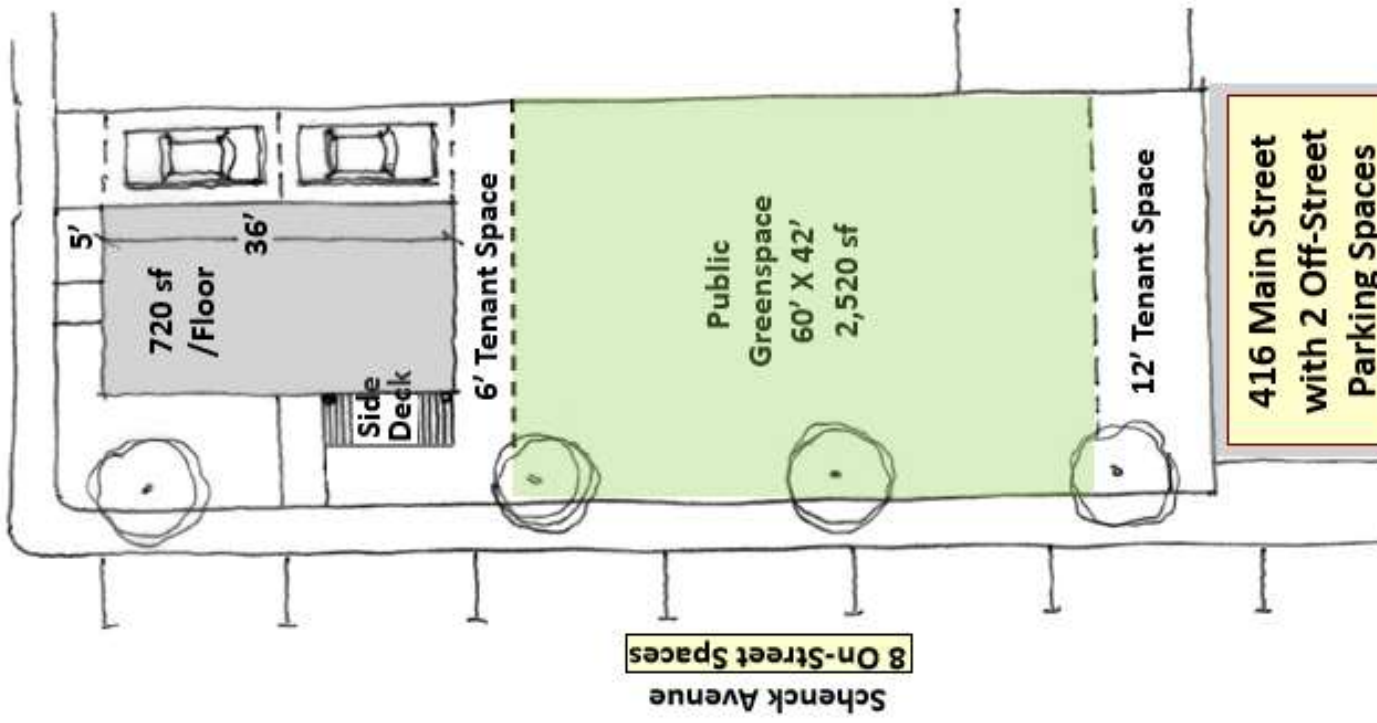
John Clarke, Beacon Planning Consultant

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

South Street



South Street



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 Lenc, P.E., L.S.
Arthur R. Tully, P.E.

March 5, 2021

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

RE: 416-420 Main Street
Subdivision & Site Plan
Tax Parcel 6054-29-05678 & 056774
City of Beacon

Dear Mr. Gunn:

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

- Correspondence from Cuddy & Feder dated February 24, 2021.
- Correspondence from Maser Consulting dated January 5, 2021.
- Plan Sheet 1 of 1 titled "Special Use Permit Application – Green Space Diagram – 416-420 Main Street", with the latest revision date of January 28, 2021, as prepared by Aryeh Siegel, Architect.
- Plan Sheet 1 of 10 titled "Site Plan Application – 416-420 Main Street", with the latest revision date of January 28, 2021 as prepared by Aryeh Siegel, Architect.
- Plan Sheet 5 of 10 titled "Building Elevations & Renderings – 416-420 Main Street", with the latest revision date of January 28, 2021, as prepared by Aryeh Siegel, Architect.

Based upon our review of the above documents and plans, we offer the following comments:

Sheet 1 of 10 – Site Plan:

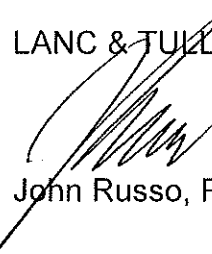
1. The applicant is proposing to construct a retaining wall on the easterly and southerly side of the proposed driveway for the Live/Work residence. A grading plan shall be submitted to show how grading is proposed in this area, along with demonstrating the need for a retaining wall. The grading plan shall include top and bottom wall elevations, along with construction details for the proposed wall. The applicant should also consider as to whether a construction easement will be required during the construction of the proposed retaining wall.

2. As the Site Plan continues to be developed, the utility plan for the project should also be revised to reflect the current site plan. It appears that the original drainage running from the rear of the 4-story commercial building out to South Street may be impacted by the location of the live/work residence, along with the evergreen trees easterly side of the parcel being proposed over top of the storm line.
3. The Bulk Zoning Table for the Live/Work Residence notes a proposed "Front Yard" setback of 10 feet, but the plan shows the building to be setback approximately 26 feet. The Bulk Table shall be updated to accurately reflect the plan.
4. We would recommend that Note No. 2 be revised to call out the locations of each of the public parking lots located within 800 feet of the project site.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

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



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

March 8, 2021

VIA E-MAIL

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

Re: Supplemental Submission – Alternative Site Plan – Relocated Live/Work Building
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:

We are writing 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.

Following up on our February 24th supplemental submission to this Board, we are pleased to report that the Beacon City Council unanimously approved the Applicant’s Special Use Permit (the “SUP”) for the stepped-back fourth story component of the Project. A copy of the City Council’s SUP Approval Resolution is enclosed as **Exhibit A** to this submission.

Additionally, in advance of the Planning Board’s Public Hearing that is scheduled for the Project on March 9th, and in response to the Planning Board’s comments at its February 9th meeting, including the comments in Memorandum prepared by John Clarke Planning and Design dated March 4, 2021 regarding the proposed location for the live/work space, we respectfully submit a copy of the Alternative Site Plan that the Applicant has prepared, which we plan to also present at the Public Hearing for this Board’s consideration. Notably, this Alternative Site Plan achieves a few key objectives:

- 1) The live/work building has been relocated closer to South Street to further conform as nearly as practicable to the existing buildings located along South Street; and
- 2) The contiguous green space has been further enlarged and squared off.



March 8, 2021

Page 2

We would also note that the SUP provides two (2) important findings in relation to the proposed Alternative Site Plan:

- 1) That the SUP Approval indicates that the Applicant will provide two (2) or three (3) off-street parking spaces – and the Alternative Site Plan proposes two (2) off-street parking spaces while creating two (2) new on-street parking spaces along Schenck Avenue); and
- 2) That design modifications to the Site Plan do not *decrease* the Central Public Green Space by more than ten percent (10%) – and the contiguous green space is *increased* and squared off by the proposed Alternative Site Plan.

UPDATED PARKING PLAN – ALTERNATIVE SITE PLAN:

Additionally, in furtherance of refinements to the building program and to the site, please also see the enclosed updated letter memorandum, prepared by Maser Consulting, P.A., dated March 5, 2021 (the “Updated Maser Letter”), which affirms that there are no changes to the findings in Maser’s Traffic Impact Study & Parking Analysis for the Project. Indeed, as noted in the enclosed Updated Maser Letter, the off-street parking requirements for the residential portion of the Project will continue to be satisfied with the proposed two (2) off-street parking spaces provided on the Site, and the two (2) on-street parking spaces along Schenck Avenue, which modifications “... are consistent with the previous analyses conducted by [Maser’s] office of the traffic and parking related conditions associated with the Project.” See **Exhibit B** - Updated Maser Letter.

CONCLUSION:

We look forward to reviewing the enclosed Alternative Site Plan and its associated improvements at the March 9th Public Hearing.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', with a stylized, flowing script.

Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq. – Planning Board Attorney
John Clarke – City Planner
Lanc & Tully – City Engineer



**CITY OF BEACON
CITY COUNCIL**

Resolution No. 32 of 2021

**RESOLUTION GRANTING A SPECIAL PERMIT FOR
416-420 MAIN STREET**

PARCEL ID NOS: 6054-29-056780 & 6054-29-056774

WHEREAS, 416 Main Street Beacon, LLC & 420 Main Street, LLC (the “Applicant”) submitted an application for a Special Permit to construct a fourth story on an 11,715 square foot mixed-use building fronting on Main Street, comprised of a 4,295 square foot ground-floor retail space, as well as 6,220 square feet of commercial office space on the second and third floors and 1,200 square feet of residential space containing one (1) apartment unit on the stepped back fourth floor (the “Proposed Action”) on property located at 416-420 Main Street, on parcels known and designated on the tax map as 6054-29-056780 and 6054-29-056774 (the “Property”); and

WHEREAS, the proposed 11,715 square foot mixed-use building is proposed for the area of the Property located in the Central Main Street (CMS) District and the Historic District and Landmark Overlay Zone (HDLO); and

WHEREAS, the Applicant submitted the Special Permit application in connection with its application to the Planning Board for Subdivision approval (to remove the existing lot line and merge the two lots), Site Plan approval, and Certificate of Appropriateness approval to construct the proposed 11,715 square foot mixed-use building, as well as a 1,440 square foot artist live-work space in the rear of the Property fronting on South Street and located in the Transitional District and HDLO Zone; and

WHEREAS, any proposed fourth story on a CMS parcel in the HDLO Zone requires a Special Permit from the City Council pursuant to the City of Beacon Code § 223-41.18.E(7); and

WHEREAS, the Site Plan is shown on drawings, entitled “Special Use Permit Application Sheet 1 of 1- Site Plan- Green Space Diagram,” prepared by Aryeh Siegel, Architect, dated September 9, 2020, and last revised January 28, 2021; and

WHEREAS, the Proposed Action is an Unlisted Action, pursuant to the New York State Environmental Quality Review Act; and



WHEREAS, on August 11, 2020, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts associated with the Proposed Action and continued the hearing to September 9, 2020, and October 14, 2020, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a “hard look” at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on October 14, 2020; and

WHEREAS, the Planning Board issued a report to the City Council dated October 15, 2020, in support of the Special Permit; and

WHEREAS, on December 21, 2020, the City Council opened a public hearing on the Special Permit application, at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council continued the public hearing to January 19, 2021, at which time the public hearing was closed; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, the December 21, 2020 and January 19, 2021 public hearings were held via videoconference in accordance with the requirements of the Governor’s Executive Orders which suspend the “in-person” requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public hearings; and

WHEREAS, the Proposed Action originally included 1,046 square feet of central public green space pursuant to the Site Plan Drawings, dated June 24, 2020; in response to comments from the City Council, the Applicant has revised the Proposed Action to include a central public green space area of approximately 2, 315 square feet pursuant to the Site Plan Drawings, last revised January 28, 2021; and

WHEREAS, the City Council has reviewed the application for a Special Permit against the standards set forth in the City of Beacon Code §§ 223-18.B and 223-41.18.E(7) and the design standards set forth in the City of Beacon Code § 134-7, and finds that the proposal complies with these sections of the City of Beacon Code, as set forth below.



NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby makes the following findings pursuant to the City of Beacon Code §§ 223-18.B, 223-41.18.E(7) and 134-7:

- The location and size of the mixed-use building, the nature, hours and intensity of the retail, business office, and residential uses involved in or conducted in connection with the proposed building, the size of the site in relation to the structure and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
- The location, nature, and height of the building and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings. The height of the proposed building is approximately the same height as the neighboring building to the east.
- Operations in connection with the fourth story special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or any other characteristic than the operations connected to a three-story building, not requiring a special permit.
- The Applicant will provide two (2) or three (3) off-street parking spaces. The Applicant will request a waiver from the Planning Board of the remaining off-street parking requirements. Twenty (20) parking spaces are required for the proposed commercial uses. There are public parking lots and on-street parking available within 800 feet of the property. The project proposes the removal of a curb cut and reconfiguration of parking along Schenck Avenue that will add two (2) additional on-street public parking spaces along the east side of the roadway.
- The proposed uses will not cause unreasonable traffic congestion or create a traffic hazard.
- The building will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.



- The use complies with other applicable regulations in the City Code and will be compatible with the recommendations in the City's Comprehensive Plan. The CMS District is designed to increase the vitality, attractiveness, and marketability of Main Street. The proposed mixed-use building will create retail, business office, and residential opportunities.
- The Proposed Action has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel and the properties located in the HDLO. The Proposed Action will not have an adverse impact on aesthetic resources. The new building will be compatible with the historic character of adjacent buildings.
- The proposed mixed-use building is designed to ensure there are no substantial detrimental effects from shadows, parking, or traffic.
- The Applicant is providing a central public green space of approximately 2,315 square feet on the Property (the "Central Public Green Space"). The Central Public Green Space is designed to serve residents of and visitors to the City of Beacon. The Central Public Green Space includes a lawn area planted with eco-grass, trash and recycling receptacles for public use, sculpture seating, trees, and two access points along Schenck Avenue. The Central Public Green Space may include art installations including sculptures.
- The office space on the second and third floors is needed in the City of Beacon and will provide a specific public benefit.

BE IT FURTHER RESOLVED, that the City Council urges the Planning Board to be mindful of the value of the layout of the buildings and the Central Public Green Space shown on the site plan drawings, entitled "Site Plan Application-416-420 Main Street," prepared by Aryeh Siegel, Architect, dated September 9, 2020, and last revised January 28, 2021; the layout allows the Applicant to provide additional Central Public Green Space, and minimizes the amount of impervious coverage on the site.



BE IT FURTHER RESOLVED, that the City Council hereby grants a Special Permit to 416 Main Street Beacon, LLC & 420 Main Street, LLC to construct a stepped back fourth story on an 11,715 square foot mixed-use building fronting on Main Street, on property located at 416-420 Main Street in the Central Main Street District and District District and Landmark Overlay Zone as set forth and detailed on drawings, entitled “Site Plan Application-416-420 Main Street,” prepared by Aryeh Siegel, Architect, dated April 28, 2020, and last revised January 6, 2021, upon the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall obtain Final Site Plan Approval, Subdivision approval, and Certificate of Appropriateness approval from the City of Beacon Planning Board.
2. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with the review of this Application.
3. A copy of this Resolution shall be attached to the Certificate of Occupancy.
4. As used herein, the term “Applicant” shall include its heirs, successors, and assigns.
5. In accordance with the City of Beacon Code § 223-18.F(1), this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
 - a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or
 - b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or
 - c. If said use ceases for more than six (6) months for any reason.
6. The Planning Board may adopt design modifications to the Central Public Green Space area without triggering City Council review so long as such design modifications do not decrease the Central Public Green Space area by more than 10%. Any reduction in size of the Central Public Green Space area by more than 10% shall require approval from the City Council; if such approval is not obtained, the Special Permit shall be deemed void.



7. Any change to the square footage or location of the fourth story shall require approval from the City Council; if such approval is not obtained, the Special Permit shall be deemed void.
8. Any change to the commercial office use or the proposed building, either at the time the application is reviewed by the Planning Board or at any time in the future by any entity or individual post approval, which reduces or eliminates in anyway the proposed commercial office use on the second and third floors shall require approval from the City Council; if such approval is not obtained, the Special Permit shall be deemed void.
9. Any proposed revision to this Special Permit approval shall be submitted to the City Council. In its discretion, the City Council shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.
10. The Central Public Green Space consisting of approximately 2,315 square feet shall be primarily used for public purposes.
11. No portion of the Central Public Green Space shall be used exclusively by any building tenant.
12. The Planning Board shall approve the final location, size and design of the signs.
13. The Applicant shall be responsible for maintaining and insuring the Central Public Green Space. Such space shall at all times be kept free and clear of garbage, litter, refuse, rubbish and debris. It shall be the Applicant's responsibility to keep the public green space in a well maintained and sanitary appearance and condition. The Applicant shall be responsible to remove any attractive nuisances from the public green space, including, but not limited to, abandoned, broken or neglected structures or equipment, and shall eliminate any unsightly condition resulting from overgrown grass or vegetation.
14. The Applicant shall defend, indemnify and save harmless the City of Beacon, its elected officials, officers, agents, attorneys and employees from and against any claim of loss, liability or damage by any person which the City may incur in connection with the Central Public Green Space.



15. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
16. The approvals granted by this resolution do not supersede the authority of any other entity.
17. The Building Inspector may revoke this Special Permit approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Special Permit approval.

BE IT FURTHER RESOLVED, during its review of this Special Use Permit application, the City Council identified certain topics it would like the Planning Board to consider during its review of the Site Plan. The Council wants to ensure that access to and the use of the Central Public Green Space is balanced between recognizing it is located on private property with business, office and residential uses and that the addition of a fourth floor has been granted upon the Council being satisfied that there is a public benefit as discussed during the Council's deliberation. The Council wishes to inform the Planning Board that while the project has been modified in a positive manner with the replacement of the parking courtyard in the central portion of the property with an increased Central Public Green Space and there is a public benefit with the location of office space on the second and third floors, the Council's support of the granting of this Special Use Permit to allow a fourth floor is substantially based upon the Applicant's proposal of a 2,315 square foot Central Public Green Space.

The Council recognizes details of the use, operation and maintenance of the Central Public Green Space is best left to the Planning Board's discussion during site plan review. However, the City Council cautions the Planning Board to ensure that modifications to the site plan and placement of conditions are consistent with the Council's intent in granting the special use permit upon the finding of a public benefit, especially the creation of the Central Public Green Space. Any reduction to or lack of specificity of the public's use of such space must be avoided and the Planning Board must ensure that its review protects and ensures the intent of granting the special use permit upon the finding of this public benefit.



With that objective in mind, the Planning Board shall evaluate the following during site plan review and provide a copy of its Resolution to the City Council:

1. Regulation of the public's daily access to the Central Public Green Space at reasonable hours, noting City parks are open every day, dawn to dusk.
2. Placement of clear signage so the public is aware it has access to the Central Public Green Space.
3. Ensure there is no dedicated seating for businesses in the Central Public Green Space.
4. Consideration of handicap accessibility and seating.
5. Consideration of the demarcation of the private tenant space and Central Public Green Space.
6. Consideration of what uses, if any, the businesses may undertake in the Public Central Green Space.
7. Consideration of when access to the Central Public Green Space can be restricted and used solely by the private tenants of 416-420 Main Street.
8. Examination of the public space to ensure it's use by the public is practical and feasible, specifically with respect to the northeast corner of the Central Public Green Space.

BE IT FURTHER RESOLVED, the City Council shall require the Applicant to post a weatherproofed copy of the site plan and architectural renderings of the project on a sign to be maintained at the property from the time of commencement of construction until substantial completion of the structure.

BE IT FURTHER RESOLVED, the City Clerk is requested to transmit a copy of the filed Resolution to the Planning Board and the Applicant's representative.



Resolution No. <u>32</u> of 2021			Date: <u>March 1, 2021</u>				
☐ Amendments			☐ 2/3 Required				
☐ Not on roll call.			☐ On roll call				
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson	x				
		Jodi McCredo	x				
x		George Mansfield	x				
		Amber Grant	x				
		Air Rhodes	x				
	x	Dan Aymar-Blair	x				
		Mayor Lee Kyriacou	x				
		Motion Carried	x				

***Filed in the Office of the
City Clerk
March 3, 2021***



Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

March 8, 2021

VIA E-MAIL

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

Re: 416-420 Main Street
City of Beacon, Dutchess County, New York
MC Project No. 20000282A

Dear Mr. Chairman Gunn and Planning Board Members:

Our office has reviewed the Alternative Site Plan for the proposed 416-420 Main Street development (the “Project”), which has been prepared based on comments from the Planning Board and its consultants as part of their review of the project, and as was discussed with the City Council related to the issuance of a Special Use Permit for the fourth story. This Alternative Site Plan expands and improves the proposed green space within the Site.

In order to accomplish this enlarged green space and to make it more inviting to the public, the original proposal for onsite parking to be located in the area between the Main Street building and the live/work building fronting on South Street (that provided two (2) off-street parking spaces) has been eliminated. In addition, the previously proposed driveway access connection to Schenck Avenue has also been eliminated. Accordingly, the only onsite parking is now located at the rear of the Site in the vicinity of the live/work building to be accessed via South Street as tandem driveway spaces, which were also included on the previously proposed plan. As revised, the Project will now provide two (2) off-street parking spaces adjacent to the live/work building. Pursuant to the Alternative Site Plan and enlarged green space, the total parking space count remains the same as the original proposal. This is achieved by providing two (2) off-street parking spaces adjacent to the live/work building and two (2) new/additional on-street parking spaces on the east side of Schenck Avenue in place of the closed-off curb-cut, where parking could not previously be provided due to the entrance to the Site, which will be available for public use.

As previously noted, the elimination of the previously proposed driveway connection to Schenck Avenue allows for a further reconfiguration of the proposed parking along the east side of Schenck Avenue. As shown on the Alternative Site Plan, the elimination of the previously proposed curb cut on Schenck Avenue allows for the inclusion of two (2) new/additional parking spaces along



Chairman John Gunn
MC Project No. 20000282A
March 8, 2021
Page 2 of 2

the east side of the roadway increasing the total on-street parking from six (6) spaces under existing conditions and the previously proposed plan, to eight (8) spaces under future conditions with this modified plan. This addition of two (2) spaces along Schenck Avenue will provide additional parking in the vicinity of the Site as well as additional parking for public use in the vicinity of Main Street, and to accommodate the required parking of the 4th floor apartment.

The above noted modifications to the Project, including the modifications to the proposed off-street parking and additional on-street parking spaces along Schenck Avenue, are consistent with the previous analyses conducted by our office of the traffic and parking related conditions associated with the Project. Therefore, it is opinion of Maser Consulting that the Project will not have a significant impact on traffic and parking conditions in the vicinity of the Site.

Very truly yours,

MASER CONSULTING CONNECTICUT, P.C.

A handwritten signature in black ink, appearing to read 'Richard G. D'Andrea'.

Richard G. D'Andrea, P.E., PTOE
Principal Associate/Project Manager

Enclosures

cc: T. Palmer
A. Siegel
T. Lee

R:\Projects\2020\20000282A\Correspondence\OUT\210308RGD_Gunn_Ltr_Modified Plan.docx

City of Beacon Planning Board Agenda
03/09/2021

Title:

Zoning Board of Appeals - March Meeting

ATTACHMENTS

[March Agenda.pdf](#)

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, March 16, 2021** at 7:00 PM. Due to public health and safety concerns related to COVID-19, the Zoning Board of Appeals will not be meeting in-person. In accordance with the Governor's Executive Order 202.1, the September 15, 2020 meeting will be held via videoconferencing, and a transcript will be provided at a later date. The public can watch the live meeting online at YouTube at <https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg>. 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: 890 7372 0278; Password 767174**. Comments can also be provided via email no later than 5PM on September 15, 2020 to Etha Grogan, Planning Board Secretary, at egrogan@cityofbeacon.org. Please check the meeting materials posted on the City website (www.cityofbeacon.org) and for further instructions to access the virtual meeting and for updated information. **This agenda and the meeting format are subject to change.**

Public Hearings

1. Review application submitted by Anne Lewis, 247 Liberty Street, Tax Grid No. 30-6054-24-397929-00, R1-10 Zoning District, for relief from Section 223-17 for an addition with a 6 ft. side yard setback (*15 ft. required*)
2. Review application submitted by Clodagh Aubry, 15 Water Street, Tax Grid No. 30-6054-38-170705-00, R1-5 Zoning District, for relief from Section 223-17 for a one-story addition with a 3.2 ft. side yard setback (*10 ft. required*) and an open rear deck with a 1.1 ft. side yard setback (*5 ft. required*)

Miscellaneous Business

1. Consider request for a six (6) month extension of Use and Area Variance, 53 Eliza Street, submitted by PIE Development Company, Inc.

City of Beacon Planning Board Agenda
03/09/2021

Title:

Single Family House - Wilkes Street

ATTACHMENTS

[Wilkes Street Application.pdf](#)

[Wilkes Street Elevations.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2/15/21

Project Address: 12 Wikes

Project Architect/Engineer: M. DAY & STOKOSA

Owner/Builder: Dilello Homes

Contact Phone No.: 845-629-8117

Approval Requested: ☐ Certificate of Appropriateness ☒ New Single Family House

Color/Materials:

Siding: 4 1/2" Dutch lap

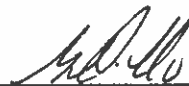
Roofing: Charcoal Architectural

Windows: Color: BLACK Type: Aderson

Trim: white ~~vinyl~~ vinyl

Garage Door: N/A

Stone/Brick: FRONT E/ DORADO Chalk dust



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

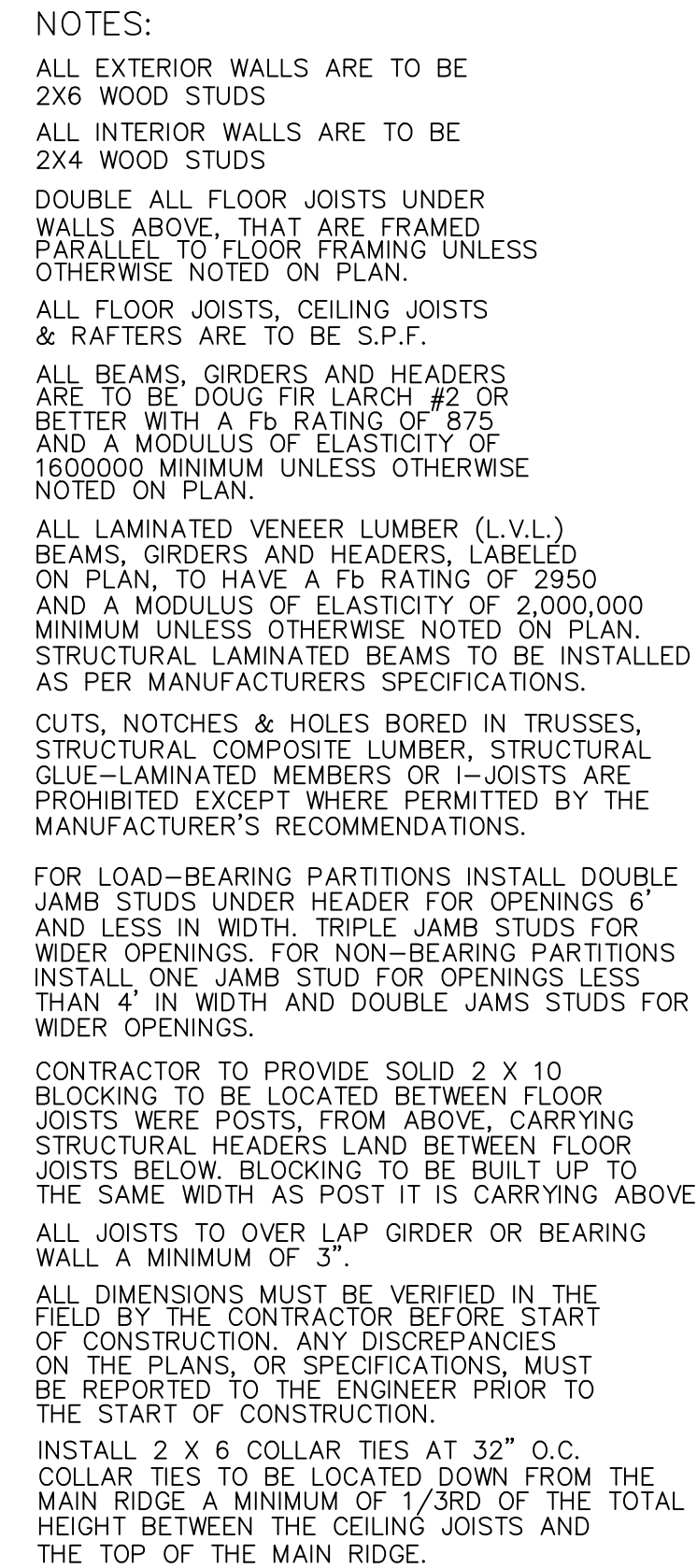
(Date)

Plan Approved

(Date)

Subject to the following:

FEE: \$100.00



-  = INTERCONNECTED 110 VOLT SMOKE DETECTOR w/ BATTERY BACKUP
 = INTERCONNECTED CARBON MONOXIDE DETECTOR

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

WOOD HEADER SCHEDULE

2x6 EXTERIOR WALLS:

12" TO 4'-0" =	(3) 2x8's
4'-1" TO 6'-0" =	(3) 2x10's
6'-1" TO 9'-0" =	(3) 2x12's

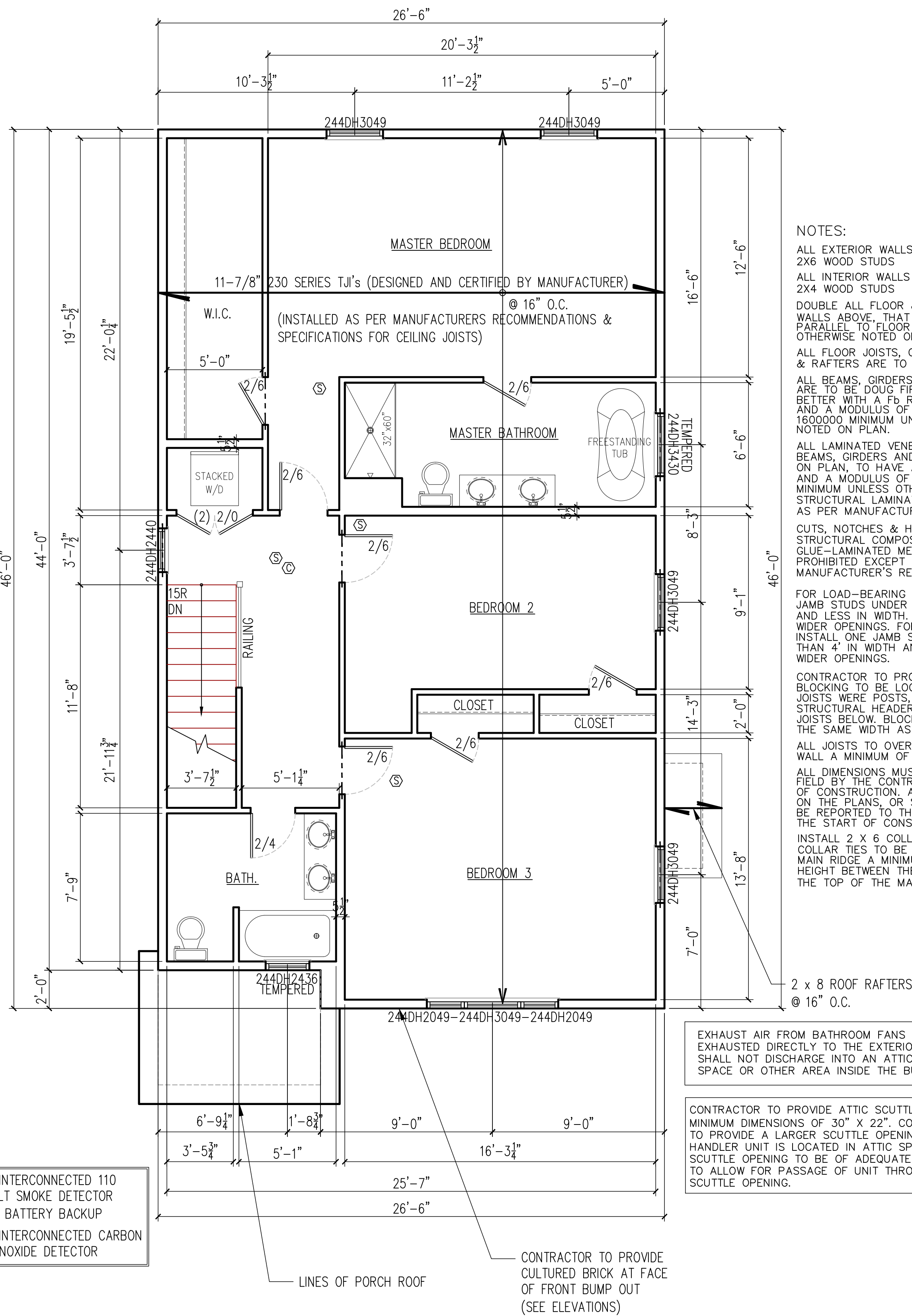
2x4 INTERIOR WALLS:

12" TO 4'-0" =	(2) 2x8's
4'-1" TO 6'-0" =	(2) 2x10's
6'-1" TO 9'-0" =	(2) 2x12's

UNLESS OTHERWISE NOTED ON PLAN.

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LAW FOR ANY PERSONS TO ALTER THESE PLANS,
SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER OR LAND SURVEYOR.

		Brian J. Stokosa, PE	
Revisions:			
Project No.		License No.	
2021-037		08.3970	
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202			
PROJECT		New Residence:	
Beacon		12 Wilkes Street	
DRAWING		New York	
First Floor Plan w/ Second Floor Framing			
SCALE	DRAWN BY	DRAWING NO.	
AS NOTED	KR		
DATE	CHECKED BY	A.2	
02/03/2021	BJS		



NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS
ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS
DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.
ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.
ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.
ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.
CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.
FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.
CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS W/ONE POST, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.
ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".
ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

GENERAL NOTES:

1. THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ENGINEER ANY ERRORS, OMISSIONS OR VARIATION FROM INTENT OF THE PLANS PRIOR TO THE START OF WORK.
2. NO DRAWINGS ARE TO BE SCALED. USE DIMENSIONS ONLY.
3. CONTRACTOR IS TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED. THIS TO INCLUDE THE FINAL CERTIFICATE OF OCCUPANCY.
4. THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE ARE CONSIDERED PART OF THE WORK.
5. ALL MATERIALS AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR, THE CONTRACTOR AGREES TO CORRECT WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
6. ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
7. ALL CHANGES AND OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
8. ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
9. CONTRACTOR IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, ETC.
10. CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
11. ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE ENVELOPE SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AND A REPORTED PRESSURE OF 0.2 INCH W.G. (50 PASCALS). ALL DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED. DUCTS ARE TO BE PRESSURE TESTED TO DETERMINE LEAKAGE.

A WHOLE HOUSE VENTILATION SYSTEM IS TO BE INSTALLED FOR THE NEW DWELLING. THE SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH M1507.3, THE SQUARE FOOTAGE OF THE DWELLING AND THE NUMBER OF BEDROOMS. OUTDOOR AIR INTAKES AND EXHAUSTS ARE TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.

ICE & WATER SHIELD IS TO BE INSTALLED AT ALL ROOF EAVES FROM THE LOWEST EDGE OF THE ROOF TO A POINT 24" INSIDE THE EXTERIOR WALL LINE. ICE & WATER SHIELD IS ALSO TO BE INSTALLED AT ALL VALLEY LOCATIONS.

FIREBLOCKING SHALL BE PROVIDED TO CUT OFF VERTICLE AND HORIZONTAL DRAFT OPENINGS AND TO FORM A FIRE BARRIER BETWEEN STORIES AND THE TOP STORY AND ROOF SPACE.

FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
- IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCEEDING 10'
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
FIREBLOCKING SHALL CONSIST OF NOMINAL TWO-INCH LUMBER, 2 3/8" PLYWOOD, 3/4" PARTICAL BOARD, 1/2" GYPSUM BOARD, 1/4" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

NOTES:

- 1) ALL WINDOWS TO BE SELECTED BY OWNER.
- 2) ALL GLAZING TO BE DOUBLE INSULATED.
- 3) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED.
- 4) CONTRACTOR TO PROVIDE STEPS TO GRADE WHERE NECESSARY.
- 5) PORCHES LOCATED MORE THAN 30" ABOVE GRADE MUST PROVIDE, AT LEAST 34"-38" HIGH HANDRAILS MEASURED ABOVE STAIR TREAD NOSING.

NOTE:
ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED.

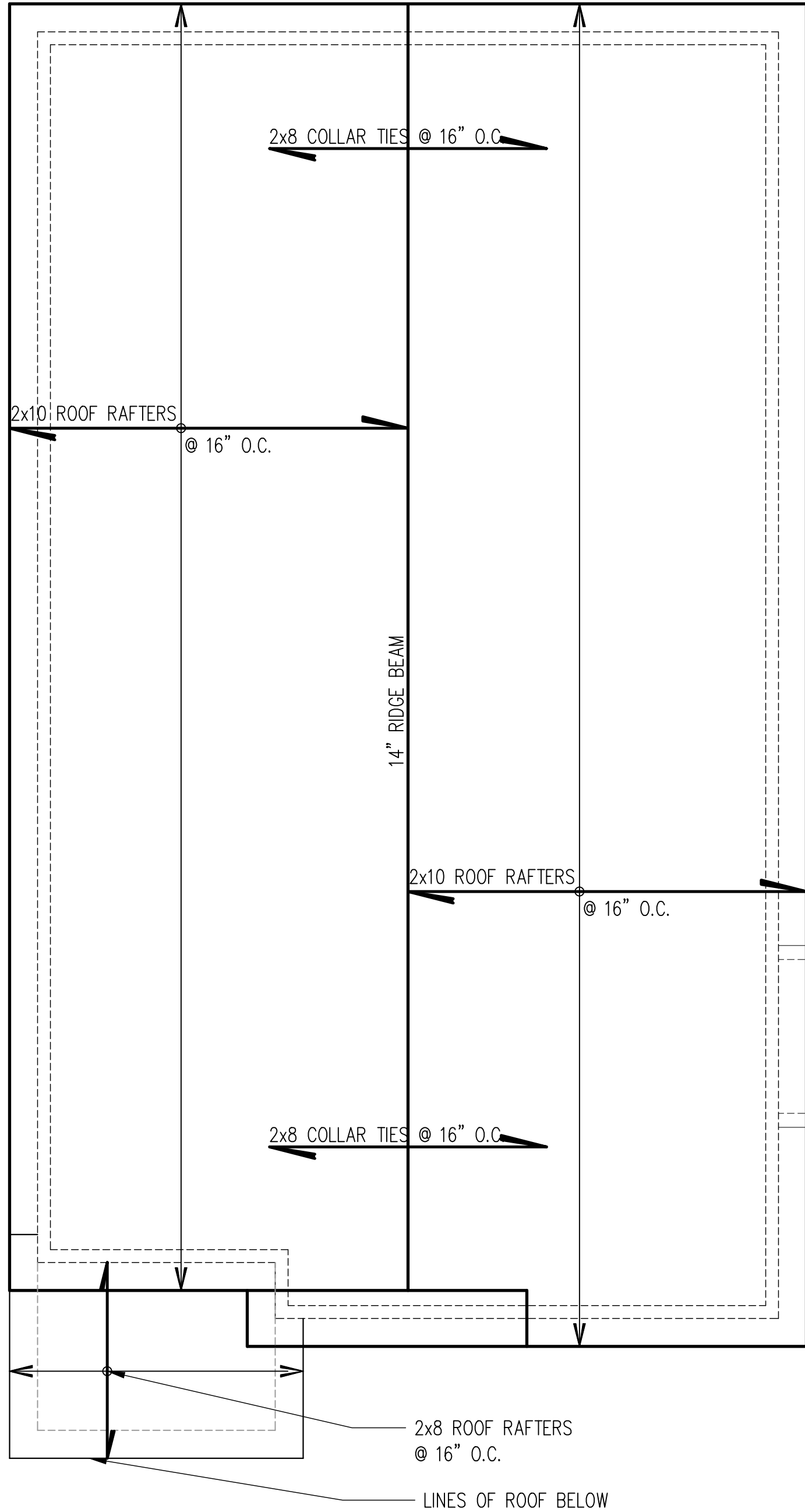
CONTRACTOR TO VENT DRYER TO EXTERIOR. DRYER DUCT IS TO NOT EXCEED 25 FEET AND IS TO HAVE A SMOOTH BORE. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

GYPSUM BOARD TO BE SEALED AS REQUIRED TO CREATE A CONTINUOUS AIR BARRIER

CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

FOR ASPHALT SHINGLED ROOFS, IN ADDITION TO MEETING THE REQUIREMENTS OF SECTIONS R905.2 ASPHALT SHINGLES OF THE 2015 IRC, SHINGLES SHALL ALSO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER SPECIFICATIONS & RECOMMENDATIONS.



A.2 ROOF FRAMING PLAN

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

A.1 SECOND FLOOR PLAN w/ CEILING FRAMING

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

WOOD HEADER SCHEDULE

2x6 EXTERIOR WALLS:

12" TO 4'-0" = (3) 2x8's
4'-1" TO 6'-0" = (3) 2x10's
6'-1" TO 9'-0" = (3) 2x12's

2x4 INTERIOR WALLS:

12" TO 4'-0" = (2) 2x8's
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6'-1" TO 9'-0" = (2) 2x12's

UNLESS OTHERWISE NOTED ON PLAN.

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Brian J. Stokosa, PE	
Project No. 2021.037	
License No. 083970	
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
New Residence: 12 Wilkes Street Beacon, New York	
Second Floor Plan w/ Ceiling Framing & Roof Framing Plan	
SCALE AS NOTED	DRAWN BY KR
DATE 02/03/2021	CHECKED BY BUS
A.3	

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

NOTES:

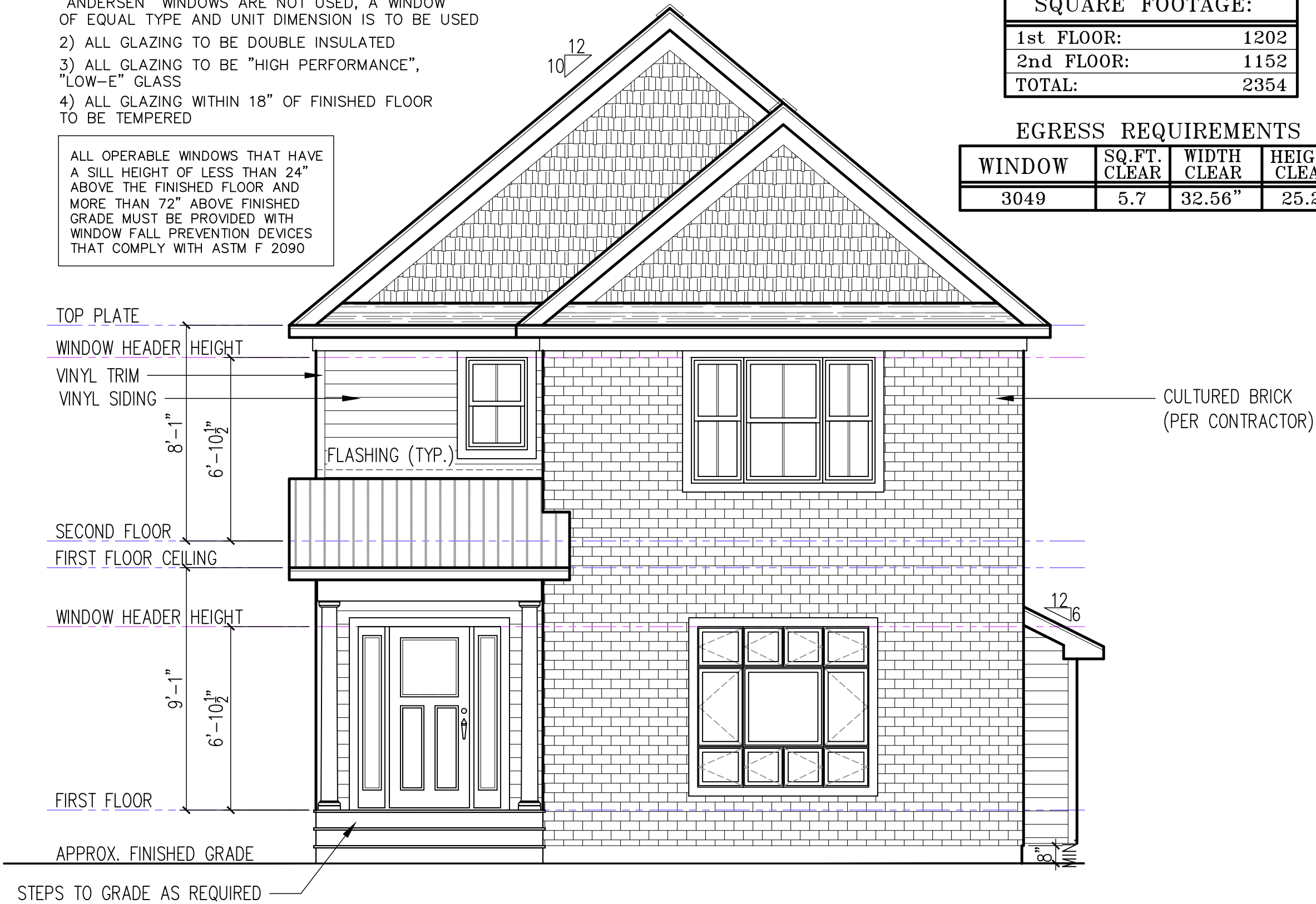
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- 2) ALL GLAZING TO BE DOUBLE INSULATED
- 3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS
- 4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

SQUARE FOOTAGE:	
1st FLOOR:	1202
2nd FLOOR:	1152
TOTAL:	2354

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"



CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

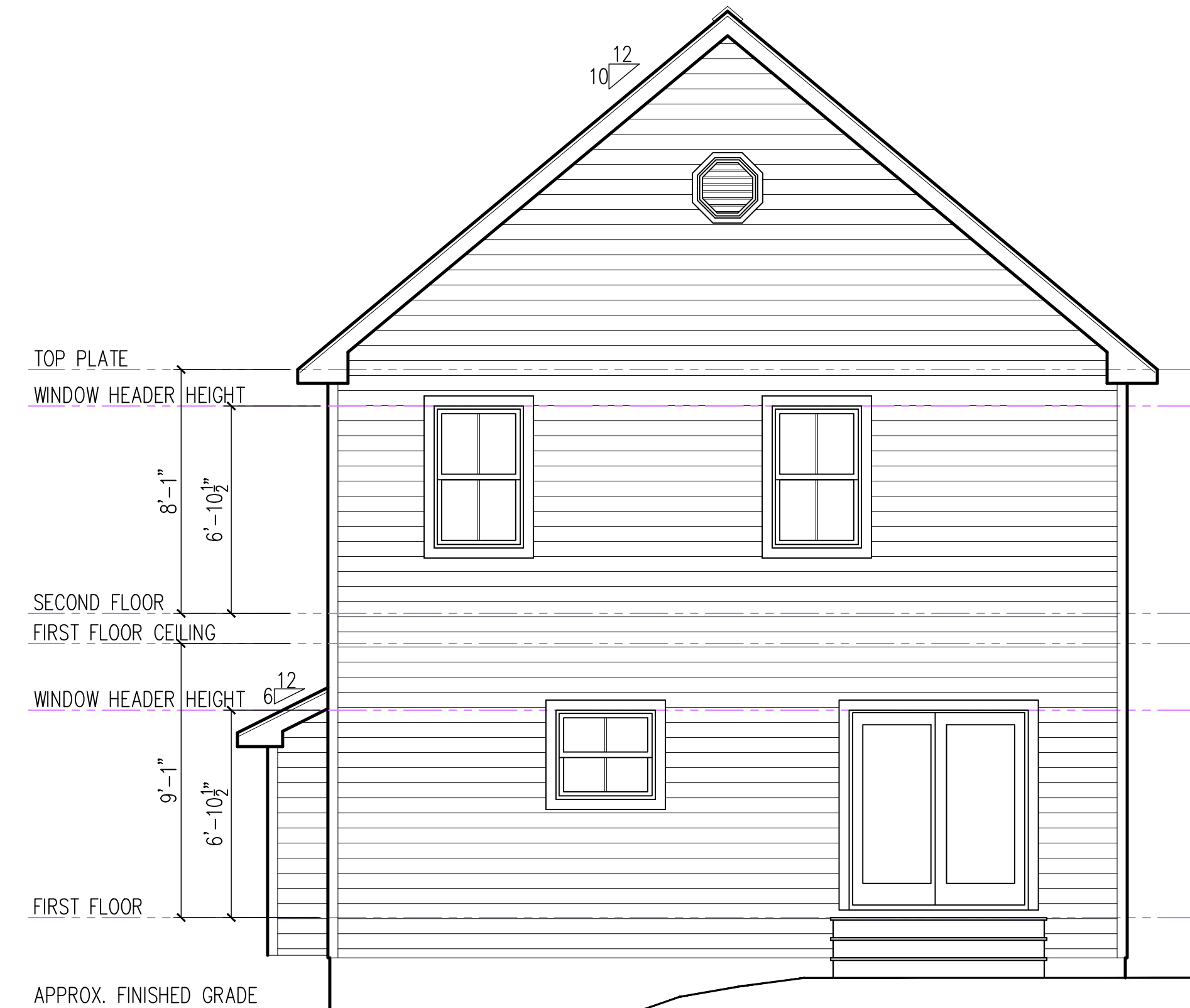
RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

E.1 FRONT ELEVATION VIEW
E.1 SCALE: 1/4" = 1'-0"



E.2 REAR ELEVATION VIEW
E.1 SCALE: 1/4" = 1'-0"

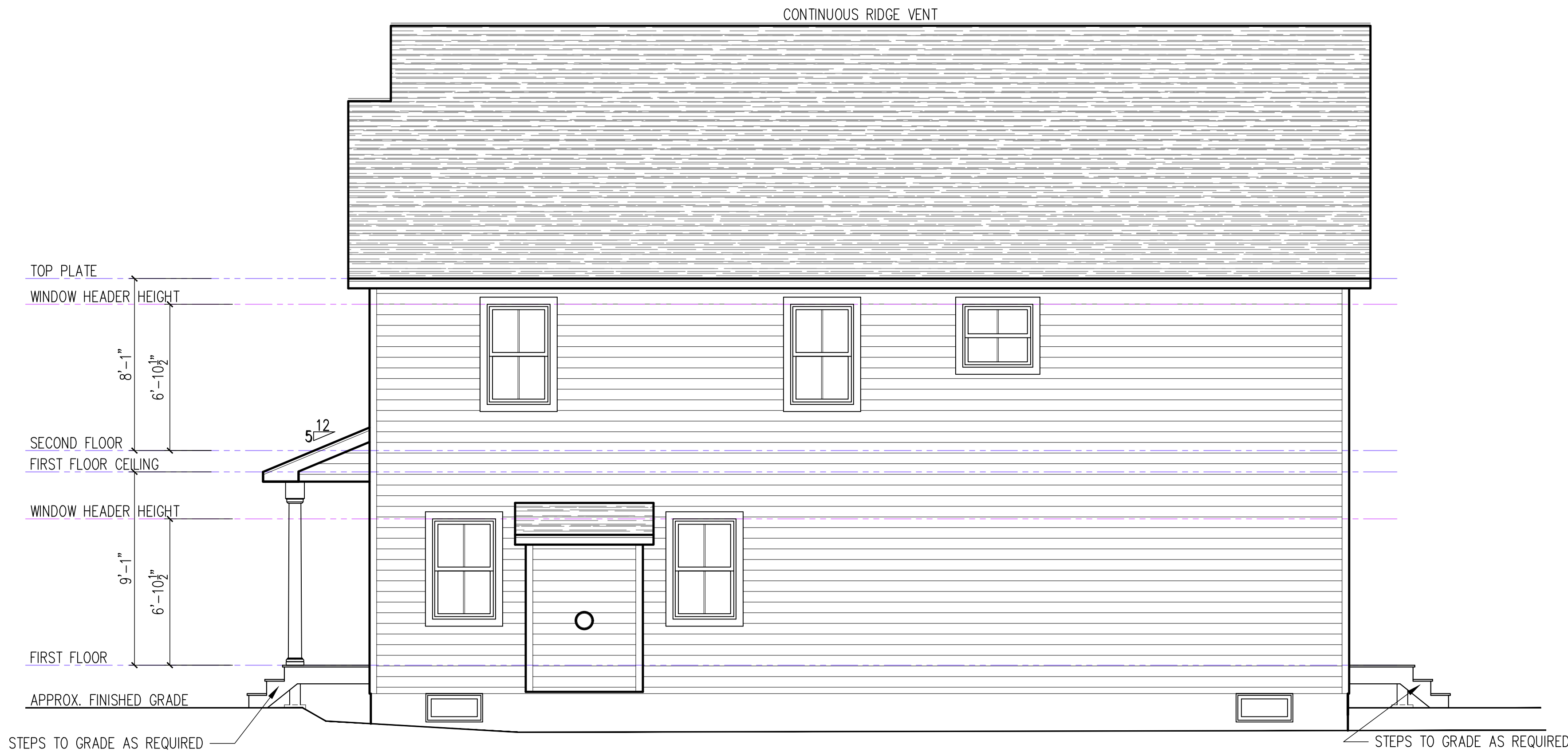
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		Brian J. Stokosa, PE	
Revisions			
Project No.		2021-037	
		License No. 083970	
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202			
PROJECT New Residence: 12 Wilkes Street New York			
Beacon DRAWING Elevations			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	KR	E.1	
DATE	CHECKED BY		
02/03/2021	BJS		

TABLE R301.2(1) CLIMATE AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

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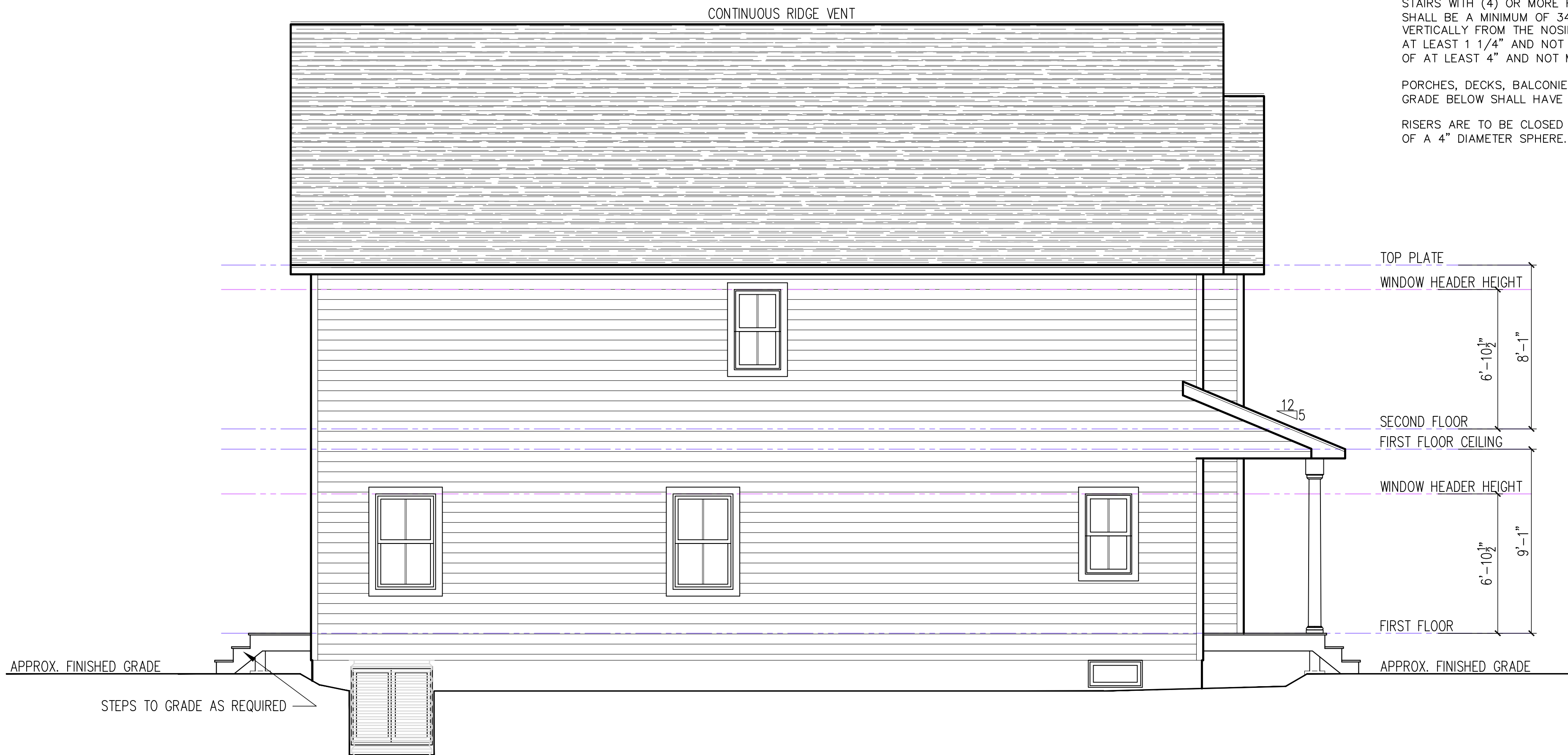
E.1 RIGHT SIDE ELEVATION VIEW
E.2 SCALE: 1/4" = 1'-0"

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

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RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



E.2 LEFT SIDE ELEVATION VIEW
E.2 SCALE: 1/4" = 1'-0"

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		Brian J. Stokosa, PE	
Revisions			
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2021: 037		083970	
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DRAWING Elevations			
SCALE	DRAWN BY	DRAWING No.	
AS NOTED	KR	E.2	
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FIREBLOCKING IS TO BE PROVIDED IN THE FOLLOWING LOCATIONS:
- IN CONCEALED STUD WALLS VERTICALLY AT CEILING & FLOOR LEVELS AND INTERVALS NOT EXCEEDING 10'
- AT INTERCONNECTIONS BETWEEN CONCEALED VERTICLE AND HORIZONTAL SPACES, SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP & BOTTOM OF THE RUN.
FIREBLOCKING SHALL CONSIST OF NOMINAL TWO-INCH LUMBER, 2½" PLYWOOD, ¾" PARTICAL BOARD, ½" GYPSUM BOARD, ¼" CEMENT BASED MILLBOARD OR BATTS/BLANKETS OF MINERAL WOOL OR GLASS FIBER SECURELY RETAINED IN PLACE.

AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT THE CEILING AND FLOOR LEVEL AN APPROVED MATERAIL IS TO BE INSTALLED TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.

THE BUILDING ENVELOPE SHALL BE CONSTRUCTED TO LIMIT AIR LEAKAGE. THE ENVELOPE SHALL BE TESTED AND VERIFIED TO HAVE AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR AND A REPORTED PRESSURE OF 0.2 INCH W.G. (50 PASCALS). ALL DUCTS, AIR HANDLERS AND FILTER BOXES ARE TO BE SEALED. DUCTS ARE TO BE PRESSURE TESTED TO DETERMINE LEAKAGE.

A WHOLE HOUSE VENTILATION SYSTEM IS TO BE INSTALLED FOR THE NEW DWELLING. THE SYSTEM IS TO BE DESIGNED IN ACCORDANCE WITH M1507.3, THE SQUARE FOOTAGE OF THE DWELLING AND THE NUMBER OF BEDROOMS. OUTDOOR AIR INTAKES AND EXHAUSTS ARE TO HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN SYSTEM IS NOT IN OPERATION.

GENERAL NOTES

DIVISION 1 – GENERAL CONDITIONS:

CODES: ALL WORK & MATERIALS MUST CONFORM TO THE 2020 NYS RESIDENTIAL CODE, LOCAL BUILDING CODES, NATIONAL BOARD OF FIRE UNDERWRITERS CODE AND TO THE REQUIREMENTS OF THE BOARD OF HEALTH & 2018 INTERNATIONAL ENERGY CONSERVATION CODE.

OMISSION: ANYTHING NOT SPECIFICALLY SHOWN HEREON AND/OR SPECS, BUT WHICH IS REASONABLY IMPLIED, SHALL BE FURNISHED AS THOUGH SET FORTH IN THE PLANS AND/OR SPECIFICATIONS. ALL WRITTEN FIGURES, NOTES & DIMENSIONS ON THE FLOOR PLANS, OR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DRAWN FIGURES. DO NOT SCALE PRINTS. ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS, OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.

ALL PERMITS ARE NOT THE RESPONSIBILITY OF THE ENGINEER.

MATERIALS: ALL MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

SUBSTITUTIONS: SUBSTITUTIONS MADE FOR STRUCTURAL MATERIALS SPECIFIED BY NAME MAY BE MADE ONLY IF APPROVED BY ENGINEER.

OWNERSHIP OF PLANS: THESE PLANS ARE PROPERTY OF DAY & STOKOSA ENGINEERING, P.C. ANY USE OR REPRODUCTION, IN WHOLE OR PART, WITHOUT THE WRITTEN CONSENT OF DAY & STOKOSA ENGINEERING, P.C. IS PROHIBITED. ANY PERSON, OR CORPORATION, USING PLANS WITHOUT CONSENT WILL BE RESPONSIBLE TO COMPENSATE DAY & STOKOSA ENGINEERING, P.C.

ENGINEER'S STATUS: THE ENGINEER HAS NOT BEEN RETAINED BY OWNER TO PROVIDE PERIODIC JOB INSPECTIONS OR JOB ADMINISTRATION AND SHALL NOT BE RESPONSIBLE FOR CHANGES MADE IN THE FIELD WITHOUT WRITTEN OR GRAPHIC AUTHORIZATION.

DIVISION 2 – SITE WORK:

FOOTINGS: IF SOIL BEARING CONDITIONS ARE QUESTIONABLE, THE CONTRACTOR SHALL CONSULT A SOILS ENGINEER FOR PROPER FOOTING DESIGN. THE PLANS ARE BASED ON A MINIMUM SOIL BEARING CAPACITY 2,000 PSF.

FINISHED GRADING: FINISHED GRADING SHALL BE PERFORMED SO AS TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE HOUSE.

DIVISION 3 – CONCRETE:

ALL CONCRETE USED SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS UNLESS OTHERWISE NOTED. ALL CONCRETE WORK SHALL BE DONE IN COMPLETE CONFORMANCE TO APPLICABLE ACI CODES.

DIVISION 5 – METALS:

STRUCTURAL STEEL: ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM SPECIFICATIONS A-36 FOR STRUCTURAL STEEL. ALL STEEL PIPE COLUMNS SHALL BE OF STANDARD WEIGHT PIPE UNLESS OTHERWISE NOTED. STRUCTURAL STEEL HAS BEEN DESIGNED FOR A MAXIMUM BENDING STRESS OF 24,000 PSI, IN ACCORDANCE WITH THE 9TH EDITION OF THE AISC. ALL STEEL BEAMS SHAL BE FACTORY PRIMED WITH A RUST PROHIBITOR AND FIELD PAINTED WHERE EXPOSED TO WEATHER. ALL BEAM CONNECTIONS SHALL BE THROUGH BOLTED UNLESS OTHERWISE NOTED. ALL HOLES SHALL BE DRILLED OR PUNCHED. TORCHED HOLES SHALL NOT BE PERMITTED.

REINFORCING STEEL: ALL REINFORCING STEEL BARS SHALL BE GRADE 60.

DIVISION 6 – WOOD & PLASTICS:

LUMBER: ALL STRUCTURAL LUMBER SHALL HAVE A MINIMUM BENDING STRESS OF 1,200 PSI.

FRAMING: FRAMING SHALL BE ERECTED PLUMB, LEVEL, TRUE AND SECURELY NAILED. JOISTS, STUDS AND RAFTERS ARE TO BE DOUBLED AT ALL OPENINGS. ALL FLUSH JOIST HEADERS TO BE CONNECTED WITH GALVANIZED METAL JOIST HANGERS. ALL FLUSH BEAM CONNECTIONS SHALL HAVE HEAVY DUTY JOIST HANGERS. DOUBLE FRAME UNDER ALL PARTITIONS PARALLEL TO FRAMING. SIZES OF JOISTS AND RAFTERS ARE SHOWN ON THE PLAN. IF A WOOD DECK IS PROVIDED, ALL STRUCTURAL MEMBERS SHALL BE PRESSURE TREATED LUMBER.

SHEATHING & SUBFLOOR: SHEATHING & SUBFLOOR SHALL BE APA ORIENTED STRAND BOARD WITH EXTERIOR GLUE AND NAILED TO EACH FRAMING MEMBER UNLESS OTHERWISE NOTED.

JOIST HANGERS: JOIST HANGERS SHALL BE GALVANIZED STEEL OR IRON, SIZED TO FIT THE SUPPORTED MEMBER AND OF SUFFICIENT STRENGTH TO DEVELOP THE FULL STRENGTH OF THE SUPPORTED MEMBER, AND FURNISHED COMPLETE WITH ANY SPECIAL FASTENERS REQUIRED. MANUFACTURES SHALL BE "SIMPSON" STRONG-TIE, OR EQUAL.

DIVISION 7 – THERMAL & MOISTURE PROTECTION:

ROOFING: ALL CHIMNEYS SHALL BE PROPERLY FLASHED WITH GALVANIZED STEP FLASHING. VALLEY AND VERTICAL ROOF SECTIONS SHALL BE PROPERLY SUPPORTED. ALL ROOFING SHALL BE INSTALLED IN STRICT CONFORMANCE TO THE MANUFACTURER'S SPECIFICATIONS.

ASPHALT SHINGLES: TO BE SELECTED BY OWNER OR CONTRACTOR.

VENTS: VENTILATE ALL ATTIC, RAFTER AND CRAWL SPACE AREAS WITH PROPER SIZED SCREENED VENTS AND/OR LOUVERS.

INSULATION: ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH THE 2018 IECC.

CAULKING: ALL EXTERIOR JOINTS BETWEEN WINDOWS, DOORS AND OTHER SURFACES SHALL BE CAULKED USING A WEATHERPROOF CAULKING.

DIVISION 8 – DOORS & WINDOWS:

WINDOWS: ALL WINDOWS SHALL MEET THE MINIMUM REQUIREMENTS FOR LIGHT, VENTILATION AND EGRESS. ALL WINDOWS SHALL BE OF SUFFICIENT CONSTRUCTION SO AS TO MEET THE 2018 IECC.

INTERIOR DOORS: ALL INTERIOR DOORS SHALL COME COMPLETE WITH HARDWARE. A CLASS "C" SELF-CLOSING FIRE RATED DOOR SHALL BE FURNISHED AND INSTALLED BETWEEN GARAGE & HOUSE. ALL DOORS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2018 IECC, IF APPLICABLE.

DIVISION 9 – FINISHES:

DRYWALL: DRYWALL SHALL BE 1/2" GYPSUM BOARD SECURELY SCREWED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS. ALL JOINTS ARE TO BE TAPED AND SHALL RECEIVE (3) COATS OF JOINT COMPOUND. FINISHES TO BE SMOOTH, EVEN AND READY FOR PAINTING.

DIVISION 15 – MECHANICAL:

HEATING: THE CONTRACTOR SHALL FURNISH & INSTALL A HEATING SYSTEM WHICH MEETS THE 2018 IECC.

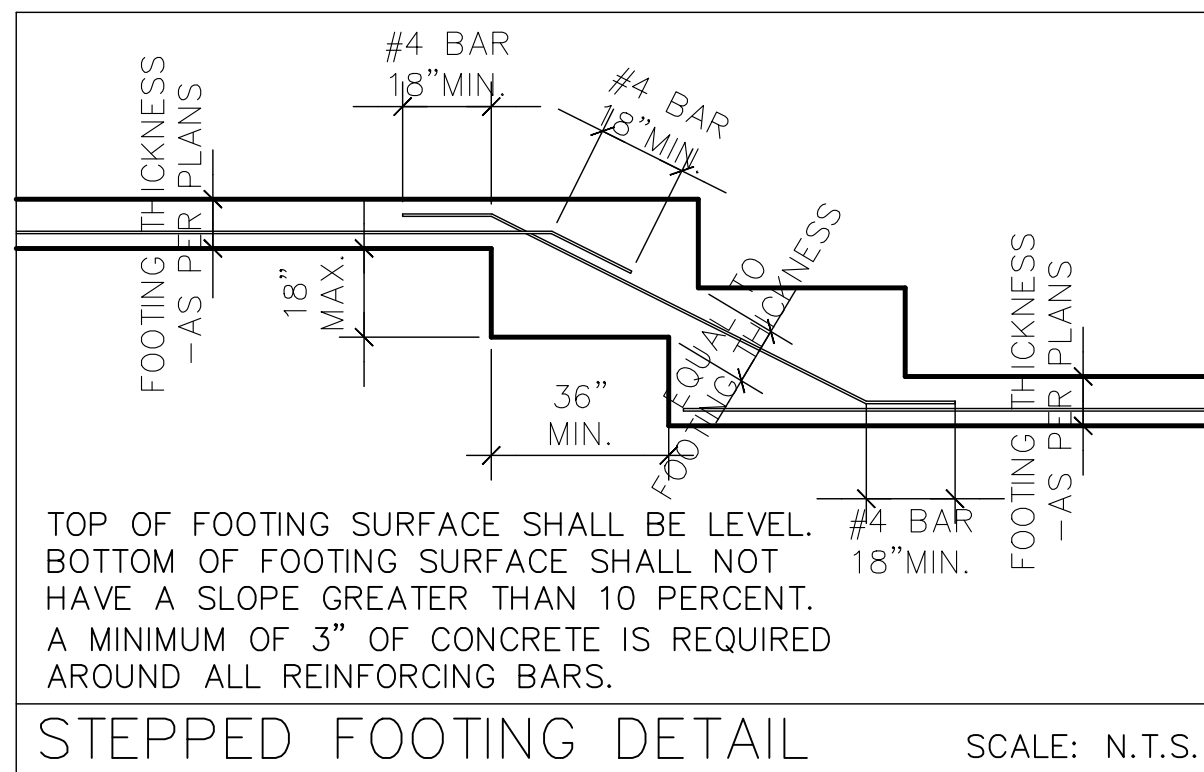
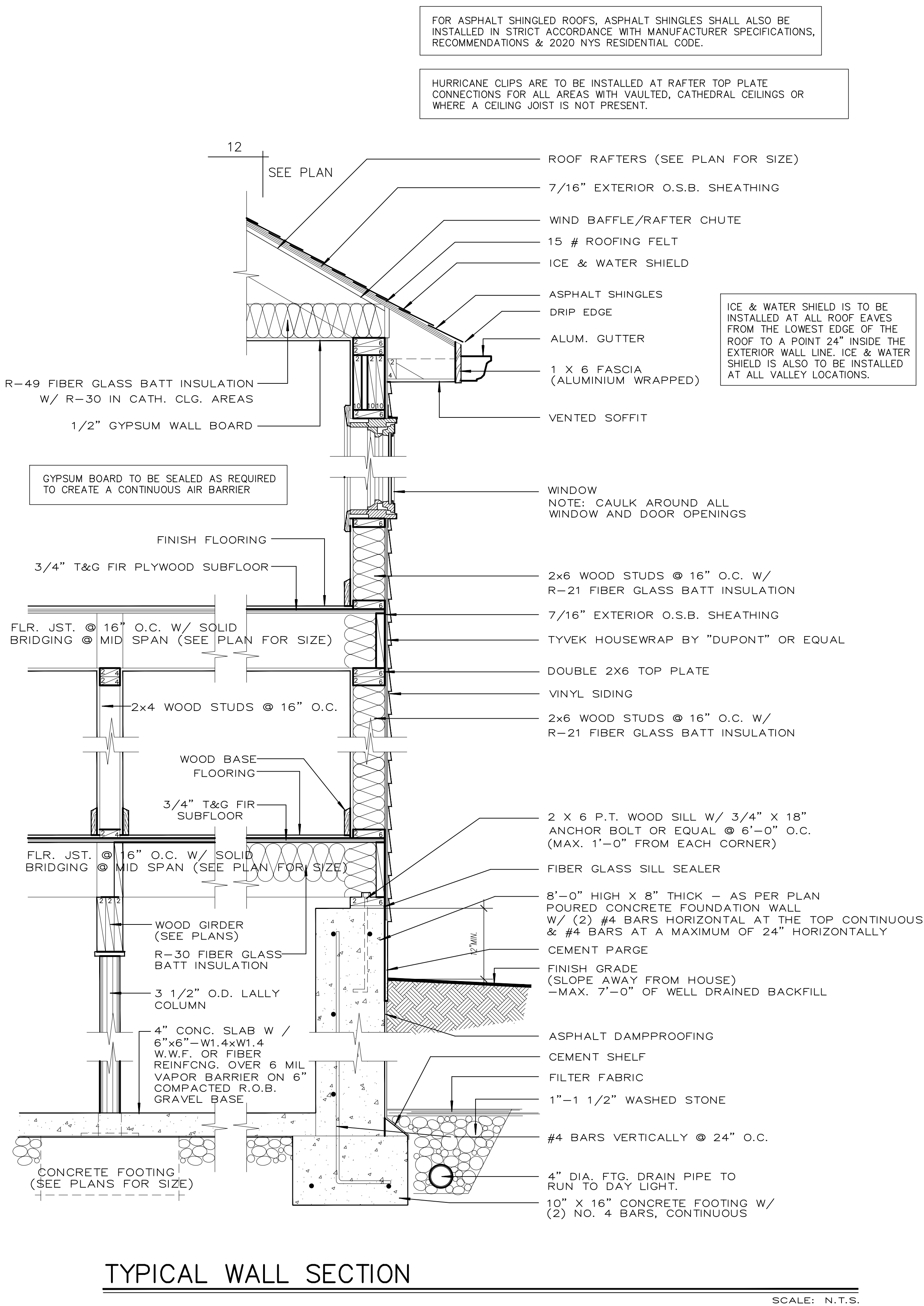
FLASHING: ALL PIPES PASSING THROUGH ROOF SHALL BE MADE WATER-TIGHT.

ALL PIPES CARRYING WATER OVER 105 DEGREES MUST BE INSULATED WITH A MINIMUM OF R-3.

TESTING: THE CONTRACTOR SHALL TEST ALL WATER SUPPLY AND DRAIN, WASTE AND VENT PIPING IN ACCORDANCE WITH ALL CODES.

DIVISION 16 – ELECTRICAL:

ALL ELECTRICAL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS AND LOCAL CODES. THE SERVICE SIZE SHALL BE A MINIMUM OF 100 AMPS.



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Brian J. Stokosa, PE	
Project No. 2021-037	
License No. 083970	
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
New Residence: 12 Wilkes Street New York	
Wall section & Notes	
SCALE AS NOTED	DRAWN BY KR
DATE 02/03/2021	CHECKED BY BJS
S.1	

City of Beacon Planning Board Agenda
03/09/2021

Title:

Certificate of Appropriateness - Sign; 520 Main Street

ATTACHMENTS

[520 Main Street Application.pdf](#)

[520 Main Street Sign Details.pdf](#)

[520 Main Street Street View.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: Feb 8, 2021

Project Address: 520 Main ST Beacon

Project Architect/Engineer: _____

Owner/Builder: Jon Miller pres

Contact Phone No.: 845-453-8049

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

Color/Materials: BLACK + White wooden

Siding: NA

Roofing: NA

Windows: Color: NA Type: NA

Trim: NA

Garage Door: NA

Stone/Brick: AN

Jonathan Miller

Signature of Owner

★ For Street Sign only

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)

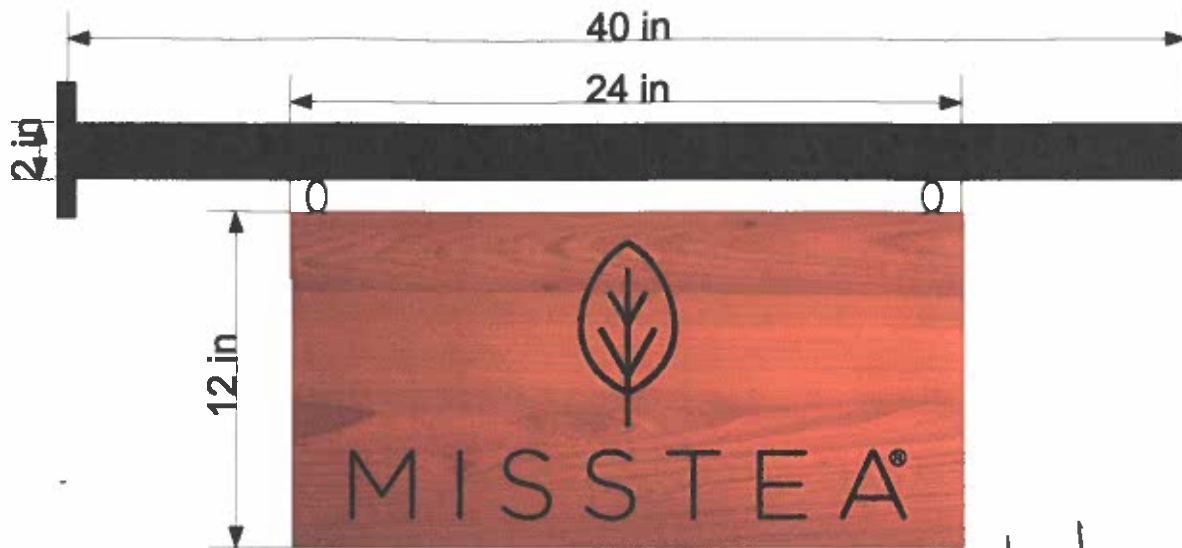
Plan Approved

(Date)

Subject to the following:

For Approval of Street Sign only

FEE: \$100.00



double sided - ~~flat carved redwood sign - black letters/logo - matte clear coat finish~~ painted black with white logo letters



Straight Arm Sign Bracket with Rings features

- Constructed from 2" square steel for simple strength
- Modern clean approach for signage
- Powder-coated black for rust resistance

520-A Main St. - Beacon, NY 12508



