



CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL
MEET ON TUESDAY, APRIL 13,
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
APRIL 13, 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. IF MEMBERS OF THE
PUBLIC WOULD LIKE TO
PROVIDE COMMENTS THEY
CAN BE CALLED IN DURING
THE MEETING AT (929) 205-
6099; WEBINAR ID: 886 3747
2803; PASSWORD: 571363.
COMMENTS CAN ALSO BE
PROVIDED VIA EMAIL NO
LATER THAN 5PM ON APRIL
13, 2021 TO ETHA GROGAN -

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

April 13, 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
3. Continue public hearings 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 (d/b/a 420 Main Street, LLC)
4. Review application for Site Plan Approval, mixed-use commercial/residential, 5 Henry Street, submitted by KML RE Group, LLC
5. Review application for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli

Miscellaneous Business

1. Zoning Board of Appeals - April Meeting

Architectural Review

1. Single Family House - 97 Wesley Avenue
2. Certificate of Appropriateness - Sign; 520 Main Street
3. Certificate of Appropriateness - Sign; 1203 North Avenue
4. Certificate of Appropriateness - Sign; 462 Main Street
5. Certificate of Appropriateness - New facade colors; 493 Main Street

City of Beacon Planning Board Agenda
04/13/2021

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
04/13/2021

Title:

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

ATTACHMENTS

[Monell Place Cover Letter.pdf](#)

[Monell Place Letter to Neighbors.pdf](#)

[Monell Place LWRP Letter.pdf](#)

[Monell Place Preliminary Subdivision Plat.pdf](#)

[Monell Place Sheet 1 Site Plan.pdf](#)

[Monell Place Sheet 2 Erosion & Sediment Control.pdf](#)

[Monell Place Sheet 3 Construction Details.pdf](#)

[Planner Review Letter.pdf](#)

[Full Environmental Assessment Form Part 2 Monell Place Subdivision 4-13-21 \(4852-2507-2613.1\).pdf](#)

[Full Environmental Assessment Form Part 3 Monell Place Subdivision 4-13-21 \(4844-0364-4389.1\).pdf](#)

[Monell Place SEQRA Part 3 Negative Declaration \(4816-3401-1100.2\).doc](#)

[Monell Place Subdivision LWRP Consistency Determination Resolution \(4838-2476-4901.1\).docx](#)

[Engineer Review Letter.pdf](#)



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

March 30, 2021

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

Re: Monell Place 2 Lot Subdivision
Tax parcel: 5955-04-586132 (±2.91 acres)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the co-Applicants, Allison Cross and Henry Nye, Hudson Land Design (HLD) has revised the plans in response to Lanc & Tully's February 4, 2021 comment letter, and John Clarke Planning and Design's February 4, 2021 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully February 4, 2021 comment letter

General Comments

1. Comment noted. The Applicant has sent a letter to the occupants of 3 Monell Place with regard to the ownership of the sewer line within the Monell Place ROW. The Applicants will perform the necessary repairs to the sewer line once the neighbors agree to dedicate the line to the City of Beacon. A copy of the letter to 3 Monell Pl. is included with this submission. A draft Irrevocable Offer of Dedication of Sewer Main Facilities will be provided for review once we hear a response from 3 Monell Place.

Preliminary Subdivision Plat

1. We have not found any information that indicates that the taking was completed; however, there is still additional research to be done. If it is found that the taking was not conveyed, the Applicant will offer the taking for conveyance to the City of Beacon.

Subdivision Plan (Sheet 1 of 3)

1. The plans will be updated once the manhole is uncovered and raised to grade.
2. The 12" HDPE has been lowered and the inlet and outlet regraded to accommodate the lower elevation of the pipe.
3. The proposed grading has been adjusted to direct stormwater away from the proposed dwellings.
4. The existing water line has been verified to be 6" in size with the water department.
5. The static pressure will be measured and provided for review now that warmer weather is upon us. Based upon recent pressure readings from other projects in the area, it is expected that the static pressure will be around 80 psi.

Erosion and Sediment Control Plan (Sheet 2 of 3)

1. The silt fence has been adjusted to be in alignment with the proposed LOD.

Construction Details (Sheet 3 of 3)

1. The water main has been noted to be 6" cast iron pipe.

John Clarke Planning and Design February 4, 2021 Comment Memorandum

1. Comment noted.
2. Comment noted.
3. A LWRP consistency letter is attached with this submission.
4. The gravel parking areas have been scaled back but left large enough for ample turning area.

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

- Three (3) hard copies of the Preliminary Subdivision Plat sheet 1 of 1;
- Three (3) hard copies of the Subdivision Plan Set consisting of three (3) sheets;
- Three (3) hard copies of the LWRP consistency letter, and
- Three (3) hard copies of the letter to 3 Monell Place regarding sewer.

Please place this item on the April 13, 2021 planning board meeting for subdivision public hearing and resolution. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

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

March 18, 2021

Patrick and Lindsey Caulfield
3 Monell Place
Beacon, NY 12508

Dear Patrick and Lindsay,

Hello from your neighbors across Monell Place – Allison Cross and Henry Nye. We have had the river property for close to ten years (!) now and hope to build our home. While going through the planning process, the City of Beacon engineer informed us that the sewer line that runs along the south section of Monell Place is not shown on the City's sewer mapping so they do not claim ownership. By default, ownership defaults to you as the owners of 3 Monell Place and the only current users of the line.

They have suggested that you dedicate the line to the City of Beacon. The City would then become responsible for any maintenance of that line including improvements/repairs/cleanings or replacements. Otherwise, this could pose be a large monetary burden in the future. The City performed a TV inspection of the sewer line a few months ago and discovered that there is a buried manhole sewer manhole located approximately 167 feet south of the existing sewer manhole at the of Monell and Lafayette Avenue. Your sewer service lateral is connected to the 8" sewer manhole and is located approximately 147 feet south of the existing manhole at the intersection. The belief is that when your house was built in the 1950s, the contractor was required by the City to construct the 170 foot section of 8" sewer main and the upstream manhole which is now buried below the street in order to provide sewer to your house so that an adequate sewer main would be in-place for future connections. Then once it was built, they never carried through the process of dedicating the sewer main and manhole to the City; thus rendering the sewer main an orphan.

Dedication to the City of Beacon entails preparation of an "Irrevocable Offer of Dedication of Sewer Main Facilities" document to be executed by you, and the City. The City would pay a fee (typically \$10) for purchase of the ownership rights. Once executed, the City would own and operate the sewer main, and you would not have to worry about maintenance of the line. The City noted that there was some sewage build-up in the end of the 8" line as it comes into the sewer manhole at the intersection. The line size is 8" which has the capacity for an entire neighborhood. The civil engineers we are working with have said that, in fact, adding additional users to the line will help keep the line self-cleansing because one house on an 8" line doesn't produce a high enough peak flow to provide self-cleansing velocities within the pipe. This should eliminate sewage build-up that is currently occurring within the pipe. We would prepare all of the paperwork and provide to you for your review prior to presenting to the City of Beacon. Our civil engineer has stated that he would be happy to speak to you regarding any questions you may have in regard to this. We also have a survey showing the approximate location of the 8" sewer line and buried manhole that we would be happy to share with you.

We are happy to discuss the above by phone (Allison's cell phone 845 392 1990) or to come by and speak in person at the Monell property.

You can also reach us via email at across@visitmanitoga.org.

Many thanks for your consideration and we look forward to meeting you soon.

Best,

The block contains two handwritten signatures. The first signature is a cursive signature that appears to be 'Allison Cross'. The second signature is a cursive signature that appears to be 'Henry Nye'.

Allison Cross and Henry Nye

LWRP Consistency Statement
Monell Place – parcel Tax No. 5955-04-586132

The proposed subdivision of parcel Tax No. 5955-04-586132 into two residential lots of size 1.7 and 1.2 acres conforms to the City of Beacon's schedule of regulations for the R1-20 zoning district and is consistent with the parcel sizes and street frontage character of the properties along Monell Place. The proposed subdivision lies within the Local Waterfront Revitalization Area on the hillside overlooking the Hudson River in the Northern Reach between the rail station and the Beacon-Newburgh Bridge. The property is located in the historic district and in proximity to listed viewsheds, although It is not specifically impacting a viewshed.

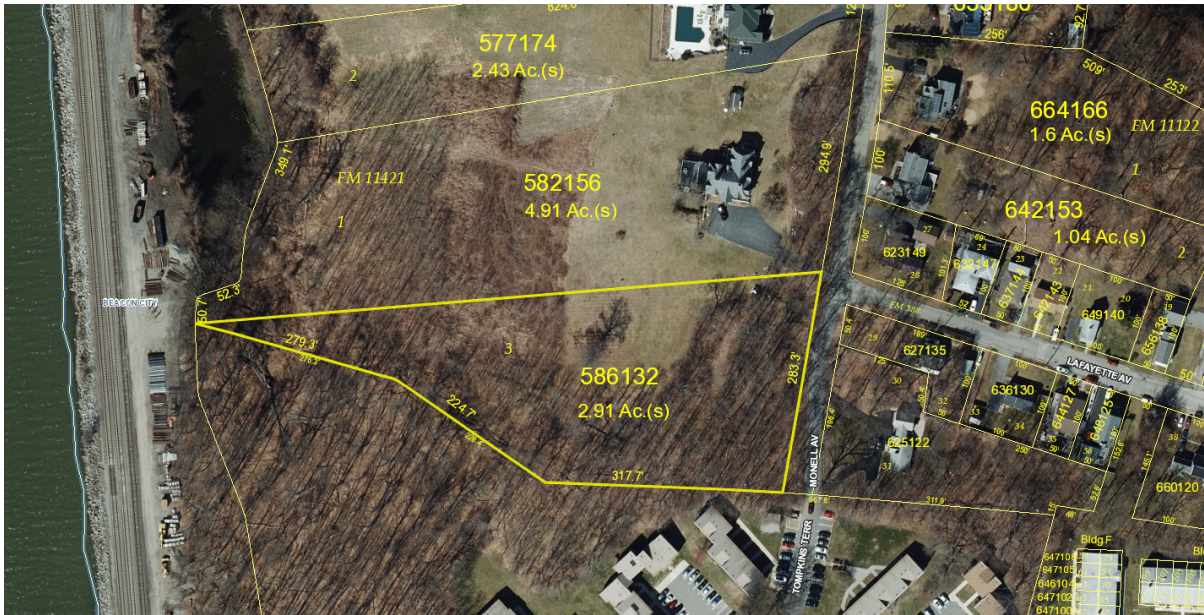


Map 1 - Local Waterfront Revitalization Area Boundary

All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan. Where coordinated review is undertaken the Consistency determination is made by the Lead Agency.

This report analyzes the manner in which the proposed subdivision of the Property – Monell Place, parcel Tax No. 5955-04-586132 – is consistent with the policies set for the by the City' Local Waterfront Revitalization Plan.

The below represents an overview image of the Property.



Policy 5

“Encourage the location of development in areas where public services and facilities essential to such development are adequate, except when such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.”

Public utilities such as water and sewer mains are along the frontage of the subject parcel. The Metro North train station is within walking distance and bus stops are located on Wolcott Avenue.

Policy 14

“Activities and development, including the construction or re-construction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.”

The Project does not contain erosion protection measures or flood structures at its west end near the river; however, erosion and sediment control measures will be implemented during construction to mitigate any potential for erosion or sediment transport during construction.

Policy 23

“Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation.”

Although the site lies within a historic district, a study of historic photos and mapping was performed which revealed that there was no evidence that the parcel contained any former historic structures. The new buildings will be compatible in height, size, colors, materials with adjacent historic structures. To the north of the proposed subdivision within the historic district are a brick High Victorian Gothic “cottage” and a contemporary multi-hip roof Italianate in yellow stucco. We propose two-story single-family dwellings of comparative scale with pitched roof profiles and attached garages, set on the hillside crest overlooking the Hudson River.

Existing trees will be maintained to the greatest extent practical on the lots which will provide natural screening from the structures. While our intent for the properties is to maintain as much tree coverage as possible along the Monell Place frontage, it is worth noting that the adjacent 12 Monell Place is the only existing property with a foliage screen. Most other properties along Monell Place and Belford Lane are predominantly cleared of trees on both landward and watersides.

The former long-time owners of 12 Monell Place left the wooded area at the southern edge of their property (now part of our property) for future use by their family and as a privacy buffer with the Tompkins Terrace housing complex, a 192-unit UDC project. Presently, the wooded area frontage of our property on Monell Place is used as a garbage dump by passerby individuals. Tastefully developing the parcel into two lots with single-family dwellings of appropriate scale and material will enhance the residential nature of Monell Place while beautifying the wooded area and opening views to the Hudson River.

Policy 25

"Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area."

The site does not lie within any view sheds noted in the LWRP.

Policy 33

"Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters."

Best management practices including, but not limited to an erosion and sediment control plan, site grading, and on-site stormwater management are implemented into the design. The stormwater runoff generated from the site does not enter the sanitary sewer system, thus having no impact to sewer overflows to coastal waters.

Policy 33A

"Regulate construction in steeply sloped and high erosion areas to control excessive stormwater runoff."

The proposed structures are located on a relatively flat knoll and avoid development on the steep slopes located on the western portion of the property.

Policy 37

"Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters."

See response to Policy 33 and 33A.

Policy 38

"The quality and quantity of surface water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply."

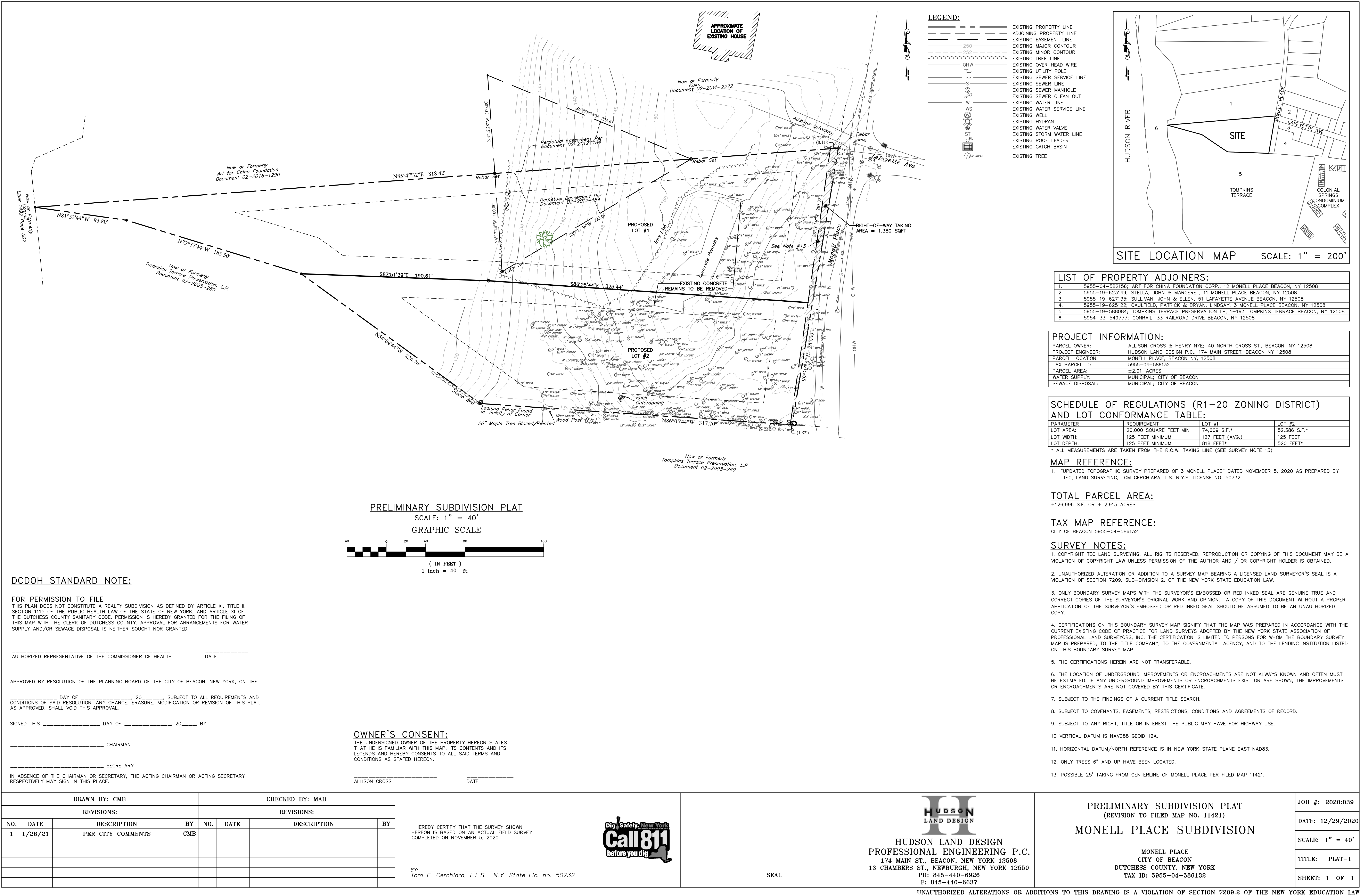
No wells or septic systems are proposed on the parcel. Therefore, there will be no impact to groundwater or water supplies.

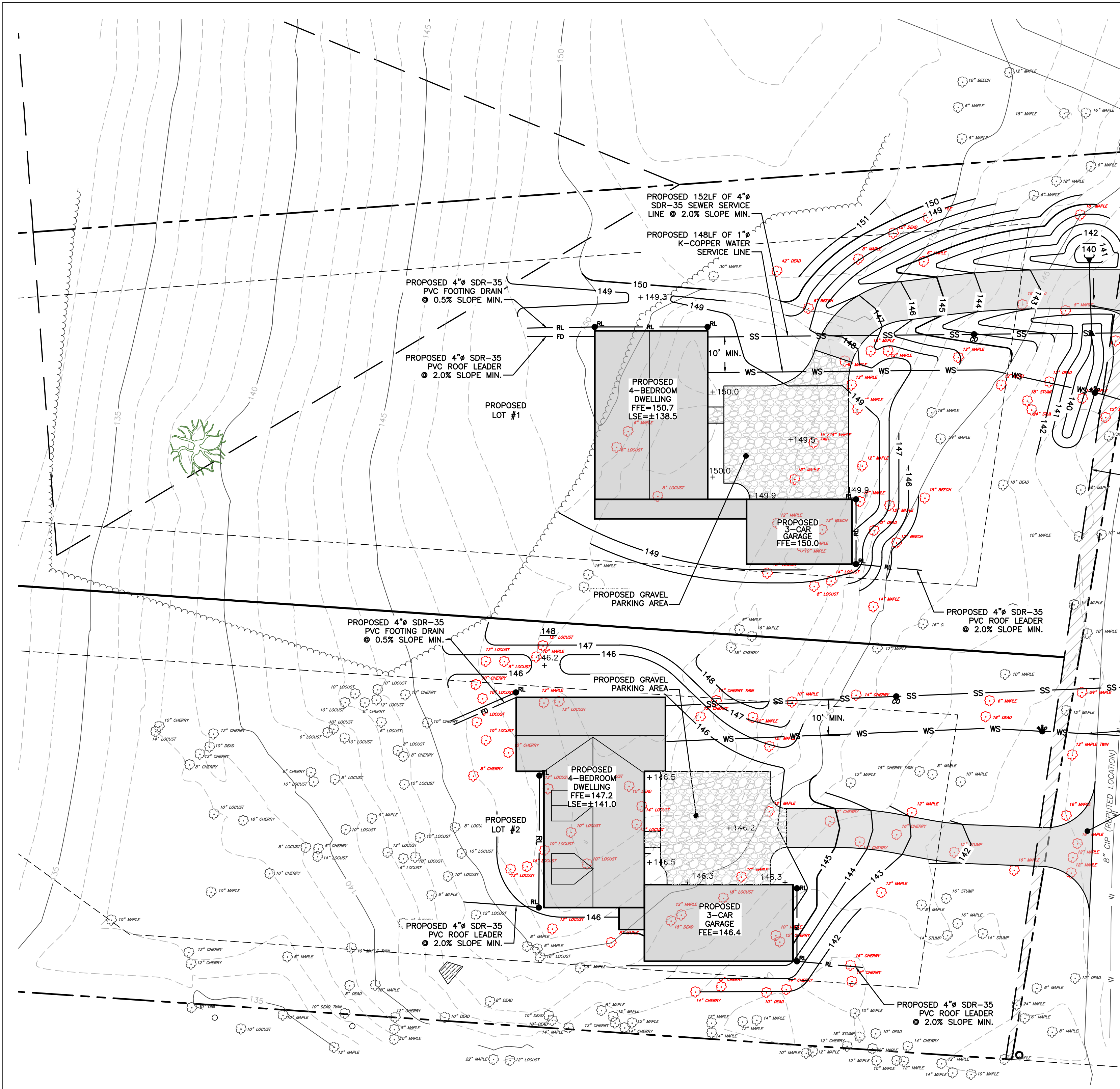
Based on a review of Policy 5, Policy 14, Policy 23, Policy 25, Policy 33, Policy 33A, Policy 37 and Policy 38, the Project is consistent with the City of Beacon LWRP as it relates to the subject Property.

Sincerely,

Handwritten signatures of Allison Cross and Henry Nye in black ink. Allison's signature is on the left, and Henry's is on the right.

Allison Cross and Henry Nye





LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- EXISTING SEWER SERVICE LINE
- EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WATER LINE
- EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- PROPOSED SEWER LINE
- PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED CULVERT
- PROPOSED WATER LINE
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

MAP REFERENCES:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.

2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.

3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.

4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.

5. THE WATER SERVICE LINE SHALL BE 1.25" K-COPPER.

6. THE SEWER SERVICE LINE SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).

7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.

8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.

9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.

10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY, THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.

11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(b) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

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

SLSD RIGHT = ±390'

SSD RIGHT = ±370'

LOT 2: SLSD LEFT = ±220' TO INTERSECT WITH LAFAYETTE AND MONELL PL AND 255 TO STOP SIGN ON ON MONELL PL NORTH.

SLSD LEFT = ±220' TO INTERSECTION WITH LAFAYETTE.

SLSD RIGHT = ±268' TO INTERSECTION WITH COLONIAL APARTMENTS, THERE IS A SPEED BUMP LOCATED APPROXIMATELY 59' TO THE RIGHT OF THE PROPOSED DRIVEWAY CENTERLINE.

SSD RIGHT = ±208'

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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.

2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.

3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

SEWER NOTES:

1. THE EXISTING SOUTHER SEWER MANHOLE LOCATION IS BURIED BELOW GRADE. THEREFORE, IT LOCATIONS IS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE THE SEWER TIE-IN INTO THE MANHOLE WITH THE CITY OF BEACON SEWER DEPARTMENT.

2. THE EXISTING BURIED SEWER MANHOLE SHALL BE UNCOVERED AND RAISED TO GRADE. PROVIDE CONCRETE COLLARS AND NEW FRAME & COVER AS NECESSARY.

3. THE LATERAL CONNECTION TO THE EXISTING SEWER MAIN FOR LOT 1 SHALL USE A SADDLE CONNECTION. THE MODEL AND TYPE SHALL BE COORDINATED WITH THE CITY OF BEACON SEWER DEPARTMENT.

SITE LOCATION MAP SCALE: 1" = 200'

LIST OF PROPERTY ADJOINERS:

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

PROJECT INFORMATION:

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

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

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

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

GENERAL NOTES:

1. EXISTING PLANIMETRIC INFORMATION FOR THE OVERALL SITE WAS TAKEN FROM A MAP PREPARED BY JOHN J. POST JR. L.S. IN NOVEMBER OF 2019.

2. THE SITE DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAINS PER AVAILABLE GIS MAPPING.

3. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON WATER AND SEWER DISTRICTS, RESPECTIVELY.

GENERAL CONSTRUCTION NOTES:

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

2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.

4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.

6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.

8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.

9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.

INDIANA BAT PROTECTION NOTES:

1. TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.

2. THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

3. DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.

4. STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

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

SIGNED THIS _____ DAY OF _____, 20____, BY _____ CHAIRMAN _____ SECRETARY

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

DRAWING INDEX:

SHEET 1 OF 3: SUBDIVISION PLAN (SP-1)

SHEET 2 OF 3: EROSION AND SEDIMENT CONTROL PLAN (ESC-1)

SHEET 3 OF 3: CONSTRUCTION DETAILS (CD-1)

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ALLISON CROSS _____ DATE _____

SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

(IN FEET)

1 inch = 20 ft.

DRAWN BY: CMB

CHECKED BY: MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB
2	3/30/21	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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HUDSON LAND DESIGN

PROFESSIONAL ENGINEERING P.C.

174 MAIN ST., BEACON, NEW YORK 12508

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PH: 845-440-6926

F: 845-440-6637

SEAL

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

SUBDIVISION PLAN

MONELL PLACE SUBDIVISION

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

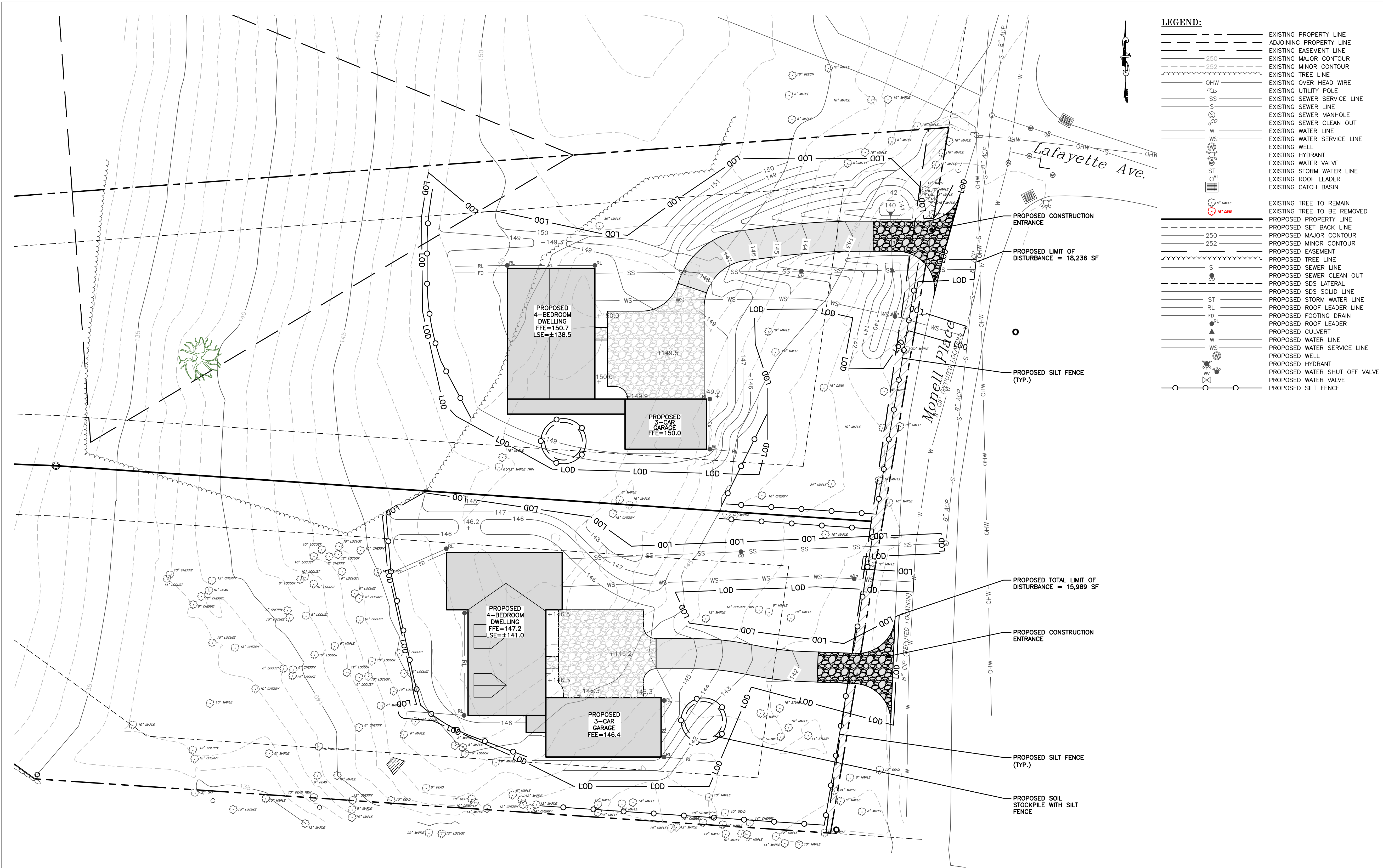
JOB #: 2020-039

DATE: 12/29/2020

SCALE: 1" = 30'

TITLE: SP-1

SHEET: 1 OF 3



EROSION AND SEDIMENT CONTROL NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

CONSTRUCTION SEQUENCING SCHEDULE:
(FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

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

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

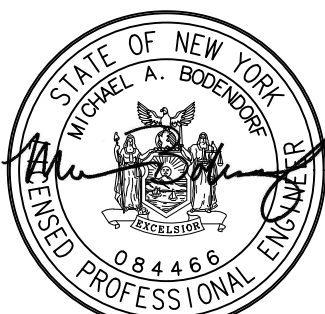
CHAIRMAN

SECRETARY

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



DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				
2	3/30/21	PER PLANNING BOARD COMMENTS	CMB				



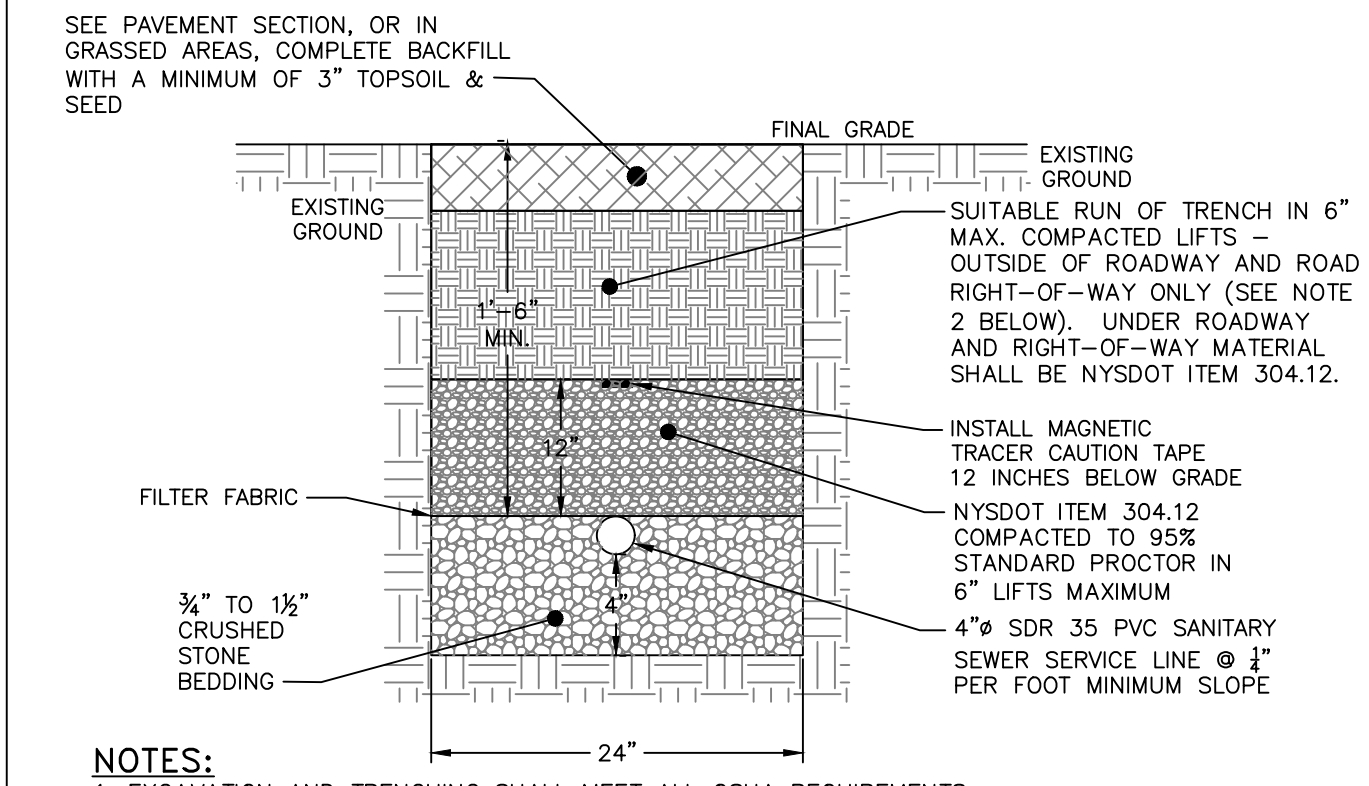
SEAL

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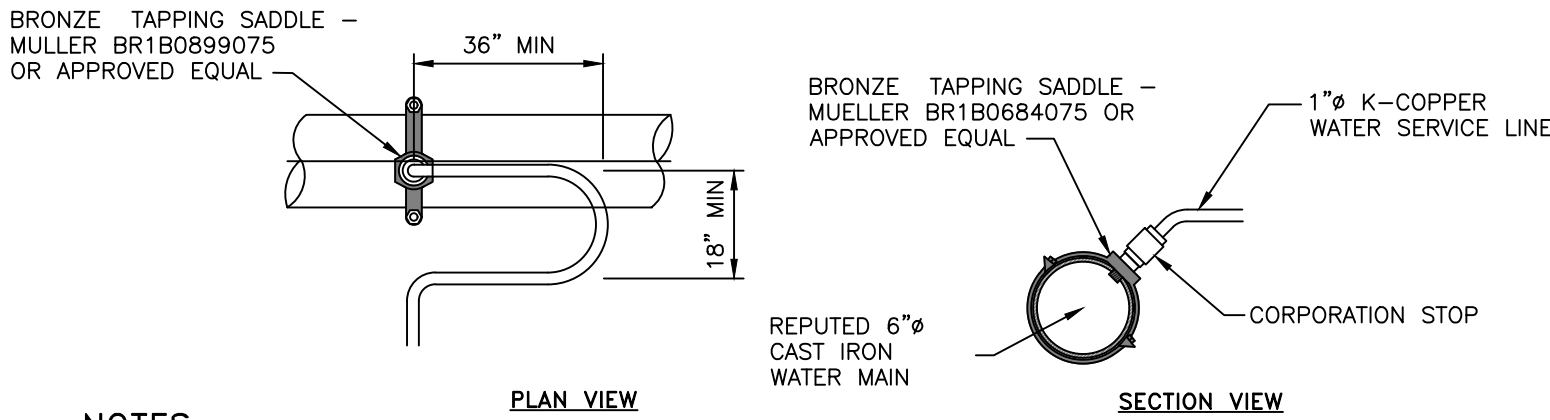
EROSION AND SEDIMENT CONTROL PLAN
MONELL PLACE SUBDIVISION

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

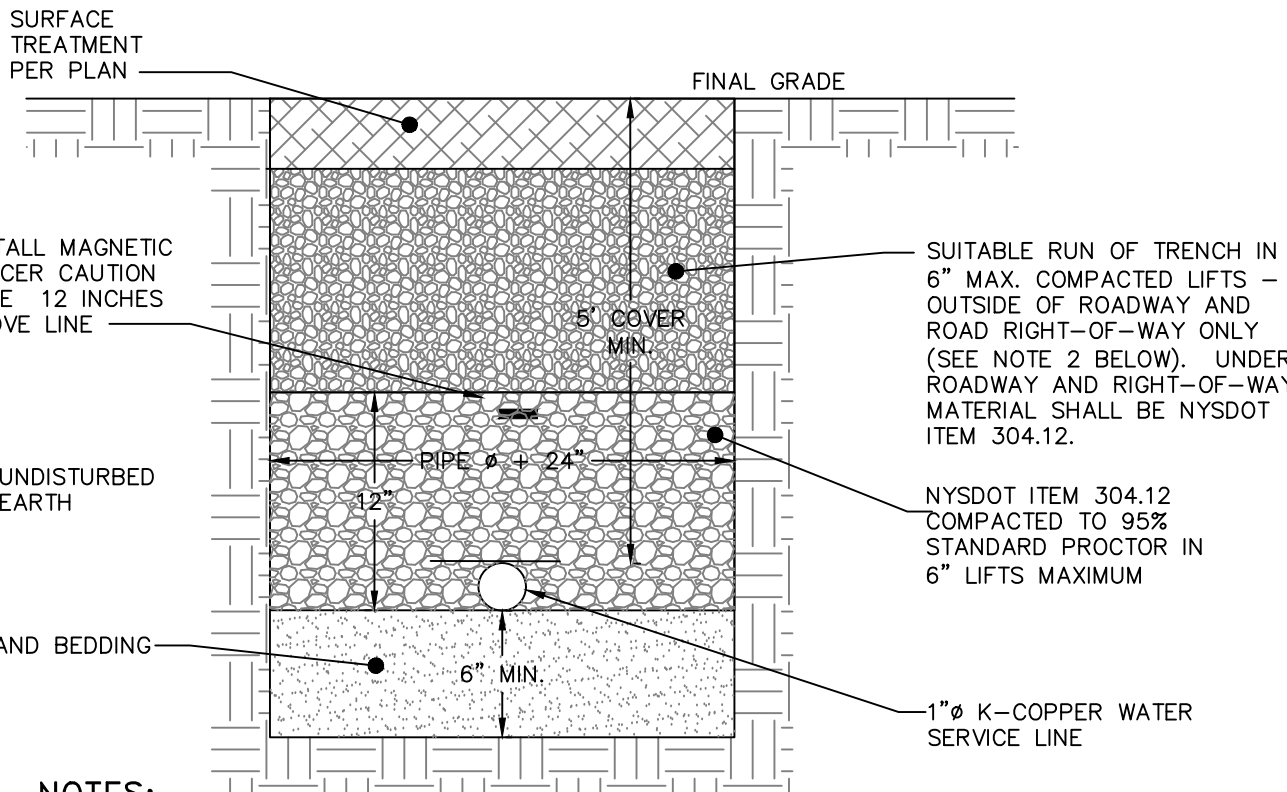
JOB #:	2020:039
DATE:	12/29/2020
SCALE:	1" = 30'
TITLE:	ESC-1
SHEET:	2 OF 3



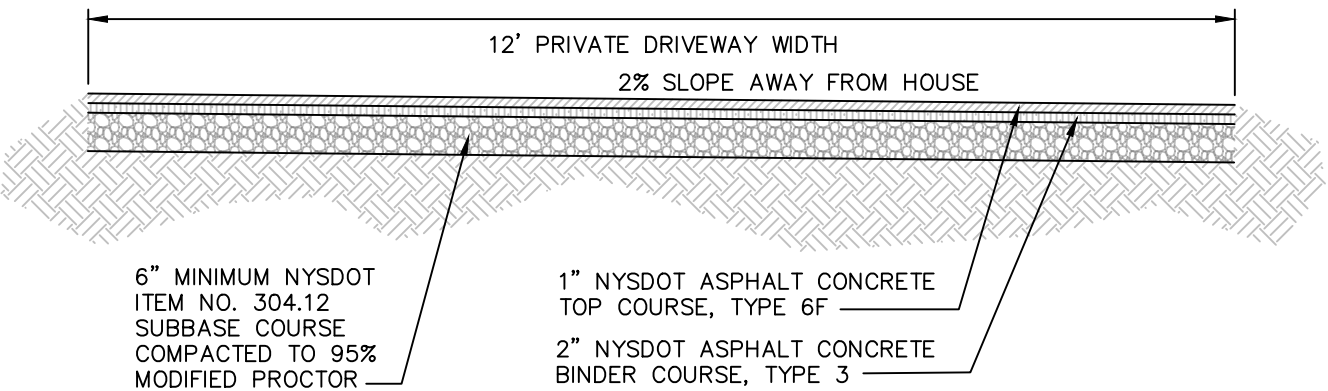
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



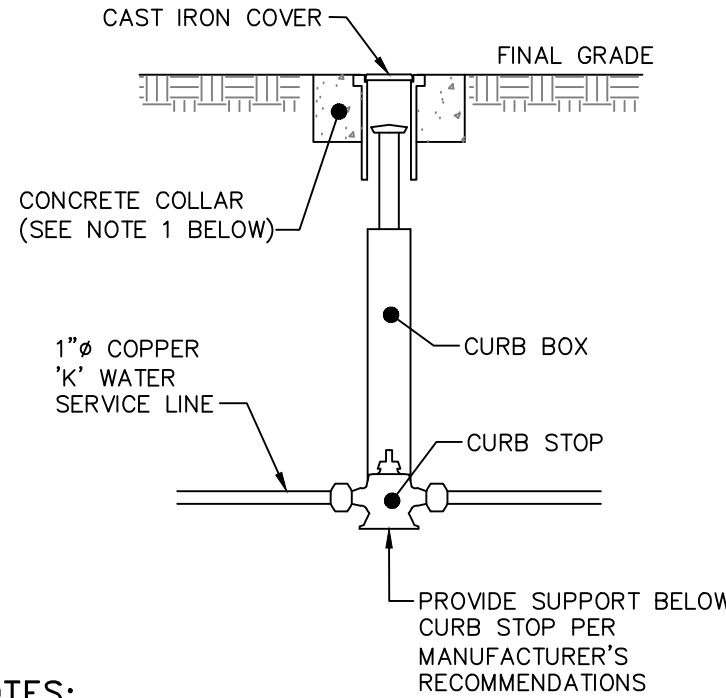
WATER SERVICE CONNECTION DETAIL
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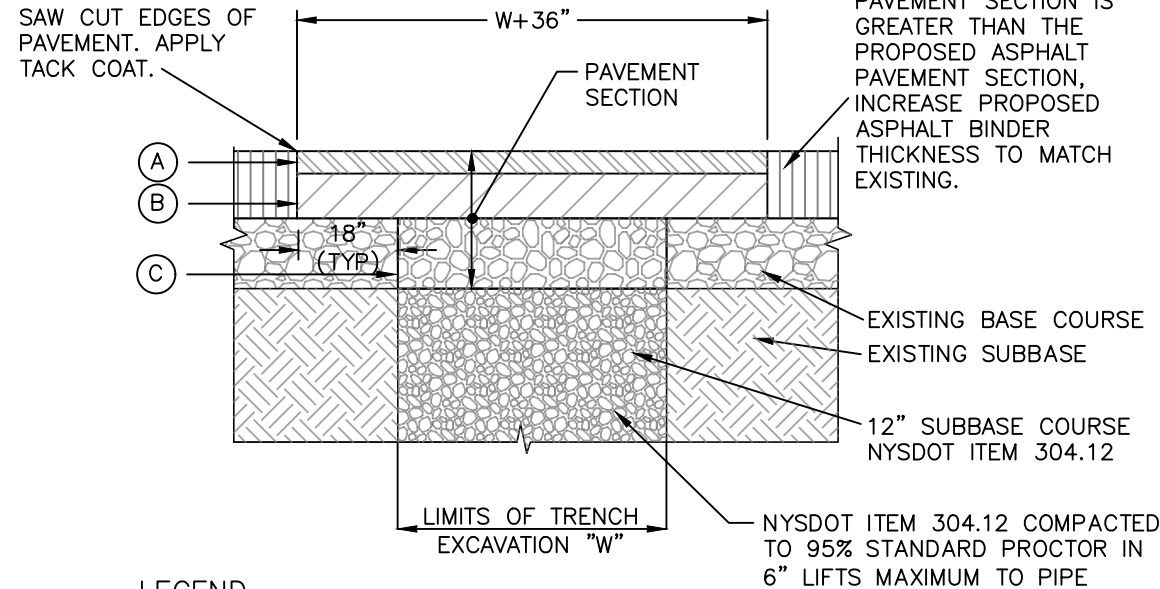
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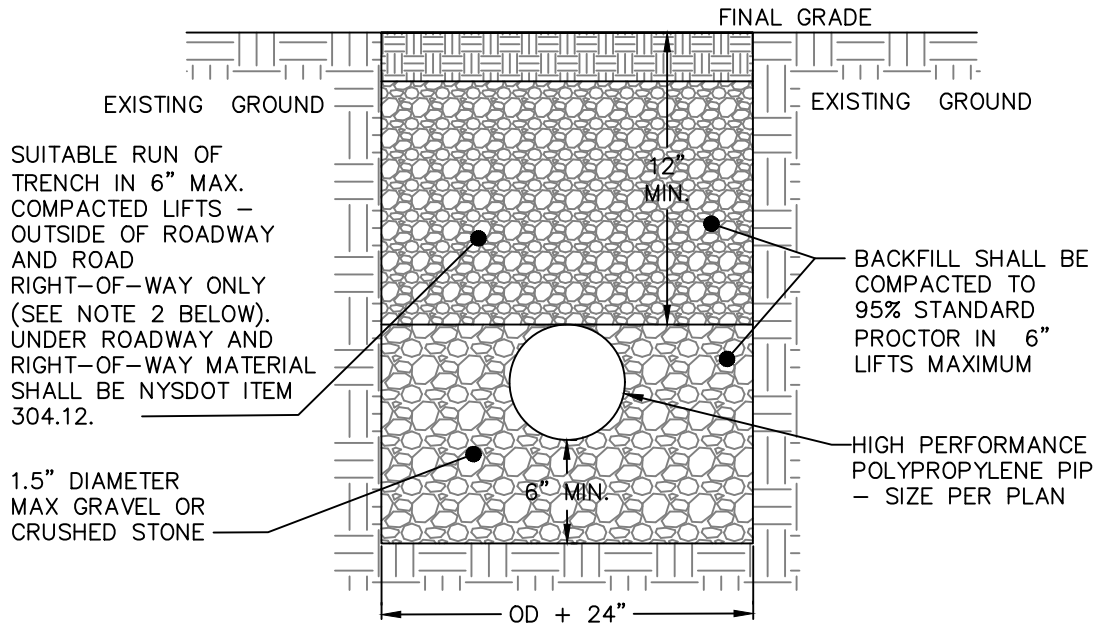
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



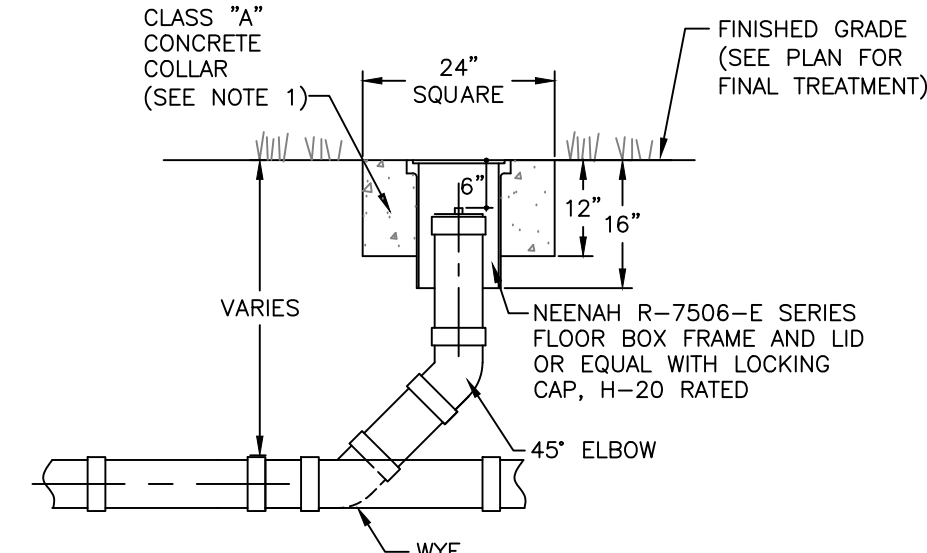
WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



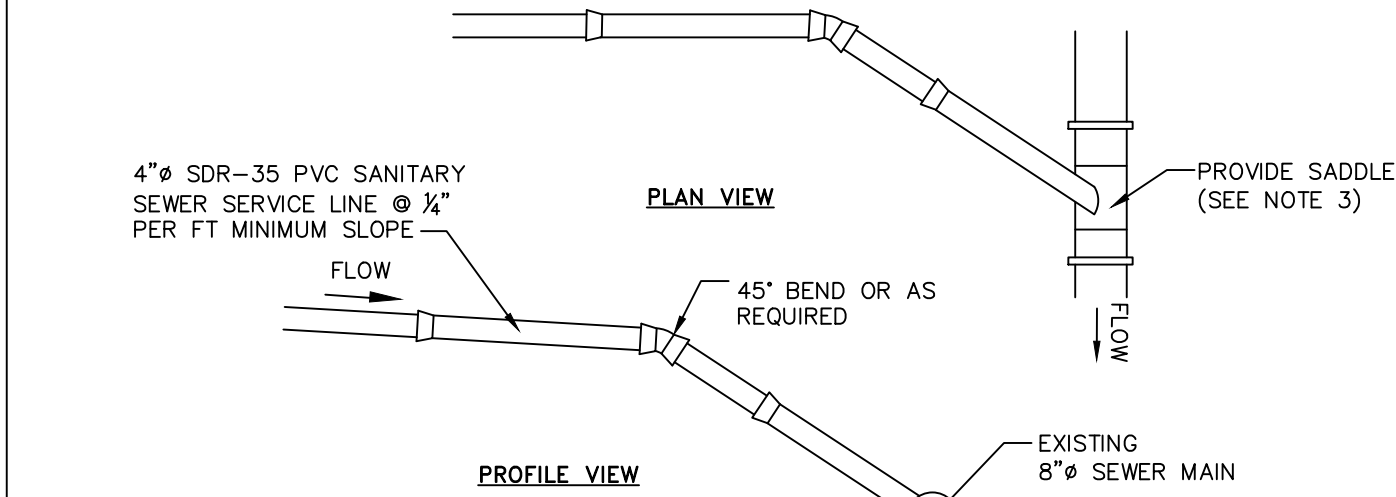
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



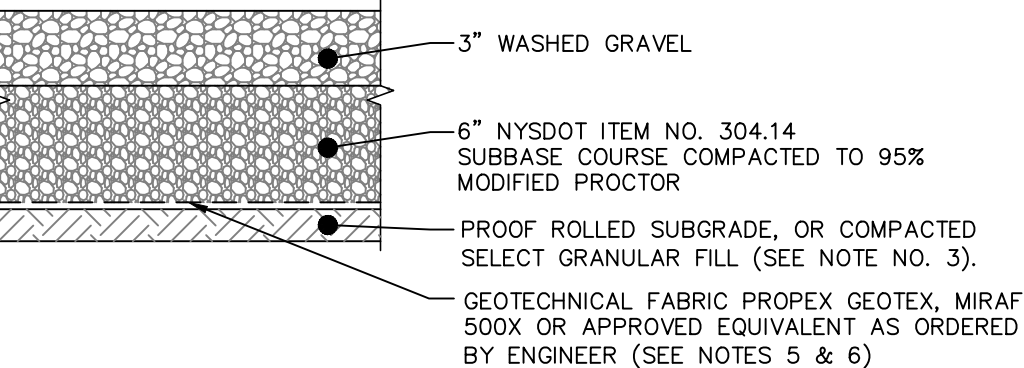
STORM LINE TRENCH DETAIL
NOT TO SCALE



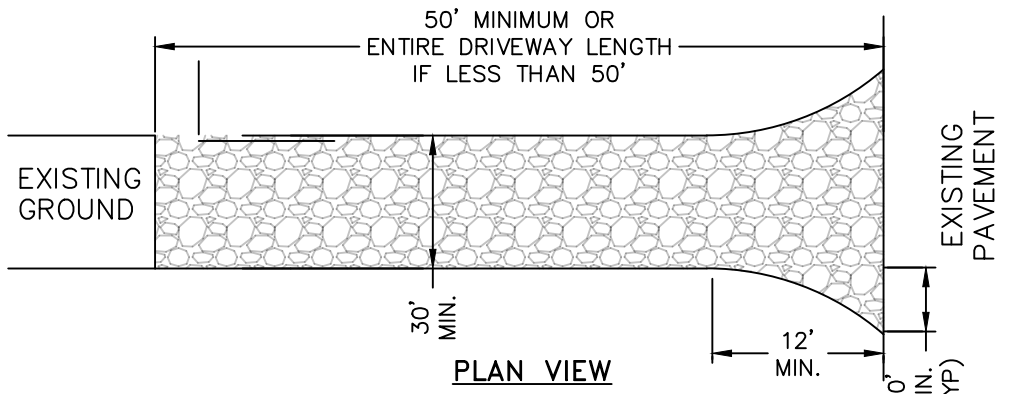
CLEANOUT DETAIL
NOT TO SCALE



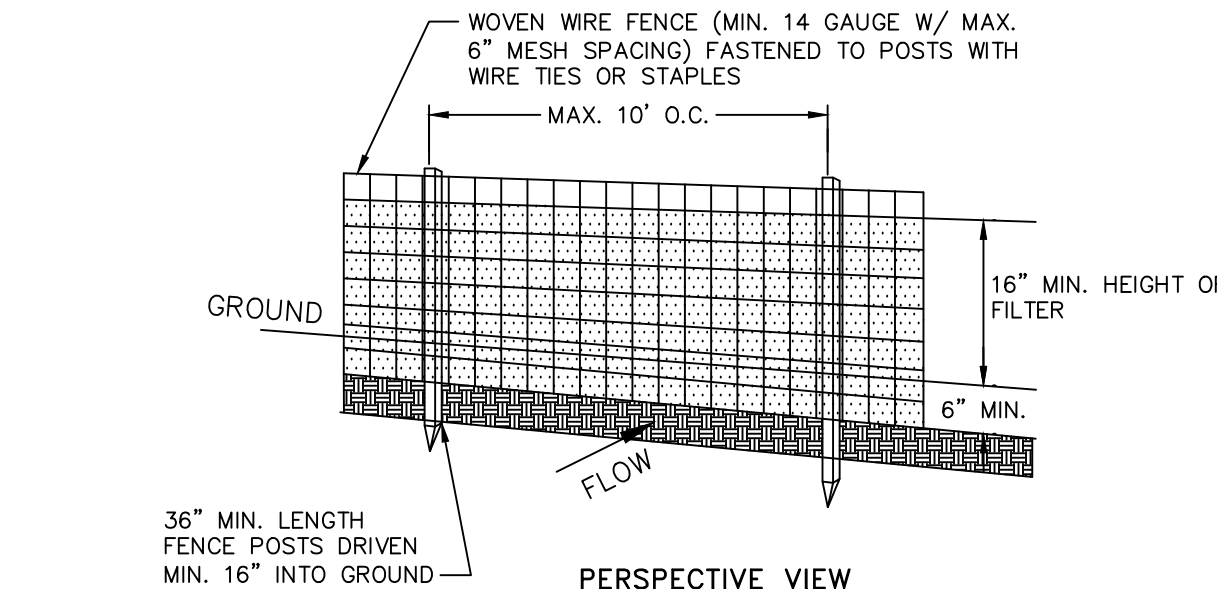
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



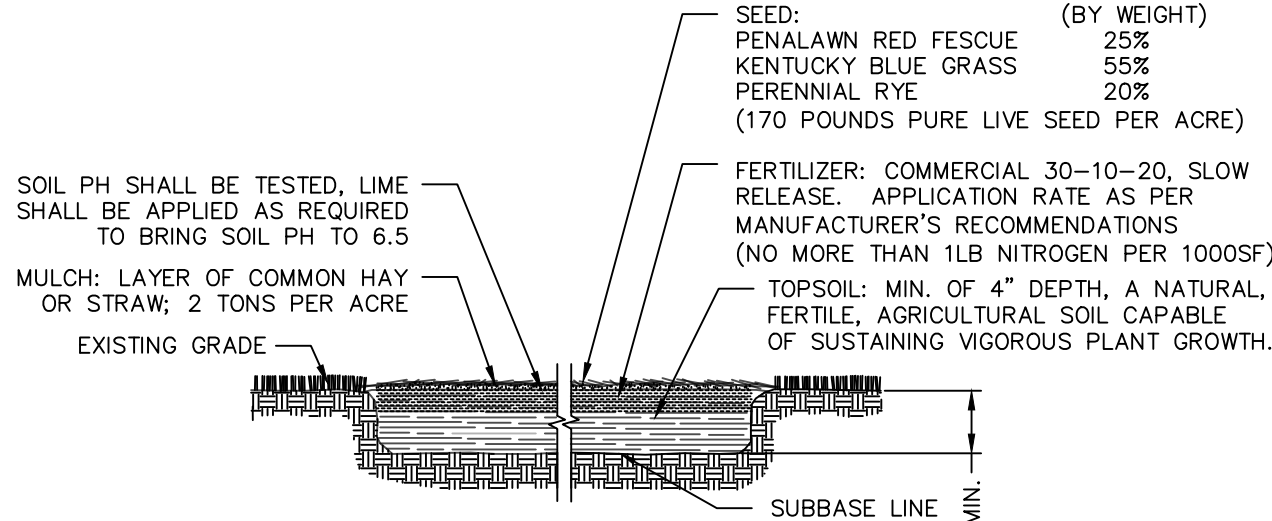
GRAVEL DRIVEWAY SECTION DETAIL
NOT TO SCALE



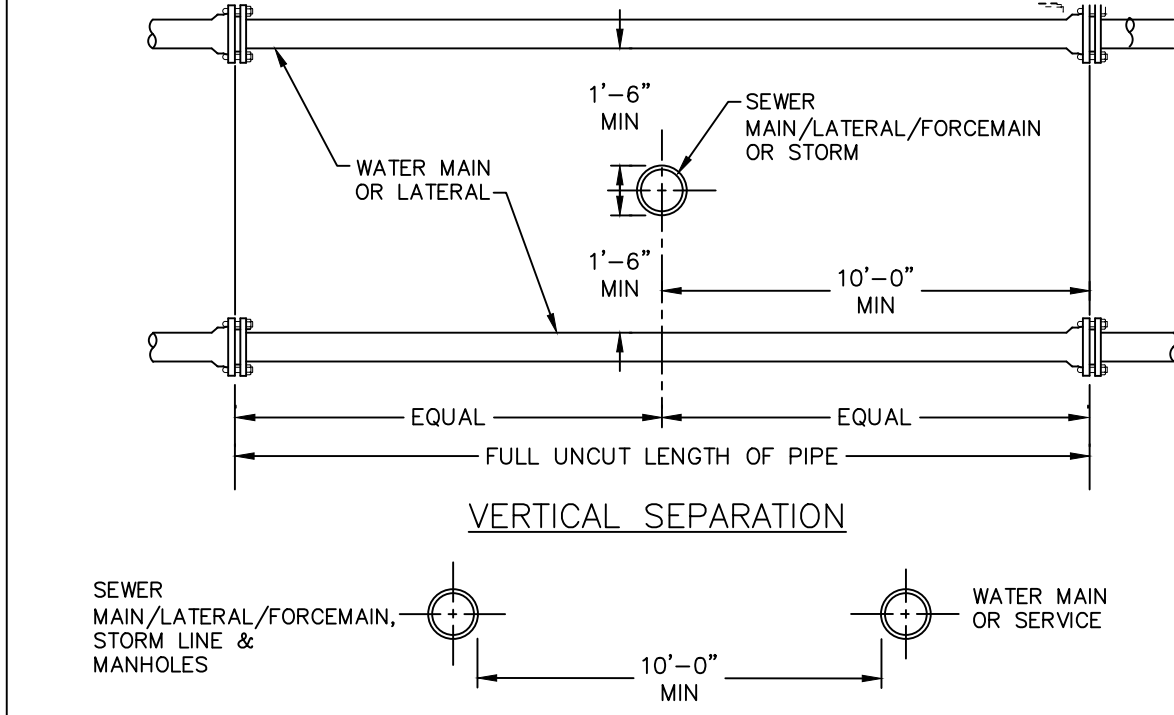
STABILIZED CONSTRUCTION
ENTRANCE DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

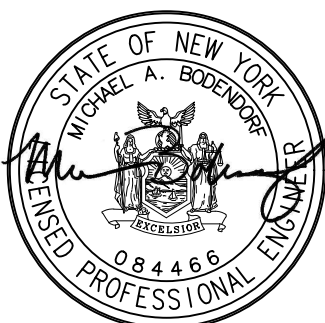


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



WATER LINE SEPARATION DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				
2	3/30/21	PER PLANNING BOARD COMMENTS	CMB				



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CONSTRUCTION DETAILS
MONELL PLACE SUBDIVISION

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

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: April 8, 2021
Re: **Monell Place Subdivision**

I have reviewed the March 30, 2021 response letter from Hudson Land Design, Undated LWRP Consistency Statement, January 26, 2021 Preliminary Subdivision Plat, and a 3-sheet Subdivision Plan with the latest revision date of March 30, 2021.

Proposal

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

Comments and Recommendations

1. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process. The provided LWRP Consistency Statement addresses the relevant policies and, except for Policy 23, seems adequate for the proposed two-lot subdivision. Under Policy 23 for protecting historic structures, the LWRP consistency justification states that "Existing trees will be maintained to the greatest extent practical on the lots which will provide natural screening from the structures." However, Sheet 1 of the Subdivision Plan shows that 6 of the 7 trees over six inches in diameter between the adjacent historic structure and the northernmost proposed building are to be removed. The Board and applicant should consider replacement trees and other plantings to provide an appropriate level of screening between the historic structure and the new buildings.
2. The applicant has addressed all my other previous comments.

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

John Clarke, Beacon Planning Consultant

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

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

Agency Use Only [If applicable]
Project : Monell Place Subdivision
Date : April 13, 2021

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

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

Tips for completing Part 2:

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

1. Impact on Land Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i> ☐ NO ☒ YES			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	☒	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	☒	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	☒	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	☒	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	☒	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	☒	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	☒	☐
h. Other impacts: _____ _____		☒	☐

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☒ NO ☐ YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____		☐	☐

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☒ NO ☐ YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____ _____		☐	☐
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If “Yes”, answer questions a - h. If “No”, move on to Section 5.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☒	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☒	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☒	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☒	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☒	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☒	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☒	☐
h. Other impacts: _____ _____		☒	☐

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) <i>If “Yes”, answer questions a - g. If “No”, move on to Section 6.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____ _____		☐	☐
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6. Impacts on Air The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If “Yes”, answer questions a - f. If “No”, move on to Section 7.</i>				☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:					
i. More than 1000 tons/year of carbon dioxide (CO ₂)	D2g	☐	☐		
ii. More than 3.5 tons/year of nitrous oxide (N ₂ O)	D2g	☐	☐		
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐		
iv. More than .045 tons/year of sulfur hexafluoride (SF ₆)	D2g	☐	☐		
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐		
vi. 43 tons/year or more of methane	D2h	☐	☐		
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐		
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐		
d. The proposed action may reach 50% of any of the thresholds in “a” through “c”, above.	D2g	☐	☐		
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐		
f. Other impacts: _____ _____		☐	☐		

7. Impact on Plants and Animals The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If “Yes”, answer questions a - j. If “No”, move on to Section 8.</i>				☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☒	☐		
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	☒	☐		
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☒	☐		
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☒	☐		

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

8. Impact on Agricultural Resources The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☒ NO ☐ YES <i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____ _____		☐	☐

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>			
		☐ NO	☒ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	☒	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	☒	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	☒	☐

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

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____ _____		☐	☐

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____ _____		☐	☐

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. ☐ NO ☒ YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☒	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☒	☐
c. The proposed action will degrade existing transit access.	D2j	☒	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☒	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☒	☐
f. Other impacts: _____ _____		☒	☐

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. ☐ NO ☒ YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☒	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☒	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☒	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☒	☐
e. Other Impacts: _____ _____		☒	☐

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. ☐ NO ☒ YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	☒	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	☒	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o	☒	☐

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

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)

☒ NO

☐ YES

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

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

17. Consistency with Community Plans The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____ _____		☐	☐

18. Consistency with Community Character The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>			
		☒ NO	☐ YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: _____ _____		☐	☐

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

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

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

Reasons Supporting This Determination:

To complete this section:

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

See the attached addendum.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☒ Unlisted

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

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials, plans, reports, memoranda, letters and other written documents and oral testimony submitted to the Planning Board.

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

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

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

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

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

Name of Action: Monell Place Subdivision

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency:

Date: April 13, 2021

Signature of Preparer (if different from Responsible Officer)

Date: April 13, 2021

For Further Information:

Contact Person: Etha Grogan

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: (845) 838-5002

E-mail: egrogan@cityofbeacon.org

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

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SUBDIVISION AND CERTIFICATE OF
APPROPRIATENESS APPROVALS FOR MONELL PLACE

Parcel No: 5955-04-586132

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action (Unlisted), along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the City of Beacon Planning Board, undergoing a coordinated review, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the subdivision of Parcel ID#: 5955-04-586132, as identified on the City of Beacon Tax Map, which is mostly vacant except for concrete slab remains, into two (2) residential building lots. The parcel is located on the west side of Monell Place opposite of Lafayette Avenue, within the R1-20, One-Family Zoning District and consists of approximately 2.91 acres of which 0.85 acres will be disturbed. The parcel is also located in the Historic District and Landmark Overlay (HDLO) Zone and within the Local Waterfront Revitalization Program (LWRP) Area.

The Proposed Action is an Unlisted Action. Although the parcel is substantially contiguous to a structure that is on the National Register of Historic Places, the Proposed Action does not exceed 25% of any Type I threshold. Therefore, it is not a Type I Action under 6 NYCRR 617.4(9). The two (2) proposed residential lots will gain access from the west side of Monell Place with individual driveways. Each dwelling will hook up to existing water and sewer mains within Monell Place via new water and sewer service lines. The site disturbance will be less than 1 acre (0.85 ac. total for both lots). Therefore, a Stormwater Pollution Prevention Plan (SWPPP) is not required.

The Proposed Action includes a request for Subdivision approval and a Certificate of Appropriateness. The Planning Board is the approval authority for the Subdivision and Certificate of Appropriateness. The parcel is in the Coastal Management Zone as defined by the City's Local Waterfront Revitalization Program (LWRP) so the Proposed Action also requires an LWRP Consistency Determination.

Summary of Rationale for Negative Declaration

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

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

The Property is currently vacant except for concrete slab remains. The Property will be divided into two (2) residential building lots. The Project would include disturbance of 0.85 acres of the 2.91-acre site. There are no steep slopes or wetlands on the site proposed to be disturbed. Based on the information set forth herein, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features:** The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater:** The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.

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

The Project includes the implementation of erosion and sediment controls, including stormwater management structures. The Applicant has also agreed to use gravel or other permeable materials in the construction of the proposed parking area to reduce the impervious coverage and stormwater runoff.

The Project is proposed to be connected to the existing public water distribution and sanitary sewer systems. The existing sewer line adjacent to the Property of unknown ownership is proposed to be offered for dedication to the City. The total estimated water and wastewater demand from two (2) single-family homes will not negatively affect the water and sewer capacity available.

As a result, the Project will not result in a significant adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding:** The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.

The Proposed Action is not located within a regulated floodplain and there are no wetlands located on the Property. For these reasons and those set forth above, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or surface water runoff.

- **Impact on Air:** The Proposed Action will not have a significant adverse environmental impact on air quality.

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes.

- **Impact on Plants and Animals:** The Proposed Action will not have a significant adverse environmental impact on flora or fauna.

Although the Full EAF indicates that the Property may contain or serve as habitat for the endangered Atlantic Sturgeon and Shortnose Sturgeon there are no water bodies on the Property which would serve as habitat for sturgeon. Further, the Full EAF indicates that the Property may contain or serve as habitat for the Indiana Bat. The Project proposes the removal of regulated trees to accommodate the two new single family dwellings and associated improvements. Tree removal was minimized to the maximum extent practicable and removal of trees at the Project Site will take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees. For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora and fauna.

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

There are no agricultural resources in the vicinity of the Property.

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

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The proposed construction does not impinge upon the viewshed easement partially located on the Property (Dutchess County Clerk Document No. 02-2012-184), which is intended to preserve views of the Hudson River from Lafayette Avenue. Based on the plans submitted by the applicant and reviewed by the City's professional consultants, the height of the proposed building and the proposed design of the Project will be consistent with the character of the surrounding neighborhood.

Therefore, the Project will not have a significant adverse impact on aesthetic resources.

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

The Proposed Action is adjacent to the Eustatia Home, which is listed on the State and National Register and is also in an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. The City Planner reviewed the historic maps, Atlas maps and aerial photographs associated with the area and determined that there is no evidence of outbuildings or other historic indicators of archeological interest in the subdivision area. Late USGS maps and aerial photos do not provide any clear indication of buildings to the south of the historic house. The 1979 National Register nomination information for Eustatia under the category of outbuildings only lists formal gardens.

There are also no existing archeological studies in SHPO's CRIS list within one mile of the site that would be in the area of this subdivision.

The proposed development on the Property is consistent with the existing neighborhood and will not affect archaeological resources. Therefore, the Project will not have a significant adverse impact on historic or archeological resources.

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

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

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

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

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

The Applicant proposes to subdivide the existing lot into two (2) lots to construct two (2) single family homes. The amount of traffic generated from two (2) single family homes will not have a negative impact on transportation. There are also public transportation and pedestrian/bicycle routes in close proximity to the site.

The Plans also show that the proposed driveway will be located to the south of the intersection of Monell Place and Lafayette Avenue and the sight distance meets or exceeds

compliance with City of Beacon Code 198-9(B) and the New York State Department of Transportation requirements.

Based on the professional studies and plans presented to the Board, the Project will not create a significant adverse impact on transportation.

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

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new substation, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light:** The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours permitted by the City of Beacon Code. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Project will not create a significant adverse impact as a result of objectionable odors, noise or light.

- **Impact on Human Health:** The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

The EAF references two projects within 2,000 feet of the site that are in the NYSDEC Environmental Site Remediation database: 546031 and V00293. 546031 is located throughout the Hudson River and is a Class 2 site. V00293 is located at the CHGE Beacon Manufactured Gas Plant bounded by West Main Street to the north, River Street to the east, an open field owned by the Metropolitan Transportation Authority (MTA) to the south and by Railroad Drive and the Beacon Railroad station to the west and is identified as a Class C site. According to information available on the NYS DEC Site Remediation Database, the off-site contamination under Site Codes V00293 and 546031 identified in the EAF have either completed a remediation program or do not pose a threat to development on the Monell Place Site.

The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

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

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment.

Adopted: April 13, 2021
Beacon, New York

Motion by _____, seconded by _____:

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

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

LOCAL WATERFRONT REVITALIZATION PROGRAM (LWRP) CONSISTENCY DETERMINATION MONELL PLACE SUBDIVISION

Parcel No: 5955-04-586132

WHEREAS, the Beacon Planning Board received an application for Subdivision Approval from property owners Allison Cross and Henry Nye (the “Applicant”) to subdivide a 2.91 acre parcel into two lots for the construction of two single family houses (the “Project” or “Proposed Action”); and

WHEREAS, the subject property is located at the intersection of Monell Place and Lafayette Avenue and designated on the City tax maps as Parcel No. 5955-04-586132; and

WHEREAS, the subject property is located in the R1-20 Zoning District, Historic District and Landmark Overlay (HDLO) zone and the Coastal Management Zone as defined by the City’s Local Waterfront Revitalization Program (LWRP) and the Proposed Action includes a request for an LWRP Consistency Determination; and

WHEREAS, the subdivision is shown on the “Preliminary Subdivision Plat – Monell Place Subdivision”, last revised January 28, 2021, prepared by Hudson Land Design Professional Engineering, P.C.; and

WHEREAS, the Project is further shown on a set of plans titled, “Monell Place Subdivision,” last revised March 30, 2021, prepared by Hudson Land Design Professional Engineering, P.C.; and

WHEREAS, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF) and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on April 13, 2021 after taking a “hard look” at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all “actions to be undertaken within the City’s Coastal

Management Zone shall be evaluated for consistency in accordance with the.....LWRP policy standards....”

NOW, THEREFORE BE IT RESOLVED, that the Planning Board hereby finds that there are a number of LWRP policies which do not apply to the Project which policies are those that are contained in the LWRP but not listed below, and also hereby makes the following consistency findings with respect to the LWRP policies which apply to the Project:

POLICY 5

Encourage the location of development in areas where public services and facilities essential to such development are adequate, except where such development has special functional requirements or other characteristics which necessitates its location in other coastal areas.

Consistent with this policy, the Project will be served by public water and sewer infrastructure and the Project is located in close proximity to public transportation.

POLICY 14

Activities and development, including the construction or re-construction of erosion protection structures, shall be undertaken so that there will be no measurable increase in erosion or flooding at the site of such activities or development or at other locations.

Erosion and sediment control measures will be implemented during construction to mitigate any potential for erosion or sediment transport during construction.

POLICY 23

Protect, enhance and restore structures, districts, areas or sites that are of significance in the history, architecture, archeology or culture of the state, its communities or the nation.

The Project is within the City's HDLO zone and adjacent to the Eustatia Home, which is listed on the State and National Register. The project site is also in an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory. Review of historic maps, Atlas maps and aerial photographs associated with the area revealed no evidence of outbuildings or other historic indicators of archeological interest in the subdivision area. There are also no existing archeological studies in SHPO's CRIS list within one mile of the site that would be in the area of this subdivision. The proposed development of the Property will be compatible with the adjacent historic structure.

POLICY 25

Protect, restore and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area.

The Project does not lie within any viewsheds noted in the LWRP.

POLICY 33

Best management practices will be used to ensure the control of stormwater runoff and combined sewer overflows draining into coastal waters.

POLICY 33A

Regulate construction in steeply sloped and high erosion areas to control excessive stormwater runoff.

Best management practices including but not limited to an erosion and sediment control plan, site grading, and on-site stormwater management are implemented into the design. The stormwater runoff generated from the site does not enter the sanitary sewer system, thus having no impact to sewer overflows to coastal waters. Further, the proposed structures are located on relatively flat knoll thus avoiding development on the steep slopes located on the western portion of the property closer to the Hudson River.

POLICY 37

Best management practices will be utilized to minimize the nonpoint discharge of excess nutrients, organics and eroded soils into coastal waters.

See response to Policy 33 and Policy 33A.

POLICY 41

Land use or development in the coastal area will not cause national or state air quality standards to be violated.

The Project will not cause national or state air quality standards to be violated. The Project will conform to all National and State Air Quality Standards.

POLICY 38

The quality and quantity of water and groundwater supplies will be conserved and protected particularly where such waters constitute the primary or sole source of water supply.

No wells or septic systems are proposed on the parcel. Therefore, there will be no impact to groundwater or water supplies.

POLICY 43

Land use or development in the coastal area must not cause the generation of significant amounts of acid raid precursors: nitrates and sulfates.

The Project will not generate significant amounts of acid raid precursors: nitrates and sulfates.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines that the Project is entirely consistent with the LWRP policies which apply to the Project.

Dated: April 13, 2021

Resolution Adopted: April 13, 2021
Beacon, New York

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

Dated

Motion by _____, seconded by _____:

Kevin Byrne	Voting: _____	Len Warner	Voting: _____
J.C. Calderon	Voting: _____	J. Randall Williams	Voting: _____
Karen Quiana	Voting: _____	John Gunn, Chairman	Voting: _____
Jill Reynolds	Voting: _____		

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

April 7, 2021

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

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

Dear Mr. Gunn:

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

- Response correspondence dated March 30, 2021, as submitted by Hudson Land Design.
- LWRP Consistency Statement for project.
- Copy of correspondence to neighbors regarding sewer main, dated March 18, 2021.
- Plan titled "Preliminary Subdivision Plat – Monell Place Subdivision", last revised January 26, 2021, as prepared by Hudson Land Design.
- Set of plans titled "Monell Place Subdivision" last revised March 30, 2021 and consisting of 3 sheets as prepared by Hudson Land Design.

The proposed project entails the subdivision of a 2.91± acre parcel on Monell Place into 2 lots, to allow for the construction of two single-family residences. Based on our review of the above plans, we would like to offer the following comments:

General Comments:

1. Review of City documents has not revealed any record of the City accepting ownership of the 8" sewer pipe along this section of Monell Place. Absent records confirming City ownership, it is assumed the 8" sewer pipe is privately-owned. The applicant should coordinate with the owner of property located at 3 Monell Place (Parcel ID 5955-19-625122) to submit a letter to the Beacon City Council offering dedication of whatever rights they may have in the 8" sewer pipe, along with a Bill of Sale. The City Council could then consider formally accepting ownership of the sewer pipe. ***The applicant has provided a copy of the correspondence provided to the neighbor regarding this matter and is awaiting to hear from the neighbor at this time.***

Preliminary Subdivision Plat:

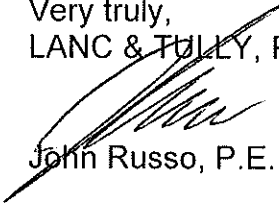
1. Note No. 13 under "Survey Notes" states "Possible 25-foot taking from centerline of Monell Place per Filed Map 11421. Was this taking completed, and if so, who was the land conveyed to? *Applicant has noted that they are currently researching this and will provide any information found to the Planning Board.* If this offering was not conveyed in the past, we would recommend that this offering be conveyed as part of this project. ***Applicant notes that additional research is being conducted at this time regarding this matter and further note that if the dedication was not conveyed, they will convey it to the City of Beacon at this time.***

Subdivision Plan (Sheet 1 of 3):

1. The plans shall be updated to reflect the invert of the sewer main in the manhole located to the south on Monell Place once the manhole has been uncovered and raised to grade, along with the final rim elevation. ***Applicant notes plans will be updated when manhole is raised to grade.***
2. The 12" HDPE culvert crossing under the driveway for Lot No. 1 shows an invert in lower than the invert out. This should be checked and revised accordingly.
3. Although the water main on Monell Place has been verified at 6 inches in size with the water department, the plans still note the size of the water main as 8 inches. This should be revised to read 6 inches.
4. Although the water services have been reduced to 1" in size, we would recommend that the applicant verify the existing static pressure in the water system and provide that information in a future submission. ***Applicant notes that the pressure will be measured in provided in a future submission.***

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

Very truly,
LANC & TULLY, P.C.


John Russo, P.E.

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

City of Beacon Planning Board Agenda
04/13/2021

Title:

Continue public hearings 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 (d/b/a 420 Main Street, LLC)

ATTACHMENTS

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

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

[416-420 Main Street Engineer Response.pdf](#)

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

[Planner Review Letter.pdf](#)

[Engineer Review Letter.pdf](#)

[416-420 Main Street Sheet 4 Floor Plans.pdf](#)

[416-420 Main Street Traffic Review.pdf](#)

ARYEH SIEGEL

ARCHITECT

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

Re: 416-420 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

March 30, 2021

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated September 4, 2020, and Lanc & Tully's letter dated September 3, 2020. Please find additional responses in Hudson Land Design's separate letter.

John Clarke Planning and Design Comment Responses:

1. For Sheet 1 – Site Plan:
 - a The Zoning Table has been updated to reflect the new Live Work configuration
 - b The replacement tree will be coordinated with the previous correspondence with the Street Tree Committee
 - c The fence along the property line is shown to be replaced with a horizontal wood fence
 - d A trash enclosure has been added to the site plan
 - e The sidewalk continues across the South Street driveway
2. For Sheet 3 Landscaping
 - a The landscaping creates a demarcation
 - b Plantings on the building are described on the plans
 - c Light fixture locations are shown on the plan
3. For Sheet 5 – Building Elevations and Renderings
 - a Live Work plans and elevations have been revised and updated on the plans and renderings
 - b Window elevations will be coordinated with building plans
 - c The rendering view label has been corrected

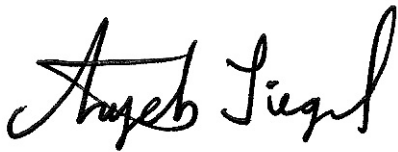
Lanc & Tully Comment Responses:

Site Plan (Sheet 1 of 10):

1. The retaining wall has been eliminated. It is no longer required with this plan configuration.
2. Please see response from Hudson Land Design
3. Parking Lots within 800 feet have been identified in Note 2.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is written in a cursive, flowing style.

Aryeh Siegel
Aryeh Siegel, Architect



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

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

March 30, 2021

VIA HAND DELIVERY
AND E-MAIL

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

Re: Supplemental Submission – Responses to Public Hearing Comments
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 letter and its enclosures formally respond to the questions raised by this Board at the March 9th Site Plan and Subdivision Public Hearings (the “Public Hearings”) and in response to the comments in the City’s Planning Consultant Memoranda.

Following the Public Hearings, the Applicant’s consultants further refined the Site Plans by updating the Landscaping Plan and associated planting schedule, as well as updating the elevations for the relocated live/work building. The Central Public Green Space has been improved to include a handicap-accessible entrance and bench, as well as other seating and amenities for the enjoyment of the space. See enclosed Site Plans and Landscaping Plan. A welcome sign has also been added to encourage users to enjoy the enlarged Central Public Green Space. Additionally, as is detailed below and more fully shown in the enclosed Site Plans, the concept of the contiguous green space ensures that the space organically functions with a feel of a large green space that isn’t broken up or blocked off. Accordingly, the Central Public Green Space and the tenant green space areas will also be demarcated with visual cues, such as utilizing pavers. In addition to the site plan changes noted above, the Applicant’s engineer finalized the stormwater and related engineering details for the Project and the Applicant’s traffic and parking consultant finalized the off-site signing and striping plan, copies of which are enclosed.



March 30, 2021

Page 2

RESPONSES TO COMMENTS REGARDING THE CENTRAL PUBLIC GREEN SPACE:

As this Board is aware, the Applicant appeared before the City Council in connection with its Application for a Special Permit limited to the stepped-back fourth floor component of the proposed mixed-use building. On March 1, 2021 the Beacon City Council unanimously approved the Applicant's Special Permit (the "Special Permit").

Pursuant to Zoning Code Section 223-41.18(E)(7)(c), all such building height special permits require a specific public benefit, which benefits include, but are not limited to "commercially used floor or floors included above the ground level" and "the construction and/or maintenance of public plaza space or green space." Indeed, the Project involves multiple public benefits as prescribed in the Zoning Code, which public benefits include two (2) floors of commercial space on the upper floors, as well as a large contiguous green space with a Central Public Green Space.

As was discussed at the March 9th Public Hearings, the City Council's Special Permit Approval Resolution provides that the Planning Board shall evaluate certain details during its continued site plan review of the Project. To assist this Board in its review of these details, the City Council's comments in the Special Permit Approval Resolution and the Applicant's respective responses are provided below for the Planning Board's further consideration:

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.

a. *Applicant's Response: The Applicant agrees that the Central Public Green Space may be open from dawn until dusk, seven (7) days a week.*

2. Placement of clear signage so the public is aware it has access to the Central Public Green Space.

a. *Applicant's Response: As is more fully shown on the enclosed site plan, a wooden sign is proposed that will say "welcome" and "open dawn to dusk", which is similar to what is utilized along the City's Greenway Trail. As this Board is aware, the Central Public Green Space has been greatly enlarged, which also makes the space more welcoming and inviting to users.*

3. Ensure there is no dedicated seating for businesses in the Central Public Green Space.

a. *Applicant's Response: The Applicant only proposes to install seating for exclusive use by the businesses in the areas of the Premises designated as private tenant green spaces for both the mixed-use building and the live/work building. Please see enclosed Site Plans and Landscaping Plan. As was discussed with the City Council, this would not prohibit a patron from using the Central Public Green Space after being a patron at any business on (or off) of the Premises. For example, a patron of a 416-420 Main Street*



March 30, 2021

Page 3

could enjoy a coffee purchased at Kitchen & Coffee in the Central Public Green Space, if that patron chooses to do so.

4. Consideration of handicap accessibility and seating.

- a. *Applicant's Response: The Central Public Green Space will include an ADA-accessible entrance and ADA-accessible seating as well. See enclosed Site Plans and Landscaping Plan.*

5. Consideration of the demarcation of the private tenant space and Central Public Green Space.

- a. *Applicant's Response: The Applicant will demarcate the Central Public Green Space and the tenant green space areas with visual cues and utilizing pavers. The concept of the contiguous green space is so that the space organically functions with a feel of a large green space that isn't broken up or blocked off.*

6. Consideration of what uses, if any, the businesses may undertake in the Central Public Green Space.

- a. *Applicant's Response: As the Applicant discussed with the City Council, the Applicant will be installing sculptures in the Central Public Green Space, which sculptures may be updated from time to time. See also response below to comment #7.*

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.

- a. *Applicant's Response: As the Applicant discussed with the City Council, the Applicant's tenants in the live/work building and the mixed-use building will be permitted to utilize the Central Public Green Space on a limited basis, such as for events, upon providing written notice to the City of Beacon Building Inspector or City Administrator.*

8. Examination of the public space to ensure its use by the public is practical and feasible, specifically with respect to the northeast corner of the Central Public Green Space.

- a. *Applicant's Response: As this Board is aware, in response to comments from the Planning Board and the City Planner, the Applicant refined the building program for the proposed live/work building and relocated it closer to South Street, which both enlarges and squares off the Central Public Green Space. It is respectfully submitted that this comment has been addressed and no longer applies.*



March 30, 2021

Page 4

It is respectfully submitted that the Applicant's refined Site Plans and Landscaping Plan satisfy the review details identified in the Special Permit Approval Resolution.

ADDITIONAL RESPONSE TO COMMENTS MEMORANDA & INDEX OF ENCLOSED DOCUMENTS:

Additionally, in support of this Application, enclosed please find copies of the following Response to Comments letters prepared by the Applicant's Architect Aryeh Seigel, and the Applicant's Engineering Consultant, Hudson Land Design:

- Aryeh Seigel Architect Response to Comments Letter Dated March 30, 2021, in response to the letters prepared by Lanc & Tully (dated March 5, 2021) and John Clarke Planning and Design (dated March 4, 2021); and
- Hudson Land Design Response to Comments Letter Dated March 30, 2021, in response to the letters prepared by Lanc & Tully (dated March 5, 2021) and John Clarke Planning and Design (dated March 4, 2021).

In further support of this supplemental submission, we respectfully submit copies of the revised site plans and renderings entitled "Site Plan Application – 416-420 Main Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated April 28, 2020, last revised March 30, 2021 (unless otherwise noted) and numbered and titled as follows:

- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 11 – Site Plan;
- Sheet 2 of 11 – Existing Conditions & Demolition Plan;
- Sheet 3 of 11 – Landscape Plan & Planting Schedule;
- Sheet 4 of 11 – Building Plans;
- Sheet 5 of 11 – Building Plans & Renderings;
- Sheet 6 of 11 – Grading & Utility Plan;
- Sheet 7 of 11 – Erosion and Sediment Control Details;
- Sheet 8 of 11 – Utility Profiles;
- Sheet 9 of 11 – Construction Details;
- Sheet 10 of 11 – Construction Details; and
- Sheet 11 of 11 – Signing & Striping Plan (dated July 16, 2020, last revised March 30, 2021).



March 30, 2021

Page 5

We look forward to appearing at the Planning Board's April 13th regular meeting to continue the Site Plan and Subdivision Public Hearings regarding the Project. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Taylor M. Palmer". The signature is fluid and stylized, with a long horizontal stroke at the end.

Taylor M. Palmer

Enclosures

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



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

March 30, 2021

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit
416-420 Main Street
Tax parcels: 6054-29-056780, ± 0.18 ac. (416 Main Street)
6054-29-056774, ± 0.07 ac. (418-420 Main Street)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to Lanc & Tully's October 6, 2020 and March 5, 2021 comment letters. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 5 of the plan set and has responded to certain comments that pertain his sheets under separate cover, as well as John Clarke Planning and Design's March 4, 2021 comment letter. Maser Consulting has provided a response letter and parking striping & signage plan under separate cover.

Lanc & Tully October 6, 2020 Comment Letter

General Comments

1. The Maser plan has been added to the sheet index on sheet 1 of the plan set.
2. Maser Consulting has added appropriate striping and signage details to their plan set.
3. A bond estimate for the drainage work within the City ROW is provided for review.

Preliminary Plat

1. MJELS (Formerly TEC Land Surveying) will provide this information under separate cover in a future submission prior to final approval.

Site Plan (Sheet 1 of 10)

1. Aryeh Siegel has responded to this comment.
2. Aryeh Siegel has responded to this comment.

Landscape & Lighting Plan (Sheet 3 of 10)

1. Aryeh Siegel has responded to this comment.
2. Aryeh Siegel has responded to this comment.
3. Aryeh Siegel has responded to this comment.
4. Aryeh Siegel has responded to this comment.

Construction Details (Sheet 9 of 10)

1. The paver detail has been updated to reflect the 2020 IBC. The type of paver to be used will be provided prior to final approval.

Lanc & Tully March 5, 2021 Comment Letter

Sheet 1 of 10 – Site Plan

1. The retaining wall is not needed and therefore, no longer proposed.
2. The utility plan has been updated to the latest layout and building configuration.
3. Aryeh Siegel has responded to this comment.
4. Aryeh Siegel has responded to this comment.

Three (3) copies of a full set of revised plans, subdivision plat bond estimate are provided with his submission for review. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



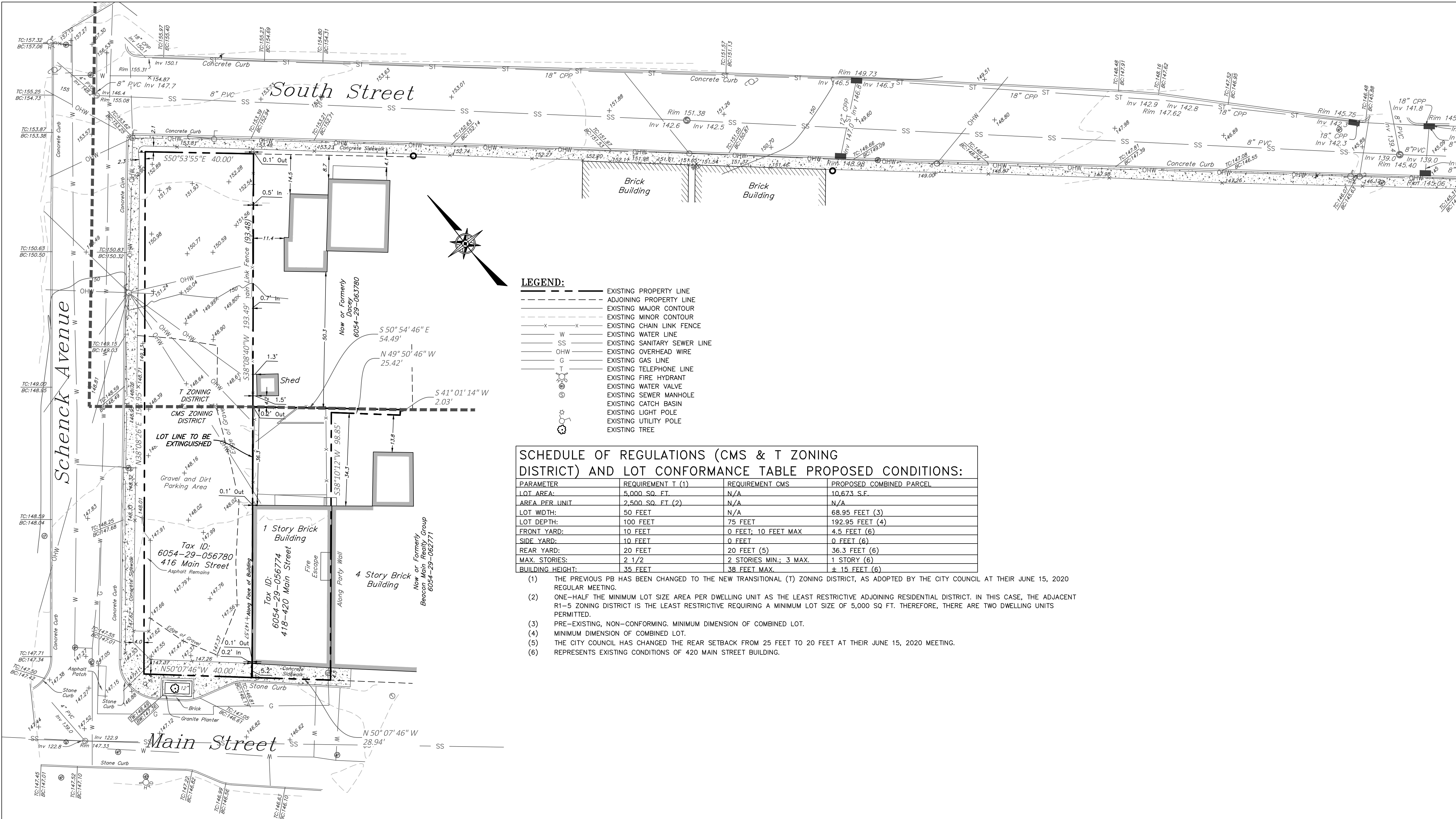
Michael A. Bodendorf, P.E.
Principal

cc: 416 Main Street Beacon, LLC & 420 Main Street Beacon, LLC
Taylor Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

416-420 Main Street
City of Beacon, NY
3/30/2021;
Project Number 2020:005

Performance Bond Estimate

No.	Improvements Within City ROW	Units	\$/Unit	Quantity	Cost	Notes
1	Foundation Course	SY	29.00	126	\$ 3,654	Per City of Beacon current bid rates
2	Asphalt Binder Course	SY	29.00	126	\$ 3,654	Per City of Beacon current bid rates
3	Asphalt Top Course	SY	20.00	126	\$ 2,520	Per City of Beacon current bid rates
4	5' Sidewalk and Curbing	SF	36.00	538	\$ 19,368	Per City of Beacon current bid rates
6	ADA Ramps With Tactile Warning Strips	EA	1500.00	2	\$ 3,000	Per City of Beacon current bid rates
	Subtotal				\$ 32,196	
No.	Storm Water Measures Within ROW	Units	\$/Unit	Quantity	Cost	Notes
1	Catch Basins	EA	2500.00	3	\$ 7,500	Per City of Beacon current bid rates
2	15" Corrugated HDPE Pipe	LF	128.00	352	\$ 45,056	Per City of Beacon current bid rates
3	Core & Seal Into Existing Storm Manhole	EA	300.00	1	\$ 300.00	Per City of Beacon current bid rates
4	Trench Excavation, Saw Cut & Disposal	CY	40.00	198	\$ 7,920.00	Per City of Beacon current bid rates
5	Item 4 Pipe Bedding	CY	30.00	198	\$ 5,940.00	Per City of Beacon current bid rates
6	Concrete Encasement of Water Lines	LF	20.00	20	\$ 400.00	Per City of Beacon current bid rates
	Subtotal				\$ 67,116	
No.	Water and Sewer Within ROW	Units	\$/Unit	Quantity	Cost	Notes
	Total all Items				\$ 99,312	
	10% Contingency				\$ 9,931	Per City of Beacon current bid rates
	Grand Total				\$ 109,243	



PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

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

PARAMETER	REQUIREMENT T (1)	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	5,000 SQ. FT.	N/A	10,673 S.F.
AREA PER UNIT	2,500 SQ. FT. (2)	N/A	N/A
LOT WIDTH:	50 FEET	N/A	68.95 FEET (3)
LOT DEPTH:	100 FEET	75 FEET	192.95 FEET (4)
FRONT YARD:	10 FEET	0 FEET; 10 FEET MAX	4.5 FEET (6)
SIDE YARD:	10 FEET	0 FEET	0 FEET (6)
REAR YARD:	20 FEET	20 FEET (5)	36.3 FEET (6)
MAX. STORIES:	2 1/2	2 STORIES MIN.; 3 MAX.	1 STORY (6)
BUILDING HEIGHT:	35 FEET	38 FEET MAX.	± 15 FEET (6)

- THE PREVIOUS PB HAS BEEN CHANGED TO THE NEW TRANSITIONAL (T) ZONING DISTRICT, AS ADOPTED BY THE CITY COUNCIL AT THEIR JUNE 15, 2020 REGULAR MEETING.
- ONE-HALF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. IN THIS CASE, THE ADJACENT R1-5 ZONING DISTRICT IS THE LEAST RESTRICTIVE REQUIRING A MINIMUM LOT SIZE OF 5,000 SQ FT. THEREFORE, THERE ARE TWO DWELLING UNITS PERMITTED.
- PRE-EXISTING, NON-CONFORMING. MINIMUM DIMENSION OF COMBINED LOT.
- MINIMUM DIMENSION OF COMBINED LOT.
- THE CITY COUNCIL HAS CHANGED THE REAR SETBACK FROM 25 FEET TO 20 FEET AT THEIR JUNE 15, 2020 MEETING.
- REPRESENTS EXISTING CONDITIONS OF 420 MAIN STREET BUILDING.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 22, 2019.

By: Tom E. Cerchiaro N.Y. State Lic. no. 050732

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

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

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE



SITE LOCATION MAP

SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C..

SURVEY NOTES:

- COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
- CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
- THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
- SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
- SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
- SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
- BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
- CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2016 8895
DTE Diversified LLC
To
McDermott Properties
December 15, 2016

Doc. #02 2014 5391
Fir Properties, Inc.
To
EB 1 LLC
September 10, 2014

AREA

6054-29-056744
2,947 Square Feet
0.068 Acres

6054-29-056780
7,726 Square Feet
0.177 Acre

DATE OF SURVEY

Field Completion: December 22, 2019

OWNERS

416 Main Street Beacon, LLC
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

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

SUBDIVISION PLAT - LOT LINE REMOVAL

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #: 2020:005

DATE: 4/28/2020

SCALE: 1" = 20'

TITLE: SUB-1

SHEET: 1 OF 1

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

SEAL

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

Bulk Zoning Regulations Table - Main Building

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

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** Seeking special permit for 4th-Story w/ 15' Building stepback

Bulk Zoning Regulations Table - Live/Work Residence

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

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

NATIVE PLANT LIST

B-S/F/W	BED - SEDGE/ FERN/ WILDFLOWER
E-G	GRASS - Eco grass
G-Pv	GRASS - Panicum virgatum (SWITCH GRASS)
GRS	GREEN ROOF SPECIES
M-S	MEADOW SPECIES
S-P	SHRUB - Ilex glabra (HOLLY)
T-Ac	TREE - Amelanchier canadensis multi-stem (SERVICEBERRY)
T-B	TREE - Betula (BIRCH)
T-Qi	TREE - Thuja occidentalis (ARBOVITAE)
T-Ns	TREE - Nyssa sylvatica (BLACK GUM)
T-Pq	TREE - Quercus bicolor (BEAK OAK)
V-Ls	VINE - Lonicera sempervirens (CORAL HONEYSUCKLE)
V-Pq	VINE - Parthenocissus quinquefolia (VIRGINIA CREEPER)

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS



Location Map
Scale: 1" = 400'

Zoning Summary

Zoning District: CMS (Central Main Street) & T (Transition Zone)
Tax Map No.: 6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area: 0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint: 4,816 SF (Front Building) & 680 SF (Back Building) = 5,276 SF Total Footprint
Historical Overlay District: Yes
Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use: Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use: Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential with Retail (Back Building)

Parking & Loading

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

Notes:

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

Index of Drawings

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

Site Plan Application
Sheet 1 of 11 - Site Plan

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

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

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

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

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

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

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}" = 1'-0"$
April 28, 2019

LIGHTING NOTES:

- ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B: EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS: [AMENDED 12-9-2019 BY L.L. NO. 11-2019]
- (1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.
- (2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS. FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.
- (3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:
- (a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.
- (b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.
- (c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.
- (d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.
- (e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

POLE MOUNTED LIGHT (L1)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LED FIXTURE, MODEL #BP0-L-R2-1-H100-BK-120HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK, PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET, CRI = 80 MINIMUM, COLOR TEMPERATURE = 3000K

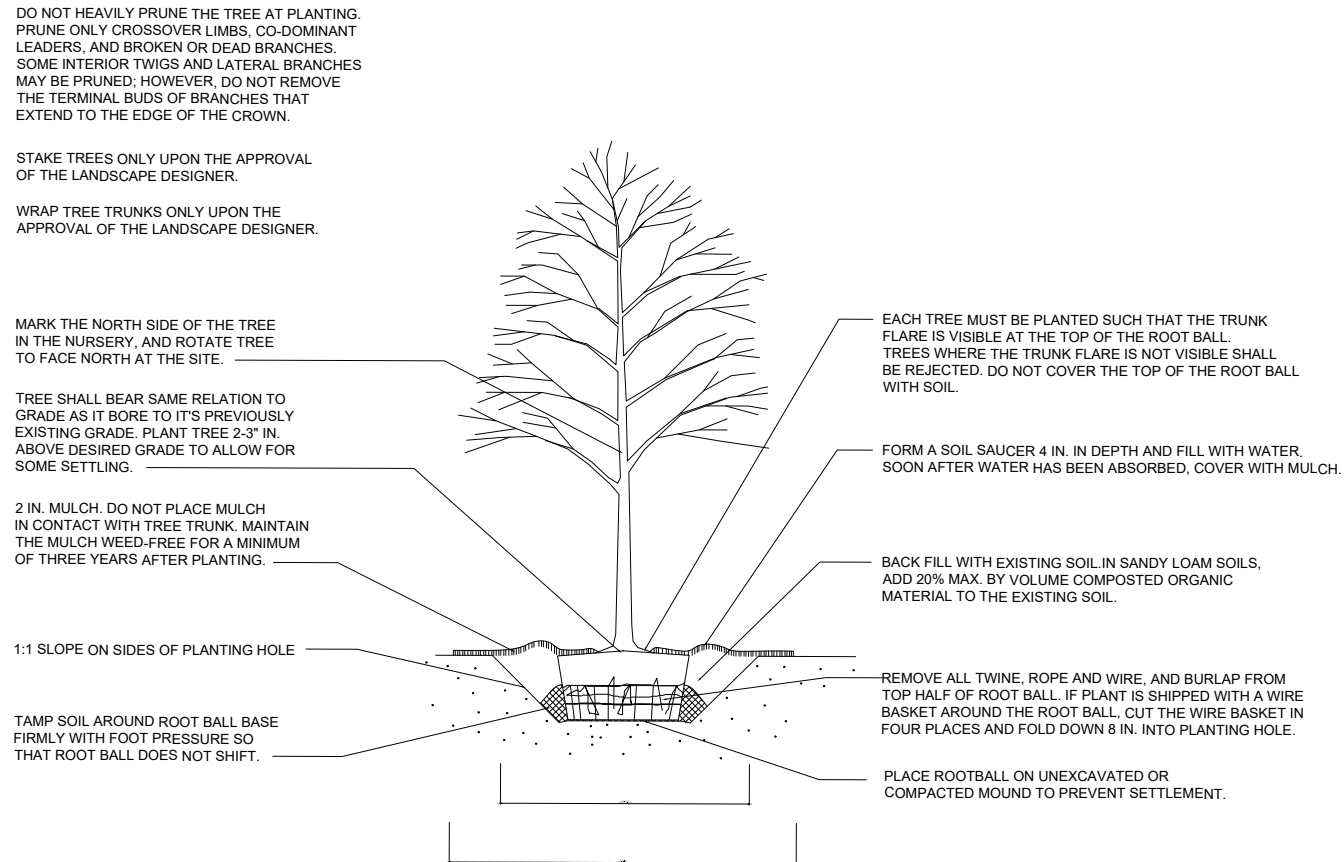
WALL MOUNTED HOUSE LIGHT (L2)
BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE, MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE



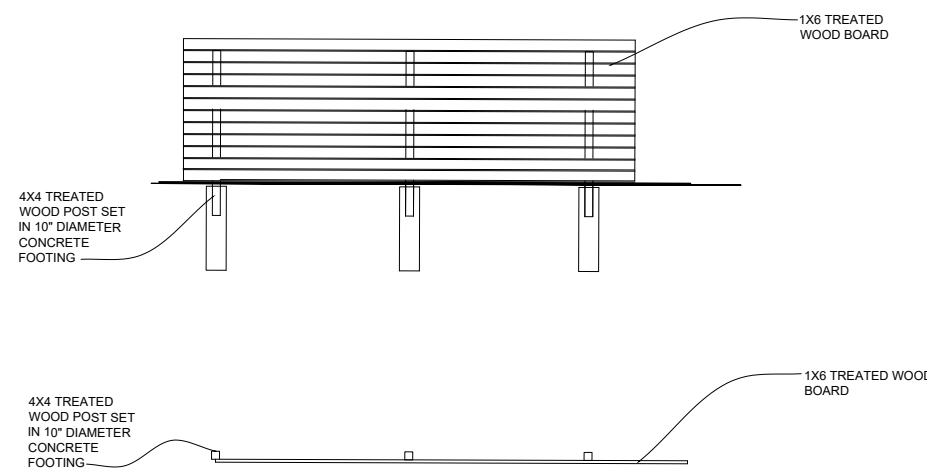
Garden Rendering

Scale: NTS



Tree Planting Detail

Scale: NTS



Horizontal Fence Detail

Scale: NTS

MEADOW SPECIES PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	TYPE	PLANTING TIME	SPREAD	SIZE	REMARKS
F-Di	tbd	Dryopteris intermedia	Evergreen Woodfern	Fern	Spring or Fall	12-24"	1 gal	
F-Pa	tbd	Polystichum acrostichoides	Christmas fern	Fern	Spring or Fall	12-24"	1 gal	
EL	tbd	Eco Lawn	Eco Grass	Grass	Spring or Fall		seed	
G-Ca	tbd	Carex appalachica	Appalachian Sedge	Grass	May-September	12-18"	plug	
G-Cp	tbd	Carex pennsylvanica	Pennsylvania Sedge	Grass	May-September	6-12"	plug	
CG-Cr	tbd	Carex rosea	Rosy sedge	Grass	May-September	12"	plug	
G-Pv	tbd	Panicum Virgatum Shenandoah	Indian Switch Grass	Grass	May-August	3 - 4"	plug	
H-Ac	tbd	Aquilegia canadensis	Columbine	Herbaceous	Spring or Fall	12-18"	pint	
H-Fv	tbd	Fragaria virginiana	Wild Strawberry	Herbaceous	May-September	9-18"	pint	
H-Gm	tbd	Geranium maculatum	Wild Geranium	Herbaceous	May-September	12-18"	quart	
H-Pt	tbd	Porteranthus trifoliatus	Indian Physic	Herbaceous	May- September	18-36"	quart	
H-Vp	tbd	Viola pedata	Birdfoot Violet	Herbaceous	May-September	3-6"	pint	
S-Aa	5	Aronia arbutifolia	Chokeberry	Shrub	Spring or Fall	3 - 6'	5 gal	
S-Cp	15	Comptonia peregrina	Sweet Fern	Shrub	Spring or Fall	4 - 8'	1 gal	
S-Cs	3	Cornus sericea	Red-twig Dogwood	Shrub	Spring or Fall	8 - 12'	3 gal	
S-Ig	3	Ilex Glabra	Inkberry	Shrub	Spring or Fall	5 - 8'	3 gal	2 female 1 male
S-Ilv	3	Ilex verticillata 'Sparkleberry'	Winterberry 'Sparkleberry'	Shrub	May to June	6 - 10'	3 gal	or 'Red Sprite'
	1	Ilex verticillata male	Winterberry 'Jim Dandy'	Shrub	Spring or Fall	3-5'	3 gal	Male
S-Ra	12	Rhus aromatica Lo Gro	Fragrant Sumac	Shrub	Spring or Fall	3-5'	3 gal	
T-Ac	4	Amelanchier canadensis 'Autumn	Serviceberry	Tree	Spring or Fall	15 - 25'	6-8'	B&B
T-Bp	3	Betula papyrifera (Single Stem)	Paper Birch	Tree	Spring or Fall	25-50'	8-10'	Single-stem, B&B
T-BpM	2	Betula papyrifera (Multi-stem)	Paper Birch	Tree	Spring or Fall	25 - 50'	8-10'	Multi-stem, B&B
T-Cc	1	Crataegus crus-galli	Hawthorn	Tree	Spring or Fall	25 -35'	8-10'	B&B
T-Ns	3	Nyssa sylvatica	Blackgum	Tree	Spring or Fall	20 - 30'	8-10'	B&B
T-Qj	1	Quercus ilicifolia	Bear Oak	Tree	Spring or Fall		6=7'	B&B
V-Cv	3	Clematis virginiana	Woodbine	Vine	Spring or Fall	3 - 6'	1 gal	Overflowing
V-Ls	2	Lonicera sempervirens	Trumpet Honeysuckle	Vine	Spring or Fall	3 - 6 '	1 gal	Overflowing
V-Pq	5	Parthenocissus quinquefolia	Virginia Creeper	Vine	Spring or Fall	5 - 10'	1 gal	Overflowing

TREE, SHRUB, VINE, SHADE BED PLANT LIST

Quantity	Type	Botanical Name	Common Name	Size	Planting Time	
5	Tree	Amelanchier canadensis	Serviceberry	7-8'	Spring or Fall	
4	Tree	Betula	Birch(B&B)	8'	Spring or Fall	
3	Tree	Nyssa sylvatica	Black Gum(BnB)	8'	Spring or Fall	
5	Tree	Thuja occidentalis	Arbortae "Emerald Green"	6-7'	Spring or Fall	
5	Tree	Quercus ilicifolia	Bear Oak(BnB)	7'	Spring or Fall	
18	Shrub	Ilex glabra	Inkberry	3 gal	Spring or Fall	
7	Vine	Lonicera sempervirens	Coral Honeysuckle(overflowing)	1 gal	Spring or Fall	
5	Vine	Parthenocissus quinquefolia	Virginia Creeper(overflowing)	1 gal	Spring or Fall	
15 lbs	Grass	Festuca varieties	Eco Grass	Seed	Spring or Fall	
75	Grass	Panicum virgatum	Switch Grass	Plugs	Spring or Summer	
12	Herbaceous - Meadow Species	Allium cernuum	Nodding Onion	Plugs	Spring or Summer	
7	Herbaceous - Meadow Species	Amsonia tabernaemontana	Eastern Bluestar	Plugs	Spring or Summer	
5	Herbaceous - Meadow Species	Asclepias tuberosa	Butterfly Weed	Plugs	Spring or Summer	
3	Herbaceous - Meadow Species	Baptisia australis	Blue Wild Indigo	Plugs	Spring or Summer	
9	Herbaceous - Meadow Species	Callitriche inulicrata	Purple Poppy Mallow	Plugs	Spring or Summer	
12	Herbaceous - Meadow Species	Coreopsis lanceolata	Lance-leaf Coreopsis	Plugs	Spring or Summer	
12	Herbaceous - Meadow Species	Echinacea purpurea	Purple Coneflower	Plugs	Spring or Summer	
21	Herbaceous - Meadow Species	Fragaria virginiana	Wild Strawberry	Plugs	Spring or Summer	
9	Herbaceous - Meadow Species	Liatris spicata	Dense blazing star	Plugs	Spring or Summer	
5	Herbaceous - Meadow Species	Penstemon digitalis	Foxglove Beardtongue	Plugs	Spring or Summer	
4	Herbaceous - Meadow Species	Penstemon hirsutus	Hairy Beardtongue	Plugs	Spring or Summer	
12	Herbaceous - Meadow Species	Rudbeckia hirta	Black-eyed Susan	Plugs	Spring or Summer	
21	Herbaceous - Meadow Species	Sisyrinchium angustifolium	Stout Blue-eyed Grass	Plugs	Spring or Summer	
12	Herbaceous - Meadow Species	Solidago caesia	Blue-stemmed Goldenrod	Plugs	Spring or Summer	
11	Herbaceous - Meadow Species	Symphotrichum oolentangiense	Sky Blue Aster	Plugs	Spring or Summer	
7	Herbaceous - Meadow Species	Tradescantia ohiensis	Ohio Spiderwort	Plugs	Spring or Summer	
19	Herbaceous - Meadow Species	Viola pedata	Bird's Foot Violet	Plugs	Spring or Summer	
210	Herbaceous - Sedge/ Fern/ Wildflower	Carex appalachica	Appalachian Sedge	Plugs	Spring, Summer or Fall	
60	Herbaceous - Sedge/ Fern/ Wildflower	Dryopteris marginalis	Marginal Wood Fern	Plugs	Spring, Summer or Fall	
44	Herbaceous - Sedge/ Fern/ Wildflower	Eurybia divaricata	White Wood Aster	Plugs	Spring, Summer or Fall	
88	Herbaceous - Sedge/ Fern/ Wildflower	Fragaria virginiana	Wild Strawberry	Plugs	Spring, Summer or Fall	
44	Herbaceous - Sedge/ Fern/ Wildflower	Geranium maculatum	Wild Geranium	Plugs	Spring, Summer or Fall	
60	Herbaceous - Sedge/ Fern/ Wildflower	Polystichum acrostichoides	Christmas Fern	Plugs	Spring, Summer or Fall	
88	Herbaceous - Sedge/ Fern/ Wildflower	Viola pedata	Bird's Foot Violet	Plugs	Spring, Summer or Fall	

PLANTING and LANDSCAPE NOTES

- Contractors shall enter and exit site through pre-approved routes only.
- No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
- If a straight species is specified, no cultivars will be accepted without prior approval of designer.
- No plants will be accepted that display mechanical injury, disease or specie irregularities.
- Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
- All plants must be labeled when delivered to site.
- Areas to be planted shall be marked and labeled by designer.
- All plant locations and orientations in the field require approval from designer and owner prior to installation.
- Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
- All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
- All trees shall be ball and burlap unless otherwise specified on Plant List.
- Each new tree hole tree shall be twice the width of the rootball.
- Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
- Plant all plants so top of rootball is slightly above surrounding soil(smll and large plants)
- No planting shall be done in muddy, rainy or frozen conditions.
- All plants calling for 'Overflowing' in the notes shall not be accepted by designer if plants are thin.
- If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
- Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
- If site conditions conflict with intended design, contractor shall alert Owner and designer.
- No substitutions are to be made without the written or verbal consent of landscape designer and owner.
- Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
- Water thoroughly after planting each plant. Water schedule to be determined.
- Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
- Keep planting areas weed-free until plants is established.
- Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process, and approved by designer. This is not the same as casting contractor grass seed.
- Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
- Bermed areas shall be built with designer directing construction.
- Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
- All plants require regular watering for the first two seasons in order to succeed.
- See separate Green Roof Notes.



Landscaping & Lighting Plan

Scale: 1" = 20'

Site Plan Application
Sheet 3 of 11 - Landscaping & Lighting Plan

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

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

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

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

416-420 Main Street
Beacon, New York
Scale: 1" = 20'
September 9, 2020

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	NO CHANGE	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS

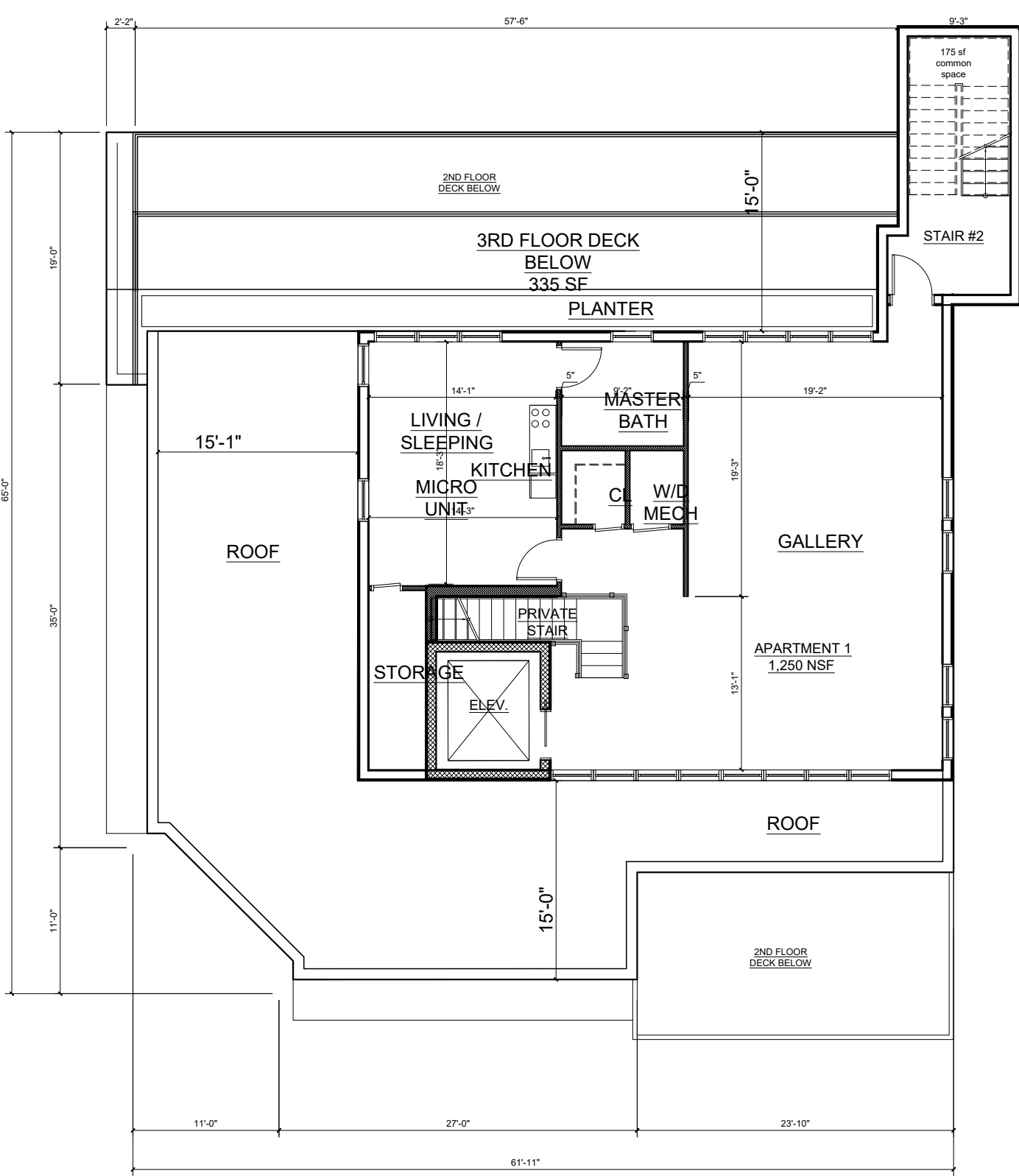
North

East

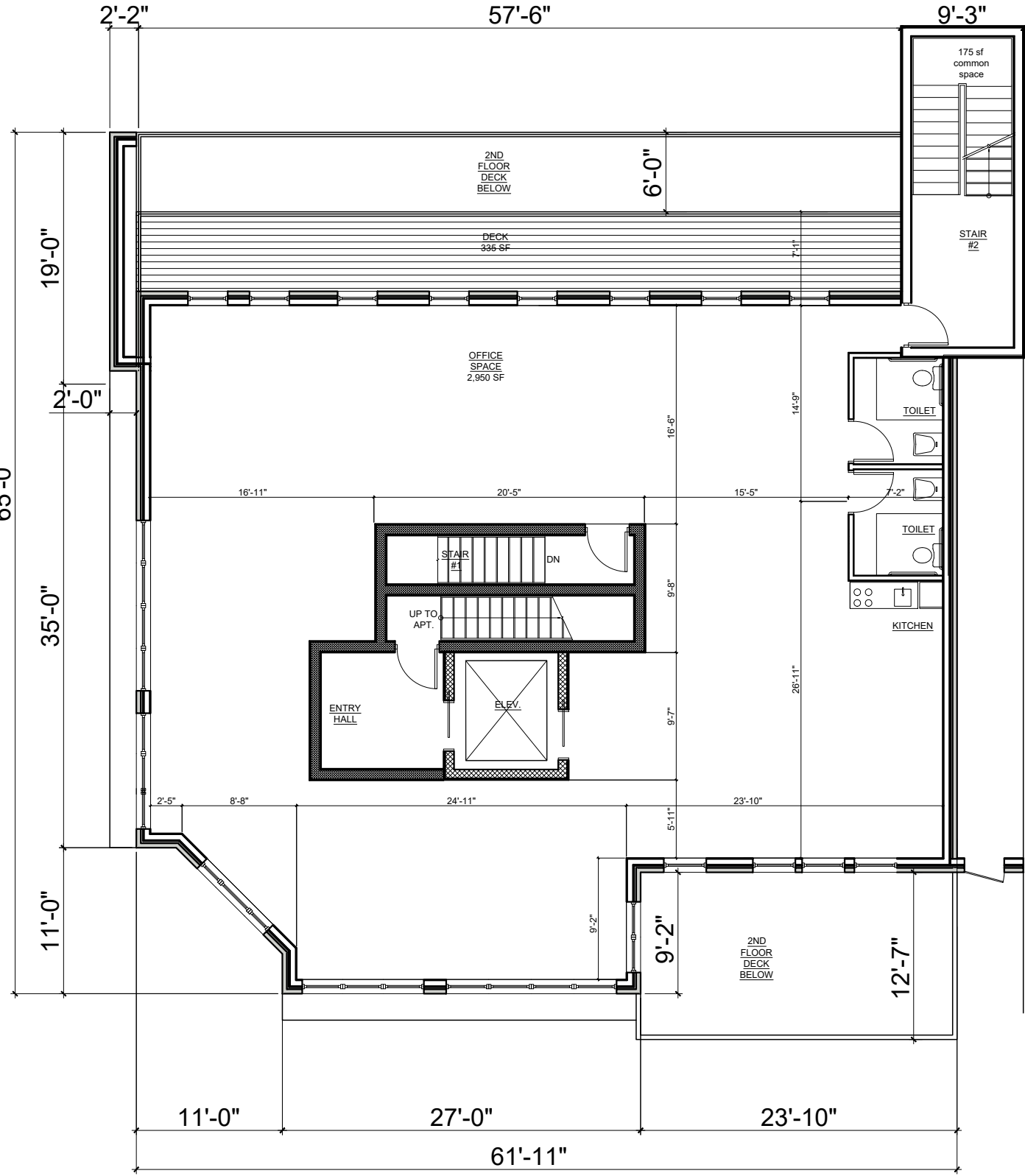
West

South

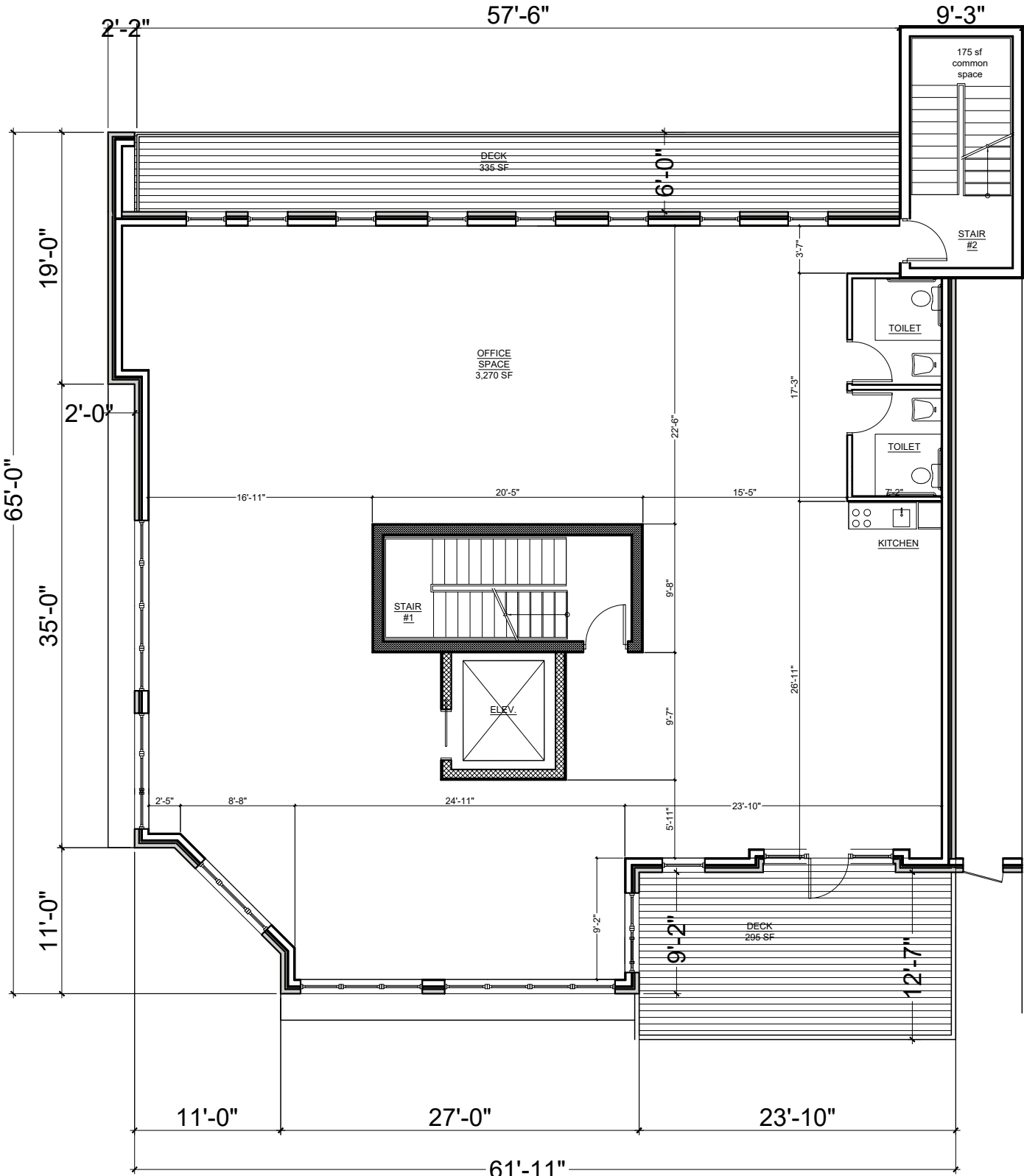
Live/Work Space Elevations



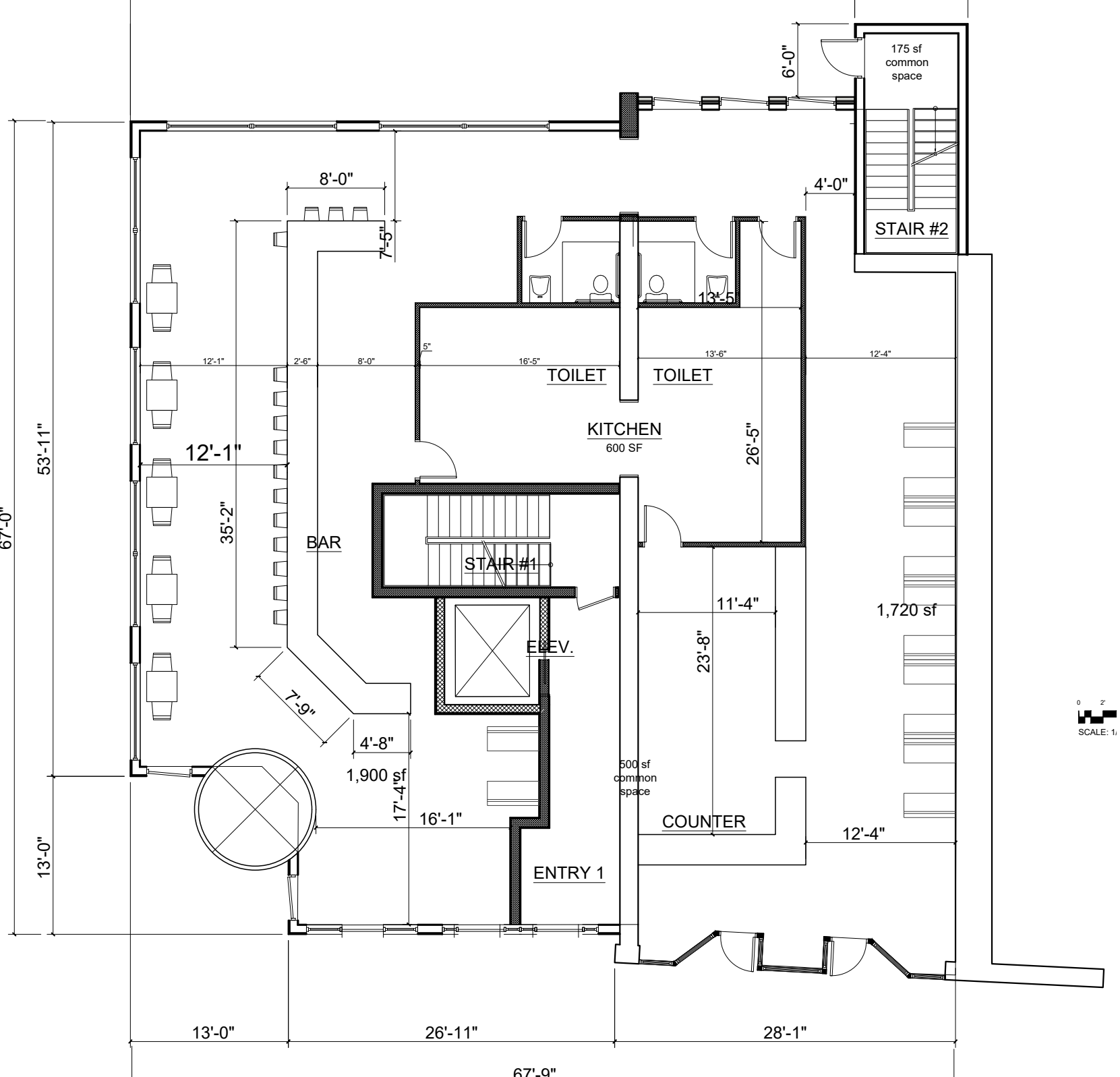
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application
Sheet 4 of 11 - Building Plans

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: 3/32" = 1'-0"
April 28, 2019

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"

T.O. UPPER ROOF - EL. 50'-0"

T.O. MAIN ROOF - EL. 38'-0"

T.O. 3RD FLOOR - EL. 26'-0"

T.O. 2ND FLOOR - EL. 14'-0"

T.O. 1ST FLOOR - EL. 0'-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
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7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS



Live Work - View from South Street



View from Schenck Avenue at Rear



Live Work - View from South Street



View from Main Street



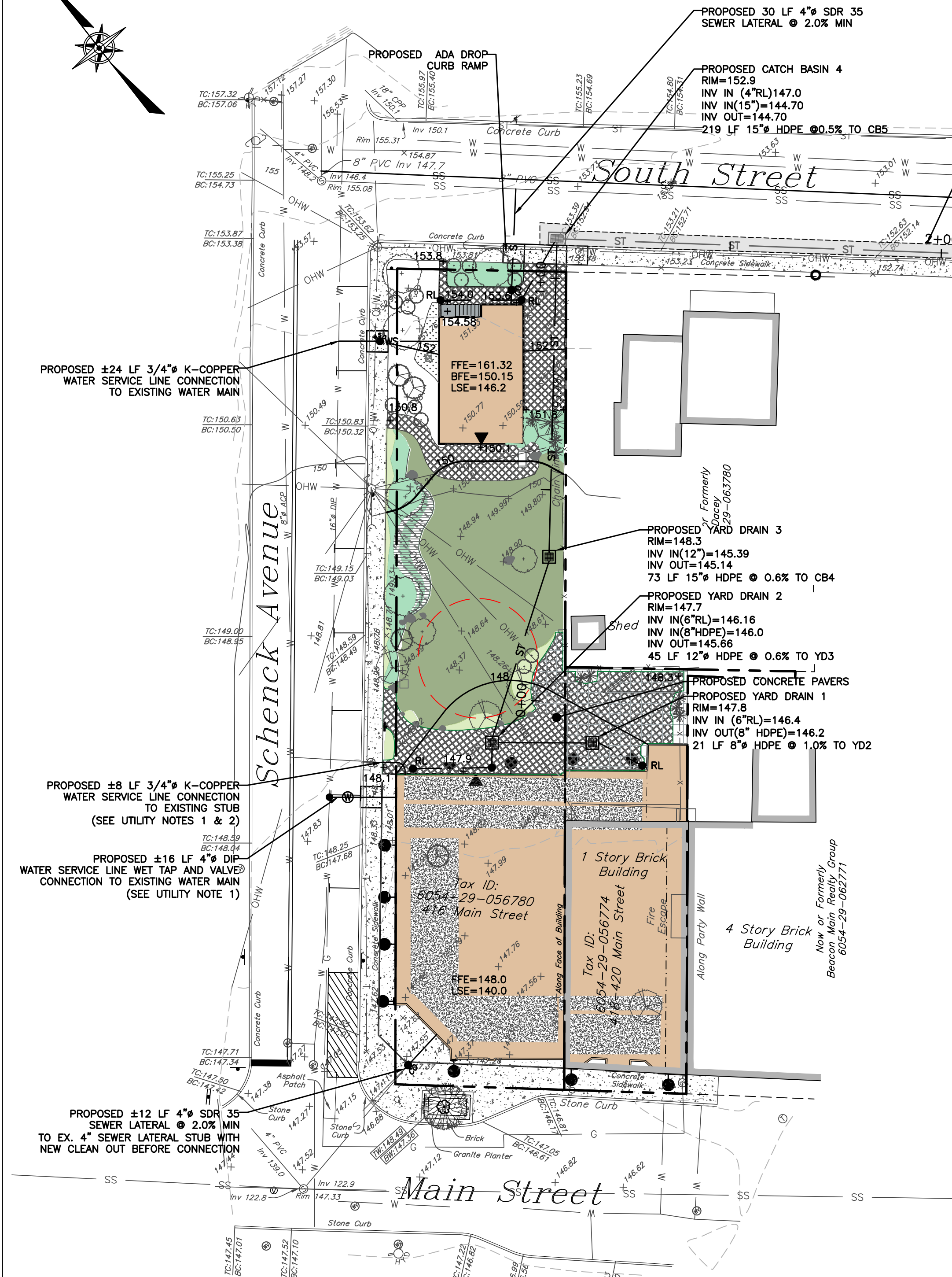
View from Across Main Street



View from Corner

Site Plan Application

Sheet 5 of 11 - Building Elevations & Renderings



GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND:

---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING CHAIN LINK FENCE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING OVERHEAD WIRE
---	EXISTING GAS LINE
---	EXISTING TELEPHONE LINE
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING SEWER MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING LIGHT POLE
---	EXISTING UTILITY POLE
---	EXISTING TREE
---	PROPOSED PROPERTY LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED STORM PIPE
---	PROPOSED DIP WATER LINE
---	PROPOSED K-COPPER WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED SILT FENCE
---	PROPOSED LIMIT OF DISTURBANCE LINE
---	PROPOSED DIP GATE VALVE
---	PROPOSED WATER SERVICE SHUT OFF VALVE
---	PROPOSED SEWER CLEAN OUT

GENERAL CONSTRUCTION NOTES:

- ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
- PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

UTILITY NOTES:

- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS AND DEPTHS.
- THE CONTRACTOR SHALL VERIFY WITH THE MEP ENGINEER WHETHER THE 3/4" DOMESTIC FEED TO THE FRONT BUILDING IS NECESSARY TO KEEP IN SERVICE. IF IT NOT REQUIRED, THE STUB SHALL BE ABANDONED IN-PLACE.
- THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
- THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

EXISTING WATER MAIN CROSSING NOTES:

- IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE IN ACCORDANCE WITH THE CONCRETE ENCASEMENT DETAIL ON THIS SHEET.
- IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE IN ACCORDANCE WITH THE DETAIL ON SHEET 5.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

- THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
- THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
- CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 9.

SITE SPECIFIC NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
- THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
- THE PROPOSED CONSOLIDATED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINE FOR THE SINGLE FAMILY HOUSE SHALL BE 3/4" K-COPPER, AND THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
- THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
- THE SEWER SERVICE LINE FOR BOTH BUILDINGS SHALL BE 4" SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
- A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN.
- SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
- THE PROPOSED DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES, FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS ARE AS FOLLOWS:
PARKING LOT: SLSD LEFT = ±133 FEET (TO INTERSECTION OF MAIN STREET)
SLSD RIGHT = ±324 FEET (TO CREST IN HILL)
SSD LEFT = ±133 FEET (TO INTERSECTION OF MAIN STREET)
SSD RIGHT = ±324 FEET (TO CREST IN HILL)
SINGLE DRIVEWAY: SLSD LEFT = ±56 FEET (TO INTERSECTION OF SCHENCK AVENUE)
SLSD RIGHT = N/A - ONE WAY STREET
SLSD LEFT FOR BOTH DRIVEWAYS ARE DEFICIENT; HOWEVER THESE WERE THE MAXIMUM ACHIEVABLE LENGTHS AS THE SLSD LEFT WAS MEASURED TO A T-TYPE INTERSECTION WITH MAIN ST. AND SCHENCK AVENUE.
STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED PARKING LOT DRIVEWAY FROM THE RIGHT, AND APPROXIMATELY 133 FEET FROM THE LEFT. SSD FOR THE SINGLE DRIVEWAY WAS OBSERVED TO BE ±56 FEET FROM THE LEFT. BOTH SSD FROM THE LEFT ARE MEASURED FROM T-TYPE INTERSECTIONS.

INDIANA BAT PROTECTION NOTES:

- TREE CLEARING SHALL BE RESTRICTED TO THE PERIOD BETWEEN OCTOBER 1 AND MARCH 31.
- THE LIMITS OF DISTURBANCE SHALL BE DEMARCATED BY INSTALLING ORANGE CONSTRUCTION FENCE FOR THE GENERAL IMPROVEMENT AND INFRASTRUCTURE CONSTRUCTION ACTIVITIES AND FOR THE INDIVIDUAL LOT CONSTRUCTION. THESE LIMITS SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- DUST CONTROL DURING CONSTRUCTION SHALL BE IMPLEMENTED. THIS INCLUDES USE OF CONSTRUCTION ENTRANCES, APPLYING LIGHT WATER, AND ESTABLISHING VEGETATION.
- STREET LIGHTS ARE NOT PERMITTED. RESIDENTIAL LIGHTING SHALL BE DIRECTED DOWNWARD TO REDUCE IMPACTS TO BATS FORAGING FOR FOOD.

OFFSITE PARKING AND TRAFFIC IMPROVEMENT NOTE:

- REFER TO PLANS PREPARED BY MASER CONSULTING DATED 7/16/2020 FOR OFFSITE PARKING AND TRAFFIC IMPROVEMENTS.

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

GRADING & UTILITY PLAN

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #: 2020-005

DATE: 4/28/2020

SCALE: 1" = 20'

TITLE: GU-1

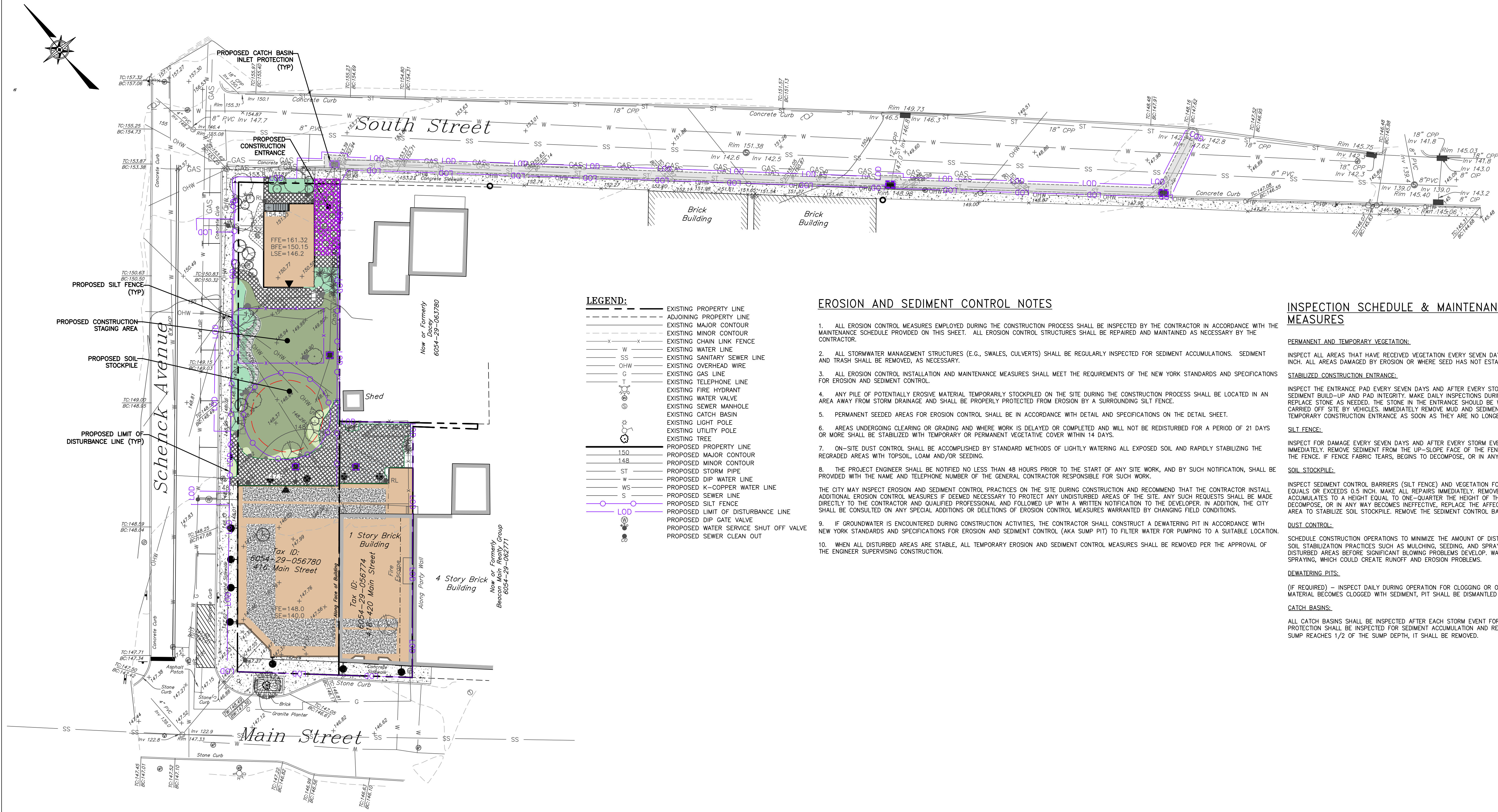
SHEET: 6 OF 11



SEAL

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

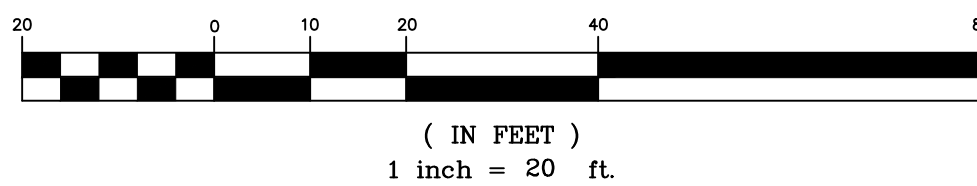
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EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

GRAPHIC SCALE



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

EROSION AND SEDIMENT CONTROL NOTES

- ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
- ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
- ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
- ANY PILE OF POTENTIALLY EROSION MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
- PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
- AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
- ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
- THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
- IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
- WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

STABILIZED CONSTRUCTION ENTRANCE:

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

SILT FENCE:

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

SOIL STOCKPILE:

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

DUST CONTROL:

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

DEWATERING PITS:

(IF REQUIRED) - INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:

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

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

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

SIGNED THIS DAY OF 20, BY

CHAIRMAN

SECRETARY

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

EROSION AND SEDIMENT CONTROL PLAN

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #: 2020:005

DATE: 4/28/2020

SCALE: 1" = 20'

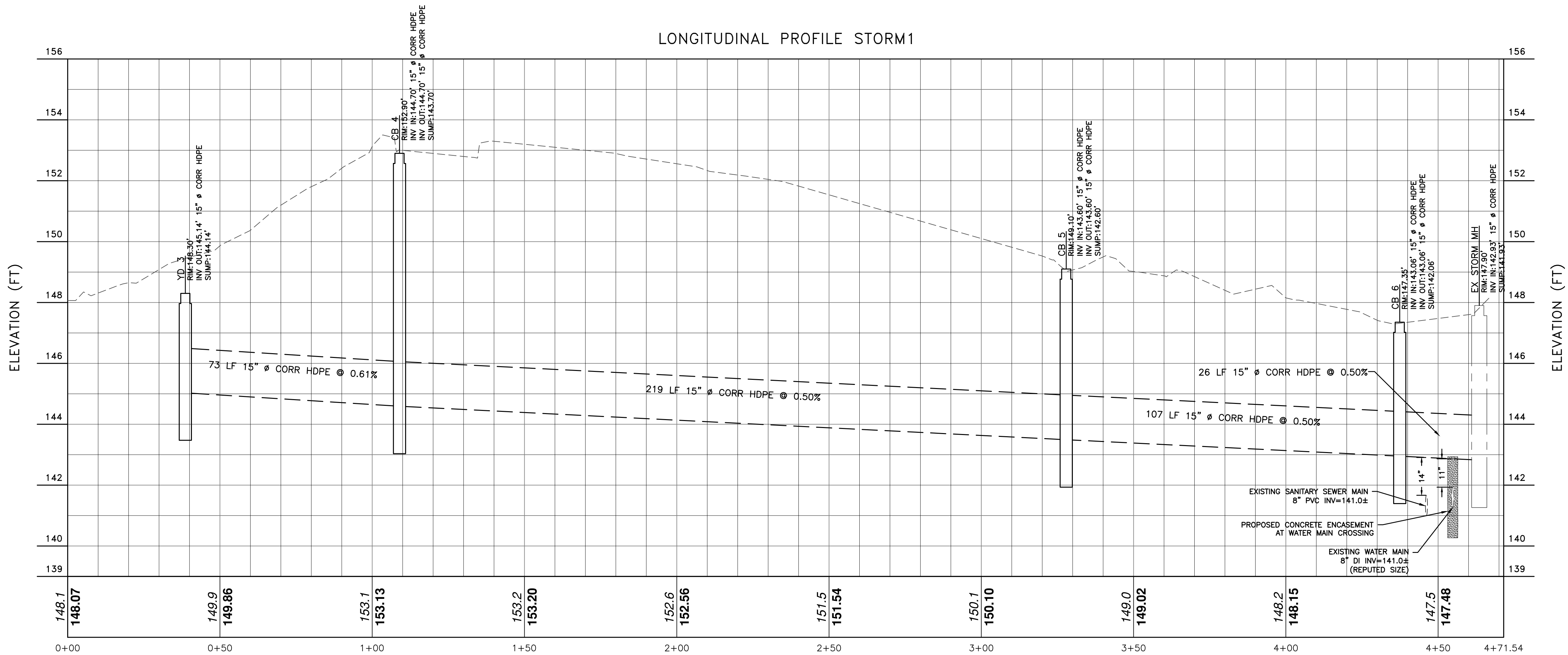
TITLE: ESC-1

SHEET: 7 OF 11



HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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F: 845-440-6637

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PROPOSED STORM PROFILE
SCALE: 1" = 20' H
1" = 2' V

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	NO CHANGE	MAB				
4	03/30/2021	PER PLANNING BOARD COMMENTS	MAB				



SEAL

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

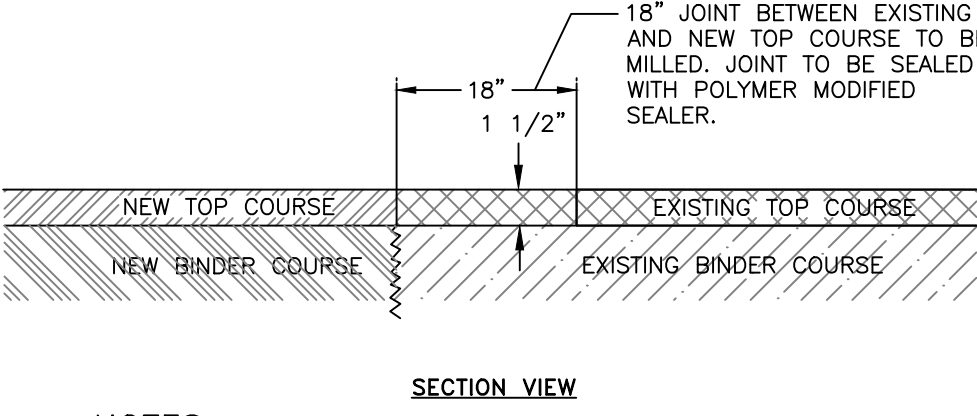
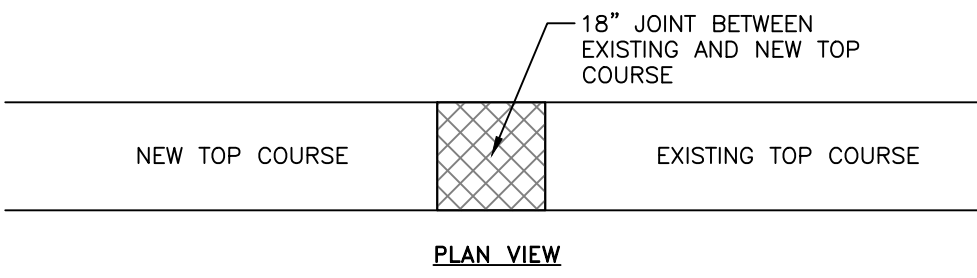
UTILITY PROFILES

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-20-056780 & 056774

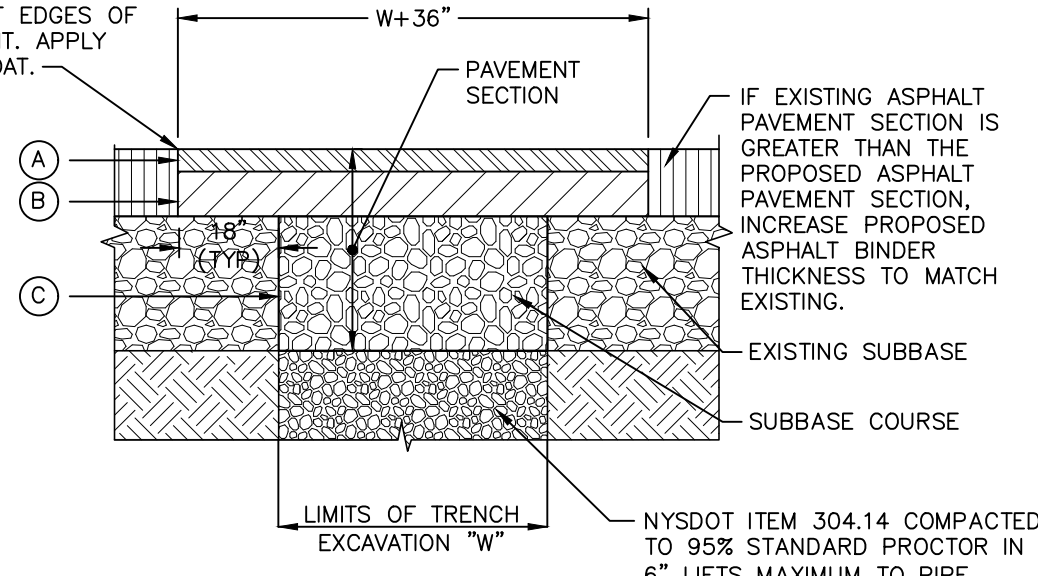
JOB #: 2020:005
DATE: 4/28/2020
SCALE: 1" = 20'
TITLE: PR-1
SHEET: 8 OF 11

SITE DETAILS



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

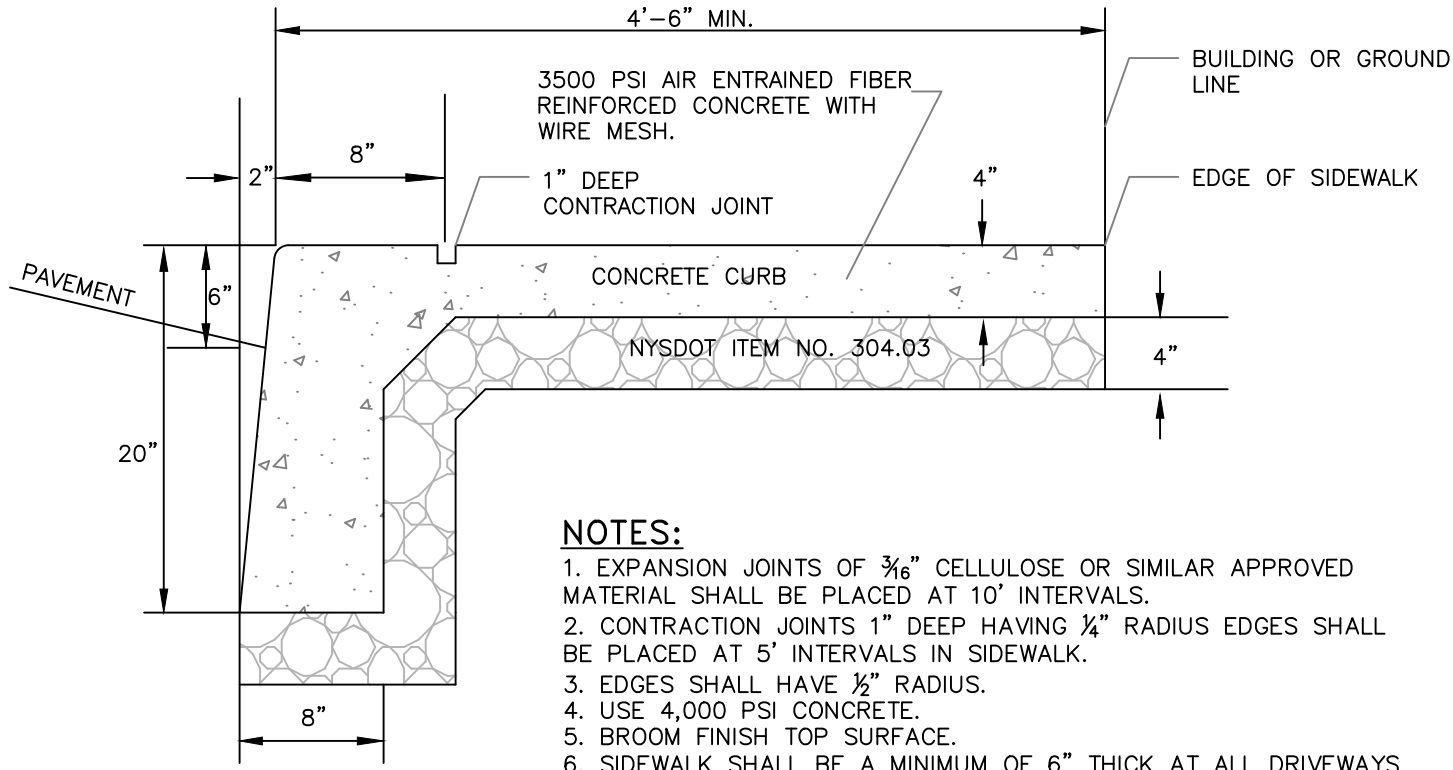
MILLED KEYWAY DETAIL
NOT TO SCALE



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

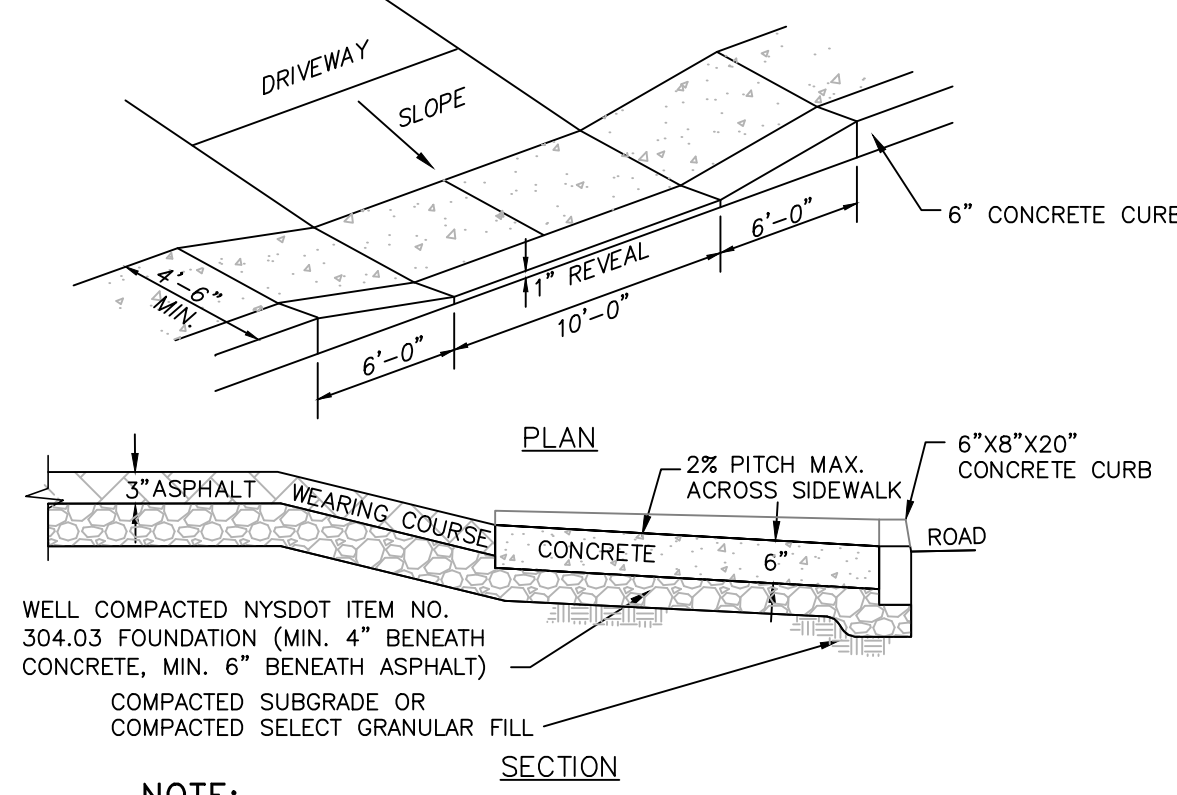
- NOTES:
- SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
 - FURNISH, PLACE, AND COMPACT SUBBASE.
 - TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
 - FURNISH AND PLACE ASPHALT CONCRETE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

STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



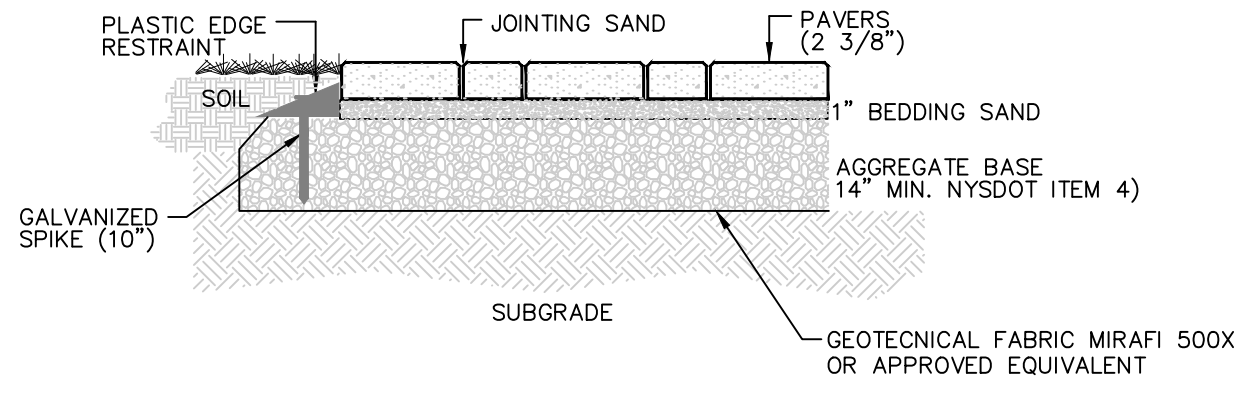
- NOTES:
- EXPANSION JOINTS OF 3/4" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
 - CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
 - EDGES SHALL HAVE 1/2" RADIUS.
 - USE 4,000 PSI CONCRETE.
 - BROOM FINISH TOP SURFACE.
 -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

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



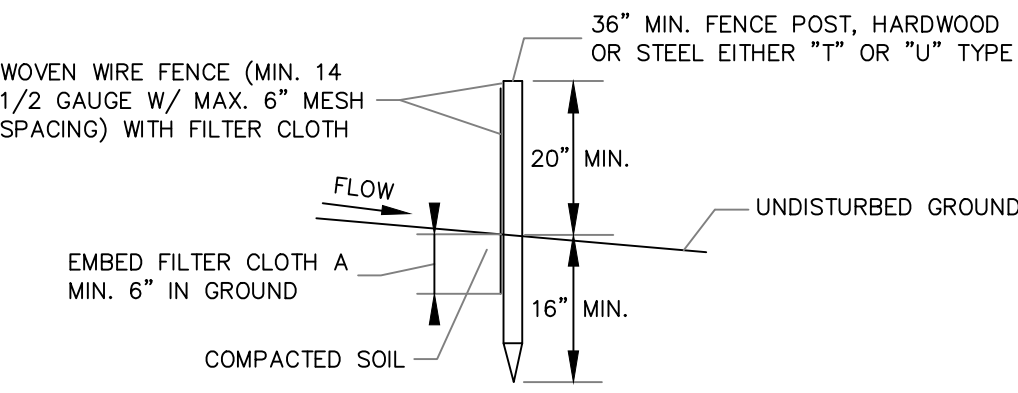
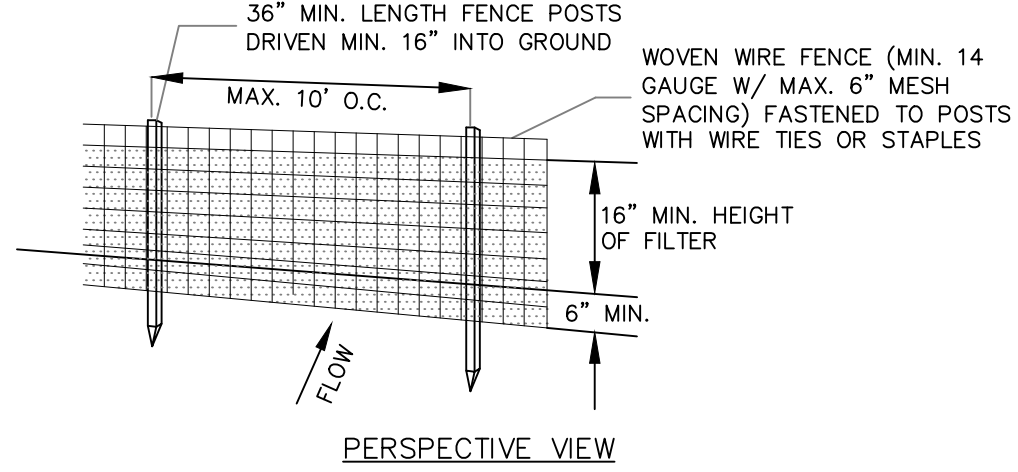
- NOTE:
- PRE-MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
 - DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT-OF-WAY LINE (MINIMUM).
 - SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'-6".

ONE WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



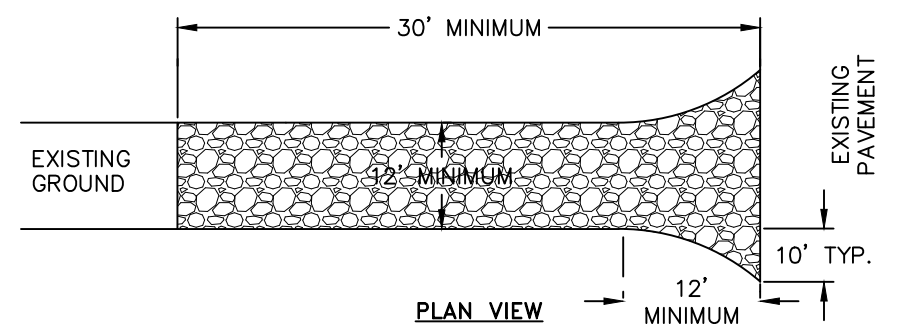
- NOTE:
- THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2020 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE



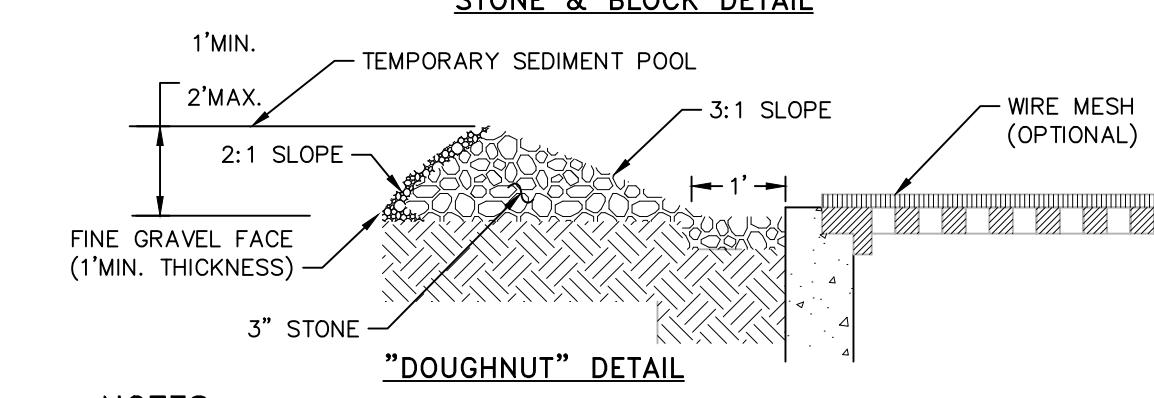
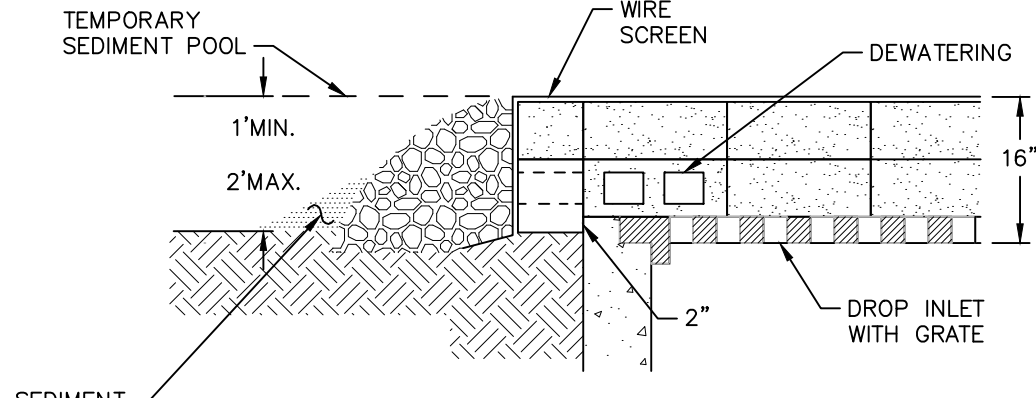
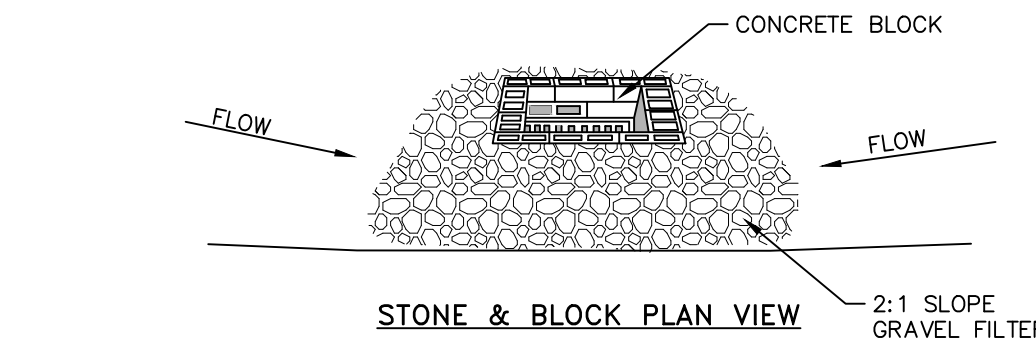
- NOTES:
- FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 1140N OR APPROVED EQUAL.
 - PREFABRICATED UNITS SHALL BE GEOTEX, ENVIROFENCE OR APPROVED EQUAL.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

SILT FENCE DETAIL
NOT TO SCALE



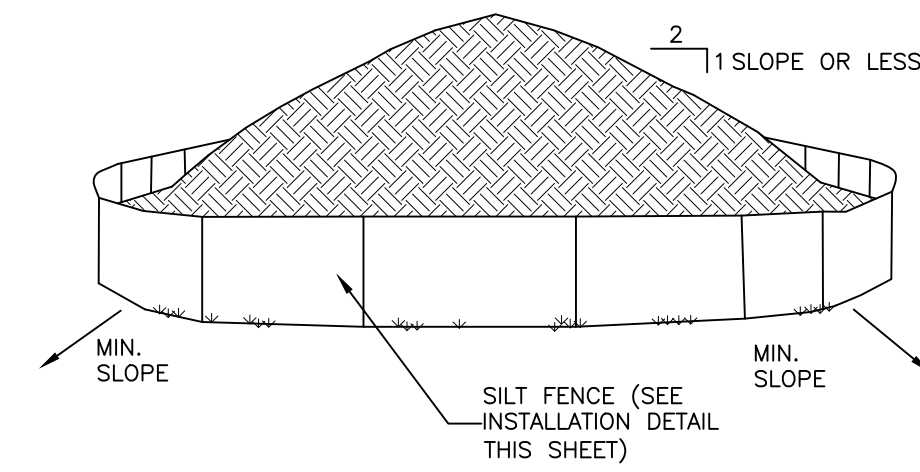
- NOTES:
- STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 - GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



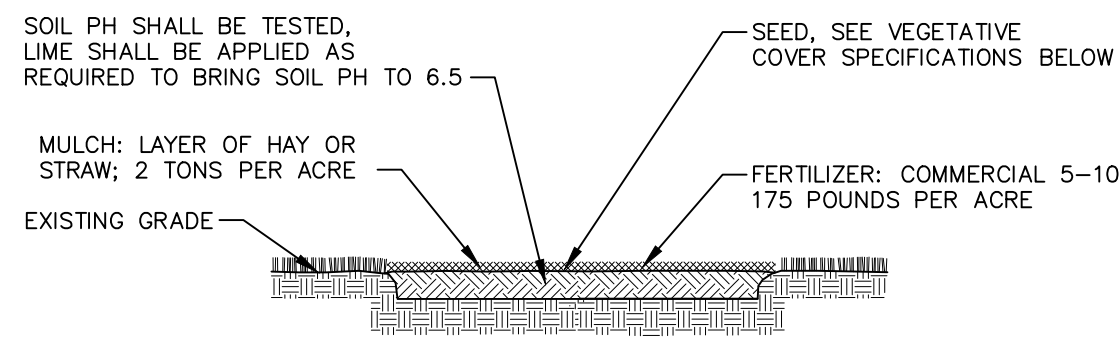
- NOTES:
- LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
 - HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
 - USE CLEAN STONE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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



- NOTES:
- TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
 - SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
 - 65% KENTUCKY BLUE GRASS BLEND 114 POUNDS PER ACRE
 - 20% PERENNIAL RYEGRASS 35 POUNDS PER ACRE
 - 15% FINE FESCUE 28 POUNDS PER ACRE
 - SEED MIXTURE FOR USE IN SHADY AREAS:
 - 80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS 138 POUNDS PER ACRE
 - 20% FINE FESCUE 37 POUNDS PER ACRE
 - SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
 - TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				
4	03/30/2021	NO CHANGE	MAB				



HUDSON LAND DESIGN

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

CONSTRUCTION DETAILS		JOB #:	2020:005
416 MAIN STREET		DATE:	4/28/2020
		SCALE:	NTS
		TITLE:	CD-1
		SHEET:	9 OF 11



1. SCHENCK AVENUE ON-STREET PARKING SPACES SHALL BE 20 FT. LONG BY 7 FT. WIDE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STRIPING SHALL BE 4" WIDE WHITE OR YELLOW STRIPES WITH EXCEPTION OF PAINTED WHITE STOP BAR WHICH SHALL BE 18" WIDE. ALL STRIPING SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS:
 - 2.1. ITEM NO. 640.20 - WHITE PAINT REFLECTORIZED PAVEMENT STRIPES - 20 MILS
 - 2.2. ITEM NO. 640.21 - YELLOW PAINT REFLECTORIZED PAVEMENT STRIPES - 20 MILS
3. EXISTING PAVEMENT MARKINGS TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATIONS. ITEM NO. 635.0103 - CLEANING AND PREPARATION OF PAVEMENT SURFACES - LINES.
4. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION ITEM NO. 645.5102 - GROUND-MOUNTED SIGN PANELS LESS THAN OR EQUAL TO 30 SF, WITH Z-BARS.
5. TRAFFIC CONTROL SIGNS SHALL BE MOUNTED TO HEAVYWEIGHT RIB-BACK CHANNEL POSTS FINISHED WITH A GREEN BAKED-ENAMEL COATING. POSTS SHALL BE THREE POUNDS PER FOOT WEIGHT, MANUFACTURED FROM HIGH-TENSILE STEEL. POSTS SHALL BE SET A MINIMUM THREE FEET INTO SOLID GROUND, OF A MINIMUM TEN-FOOT OVERALL LENGTH. POSTS SHALL BE LAP-SPLICED BREAKAWAY SYSTEM (SEE DETAIL NO. 1 THIS SHEET).
6. ALL EXISTING SIGNS TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION ITEM NO. 647.41 - REMOVE AND STORE SIGN PANEL, SIGN PANEL ASSEMBLY SIZE 1 (UNDER 30 SQUARE FEET). SIGNS SHALL BE RETURNED TO THE CITY OF BEACON.

[illegible]

FOR
6-420 MAIN
STREET

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK



SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/16/20	RGD	PJG
PROJECT NUMBER:	DRAWING NAME:		
20000282A	R-PL01-TSSP		

TITLE: **SIGNALING & STRIPING PLAN
MAIN STREET AT
SCHENCK AVENUE**

HEET NUMBER:

11 OF 11

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

Date: April 8, 2021

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

I have reviewed the following new documents:

- Cover letter from Cuddy+Feder, dated March 30, 2021;
- Response letters by Aryeh Siegel and Hudson Land Design, dated March 30, 2021,
- Preliminary Subdivision Plat by Hudson Land Design, dated March 30, 2021; and
- 11-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated March 30, 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 1,320 square foot 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 (HDLO) zone.

Comments and Recommendations

1. For the Sheet 1 Site Plan:

- a. The replacement Main Street tree species, size, and well design should be approved by the Tree Advisory Committee, and the tree well should be detailed in the plans. Also, the planter note on Sheet 2 should remove the in-kind replacement reference.
- b. Details for the trash enclosure should be provided in the plans.
- c. The two tandem parking spaces need to be 36 feet long and should be placed behind the front plane of the building (see sections 226-26 C(2)(a) and 134-7 A(5)).
- d. The proposed fence should extend to the front plane of the live/work building to screen the parking spaces from the neighbors to the east.
- e. Details for the welcome sign should be included, and it should not overhang the sidewalk.
- f. There are two existing telephone poles in the narrow sidewalk along Schenck Avenue. The sidewalk should be widened to have 4 feet of clearance around these poles.

2. For the Sheet 3 Landscaping and Lighting Plan:

- a. The plan should outline what is considered the central public greenspace and include its total square footage. The Board should ensure consistency with the all the conditions in the City Council's Special Permit Resolution.

- b. The two plant lists are confusing and sometimes conflicting. Please consolidate into one list that has all the necessary information for the plants proposed on this site.
 - c. It appears that if the front stairs on the live/work building were reversed to enter from the driveway side, the walkway parallel to the sidewalk could be eliminated and either the building could be expanded forward or the front yard landscaping could be increased.
 - d. The Board might consider if an ADA walkway should extend through the central greenspace.
 - e. The switch grass planting beds adjacent to the sidewalk seem too thin to avoid having the plants overhang the narrow walkway.
 - f. Any permanent features, including perhaps the sculptural seating, bench, slat wall, and trash receptacles, should be detailed in the plans.
 - g. Bike racks were shown on previous plans and should be included on the next version.
 - h. The lighting fixtures need to be shown on the plan. I suggest that the lighting fixtures along the sidewalks be placed at least 7 feet 6 inches above the surface level.
3. For the sheets 4 and 5 Building Plans and Renderings:
- a. The live/work building needs floor plans and should have the exterior materials listed.
 - b. Since the live/work building is in the HDLO district, it will need to be consistent with the design standards in Section 134-7. While not implying a historic reproduction, the intent of the standards is to reinforce and extend the more traditional architecture, wall, and window patterns of the HDLO district and to ensure compatibility with the adjacent HDLO house.

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

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

April 9, 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 March 30, 2021.
- Correspondence from Aryeh Siegel, Architect, dated March 30, 2021.
- Correspondence from Hudson Land Design dated March 30, 2021.
- Performance Bond Estimate dated March 30, 2021, as prepared by Hudson Land Design.
- Plan Sheet 1 of 1 titled "Preliminary Subdivision Plat – 416 Main Street", with the latest revision date of March 30, 2021, as prepared by Hudson Land Design and Tom Cerchiara, PLS.
- Site Plan set titled "Site Plan Application – 416-420 Main Street", with the latest revision date of March 30, 2021 and consisting of Sheets 1 of 11 through 11 of 11, as prepared by Aryeh Siegel, Hudson Land Design, Landscape Restorations and Maser Engineering.

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

General Comments:

1. The performance bond estimate should be updated to reflect the improvements along Schenck Avenue and Main Street as outlined on Sheet 11 of 11 as prepared by Maser. The estimate should be further updated to reflect the overall thicknesses of the foundation course, binder course and top course.

Sheet 1 of 10 – Site Plan:

1. The plant list on the sheet should be coordinated with the plant list on Sheet 3 of 11. Several of the plantings noted within the plant list on Sheet 1 are not called out within the plant list on Sheet 3.
2. The plans show a sculptural wood slat wall to be constructed over top of a proposed catch basin and storm drainage line running along the east side of the public green area. The location of the wood slat walls should be coordinated with the storm drainage line to ensure that the proposed posts do not get installed through the proposed drainage pipe.
3. The plans show several trees to be planted directly over the proposed storm drainage line as it runs along the east side of the live/work building. We would recommend that the trees be adjusted so that they are not directly over the storm drainage line to allow for future maintenance, repair and/or replacement.
4. The plan notes a 6-foot-high wood trash enclosure with gates behind the proposed 4 story building. Construction details of the trash enclosure shall be provided on the plans.
5. The "Welcome" sign should be shifted back from the edge of the sidewalk so that it does not impact those walking along the sidewalk.

Sheet 3 of 11 – Landscaping & Lighting Plan:

1. The "Horizontal Fence Detail" shall be updated to reflect the depth of the concrete footings, along with the depth of the 4x4 posts into the concrete footing. The detail shall also note the spacing between posts.
2. The dimensions located under the "Tree Planting" detail should be enlarged so that they are legible.

Sheet 4 of 11 – Building Plans:

1. The floor plans and elevations views for the Live/Work Space are missing from the plan. The plan should be revised to include the views labeled.
2. As the Site Plan continues to be developed, the utility plan for the project should also be developed. 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.

Sheet 8 of 11 – Utility Profiles:

1. The profile shall be updated to reflect yard basins 1 and 2, along with the associated piping running between them.

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



Live/Work Space Elevations



Site Plan Application

Sheet 4 of 11 - Building Plans

April 9, 2021



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

RE: Site Plan and Traffic Review #6 for **Proposed Mixed-Used Development**, 416-420 Main Street, City of Beacon, Dutchess County, New York; CM Project #120-046(2)

Dear Mr. Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the documents listed below in connection with the proposed mixed-used development at 416-420 Main Street:

- Letter to the City of Beacon Planning Board prepared by Maser Consulting, PA (Maser), dated March 8, 2021
- Off-Site Signing and Striping Plan prepared by Maser, last revised March 30, 2021

CM understands that the project now proposes to eliminate the previously proposed parking area for two spaces located mid-block on Schenck Avenue and the associated full-movement driveway on Schenck Avenue in turn allowing for an enlarged public green space. The two-car tandem parking lot for the proposed live/work building on South Street will remain. The elimination of the driveway on Schenck Avenue will allow for the addition of two on-street parking spaces increasing the number of spaces provided on Schenck Avenue between Main Street and South Street from six to eight. While the revised plan results in no change to the total number of parking spaces, the conversion from off-street parking to on-street parking will require car-owning tenants of the fourth-floor apartment unit to use public parking. CM does not object to this as the peak demand for residential parking typically occurs overnight when overall utilization is low. Parking on weekends may be challenging for these tenants if they are seeking parking during the midday period. However, overall, the additional on-street parking on Schenck Avenue will provide a greater parking supply to the general driving public.

In reviewing the above-referenced plan, we recommend that the existing "No Parking Here to Corner →" sign on the east side of Schenck Avenue near Main Street be maintained, not removed, to reinforce the white cross striping.

If you have any questions, please do not hesitate to contact our office at (914) 800-9201.

Respectfully,
Creighton Manning Engineering, LLP

A handwritten signature in blue ink, appearing to read "Frank A. Filiciotto".

Frank A. Filiciotto, PE

\\CME-FILE01\\Company\\Projects\\2020\\120-046 Beacon - 2020 Traffic Reviews\\Working\\Correspondence\\416-420 Main Street\\416-420 Main Street_Review 6.docx

City of Beacon Planning Board Agenda
04/13/2021

Title:

Review application for Site Plan Approval, mixed-use commercial/residential, 5 Henry Street, submitted by KML RE Group, LLC

ATTACHMENTS

[5 Henry Street Cover Letter.pdf](#)

[5 Henry Street Exhibit A - Images of Premises.pdf](#)

[5 Henry Street Exhibit B - Traffic Impact Study & Parking Analysis.pdf](#)

[5 Henry Street Exhibit C - Site Plan Application.pdf](#)

[5 Henry Street Exhibit D - Short EAF.pdf](#)

[5 Henry Street Site Plans and Renderings.pdf](#)

[Planner Review Letter.pdf](#)

[Engineer Review Letter.pdf](#)



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 30, 2021

**VIA HAND DELIVERY
AND E-MAIL**

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

Re: Application for Site Plan Approval – KML RE Group LLC
Proposed Mixed-Use Multifamily Residential & Commercial Office Adaptive Reuse
Property: 5 Henry Street, Beacon, New York (Tax Parcel ID: 5954-36-939808)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of KML RE Group LLC (the “Applicant”), the Contract-Vendee of the above-referenced Property, we respectfully submit this letter and the referenced enclosures in support of an Application for Site Plan Approval (the “Site Plan Application”) proposing to adaptively reuse the existing non-conforming building located on the above-referenced Property for a proposed mixed-use multifamily residential and commercial office redevelopment project (the “Project”). At this time, the Applicant is in the early stages of the development of the Project, and we respectfully request to appear at the Planning Board’s April 13, 2021 regular meeting for preliminary discussions regarding the proposed development.

BACKGROUND – THE PROPERTY & THE PROPOSED MIXED-USE PROJECT:

The Property is located on the south side of Henry Street at the intersection of South Chestnut Street and the Property has frontages on both streets. The Property is classified within the City of Beacon’s newly created Transitional (“T”) Zoning District and it abuts the Central Main Street (“CMS”) District. The Property is also located across the street from the City’s large 62-space Chestnut Parking Lot. See **Exhibit A** – Images of Premises & Zoning Map Excerpt.

The Property is presently improved by an existing non-conforming one (1)-story 11,000 sq. ft. +/- commercial building that has been home to a variety of retail, commercial and industrial/storage uses since it was constructed in 1945. Indeed, the historic Sanborn Maps show that the Property was used as part of the Fishkill Railway Car Barn, which use extended north of Henry Street to Main Street through the property that is now known as 341 Main Street and 6 Henry Street (including the City’s 62-space Chestnut Parking Lot). See **Exhibit A**. Historically, part of the building (then referred to as 3 Henry Street) was occupied by car dealerships that sold, repaired

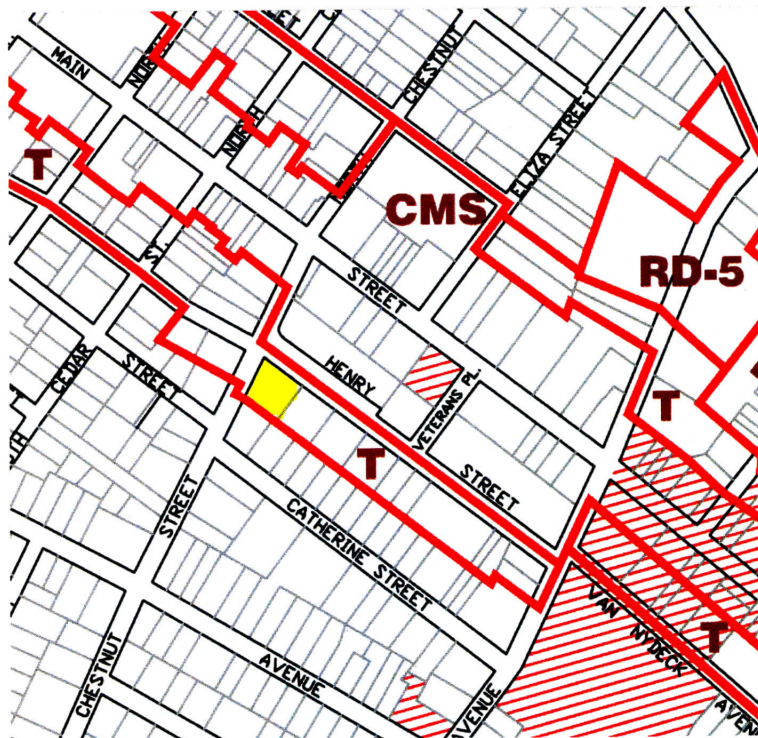
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and performed body work on automobiles.¹ The remaining portion of the existing building (then referred to as 5 Henry Street) has been historically occupied by Ninnie Construction for storage of construction equipment and related servicing and maintenance of that equipment on the Property. While the Property historically had two (2) addresses (3 Henry Street and 5 Henry Street, respectively), which reflected the two (2) separate uses and businesses on the Property, the instant application involves the redevelopment of the *whole* Property that is collectively referred to as “5 Henry Street”.

As noted above, the Property and the existing building located thereon are unique in the Transitional District given the existing improvements and the geographic location of the Property in relation to Main Street. As shown in *Image 1* below, the Property (highlighted in yellow) is located immediately adjacent to the CMS Zoning District:

Image 1 – Excerpt of Zoning Map – T & CMS Zoning District:



As this Board is aware, the City Council recently adopted amendments to the City of Beacon Zoning Code, and properties that were previously classified in the PB, OB and LB Zoning Districts

¹ Note: These details were obtained through a Freedom of Information Law (“FOIL”) review of the City of Beacon’s files related to the Property, and based on documents obtained from the Beacon Historical Society, specifically, the 1963 and 1965 Beacon Directories.



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were rezoned into the new T Zoning District. Recognizing the importance of these zoning changes and the transition between Main Street and the surrounding mixed-use, residential and community uses that support Main Street, the Project was designed in furtherance of the City's efforts to bring office closer to Main Street while respecting the community character in the surrounding neighborhoods.

Accordingly, as is more fully shown in the enclosed Site Plans, the development program for the Project incorporates some important features, including proposed zoning-compliant setbacks (and in this case, they may also be considered "step-backs") for the second and third floors from the southerly and southeasterly property lines. Specifically, the second and third floors will be setback 20' from the southerly (rear) property line and 10' from the southeasterly (side) property line, as is required in the Zoning Code. See enclosed Site Plans and Rendering.

The Applicant proposes to redevelop the Property as a three (3)-story (35'-tall) mixed-use building consisting of sixteen (16) multifamily residential apartment units, together with 2,300 sq. ft. of commercial space, 6,220 sq. ft. of office/co-working space and 1,135 sq. ft. of service space for the commercial office uses. The multifamily residential component will be comprised of two (2) studio units; six (6) two-bedroom units and eight (8) one-bedroom units. See enclosed Site Plans and Conceptual Rendering.

It is respectfully submitted that the proposed commercial office and residential uses will be much more in keeping with the character of the surrounding area than the prior automobile sales & repair, and storage uses that are more accustomed to industrial or commercial corridors and not right off of Main Street in the downtown.

TRAFFIC IMPACT STUDY & PARKING ANALYSIS:

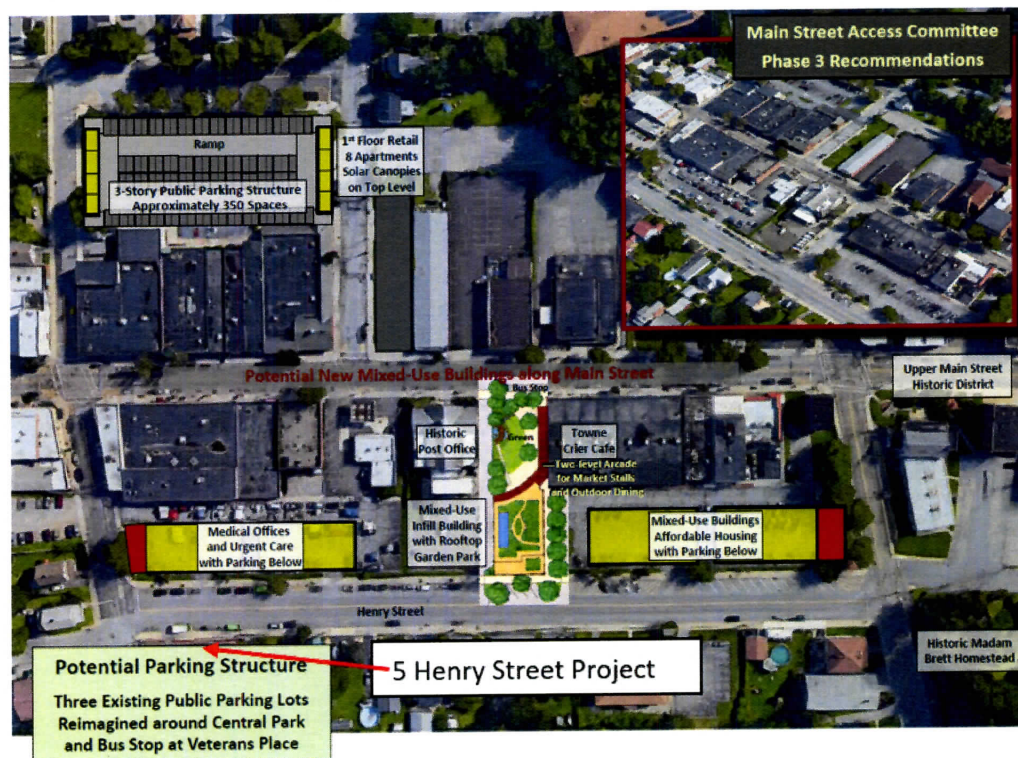
In further support of this Application, the Applicant's traffic and parking consultant, Colliers Engineering & Design (formerly, Maser Consulting P.A.) prepared a report to analyze the traffic and parking related details associated with the Project, which included a review of the efforts by the City's Main Street Access Committee (the "MSAC") and their recent recommendations for traffic, parking and pedestrian/bicycle improvements in and around Main Street and in the immediate vicinity of the proposed Project along Henry Street.

As is noted in the enclosed Traffic & Parking Report prepared by Colliers Engineering & Design dated March 30, 2021 (the "Traffic Study"), the existing non-confirming building does not provide off-street parking for the existing and historic uses on the Property. Accordingly, the Traffic Study explored anticipated parking demands for the Project and the existing parking conditions in the vicinity of the Property. As noted above, the Traffic Study highlights the MSAC's recommendations along Henry Street and in the City's Chestnut Parking Lot across the street from the Property. Indeed, some of the near-term improvements recommended by the MSAC include restriping along Henry Street between South Chestnut Street and Veterans Place and reconfiguration of the Chestnut Lot to provide for additional parking spaces. As is more fully detailed in the Traffic Study and highlighted in *Image 2* below, the MSAC's presentations to the

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City Council also include longer-term significant parking improvements, including the possibility of constructing mixed-use developments with parking structures in the City's Chestnut and Teller Lots, as well as a parking structure in the City's Eliza Street Lot. See **Exhibit B**, Pages 10-12 (including concept renderings).

Image 2 – Excerpt of February 2021 MSAC Presentation to Beacon City Council:



The Traffic Study also considers guidance from the Urban Land Institute (“ULI”) related to shared parking between the commercial, office and residential uses, as well as the updated parking requirements in the abutting CMS District in concluding that the adaptive reuse Project *will not* result in a significant traffic related impact, and that parking demand for the Project will be able to be accommodated by the on-street and off-street parking in vicinity of the Property. See **Exhibit B** - Traffic Study.

PROCEDURAL INFORMATION:

Pursuant to our Pre-Submission Conference with City officials, pending the receipt of the updated survey that is being prepared by Tom Cerchiara, PLS, of MJ Engineering and Land Surveying, P.C. (formerly, TEC Land Surveying), the Project also requires review and approval by the City of



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Beacon Zoning Board of Appeals (“ZBA”) in connection with area variance relief for the maximum number of stories (3 stories where 2.5 are permitted); as well as the setbacks for the second and third floors on the South Chestnut Street and Henry Street frontages to the setback of the existing non-confirming first floor. As noted above, the proposed building height (35.0’) will be zoning compliant and the proposed second and third floors will have zoning-compliant setbacks from the southerly and southeasterly property lines, whereas the first floor at those property lines is also an existing non-confirming condition.

Accordingly, the Applicant respectfully requests to appear at the Planning Board’s April 13th regular meeting Agenda in order to discuss the Project with this Board and in order consider initiating the environmental review process pursuant to the State Environmental Quality Review Act (“SEQRA”). The proposed Project is classified as an Unlisted Action pursuant to SEQRA, and a Short Environmental Assessment Form (“EAF”) for the Project is enclosed as **Exhibit D**.

CONCLUSION:

For the foregoing reasons, and as will be discussed at this Board’s April 13th regular meeting, the Applicant respectfully submits that the proposed Project will transition the historic automobile sales & repair, and storage uses on the Property to office and residential uses that are more consistent with the character of the surrounding neighborhood, as well as in the Transitional District and with the Main Street uses in close proximity to the Property.

In support of this Application, please find enclosed copies of the following documents:

- Exhibit A:** Images of the Premises;
- Exhibit B:** Traffic Impact Study & Parking Analysis prepared by Colliers Engineering & Design, dated March 30, 2021;
- Exhibit C:** Fully Executed City of Beacon Site Plan Application and Entity Disclosure Forms; and
- Exhibit D:** Short Environmental Assessment Form (EAF).

In further support of this Application, we respectfully submit copies of the Site Plans and Renderings entitled “Application for Site Plan Approval, KML RE Group LLC”, prepared by Nexus Creative Design, dated March 30, 2021, and numbered and titled as follows:

- SK1 - Site Plan – Cover Sheet & Location Map; and
- SK2 - Conceptual Architectural Plans, Elevations & Renderings.

Additionally, pursuant to our discussions with Ms. Grogan in the Building Department, one (1) check payable to the City of Beacon in the amount of \$6,913.75, representing the Site Plan Application filing fee, as well as a second check payable to the City of Beacon in the amount of



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\$15,000.00 for the establishment of an escrow for professional fees, were transmitted to the Building Department under separate cover.

We look forward to appearing at this Board's regular meeting on Tuesday, April 13th in order to initially review the proposed Project. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', with a long horizontal line extending to the right.

Taylor M. Palmer

Enclosures

Cc: Jennifer L. Gray, Esq. – Planning Board Attorney
David Buckley, Building Inspector
John Russo, P.E., City Engineer
John Clarke, Beacon Planning Consultant
Nexus Creative Design
Colliers Engineering & Design

Exhibit A

Dutchess Parcel Access Viewer – 5 Henry Street & Surrounding Parking Areas:



Exhibit A (Cont.)

Excerpt of City of Beacon Zoning Map – T & CMS Zoning District
Boundary Abutting 5 Henry Street Property:

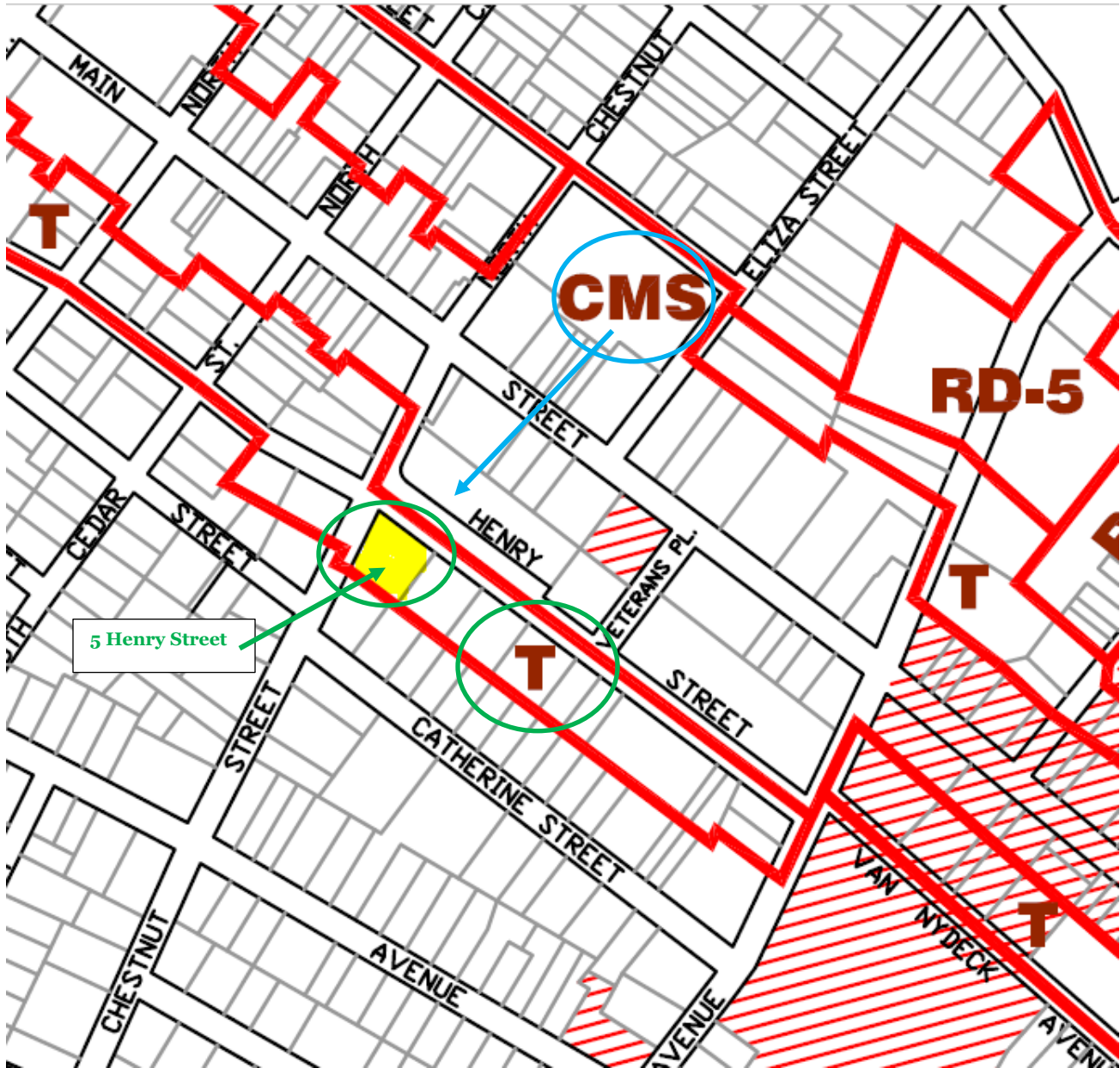


Exhibit A (Cont.)

Google Street View – 5 Henry Street at Intersection of Henry Street & South Chestnut Street – South Facing View Toward Building:



Google Street View – 5 Henry Street at Intersection of Henry Street and South Chestnut Street – Southwest View Toward Building:



Exhibit A (Cont.)

Google Street View – North Facing View Along South Chestnut Street Toward Henry Street & Main Street:



BING Street View – 5 Henry Street at Intersection of Henry Street and South Chestnut Street – South Facing View Toward Building:

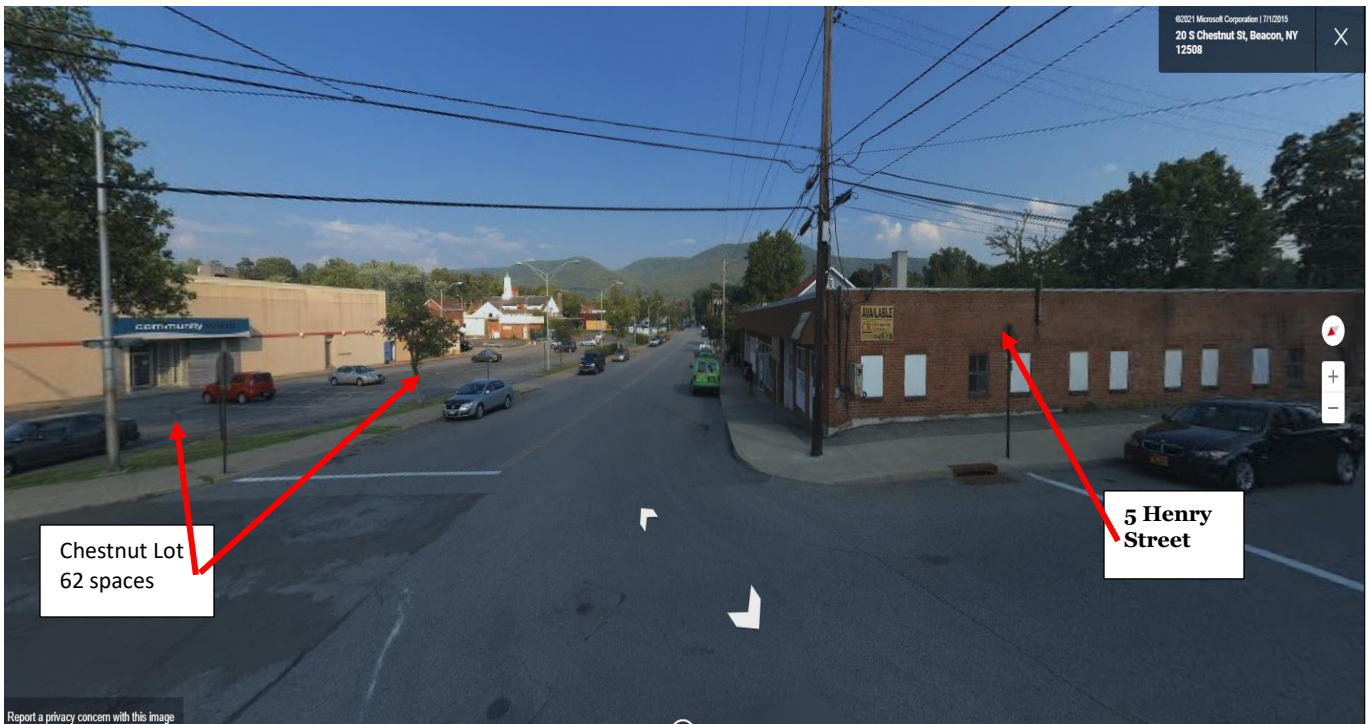
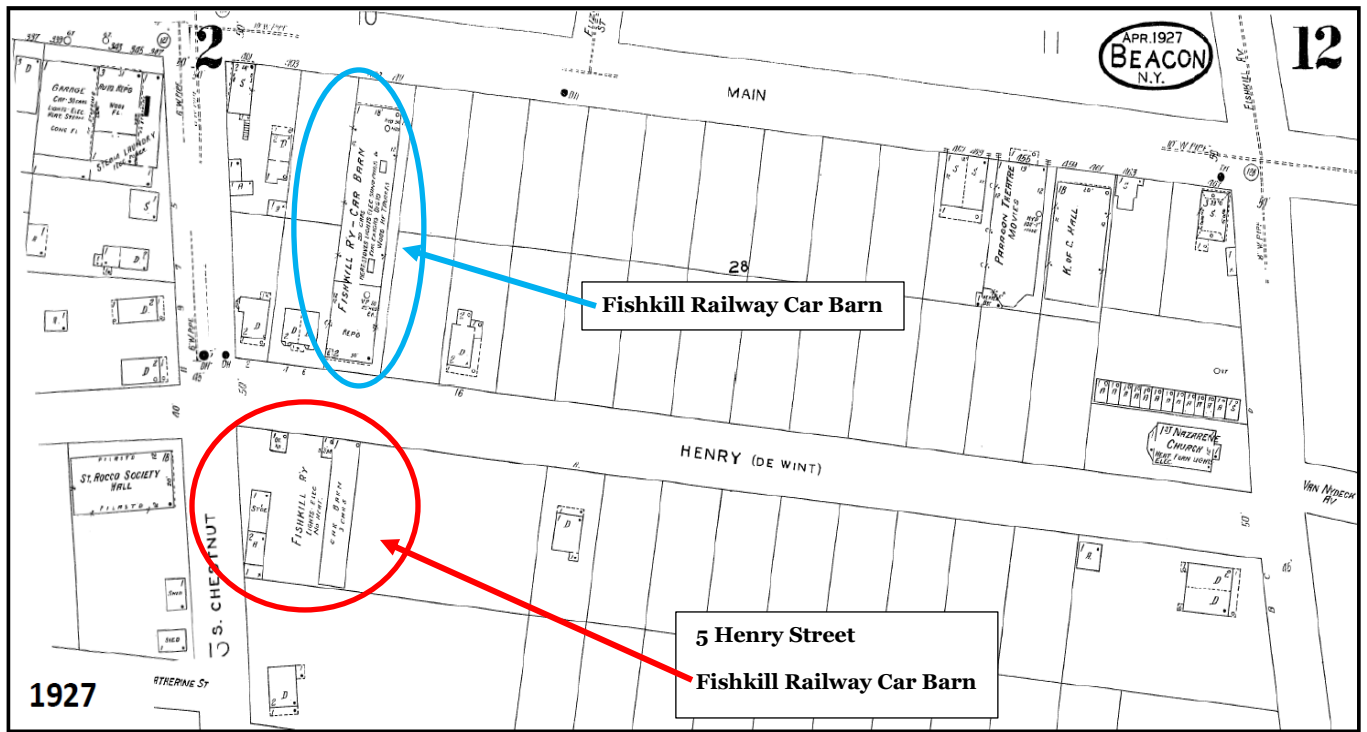


Exhibit A (Cont.)

Historic Sanborn Maps (1927):



Historic Sanborn Map (Zoomed-In) (1927):



March 30, 2021

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

5 Henry Street
Colliers Engineering & Design Project No. 21001541A

Dear Mr. Chairman Gunn and Planning Board Members,

This report has been prepared to analyze the potential traffic and parking related impacts of the proposed 5 Henry Street Development ("the Project"), which is a proposed mixed-use development located on the property on the southeast corner of the Henry Street and S. Chestnut Street intersection in the City of Beacon, Dutchess County, New York. The Site, which is classified in the Transitional (T) District, is currently occupied by a one (1)-story building which contains an auto repair and storage uses. The Project proposes to redevelop the property as a 3-story mixed-use building consisting of sixteen (16) multi-family residential apartment units, as well as approximately 2,300 sq. ft. of commercial space, 6,220 sq. ft. of office/co-working space and 1,135 sq. ft. of service space for the office commercial uses. There is no off-street parking provided for the existing facilities and the Project does not propose any new off-street parking on the property. The following provides a summary of the tasks undertaken in assessing the potential traffic and parking related impacts of the Project.

Potential Traffic Impacts

In order to assess the potential traffic impacts of the proposed development Project, estimates of the amount of traffic that will be generated by the proposed development Project were computed based on data provided by the Institute of Transportation Engineers (ITE) as contained in their publication ***Trip Generation***, 10th Edition, dated 2017. The traffic generation estimates were computed based on data provided for ITE Land Use 210 – Multi-Family Housing (Low Rise), Land Use 710 – General Office Building and Land Use 820 – Retail/Shopping Center. The estimates of peak hour traffic generation for the proposed development are summarized in Table No. 1 below.

As indicated in the below table, the Project is projected to generate less than 35 total trips during each of the peak hours. It should be noted that these trip generation estimates do not take any credit for the expectation of "internal" trips between uses of the development or for non-vehicular trips attracted from the surrounding area, which would result in fewer total trips generated by the Site. Therefore, the trip estimates are considered somewhat conservative. This level of traffic generation is not expected to result in any significant traffic related impacts. In fact, ITE and NYSDOT indicate that traffic generation less than 100 vehicle trips does not require further traffic analysis as

it is anticipated that projects generating less than 100 vehicle trips during the peak hour will not have a significant impact on traffic operating conditions in the vicinity of the Site.

Table No. 1 – Estimated Site Generated Traffic Volumes

	HTGR	Volume	HTGR	Volume	Total Volume
Weekday AM Peak Hour					
Residential	0.19	3	0.44	7	10
Office	1.93	12	0.32	2	14
Commercial	1.74	4	1.30	3	7
Total	-	19	-	12	31
Weekday PM Peak Hour					
Residential	0.44	7	0.31	5	12
Office	0.32	2	1.13	7	9
Commercial	2.17	5	2.17	5	10
Total	-	14	-	17	31
Saturday Midday Peak Hour					
Residential	0.38	6	0.31	5	11
Office	0.16	1	0.32	2	3
Commercial	2.17	5	2.17	5	10
Total	-	12	-	12	24

Source: The Hourly Trip Generation Rates (HTGR) are based on data published by the Institute of Transportation Engineers (ITE) as contained in the Trip Generation Handbook, 10th Edition, 2017. ITE Land Use Code - 220 - Multi-Family Housing (Low-Rise), ITE Land Use Code - 710 - General Office Building and ITE Land Use Code - 820 - Retail.

Potential Parking Impacts

The City of Beacon Zoning Code's (the "Zoning Code") Schedule Off-Street Parking Requirements (§223-26.F) indicates the required number of off-street parking spaces to be provided for the Project. Based on the Zoning Code, Table No. 2 below provides a summary of the code parking requirements and minimum number of required parking spaces for the Project.

Table No. 2 – City of Beacon Code Required Parking

Proposed Use	Size	City of Beacon Code Requirement	Required Spaces
Apartments	16 Units/ 20 Bedrooms	1 Space/Unit +¼ Space/Bedroom	21 Spaces
Co-Working (Office) Space	6,220 Sq. Ft	1 Space/200 Sq. Ft	32 Spaces
Commercial Space	2,300 Sq. Ft	1 Space/200 Sq. Ft	12 Spaces
Total			65 Spaces

As indicated in the above table the Project would require a total of 65 parking spaces. However, the anticipated uses within the proposed development would permit some amount of "Shared Parking", which is a result of differing peak parking demand time periods for each of the proposed uses. In order to assess appropriate shared parking reductions, a shared parking analysis was undertaken based on the procedures identified by ITE in their publication **Parking Generation Manual**, 5th Edition dated January 2019 as well as the Urban Land Institute's (ULI) publication entitled **Shared Parking**, 3rd Edition dated 2020. Tables No. 3 and 4 below provide a summary of this shared parking analysis utilizing the City Code parking requirements for each use and hourly parking demand data based on the ITE and ULI hourly parking demand variation data.

As indicated in Tables No. 3 and 4 below, accounting for shared parking amongst the uses of the Project resulting from the hourly variations in the peak demand for each use, the actual peak parking demand for the development based on the City Code parking requirements would be 49 parking spaces on a typical Weekday and 58 parking spaces on a typical Saturday. This equates to a shared parking reduction of approximately twenty-five percent (25%) on a typical Weekday and ten percent (10%) on a typical Saturday. It should be noted that this analysis assumes that the co-working/office space will be fully operational on Saturdays. However, it is expected that the co-working/office use will be closed or have significantly lower utilization on Weekends. ITE and ULI indicates parking demand ratio of between 0.20 and 0.28 spaces per 1,000 sq. ft. for a typical office use on Saturday, which equates to a Saturday parking demand of 2 spaces. This would reduce the Saturday Peak Parking Demand of the development to 28 parking spaces instead of the 58 spaces identified by the shared parking analysis.

Table No. 3 - Weekday Shared Parking Analysis - City Code Parking Factors

USE	RESIDENTIAL		OFFICE		COMMERCIAL		TOTAL PARKING DEMAND PER HOUR
SIZE	16 UNITS 20 BEDROOMS		6,220 SQ. FT.		2,300 SQ. FT.		
DEMAND FACTOR	1.00 SPACE/UNIT 0.25 SPACE/BDRM		1.00 /200 SQ. FT.		1.00 /200 SQ. FT.		
PEAK HOUR PARKING DEMAND	21 SPACES		32 SPACES		12 SPACES		
TIME OF DAY	% OF PEAK DEMAND	PARKING SPACES	% OF PEAK DEMAND	PARKING SPACES	% OF PEAK DEMAND	PARKING SPACES	
12:00 AM	100%	21	0%	0	0%	0	21
1:00 AM	100%	21	0%	0	0%	0	21
2:00 AM	100%	21	0%	0	0%	0	21
3:00 AM	100%	21	0%	0	0%	0	21
4:00 AM	100%	21	0%	0	0%	0	21
5:00 AM	97%	20	0%	0	0%	0	20
6:00 AM	90%	19	0%	0	1%	0	19
7:00 AM	77%	16	13%	4	5%	1	21
8:00 AM	56%	12	48%	15	15%	2	29
9:00 AM	45%	9	88%	28	35%	4	42
10:00 AM	40%	8	100%	32	60%	7	48
11:00 AM	37%	8	100%	32	75%	9	49
12:00 PM	36%	8	85%	27	100%	12	47
1:00 PM	36%	8	84%	27	100%	12	46
2:00 PM	37%	8	93%	30	95%	11	49
3:00 PM	43%	9	94%	30	85%	10	49
4:00 PM	45%	9	85%	27	85%	10	47
5:00 PM	55%	12	56%	18	85%	10	40
6:00 PM	66%	14	20%	6	90%	11	31
7:00 PM	73%	15	11%	4	80%	10	28
8:00 PM	77%	16	0%	0	65%	8	24
9:00 PM	86%	18	0%	0	45%	5	23
10:00 PM	92%	19	0%	0	15%	2	21
11:00 PM	97%	20	0%	0	5%	1	21

Table No. 4 - Saturday Shared Parking Analysis - City Code Parking Factors

USE	RESIDENTIAL		OFFICE		COMMERCIAL		TOTAL PARKING DEMAND PER HOUR
SIZE	16 UNITS 20 BEDROOMS		6,220 SQ. FT.		2,300 SQ. FT.		
	1.00 SPACE/UNIT 0.25 SPACE/BDRM		1.00 /200 SQ. FT.		1.00 /200 SQ. FT.		
PEAK HOUR PARKING DEMAND	21 SPACES		32 SPACES		12 SPACES		
TIME OF DAY	% OF PEAK DEMAND	PARKING SPACES	% OF PEAK DEMAND	PARKING SPACES	% OF PEAK DEMAND	PARKING SPACES	
12:00-1:00am	100%	21	0%	0	0%	0	21
1:00-2:00	100%	21	0%	0	0%	0	21
2:00-3:00	100%	21	0%	0	0%	0	21
3:00-4:00	100%	21	0%	0	0%	0	21
4:00-5:00	100%	21	0%	0	0%	0	21
5:00-6:00	100%	21	0%	0	0%	0	21
6:00-7:00	98%	21	0%	0	1%	0	21
7:00-8:00	96%	20	20%	6	5%	1	27
8:00-9:00	92%	19	60%	19	30%	4	42
9:00-10:00	80%	17	80%	26	50%	6	48
10:00-11:00	78%	16	90%	29	70%	8	54
11:00-12:00	71%	15	100%	32	90%	11	58
12:00-1:00pm	68%	14	90%	29	95%	11	54
1:00-2:00	66%	14	80%	26	100%	12	51
2:00-3:00	65%	14	60%	19	100%	12	45
3:00-4:00	68%	14	40%	13	95%	11	38
4:00-5:00	70%	15	20%	6	90%	11	32
5:00-6:00	73%	15	10%	3	80%	10	28
6:00-7:00	77%	16	5%	2	75%	9	27
7:00-8:00	81%	17	0%	0	70%	8	25
8:00-9:00	82%	17	0%	0	65%	8	25
9:00-10:00	86%	18	0%	0	50%	6	24
10:00-11:00	87%	18	0%	0	30%	4	22
11:00-12:00	92%	19	0%	0	10%	1	21

In addition to the shared parking analysis conducted based on the City Code parking requirements a further shared parking analysis was conducted based on ULI data, which utilizes industry data for parking demand ratios for similar type use, accounts for possible “internal” trip parking credits and adjusts the shared parking analysis for hourly, daily and monthly variations. This analysis is summarized in Table No. 5. Based on this analysis the peak parking demand for the Project accounting for shared parking would be 39 parking spaces in a typical Weekday and 27 parking spaces on a typical Saturday. It is the opinion of Maser Consulting that the Code Required Parking Demand ratios are somewhat conservative and that the ULI Parking Analysis summarized in Table No. 5 represents more reasonable peak parking demand for the Project. In fact, the ULI Parking analysis is more consistent with the parking requirements of the City’s Central Main Street (CMS) Zoning District which would require the development to provide 33 off-street parking spaces.

Since no off-street parking is proposed to be provided as part of the Project, all required parking for the Project will have to be accommodated by available public parking in the vicinity both in off-street public parking lots and on-street public parking. Furthermore, we understand that the Applicant will be requesting a parking determination from the Building Inspector related to the existing non-conforming building that was erected prior to April 20, 1964 and the historic uses of Premises as a car dealership and storage building. Details regarding the parking exception for this existing non-conforming building will be included in a forthcoming supplemental submission.

Table No. 5 - ULI Shared Parking Analysis, Weekday & Saturday

Shared Parking Demand Summary																		
Peak Month: DECEMBER -- Peak Period: 2 PM, WEEKDAY																		
Land Use	Project Data		Weekday					Weekend					Weekday			Weekend		
			Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Base Ratio	Driving Adj	Non-Captive Ratio	Project Ratio	Unit For Ratio	Peak Hr Adj	Peak Mo Adj	Estimated Parking	Peak Hr Adj	Peak Mo Adj	Estimated Parking
	Quantity	Unit										2 PM	December	Demand	12 PM	December	Demand	
Retail																		
Retail (<400 ksf)	2,300	sf GLA	2.90	100%	98%	2.84	ksf GLA	3.20	100%	99%	3.17	ksf GLA	100%	100%	7	100%	100%	8
Employee			0.70	100%	98%	0.69		0.80	100%	97%	0.78		100%	100%	2	100%	100%	2
Residential																		
Residential, Suburban																0%		
Studio Efficiency	4	units	0.85	100%	100%	0.85	unit	0.85	100%	100%	0.85	unit	40%	100%	2	68%	100%	3
1 Bedroom	8	units	0.90	100%	100%	0.90	unit	0.90	100%	100%	0.90	unit	40%	100%	3	68%	100%	5
2 Bedrooms	4	units	1.65	100%	100%	1.65	unit	1.65	100%	100%	1.65	unit	40%	100%	3	68%	100%	5
3+ Bedrooms		units	2.50	100%	100%	2.50	unit	2.50	100%	100%	2.50	unit	40%	100%	-	68%	100%	-
Reserved		res spaces	0.00	100%	100%	0.00	unit	0.00	100%	100%	0.00	unit	100%	100%	-	100%	100%	-
Visitor	16	units	0.10	100%	100%	0.10	unit	0.15	100%	100%	0.15	unit	20%	100%	-	20%	100%	1
Office																		
Office <25 ksf	6,220	sf GFA	0.30	100%	100%	0.30	ksf GFA	0.03	100%	100%	0.03	ksf GFA	95%	100%	2	90%	100%	1
Reserved		empl	0.00	100%	100%	0.00		0.00	100%	100%	0.00		100%	100%	-	100%	100%	-
Employee			3.50	100%	98%	3.44		0.35	100%	98%	0.34		95%	100%	21	90%	100%	3
													Customer/Visitor		9	Customer		9
													Employee/Resident		30	Employee/Resident		18
													Reserved		-	Reserved		-
													Total		39	Total		27

Existing Area Parking Summary

There are several areas of on-street and off-street public parking areas in the vicinity of the Project Site. Figure No. 1 below identifies all available public on-street and off-street parking within 800 ft. of the Site, which is considered to be a reasonable walking distance for visitors and residents of the Project. The area is generally bounded by S. Brett Street to the west and Fishkill Avenue/Teller Avenue to the east with Church Street and Rombout Avenue being the northerly and southerly, limits respectively.



Figure No. 1

Table No. 6 below also provides a summary of the approximate total on-street parking spaces within the above identified area as well as to the total off-street spaces within the public parking lots also identified above.

Table No. 6 – Existing Area Parking Summary

On-Street Public Parking			
Street	Segment	On-Street Parking	Total Parking Spaces
Catherine St.	S. Brett St. to Fishkill Ave./ Teller Ave.	-	70
Church St.	S. Brett St. to Fishkill Ave./Teller Ave.	-	25
Eliza St.	Main St. to Church St.	2 Hour Parking	18
Henry St.	S. Brett St. to Fishkill Ave./Teller Ave.	-	88
Main St.	S. Brett St. to Fishkill Ave./Teller Ave.	2 Hour Parking 9am - 5pm	97
N/S. Cedar St.	Church St. to Rombout Ave.	-	69
N/S. Chestnut St.	Church St. to Rombout Ave.	-	56
Veterans Pl.	Main St. to Henry St.	2 Hour Parking 9am - 5pm	12
Sub-Total			435
Off-Street Public Parking Lots			
Public Parking Lot	Location		Parking Spaces
Chestnut Lot	Henry St. between S. Chestnut St. and Veterans Pl.		62
Teller Lot	Henry St. between Veterans Pl. and Teller Ave.		72
Eliza Lot	Church St. between N. Chestnut St. and Eliza St.		92
Sub-Total			226
Total Parking Spaces Within 800 Ft. Study Area			661

While existing parking occupancy data collection has not been conducted to assess the availability of these spaces during specific hours of the day, based on our experience with parking in the vicinity of the Project, it is anticipated that there will be sufficient on-street and off-street public parking on Weekdays to accommodate the anticipated parking needs of the Project. It is also anticipated that the Saturday/Weekend parking demand can be accommodated by the public parking in the area, although it is noted that Weekend parking availability in the Main Street area is scarce at certain

times of the day and utilization of more remote parking locations may be required by visitors and residents of the proposed development Project in order to accommodate the parking demand of the Project.

Potential Area Parking Improvements

As this Board is aware, the City of Beacon Main Street Access Committee (the “MSAC”) recently made a presentation of their recommendations for traffic, parking and pedestrian/bicycle improvements in and around the Main Street area. The following provides a summary of some of the recommendations identified within the immediate vicinity of the proposed 5 Henry Street development Project. These recommendations are identified in several MSAC Memoranda and their February 22, 2021 presentation to the City Council, and include some of the following near-term and longer-term recommendations:

Recommended Near-Term Improvements

- Re-stripe Henry St. between S. Chestnut St. and Veterans Pl. to provide diagonal parking on the northside of the roadway where parallel parking currently exists. This would provide a similar configuration for on-street parking on the north side of Henry Street between Veterans Pl. and Teller Ave. As shown in Figure No. 2 below from the MSAC’s presentation to the City Council, this would provide 9 additional on-street parking spaces along Henry St.



Figure No. 2

- Striping of side street on-street parking spaces within adjacent two-blocks from Main Street to better identify on-street parking spaces.
- Re-striping of faded crosswalks

- Addition of public parking wayfinding and informational signs
- Addition of designated Bicycle Routes and/or Bicycle Boulevards
- Reconfiguration of Chestnut Lot to provide angled parking for improved parking access and an additional 3 parking spaces. This in conjunction with the relocation of the existing driveway to the Chestnut Lot from Henry St. and the provision of angled parking on the north side of Henry St. would provide 12 additional parking spaces as shown in Figure No. 3 below from the MSAC's presentation to the City Council.



Figure No. 3

These above listed Near-Term Improvements would result in approximately 14 additional parking spaces in the immediate vicinity of the Project along the west end of Henry Street.

Recommended Longer-Term Improvements

- Possible implementation of a paid parking system for the Main Street Area. This would facilitate a greater turnover of parking spaces in this area possibly resulting in greater availability of parking spaces.
- Construction of a 3-story public parking structure accommodating as much as 350 parking spaces on the current Eliza Street lot. In conjunction with this the MSAC recommended the possible redevelopment of the Chestnut Lot and Teller Lot as Medical Office and Mixed-Use buildings with parking below as well as the closure of Veterans Place to create a new public park and market area. These recommendations are identified in Figure No. 4 below from the MSAC's presentation to the City Council.



Figure No. 4

The above-referenced improvements recommended by the MSAC were identified in the immediate vicinity of the Project Site along with other improvements along the entirety of the Main Street corridor to improve overall traffic, parking and pedestrian/bicycle access within the area.

Conclusions

Based on the analysis conducted for the proposed 5 Henry Street redevelopment Project and summarized above, it is not anticipated that the Project will not result in any significant traffic related impacts. Furthermore, based on the anticipated parking demand of the Project and our knowledge of the existing parking conditions in the vicinity of the Site, it is our opinion that both the Weekday and Weekend parking demand for the development will be able to be accommodate by the on-street and off-street public parking in the vicinity of the Site. As previously noted, Weekend parking availability in the Main Street area is scarce at certain times of the day and utilization of more remote parking locations may be required by visitors and residents of the Project during these time periods in order to accommodate the parking demand of the Project. The recommendations for parking improvements within the Main Street corridor would help to improve parking conditions in the vicinity of the Project.

Finally, it is anticipated that the Project will result in additional pedestrian traffic between the development and Main Street. In order to accommodate this pedestrian traffic, the installation of new ADA compliant sidewalk curb ramps on the northeast and southeast corners of the Henry Street/S. Chestnut Street intersection with a new striped crosswalk across Henry Street. These modifications would need to be coordinated with any potential modifications to the on-street parking along the north side of Henry Street as recommended by the MSAC.

Sincerely,

Colliers Engineering & Design CT, P.C.



Richard D'Andrea, P.E., PTOE
Principal Associate/Assistant Department Manager

cc: Taylor M. Palmer, Esq. – Cuddy & Feder LLP

R:\Projects\2021\21001541A\Reports\Traffic\Word\210330RGD_Ltr Rpt_Traffic & Parking.docx

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: KML RE Group LLC
 Address: 1083 Rt. 9, Suite 10
Fishkill, NY 12524
 Signature: Kiel Lawrence
 Date: 3/29/21
 Phone: 917-355-1147

(For Official Use Only)

Application & Fee Rec'd

Initial Review Public Hearing

Date Initials

3-31-2021

Conditional Approval

Final Approval

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Cuddy & Feder, LLP
 Address: 300 Westage Business
Center Dr., Suite 380, Fishkill, NY

Phone: 914-761-1300Fax: 914-761-5378Email address: tpalmer@cuddyfeder.com**IDENTIFICATION OF SUBJECT PROPERTY:**Property Address: 5 Henry Street, Beacon NY 12508Tax Map Designation: Section 5954Block 36Lot(s) 939808Land Area: .27+/-Zoning District(s) T - Transitional**DESCRIPTION OF PROPOSED DEVELOPMENT:**Proposed Use: Mixed-Use Multi-Family Residential and Commercial OfficeGross Non-Residential Floor Space: Existing 11,000+/- sq. ft.Proposed 9,655 sq. ft.TOTAL: 9,655 sq. ft.Dwelling Units (bv type): Existing 0Proposed 16 multifamily unitsTOTAL: 16**ITEMS TO ACCOMPANY THIS APPLICATION**

- One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20_____
subject to all conditions as stated therein

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Ninnie Management Corp. If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

Eugene R. Ninnie

Estate of Carolyn Ninnie

List all properties in the City of Beacon that you hold a 5% interest in:

N/A

Applicant Address: 1083 Rt. 9, Suite 10, Fishkill, New York 12525

Project Address: 5 Henry Street,

Beacon, NY 12508

Project Tax Grid # 5954-36-939808

Type of Application Application for Site

Plan Approval for Proposed Mixed-Used Development

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

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

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

Ninnie



Signature of Owner

By: Karen

President, Ninnie Management Corp.

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	X		EG
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)		X	ST
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)		X	ST

FOR OFFICE USE ONLY

Application #

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

ENTITY DISCLOSURE FORM

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

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

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

Name of Entity KML RE Group LLC	Address of Entity 1083 Rt. 9, Suite 10 Fishkill, NY 12524
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed New York State Dept. of State
Date such business entity or partnership was created 7/5/2020	Telephone Contact Information 917-355-1147

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced

Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Kiel Lawrence	209 Roosevelt Drive, Fishkill, NY 12524	917-355-1147	50% Partner
Megan Wiley	276 Libertyville Rd New Paltz, NY 12561	845-401-5951	50% Partner

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Ninnie Management Corp.	P.O. Box 658, Beacon, New York 12508		2/22/1988	3/24/1988 Dutchess County Clerk's Office

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐

YES

☒

NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐

YES

☒

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

 **SECTION F.** Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐

YES

☒

NO

Current Name	Other Names

 **SECTION G.** List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
Ninnie Management Corp.	P.O. Box 658, Beacon, New York 12508

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

The Applicant is contract-vendee (purchaser) of the 5 Henry Street, Beacon, New York premises.

 _____

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

SECTION J.

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

Name of the Corporation KML RE Group LLC	Telephone Contact Information 917-355-1147
Principal Business Address 1083 Rt. 9, Suite 10, Fishkill, NY 12524	Place and Date of Incorporation New York, 6/25/2020
Method of Incorporation Domestic LLC	Official place where the documents and papers of incorporation were filed New York

2. Please provide the following information for every incorporator, officer, director and shareholder of the corporation.

Name	Residence or business address	Telephone number
Kiel Lawrence	209 Roosevelt Drive, Fishkill, NY 12524	917-355-1147
Megan Wiley	276 Libertyville Rd New Paltz, NY 12561	845-401-5951

3. Have any shares of the stock of the corporation or of any stockholder been pledged, mortgaged or encumbered?

☐

YES

☒

NO

If so, please list the name and address of each person having, holding, owning or claiming any such interest.

Name	Address

SECTION K. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☒ YES

☐ NO

I, Kiel Lawrence being first duly sworn, according to law, deposes and says that I am (Title) Principal, an active and qualified member of KML RE Group LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

KML RE Group LLC

(Print) By: Kiel Lawrence

(Signature) Kiel Lawrence

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

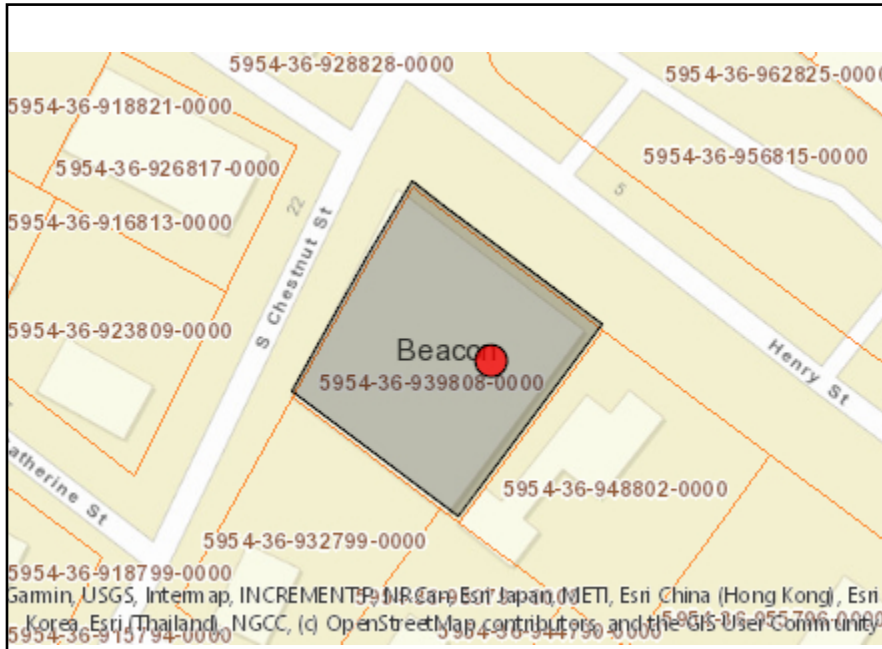
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

Part 1 – Project and Sponsor Information			
Name of Action or Project: 5 Henry Street - Proposed Mixed-Use Multifamily Residential & Commercial Office Adaptive Reuse			
Project Location (describe, and attach a location map): 5 Henry Street, Beacon, New York 12508			
Brief Description of Proposed Action: Application for Site Plan Approval proposing to adaptively reuse the existing non-conforming building at the Project Location for a proposed mixed-use multifamily residential and commercial office redevelopment project. The existing one-story building will be improved to create a three (3)-story mixed-use building consisting of sixteen (16) multifamily residential apartment units, as well as approximately 9,655 +/- sq. ft. of commercial office space.			
Name of Applicant or Sponsor: KML RE Group LLC		Telephone: 917-355-1147 E-Mail: kiel@redlh.com	
Address: 1083 Route 9, Suite 10			
City/PO: Fishkill		State: New York	Zip Code: 12524
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Area Variance Relief - Zoning Board of Appeals Building Permit - Building Inspector		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action? _____ 0.27+/- acres b. Total acreage to be physically disturbed? _____ 0.27+/- acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.27+/- acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other(Specify): Community/Government uses ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
b. Are public transportation services available at or near the site of the proposed action?	☐	☒	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☐	☒	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	☐	☒	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	☒	☐	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☒	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Indiana Bat	NO	YES
	☐	☒
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☐	☒
	☒	☐
	☐	☒
Stormwater will be directed to established conveyance systems.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	☒	☐
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	☒	☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	☐	☒
Spill # 04-08327 was closed by the NYS DEC on February 11, 2016, and the NYS DEC indicated that no further action is required. See attached NYS DEC no further action letter and NYS DEC spill incidents database search record.		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>KML RE Group LLC, By: Kiel Lawrence</u> Date: <u>March 30, 2021</u> Signature: <u>Kiel Lawrence</u> Title: <u>Partner</u>		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 3
21 South Putt Corners Road, New Paltz, NY 12561-1620
P: (845) 256-3000 | F: (845) 255-2987
www.dec.ny.gov

February 22, 2016

Mr. Eugene D Ninnie, PE, AIA, LEED AP
Architecture – Real Estate – Engineering
123 W Nye Lane
Suite 129
Carson City, Nevada 89706

Reference: Spill # 04-08327

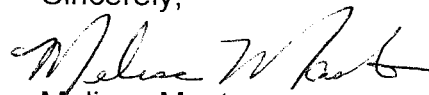
Location: Ninnie Property
5 Henry Street, Beacon
Dutchess County

Dear Mr. Ninnie:

Based on the information contained in the November 11, 2015 report prepared by Aztech, this spill case is being closed, no further action is required.

If you have any questions, please contact this writer at the above phone number or at Melissa.mastro@dec.ny.gov.

Sincerely,



Melissa Mastro
Region 3 – Spill Response

Cc: Ninnie Management Corp, P.O. Box 328, Beacon, NY 12508
cutter2852@yahoo.com
eninnie@stny.rr.com
ayecies@aztechenv.com
eninnie@centurytel.net



Department of
Environmental
Conservation



Department of
Environmental
Conservation

Spill Incidents Database Search Details

Spill Record

Administrative Information

DEC Region: 3

Spill Number: 0408327

Spill Date/Time

Spill Date: 10/28/2004 **Spill Time:** 10:15:00 AM

Call Received Date: 10/28/2004 **Call Received Time:** 10:21:00 AM

Location

Spill Name: NINNIE PROPERTY

Address: 5 HENRY STREET

City: BEACON **County:** Dutchess

Spill Description

Material Spilled Amount Spilled Resource Affected

waste oil/used oil UNKNOWN Groundwater

gasoline UNKNOWN Groundwater

Cause: Equipment Failure

Source: Institutional, Educational, Gov., Other

Waterbody:

Record Close

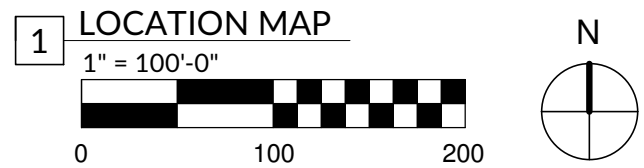
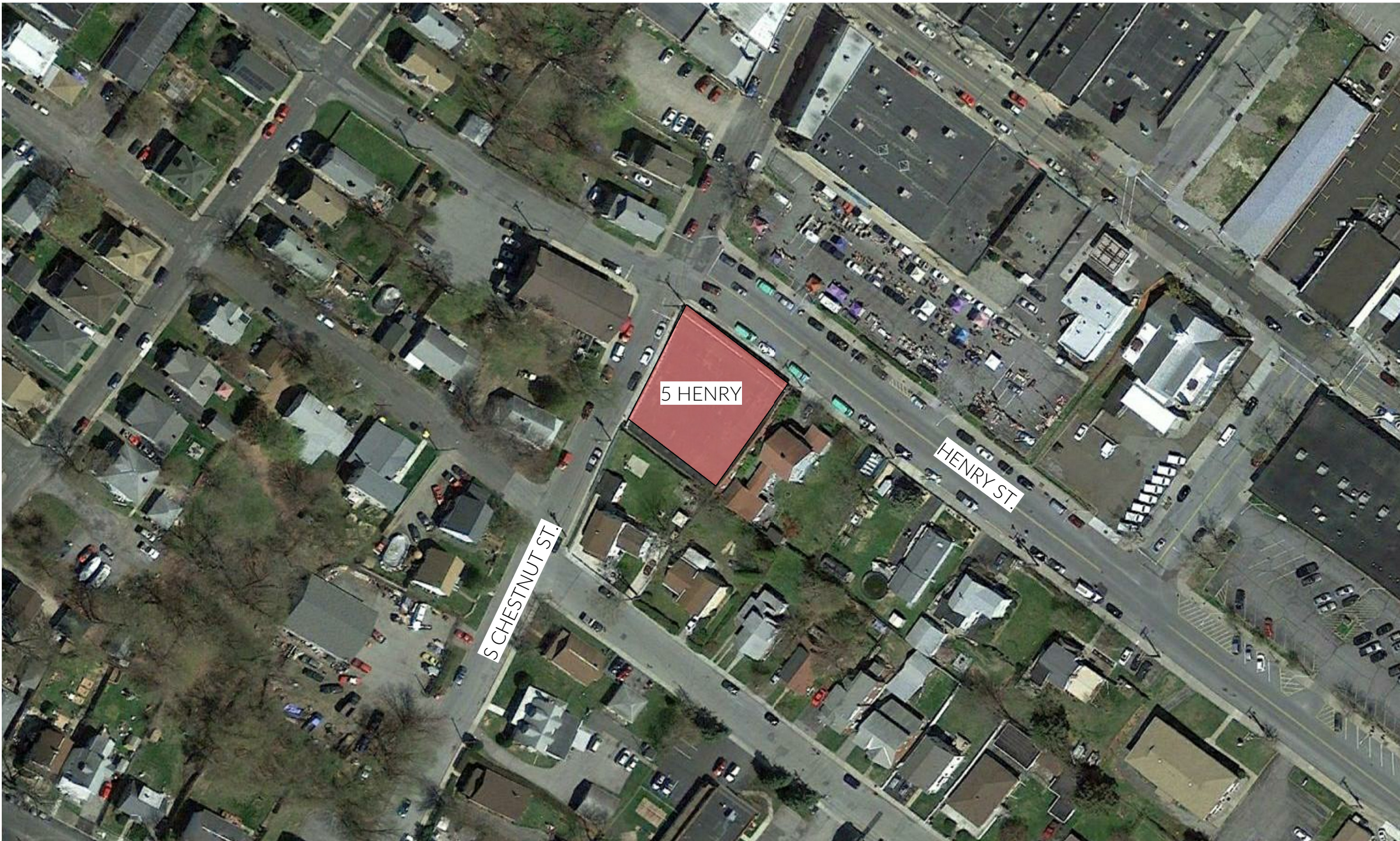
Date Spill Closed: 02/11/2016

"Date Spill Closed" means the date the spill case was closed by the case manager in the Department of Environmental Conservation (the Department). The spill case was closed because either; a) the records and data submitted indicate that the necessary cleanup and removal actions have been completed and no further remedial activities are necessary, or b) the case was closed for administrative reasons (e.g., multiple reports of a single spill consolidated into a single spill number). The Department however reserves the right to require additional remedial work in relation to the spill, if in the future it determines that further action is necessary.

If you have questions about this reported incident, please contact the [Regional Office](#) where the incident occurred.

[Return To Results](#)

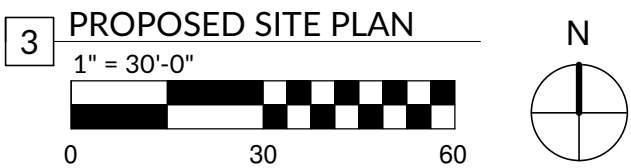
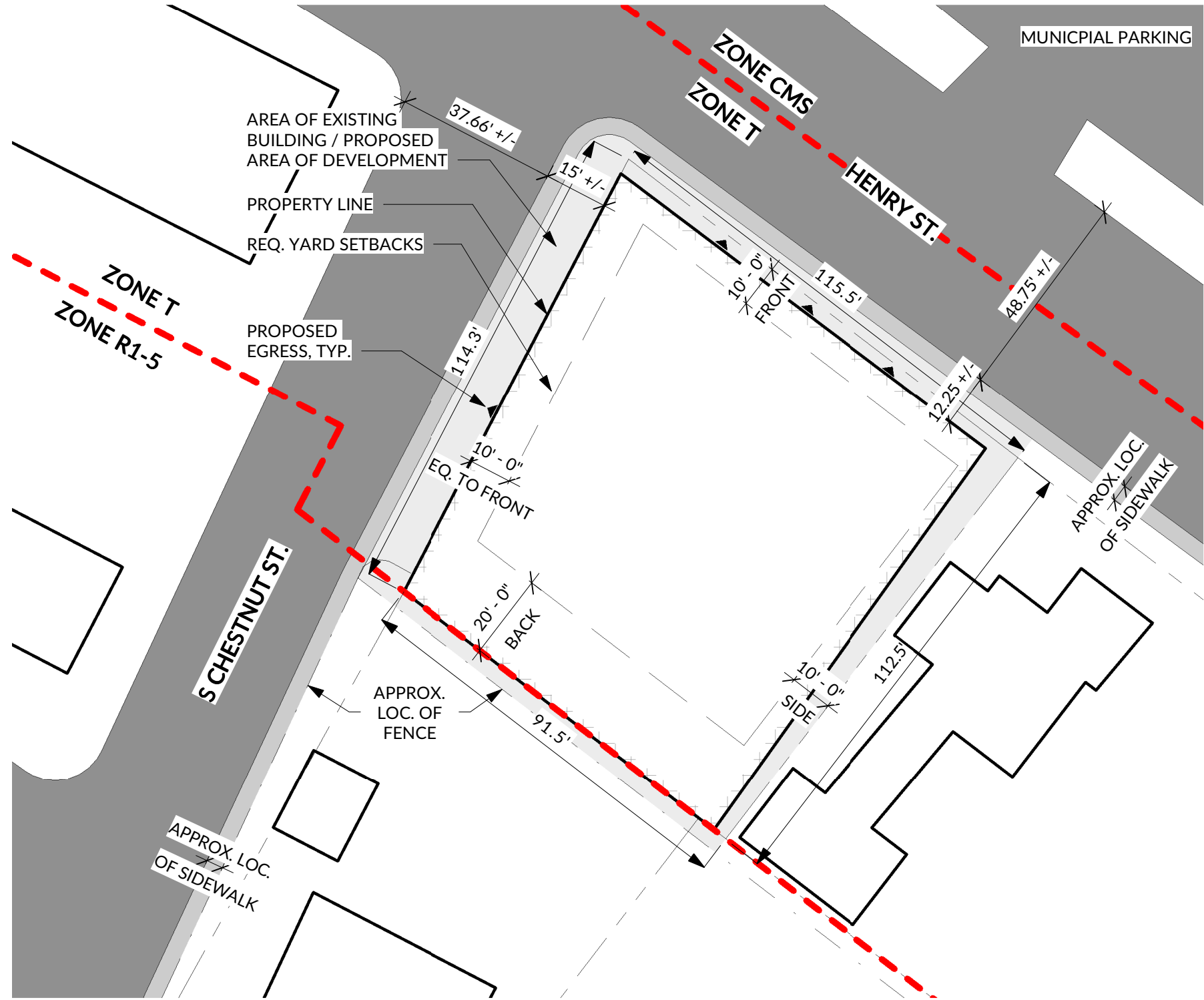
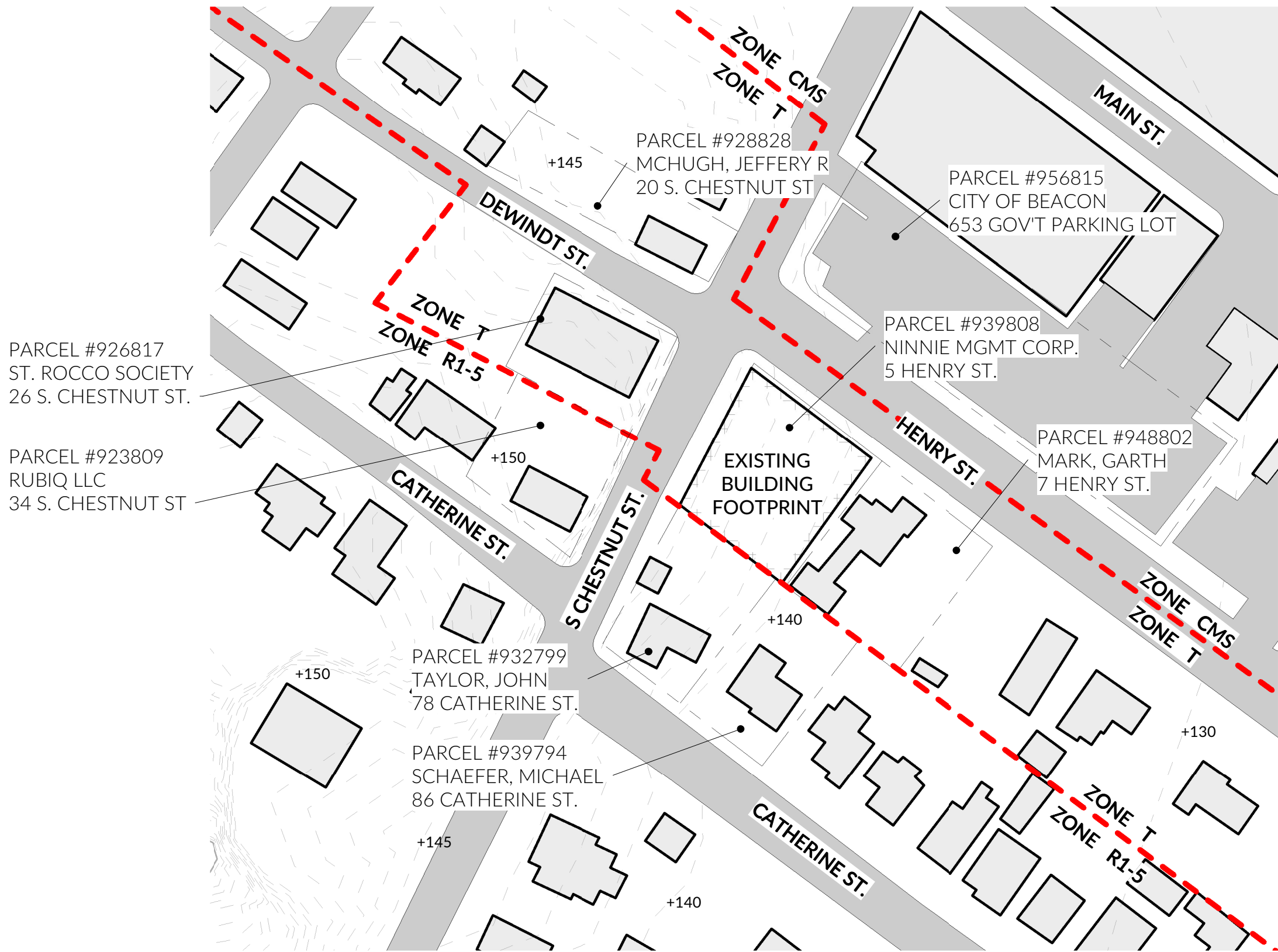
[Refine This Search](#)



DRAWING LIST			
SHEET #	SHEET NAME	ISSUED	REVISED
SK1	SITE PLAN - COVER SHEET & LOCATION MAP	03/30/21	
SK2	CONCEPTUAL ARCHITECTURAL PLANS, ELEVATIONS & RENDERINGS	03/30/21	

NOTE:
ALL SITE GRADES, EXISTING STRUCTURES, PAVED AREAS, SIDEWALKS, VEHICULAR ROADWAYS, AND OTHER SITE FEATURES DESIGNATED ON THE DRAWINGS HAVE BEEN PRESUMED BY THE ARCHITECT WITHOUT ACCESS TO A FORMAL SITE SURVEY. ALL LOCATIONS AND DIMENSIONS SHALL BE VERIFIED ONCE A FORMAL SURVEY OF THE SITE AND ITS SURROUNDING AREA HAS BEEN CONDUCTED.

ZONING CHART			
APPLICANT: KML RE Group LLC 1083 Route 9, Suite 10 Fishkill, NY 12524		OWNER: Ninnie Management Corp. P.O. Box 328 Beacon, NY 12508	
ZONE: T			
PARCEL #: 939808			
CODE:	REQUIRED/ PERMITTED:	EXISTING:	PROPOSED:
MINIMUM LOT AREA:	5,000 SF	11,761.2 SF	NO CHANGE (EXISTING NON-CONFORMING)
MINIMUM YARD (FEET)			
FRONT 1:	10 FT	3.0 FT	NO CHANGE (EXISTING NON-CONFORMING)
FRONT 2:	10 FT	0 FT	
SIDE:	10 FT	5.4 FT	
REAR:	20 FT	0 FT	
MAXIMUM HEIGHT			
STORIES:	2.5	1	3 (NON-CONFORMING)
FEET (TO MEAN):	35 FT	14 FT	35 FT (CONFORMING)
MAXIMUM FAR:	N/A	N/A	N/A
MAXIMUM BUILDING COVERAGE:	N/A	N/A	N/A
MAXIMUM IMPERVIOUS COVERAGE:	N/A	N/A	N/A



NEXUS
Architecture Planning Design
a collaborative network alliance
Central Studio 100 White Plains Road Tarrytown, New York 10591
914-740-4774 | imagine@nexuscreative.design

Notes: The drawings and associated text are intended for informational purposes only and do not constitute a contract. The drawings are the property of the architect and are not to be reproduced or used in any manner without the written consent of the architect. The drawings are provided for informational purposes only and are not to be used for any other purpose. The drawings are provided for informational purposes only and are not to be used for any other purpose. The drawings are provided for informational purposes only and are not to be used for any other purpose.

Date Issued:

Project Title:
APPLICATION FOR SITE PLAN APPROVAL
KML RE GROUP LLC
5 HENRY STREET | BEACON, NY

Drawing Title:
SITE PLAN - COVER SHEET &
LOCATION MAP

Scale: As indicated

Date:
03/30/21

Project No:
21-03

Drawing By:
AS

Checked By:
JT

Drawing No:

SK1

sheet 1 of 2

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

Date: April 8, 2021

Re: **5 Henry Street Site Plan**

I have reviewed the March 30, 2021 cover letter from Cuddy+Feder with attached exhibits, including a March 30, 2021 Short EAF, March 29, 2021 Site Plan Application, and March 30, 2021 traffic and parking impact analysis by Colliers Engineering and Design, as well as a 2-sheet Site Plan set by Nexus Creative, dated March 30, 2021.

Proposal

The applicant is proposing to reconstruct an existing 1-story building into a 3-story, mixed-use building with approximately 9,655 square feet of commercial space and 16 multifamily residential units. The 0.27-acre site is in the Transitional (T) district.

Comments and Recommendations

The submitted application is conceptual, not based on a formal site survey, and meant for preliminary discussion. The following comments are intended to highlight the primary issues at this early stage of the process until a more detailed Site Plan can be provided:

1. Site Plan issues:

- a. The existing non-conforming first floor building perimeter is to be retained, while the new second and third floors would be stepbacked to meet the required setbacks on the sides of the building adjacent to the residential neighbors. Area variances would be requested for the setbacks for the top two floors along the two street frontages. This seems to be a reasonable request, based on a vertical extension of the existing non-conforming building facades.
- b. According to the Schedule of Dimensional Regulations, the residential capacity of a site in the T district is one-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district. The adjoining residential district is R1-5 with a 5,000 square foot requirement for each unit, so this lot needs 2,500 square feet per unit. The proposal for 16 units is well beyond the maximum number of units permitted for this lot.
- c. The concept plan does not include any parking spaces. Unlike the adjacent CMS district, the T district does not have lower parking requirements or similar waiver options, except under Section 223-26 C(6) for potential deductions when two or more uses on the lot have different peak parking times. The applicant may request a parking variance, but I suggest that other options be considered, including the possibility of private parking lease agreements off the site and rear or under-building parking on the ground level with access off South Chestnut Street.
- d. The site and any floor drains should be checked for contaminants, given the past auto-oriented uses in this structure.

2. Architectural issues:

- a. The T district has a 2½ story and 35-foot height limit, but the concept drawings show a full 3-story building. The Council recently rezoned this district and decided on 2½ stories as a way to help integrate new buildings and more flexible uses with adjacent residential structures. I suggest that the building plans conform to the code requirements as closely as possible.
- b. The Board has supported rooftop terraces in the past and the long-range views could be spectacular, but the roof design should be sensitive that views down into the back yards of adjacent neighbors are avoided. The applicant should also consider substantial green roof components.

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
Taylor Palmer, Esq., Project Attorney

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

April 9, 2021

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

RE: 5 Henry Street
Mixed Use Multifamily/Commercial
Tax No. 5954-36-939808
City of Beacon

Dear Mr. Gunn:

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

- Correspondence dated March 30, 2021.
- Traffic Impact Study, dated March 30, 2021, as prepared by Colliers Engineering & Design.
- Application for Site Plan Approval.
- Short Environmental Assessment Form, dated March 30, 2021.
- Plans titled "KML RE Group LLC – 5 Henry Street", dated March 30, 2021, as prepared by NEXUS Architecture Planning Design.

The proposed project is in the Transitional "T" Zone district and entails the alterations of an existing building located at the corner of South Chestnut Street and Henry Street to allow for a mixed-use structure that would have office and residential within it. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. The applicant's consultant shall conduct an Inflow & Infiltration study of the existing site and building and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added to the plans granting the City of Beacon

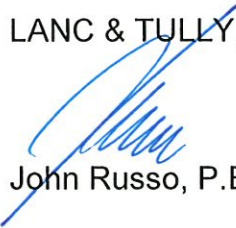
Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

2. The Traffic Impact Study prepared by Colliers should be submitted the Planning Board's traffic consultant for review.
3. A survey should be provided for the project site and shall include the location of existing utilities within the adjacent roads. The applicant's attorney notes that a survey is being prepare by MJ Engineering and Land Surveying and will be submitted in the future.
4. As the project progresses, the plans shall be updated to reflect the location of all existing utilities (water, sewer, gas, etc.) servicing the existing site, proposed service utilities, and construction details.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

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

City of Beacon Planning Board Agenda
04/13/2021

Title:

Review application for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli

ATTACHMENTS

[10 Herbert Street Site Plan Application.pdf](#)

[10 Herbert Street - Short EAF.pdf](#)

[10 Herbert Street Sheet 1 Site Plan.pdf](#)

[10 Herbert Street Sheet 2 Existing Conditions.pdf](#)

[10 Herbert Street Sheet 3 Building Plans.pdf](#)

[Engineer Review Letter.pdf](#)

[Planner Review Letter.pdf](#)

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANTName: Katharine Baker & Gamble StaempfliAddress: 10 Herbert Street
Beacon, NY 12508

Signature: _____

Date: March 23, 2021Phone: 917-291-1421*(For Official Use Only)*

Application & Fee Rec'd

Initial Review

PB Public Hearing

Sent to City Council

City Council Workshop

City Council Public Hearing

City Council Approve/Disapprove

Date Initials

3-31-21 B4-13-21**IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL**Name: Aryeh Siegel ArchitectAddress: 84 Mason CircleBeacon, NY 12508Phone: 845-838-2490Fax: 845-838-2657Email address: ajs@ajsarch.com**IDENTIFICATION OF SUBJECT PROPERTY:**Property Address: 10 Herbert StreetTax Map Designation: Section 6054Land Area: 9,998 sfBlock 30 Lot(s) 135856Zoning District(s) R1-5**DESCRIPTION OF PROPOSED DEVELOPMENT:**Proposed Use: Accessory Apartment & Art StudioGross Non-Residential Floor Space: Existing 0 Proposed 0TOTAL: 0Dwelling Units (by type): Existing 1 Proposed 1 Accessory ApartmentTOTAL: 2**ITEMS TO ACCOMPANY THIS APPLICATION**

- a. Five (5) **folded** copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. Five (5) **folded** copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- c. Five (5) **folded** copies and One (1) digital copy of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

- a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining streets and properties, including properties located on the opposite sides of adjoining streets.
- b. Any reservations, easements or other areas of public or special use which affect the subject property.
- c. Section, block and lot numbers written on the subject property and all adjoining properties, including the names of the record owners of such adjoining properties.

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

- a. Title of development, date and revision dates if any, north point, scale, name and address of record owner of property, and of the licensed engineer, architect, landscape architect, or surveyor preparing the site plan.
- b. Existing and proposed contours at a maximum vertical interval of two (2) feet.
- c. Location and identification of natural features including rock outcrops, wooded areas, single trees with a caliper of six (6) or more inches measured four (4) feet above existing grade, water bodies, water courses, wetlands, soil types, etc.
- d. Location and dimensions of all existing and proposed buildings, retaining walls, fences, septic fields, etc.
- e. Finished floor level elevations and heights of all existing and proposed buildings.
- f. Location, design, elevations, and pavement and curbing specifications, including pavement markings, of all existing and proposed sidewalks, and parking and truck loading areas, including access and egress drives thereto.
- g. Existing pavement and elevations of abutting streets, and proposed modifications.
- h. Location, type and design of all existing and proposed storm drainage facilities, including computation of present and estimated future runoff of the entire tributary watershed, at a maximum density permitted under existing zoning, based on a 100 year storm.
- i. Location and design of all existing and proposed water supply and sewage disposal facilities.
- j. Location of all existing and proposed power and telephone lines and equipment, including that located within the adjoining street right-of-way. All such lines and equipment must be installed underground.
- k. Estimate of earth work, including type and quantities of material to be imported to or removed from the site.
- l. Detailed landscape plan, including the type, size, and location of materials to be used.
- m. Location, size, type, power, direction, shielding, and hours of operation of all existing and proposed lighting facilities.
- n. Location, size, type, and design of all existing and proposed business and directional signs.
- o. Written dimensions shall be used wherever possible.
- p. Signature and seal of licensed professional preparing the plan shall appear on each sheet.
- q. Statement of approval, in blank, as follows:

Approved by Resolution of the Beacon Planning Board
 on the _____ day of _____, 20_____
 subject to all conditions as stated therein

 Chairman, City Planning Board

 Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Katharine Baker & Gamble Staempfli

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

List all properties in the City of Beacon that you hold a 5% interest in:

Applicant Address: 10 Herbert Street

Project Address: 10 Herbert Street

Project Tax Grid # 6054-30-135856

Type of Application Special Use Permit & Zoning Variance

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

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

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

Gamble Staempfli/Katharine Baker

Digitally signed by Katharine Baker
Date: 2021.03.29 16:28:43 -0400
Adobe Acrobat version: 2021.007.20145

Signature of Owner

Title if owner is corporation

Office Use Only:

Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)

ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)

ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)

NO	YES	Initial
<u>X</u>	<u>X</u>	<u>EB</u>
<u>X</u>	<u>X</u>	<u>ST</u>
<u>X</u>	<u>X</u>	<u>ST</u>

Paid 3-31-2021
EB

FOR OFFICE USE ONLY

Application #

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

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION AName of Applicant: Katharine Baker & Gamble StaempfliAddress of Applicant: 10 Herbert Street, Beacon NY 12508Telephone Contact Information: 917-291-1421 / 917-742-4278**SECTION B. List all owners of record of the subject property or any part thereof.**

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Katharine Baker	10 Herbert St, Beacon NY 12508	917-291-1421	10/20/2017	Dutchess County Clerks Office Beacon NY
Gamble Staempfli	10 Herbert St., Beacon NY	917-742-4278	10/20/2017	Dutchess County Clerks Office, Beacon NY

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES☒ NO

YES

NO

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐

YES

☒

NO

I, Katharine Baker being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Katharine Baker

Katharine Baker

(Signature) Katharine Baker

Digitally signed by Katharine Baker
Date: 2021.03.23 14:56:58 -0400
Subject: Beacon's website
2021.03.23.14:56

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 10 Herbert Street

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

	YES	NO
The site plan shall be clearly marked "Site Plan", it shall be prepared by a legally certified individual of firm, such as a Registered Architect or Professional Engineer, and it shall contain the following information:	☒	☐
LEGAL DATA		
Name and address of the owner of record.	☒	☐
Name and address of the applicant (if other than the owner).	☒	☐
Name and address of person, firm or organization preparing the plan.	☒	☐
Date, north arrow, and written and graphic scale.		
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the Planning Board.	☒	☐
Approximate boundaries of any areas subject to flooding or stormwater overflows.	☐	☒
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	☒	☐
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	☒	☐
Paved areas, sidewalks, and vehicular access between the site and public streets.	☒	☐
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.	☒	☐
Other existing development, including fences, retaining walls, landscaping, and screening.	☒	☐
Sufficient description or information to define precisely the boundaries of the property.	☒	☐
The owners of all adjoining lands as shown on the latest tax records.	☒	☐
The locations, names, and existing widths of adjacent streets and curb lines.	☒	☐
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	☒	☐

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	☒	☐
The location and design of all uses not requiring structures, such as outdoor storage (if permitted), and off-street parking and unloading areas.	☒	☐
Any proposed division of buildings into units of separate occupancy.	☒	☐
The location, direction, power, and time of use for any proposed outdoor lighting.	☒	☐
The location and plans for any outdoor signs.	☐	☒
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	☒	☐
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	☐	☒
The location, sizes and connection of all proposed water lines, valves, and hydrants and all storm drainage and sewer lines, culverts, drains, etc.	☒	☐
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	☐	☒
Any contemplated public improvements on or adjoining the property.	☐	☒
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	☐	☒
Elevations of all proposed principal or accessory structures.	☒	☐
Any proposed fences or retaining walls.	☒	☐
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	☒	☐
Erosion and sedimentation control measures.	☐	☒
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	☒	☐
An indication of proposed hours of operation.	☐	☒
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	☐	☒

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

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Items marked NO above are not applicable to this project

Applicant/Sponsor Name: Katharine Baker & Gamble Staempfli

Signature: Katharine Baker Gamble Staempfli

Date: 3/23/21

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: 10 Herbert Street Accessory Apartment			
Project Location (describe, and attach a location map): 10 Herbert Street			
Brief Description of Proposed Action: Construct a one story accessory building to replace the existing garage.			
Name of Applicant or Sponsor: Katharine Baker & Gamble Staempfli		Telephone: 917-291-1421 E-Mail: carysands@gmail.com	
Address: 10 Herbert Street			
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO ☒	YES ☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City Council - Special Use Permit Building Department - Building Permit		NO ☐	YES ☒
3.a. Total acreage of the site of the proposed action?		0.23 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.23 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. ☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban) ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____ ☐ Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☐	YES ☒	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO ☒	YES ☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO ☒	YES ☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☒ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☒ NO ☐ YES	NO ☐	YES ☒	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	☒ NO ☒ YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO ☒	YES ☐
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO ☒	YES ☐
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO ☒	YES ☐
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Katharine Baker and Gamble Stamepfi</u>		Date: <u>March 23, 2021</u>
Signature: <u>Katharine Baker</u> <u>[Signature]</u>		

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

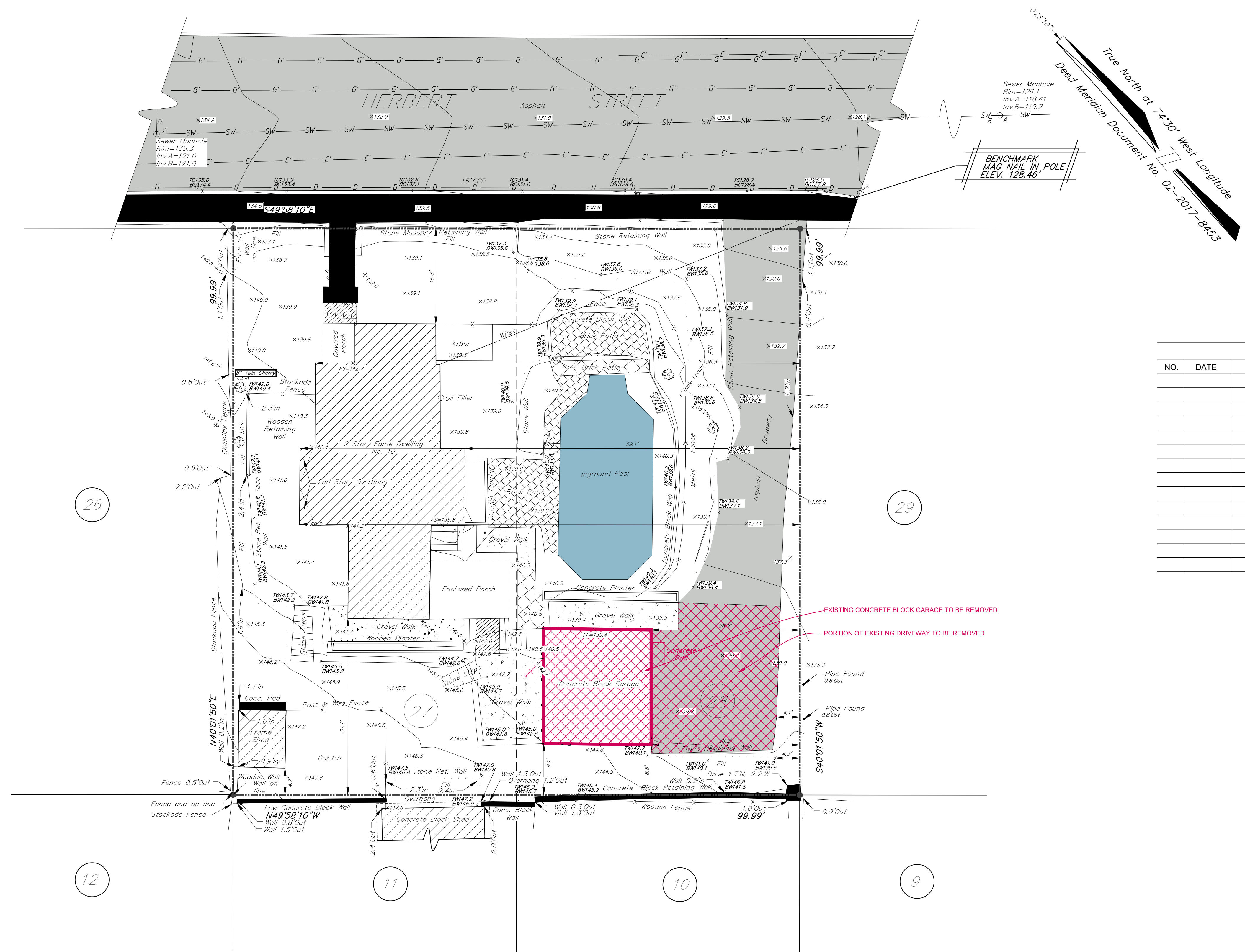
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☐	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☐	☐
3. Will the proposed action impair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

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☐	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☐	☐

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

☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
☐	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Name of Lead Agency Date	
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer	
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)	

PRINT

[illegible]

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Special Use Permit - Accessory Apartment

Sheet 2 of 3 - Existing Conditions & Demolition Plan

Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

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

10 Herbert Street

Beacon, New York
Scale: As Noted
March 16, 2021



View 1



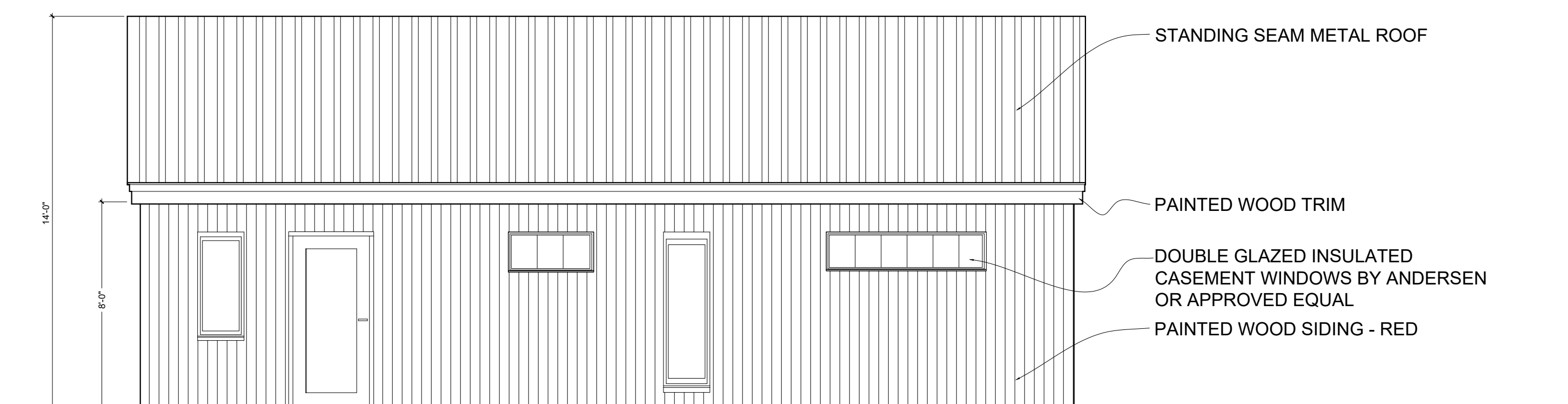
View 2



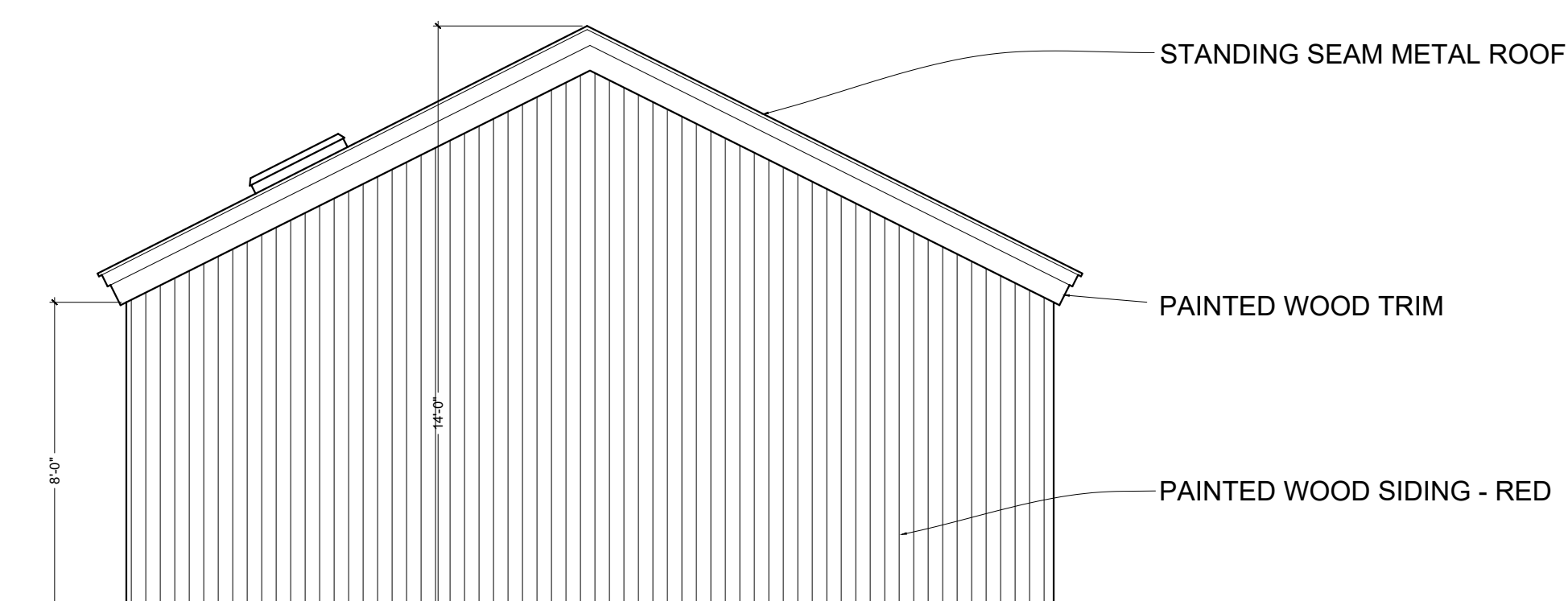
View 3



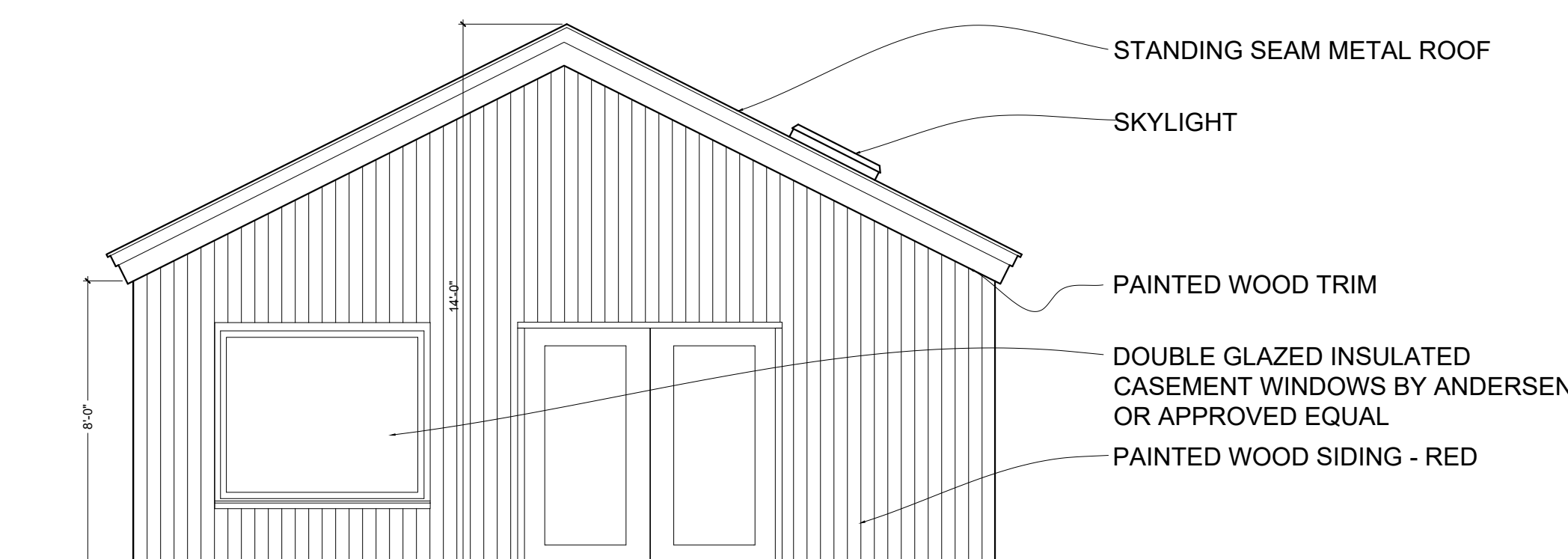
View 4



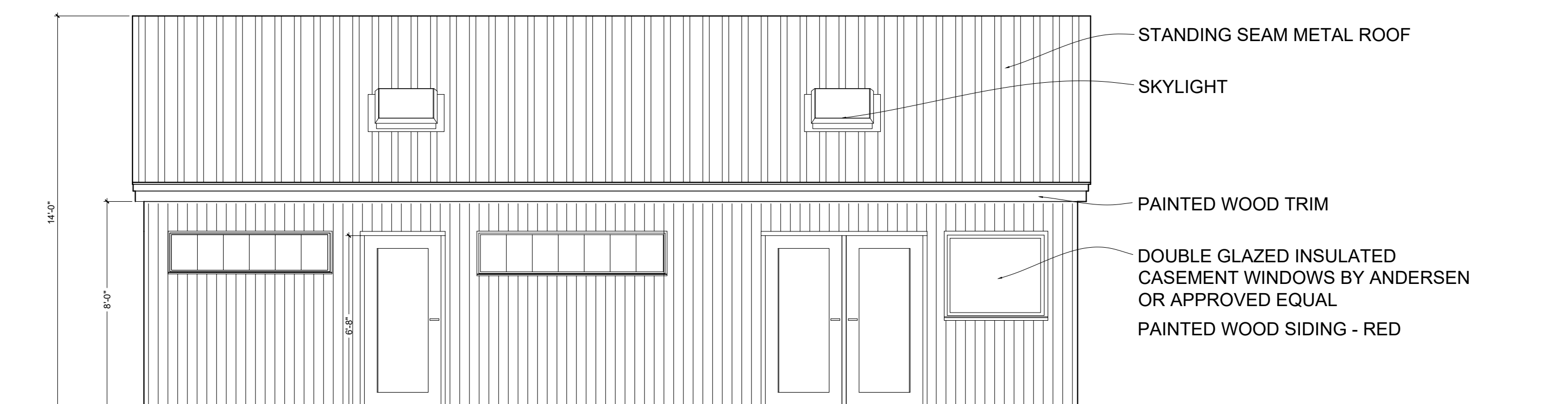
Elevation: South



Elevation: West



Elevation: East



Elevation: North

[illegible]

1st Floor Plan

Scale: $\frac{1}{4}" = 1'-0"$

Special Use Permit - Accessory Apartment

Sheet 3 of 3 - Building Plans

10 Herbert Street

Beacon, New York

Scale: As Noted

March 16, 2021

Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

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

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.

April 9, 2021

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

RE: 10 Herbert Street
Accessory Apartment
Tax No. 6054-30-135856
City of Beacon

Dear Mr. Gunn:

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

- Application for Special User Permit.
- Short Environmental Assessment Form, dated March 23, 2021.
- Plans titled "Special Use Permit – Accessory Apartment – 10 Herbert Street", dated March 16, 2021, as prepared by Aryeh Seigel, Architect.

The proposed project is located in the R1-5 Zone and entails the proposed construction of an accessory apartment structure at 10 Herbert Street. Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

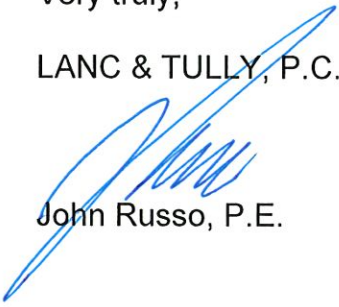
1. The maximum cumulative square footage for accessory buildings exceeds that maximum allowable per the City's Zoning Code of 720 square feet. Although the applicant notes that the proposed cumulative square footage for all accessory buildings to be 864 square feet, the actual cumulative square footage should be updated to 944 square feet, as the existing shed would have to be included in this number. The applicant will either need to apply for a variance or reduce the square footage of the proposed building so that the overall cumulative square footage of all accessory buildings does not exceed 720 square feet.
2. Under Note No. 1 on Sheet 1 of 3, it states that the proposed accessory apartment will be 490 square feet. This note should be expanded to explain what the remainder square footage of the building is proposed to be.

3. The side yard setback for the main building should be revised, as it should reflect the measurement for the portion of the structure located closest to the side yard property line.
4. The Planning Board should be aware that the existing driveway encroaches onto the neighbors' parcel to the east and that the stone retaining wall system at the rear of the parcel also encroaches between the parcels. We would recommend that a note be added to the plan regarding these existing encroachments and that approval of the project by the Planning Board does not reflect approval of these encroachments. The wording of this note should be worked out with the Planning Board Attorney.
5. The plan should be updated to reflect the location of the existing water and sewer services that service the existing residence, along with showing the proposed location and sizes of the water and sewer utilities to service the proposed accessory building. Construction details shall be added to the plans for the proposed water and sewer services.
6. The plan should be updated to show the location of the existing water and sewer mains within Herbert Street, along with providing the elevation of the existing sewer main at the upstream and downstream manhole for the sewer line in front of the project site.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

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

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

Date: April 8, 2021

Re: **10 Herbert Street, Accessory Apartment Special Permit and Site Plan**

I have reviewed a March 23, 2021 Special Permit Application, March 23, 2021 Short EAF Part 1, and 3-sheet Special Permit set, dated March 16, 2021.

Proposal

The applicant is proposing to replace an existing rear-yard garage with a one-story building, including a studio and a one-bedroom, 490-square foot accessory apartment. The 9,998 square foot parcel is in the R1-5 district.

Comments and Recommendations

1. For the Short EAF question 2, special permits for accessory apartments are now reviewed by the Planning Board.
2. For the Sheet 1 Site Plan:
 - a. In the Zoning Table the existing side yard setbacks should be measured to the closest part of the house on both sides. Also, there is no maximum building coverage in the R1-5 district.
 - b. For the Zoning Table and Notes, the proposed cumulative square footage for all accessory buildings needs to include the square footage of the existing shed.
 - c. The Site Plan should include a note confirming that the proposal complies with the specific accessory apartment provisions in Section 223-24.1, including that the property owner will occupy one of the dwelling units on the lot.
 - d. The three 18-foot parking spaces should be marked on the Site Plan and moved back so that no designated parking space is located in the required front yard (see Section 223-26 C(1)).
 - e. The applicant should consider a fence along the eastern side of the accessory structure, since a large door and window are proposed to face the nearby neighbor's property.
 - f. Any proposed exterior lighting fixture should be included on the plans (see Section 223-14B for standards).
 - g. The proposal will require variances for the maximum cumulative square footage for all accessory buildings and for the maximum square footage permitted for each accessory building, based on a percentage of the principal building's footprint. The applicant should consider making the proposed building smaller to eliminate or minimize the two variances. The Board will need to make a recommendation to the ZBA on any requested variance.

Page 2, April 8, 2021 Memo on 10 Herbert Street

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

City of Beacon Planning Board Agenda
04/13/2021

Title:

Zoning Board of Appeals - April Meeting

ATTACHMENTS

[April 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, April 20, 2021** at 7:30 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 April 20, 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/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: 867 4825 1291; Password 420190**. Comments can also be provided via email no later than 5PM on April 20, 2021 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.**

1. Review application submitted by Katharine Baker & Gamble Staempfli, 10 Herbert Street, Tax Grid No. 30-6054-30-135856-00, R1-5 Zoning District, for relief from Section 223-17(E) to construct an 864 sq. ft. accessory structure (*720 sq. ft. maximum permitted*)

City of Beacon Planning Board Agenda
04/13/2021

Title:

Single Family House - 97 Wesley Avenue

ATTACHMENTS

[97 Wesley Avenue Application.pdf](#)

[97 Wesley Avenue Elevations and Materials.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02/22/2021

Project Address: 97 Wesley Ave, Beacon, New York 12508

Project Architect/Engineer: ALFRED A. CAPPELLI Jr., AIA

Owner/Builder: Raymond Rabenda / Steve Schweitzer

Contact Phone No.: 845-401-2592

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

Color/Materials:

Siding: CertainTeed Monogram Siding -Sterling Grey

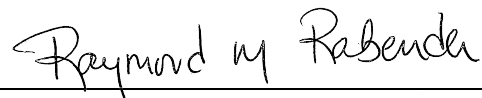
Roofing: Tamko Heritage Arch. Shingles - Thunderstorm Grey

Windows: Color: White Type: Plygem Pro Series Classic Double Hung

Trim: White

Garage Door: Clopay STEEL INSULATED GARAGE DOORS

Stone/Brick: _____



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

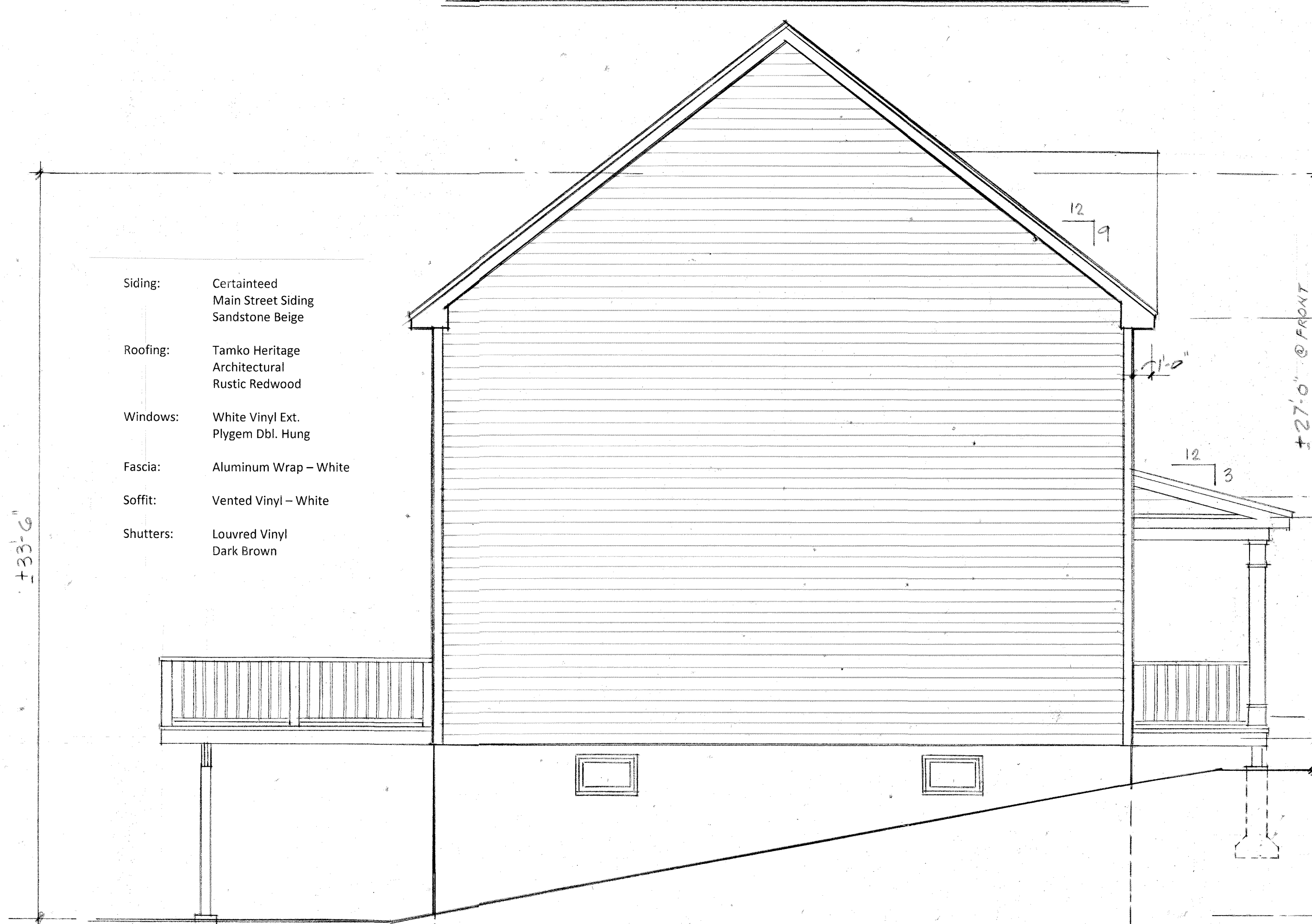




RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

- Siding: Certainteed Main Street Siding Sandstone Beige
- Roofing: Tamko Heritage Architectural Rustic Redwood
- Windows: White Vinyl Ext. Plygem Dbl. Hung
- Fascia: Aluminum Wrap - White
- Soffit: Vented Vinyl - White
- Shutters: Louvred Vinyl Dark Brown

REVISIONS	BY

ALFRED A. CAPPELLI JR., AIA
ARCHITECT
 1136 ROUTE 9 WAPPINGERS FALLS, N.Y. 12590
 Phone: (845) 632-6500
 aacappel210@aol.com

PROPOSED NEW RESIDENCE FOR
RAY RABENDA
 97 WESLEY AVE. BEACON, NY

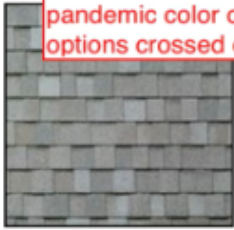
EXTERIOR ELEVATIONS

DATE	MAR. 15, 2021
SCALE	1/4" = 1'-0"
DRAWN	AC
JOB	21-005
SHEET	
OF	SHEETS

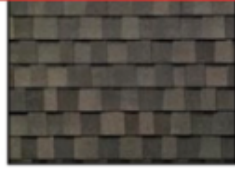
Tamko Heritage Arch. Shingles

PBS Standard Shingle Colors

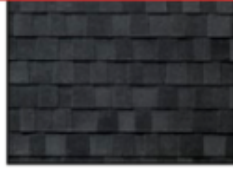
Please check with your representative on availability. Due to the COVID19 pandemic color options are constantly changing... as of 03/01/2021 the color options crossed out are not available.



**Olde English
Pewter**



~~**Aged Wood**~~



Rustic Black



**Weathered
Wood**



Autumn Brown



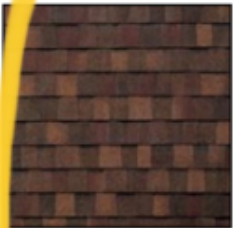
Rustic Cedar



~~**Rustic Evergreen**~~



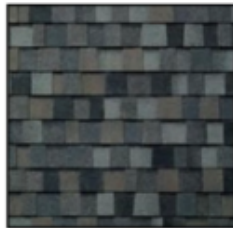
Black Walnut



Rustic Redwood



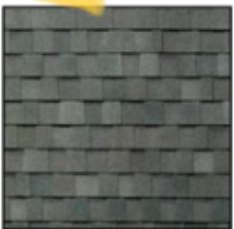
Slatestone Grey



**Thunderstorm
Grey**



Rustic Slate



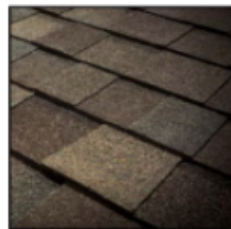
Oxford Grey



Virginia Slate



Natural Timber



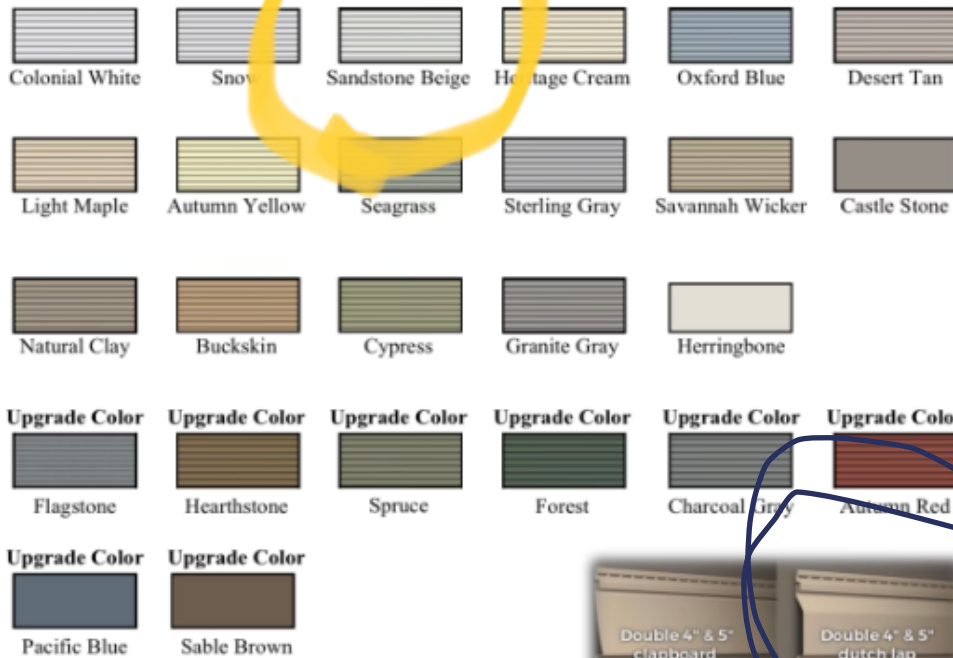
~~**Timberwood**~~

MainStreet Siding

Double 4 Clapboard or Double 4 Dutchlap Standard



MainStreet Siding Color Palette



MainStreet Siding Product Specifications

Profile	Finish	Panel Projection	Wall Thickness (Nominal)	Lock Design	Colors	Accessory Pocket
Dble. 4" Clapboard	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"
Dble. 4" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"
Dble. 5" Clapboard	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"
Dble. 5" Dutchlap	Woodgrain	9/16"	.042"	Post-formed	24	5/8" or 3/4"

Plygem Pro Series Classic Double Hung Window

PBS Standard-White, No Grills



Standard Features

- Classic brick mould profile provides an authentic sculptured appearance that matches traditional exterior millwork
- Interior and exterior accessory grooves allow for easy accessory application
- Both sash tilt in and remove for safe and easy cleaning of exterior glass
- Weather-tight dual action sash lock provides security while sealing out the weather and sealing in your comfort
- Energy-efficient Warm Edge insulating glass for enhanced energy performance
- Low-profile sill nosing resembles a traditional wood window
- Integral nailing fin with fusion-welded corners for simple and accurate installation
- Maintenance-free multi-chamber PVC construction with fusion-welded corners for durability, weather-tight performance and beauty
- Robust interlock satisfies forced entry requirements and improves structural performance
- Integral 11/16" siding pocket with undersill trim leg allows for simple and secure siding installation

Standard



White

Optional



Beige



Clay



Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding color.



Shutters

Raised Panel, Louvered or Board & Batten



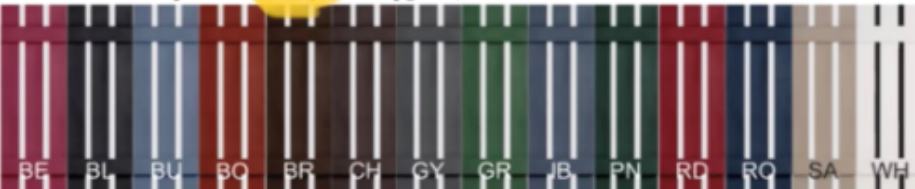
Panel (Standard)



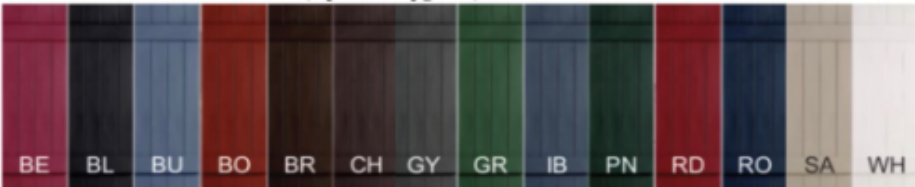
Louvered (Standard)



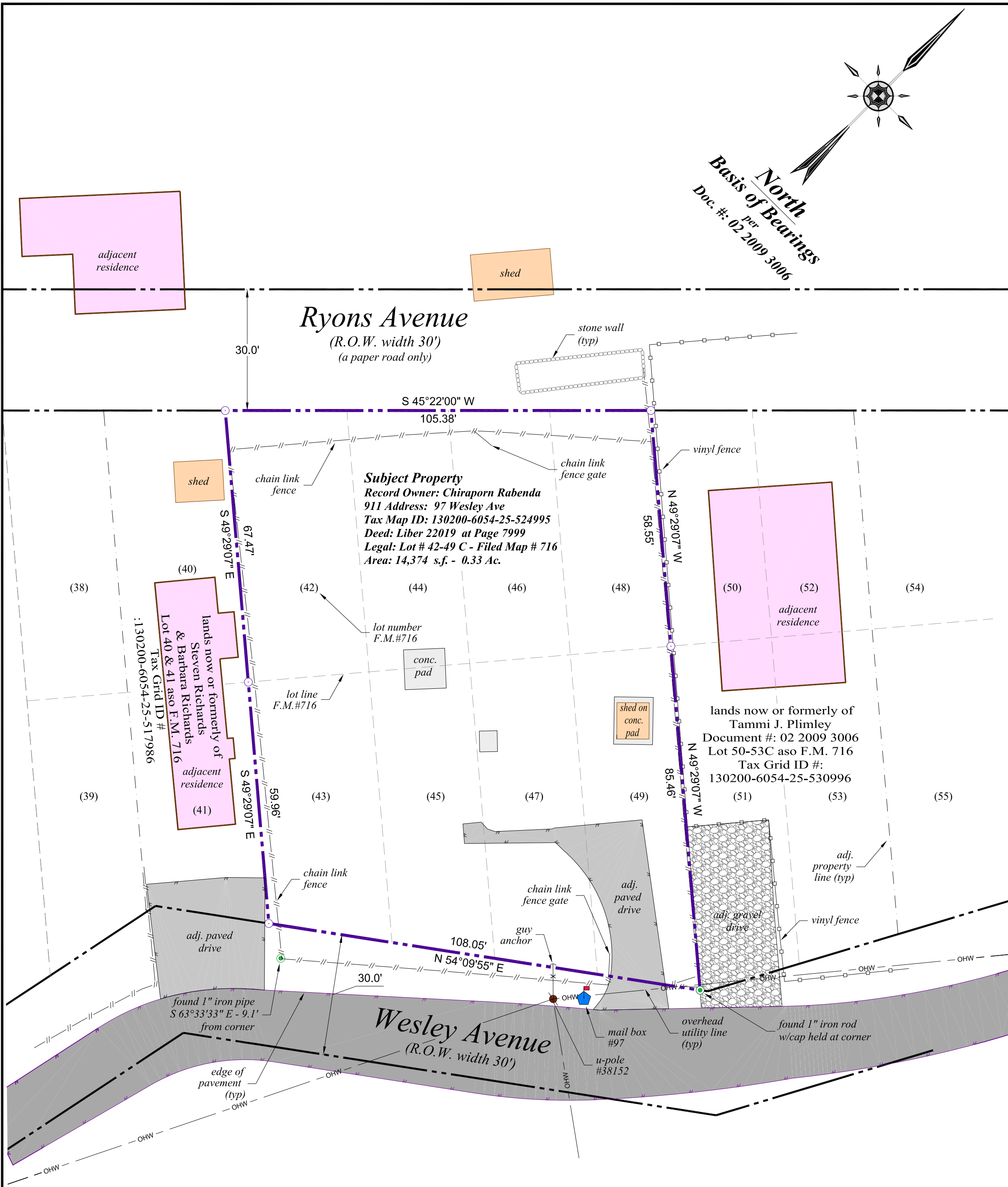
Board & Batten Open 3-Panel (Optional Upgrade)



Board & Batten Closed 4-Panel (Optional Upgrade)



Code	Color	Code	Color	Code	Color
BE	Berry	CH	Chocolate	PN	Pine
BL	Black	GY	Gray	RD	Red
BU	Blue	GR	Green	RO	Royal
BO	Bordeaux	IB	Indigo Blue	SA	Sandstone
BR	Brown			WH	White



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- Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
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- The certifications herein are not transferable.
- The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
- This survey is subject to the findings of a Title Report and or Title Search.
- Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
- Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

SURVEYORS' CERTIFICATION:

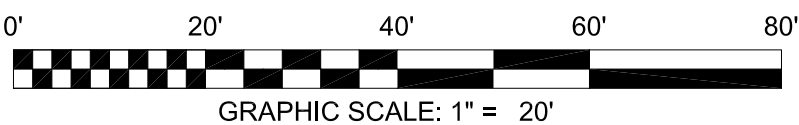
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 97 Wesley Ave, City of Beacon, County of Dutchess, State of New York. Completed on November 18th, 2020, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:

I hereby certify to:
Chiraporn Rabenda
City of Beacon



Jonathan N. Millen, L.L.S.

PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE



REFERENCES:

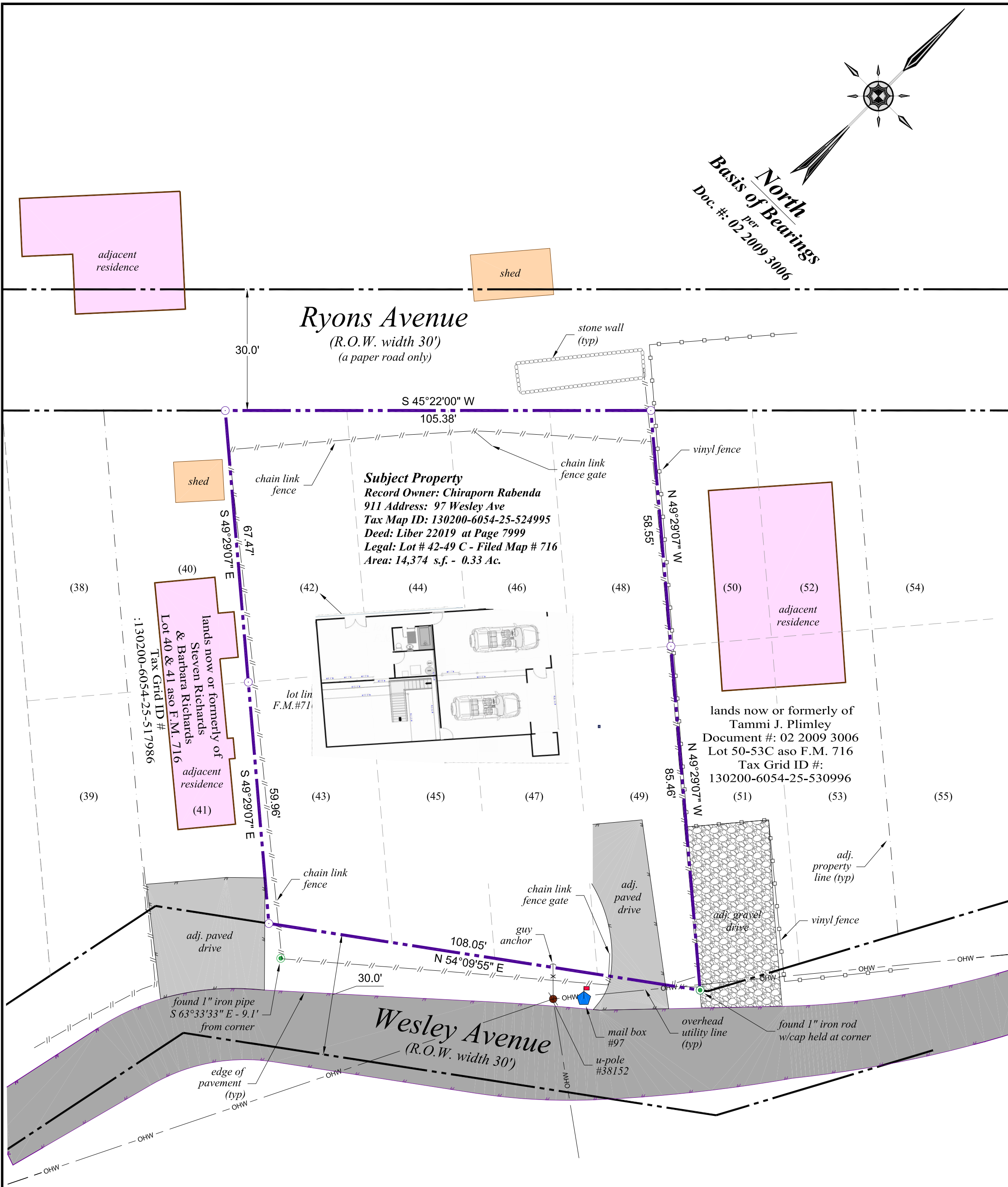
- The Official Tax Assessor's Maps for the City of Beacon, Dutchess County, New York .
- Various Deeds of Record - Liber and Page or Document ID as shown:
- Subject parcel being Lot's 42, 43, 44, 45, 46, 47, 48, and 49 as shown on a map entitled, "Map of Groveland Park", filed in the Dutchess County Clerk's Office on 12-12-1910 as Filed Map No. 716.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

Survey/Siteplan
of the lands of
Chiraporn Rabenda

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com
Tax ID: 524995 aka 97 Wesley Ave
City of Beacon, County of Dutchess, New York 12550
DATE: 01/06/2021 SCALE: 1"=20' JOB No. 20064RAB DRAWN BY: jnm



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3. Only maps bearing the surveyor's signature overlaid with embossed seal are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an unauthorized copy.
4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

SURVEYORS' CERTIFICATION:

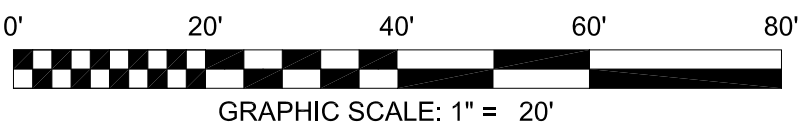
I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual on the ground field survey, per record description, of the land shown hereon, located at 97 Wesley Ave, City of Beacon, County of Dutchess, State of New York. Completed on November 18th, 2020, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____

Jonathan N. Millen, LLS
1229 Route 300 - Suite 3
Newburgh, NY 12550

CERTIFIED TO:

I hereby certify to:
Chiraporn Rabenda
City of Beacon



Jonathan N. Millen, L.L.S.

PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE



REFERENCES:

1. The Official Tax Assessor's Maps for the City of Beacon, Dutchess County, New York .
2. Various Deeds of Record - Liber and Page or Document ID as shown:
3. Subject parcel being Lot's 42, 43, 44, 45, 46, 47, 48, and 49 as shown on a map entitled, "Map of Groveland Park", filed in the Dutchess County Clerk's Office on 12-12-1910 as Filed Map No. 716.

CERTIFICATION NOTES:

This certification is made only to named parties for purchase and/or mortgage of herein delineated property by named purchaser. No responsibility or liability is assumed by surveyor for use of survey for any other purpose including, but not limited to, use of survey for survey affidavit, resale of property, or to any other person not listed in certification, either directly or indirectly, the setting of fences and/or any other structures in or near the property lines. Unless indicated otherwise, property corners were not set.

Survey/Siteplan
of the lands of
Chiraporn Rabenda

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 3 - Newburgh, NY 12550
Office: 845-943-5198 Field: 914-906-8830 E-Mail: jmillenlls@accessurveying.com

Tax ID: 524995 aka 97 Wesley Ave
City of Beacon, County of Dutchess, New York 12550

DATE: 01/06/2021 SCALE: 1"=20' JOB No. 20064RAB DRAWN BY: jnm

City of Beacon Planning Board Agenda
04/13/2021

Title:

Certificate of Appropriateness - Sign; 520 Main Street

ATTACHMENTS

[520 Main Street Application.pdf](#)

[520 Main Street - Street View.JPG](#)

[520 Main Street Sign 18 x 18.pdf](#)

[520 Main Street Sign Measurements.JPG](#)

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~~ REVISED: APRIL SUBMISSION

Siding: NA Sign material is aluminum

Roofing: NA with custom vinyl design

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 _____

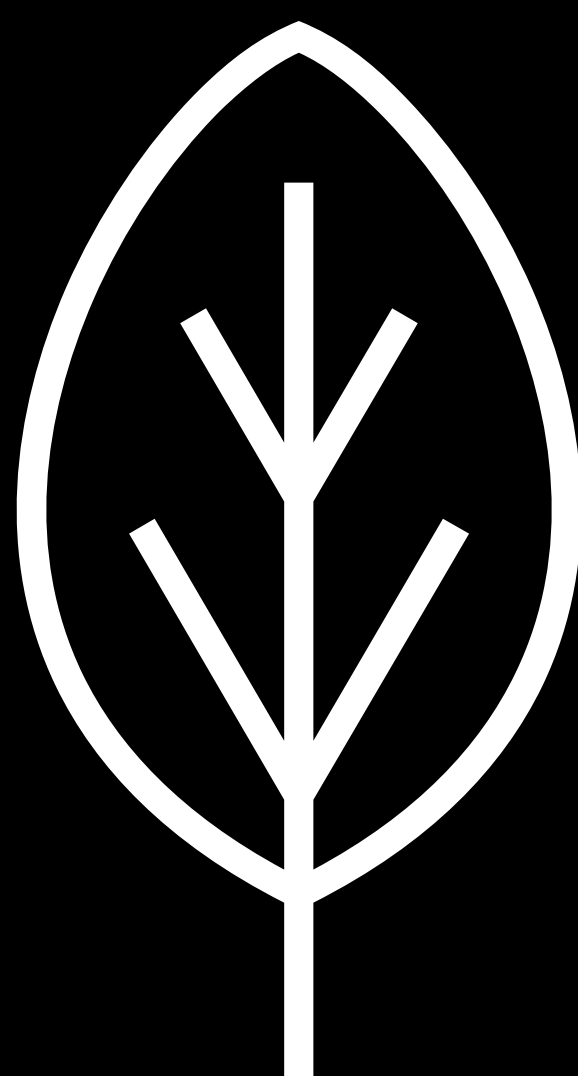
(Date)

Subject to the following:

FOR APPROVAL OF STREET SIGN ONLY

FEE: \$100.00





MISSTEA®



City of Beacon Planning Board Agenda
04/13/2021

Title:

Certificate of Appropriateness - Sign; 1203 North Avenue

ATTACHMENTS

[1203 North Avenue Application.pdf](#)

[1203 North Avenue Free Standing Sign.pdf](#)

[1203 North Avenue Wall Sign.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 02/24/2020

Project Address: 1203 North Avenue Beacon, NY 12508

Project Architect/Engineer: _____

Owner/Builder: Frederick McVicker Caitlin McVicker

Contact Phone No.: 845-401-4165 845-597-9509

Approval Requested: ☒ Certificate of Appropriateness cmc Vick131@gmail.com
☐ New Single Family House

Color/Materials: existing sign post- replacing signs; see attached document

Siding: Free Standing Sign: 32" H x 48" W

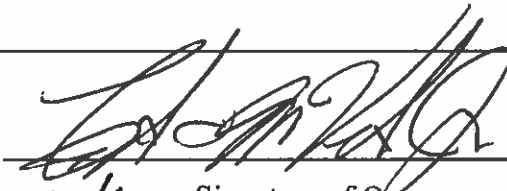
Roofing: Wall Sign: 31" H x 48" W

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

mcv204@optonline.net 
 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



BEFORE



AFTER



- 32"H x 48"W Non-illuminated doubled sign on 1/2" HDO with vinyl imprint on both sides
- 12 sq ft
- sign is made out of compressed wood



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: State Farm

Project No: 444000-4

Date: 2/19/21

Location & Site No: 1203 North Ave
Beacon, NY

Scale:

Drawn By: DB

SF96764

Description: DF NI HDO Sign

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE



BEFORE



AFTER



--31"H x 48"W Non-illuminated Wall Mounted sign on 1/2" HDO with vinyl imprint

--10.3 sq ft

--sign is made out of compressed wood



DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings. These drawings and designs are the exclusive property of Everbrite LLC Use of, or duplication in any manner without express written permission of Everbrite LLC is prohibited.

Customer: State Farm

Project No: 444000-5

Date: 3/2/21

Location & Site No: 1203 North Ave
Beacon, NY

Scale:

Drawn By: DB

SF96764

Description: NI Wall Sign

Revised:

Revised:

Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE

DATE

LANDLORD SIGNATURE

DATE

City of Beacon Planning Board Agenda
04/13/2021

Title:

Certificate of Appropriateness - Sign; 462 Main Street

ATTACHMENTS

[462 Main Street Application.pdf](#)

[462 Main Street Blade Sign Details.pdf](#)

[462 Main Street Hakan Chocolatier Lightbox Sign.pdf](#)

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

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2/29/21

Project Address: 462 Main St. Beacon NY 12508

Project Architect/Engineer: Vida Signs

Hakan Martensson hakan@hakan
chocolatier.com

Owner/Builder: 7215-18th Avenue Realty Corporation

Stephen Pipes stephen@hakanchocolatier.com

Bobby Chani bobby@

Contact Phone No.: 646.821.7179

Approval Requested: Certificate of Appropriateness New Single Family House

Color/Materials:

~~Sign~~
~~Siding:~~ One blade & one hanging sign Blade sign: Black & White

~~Size~~
~~Roofing:~~ 2' X 2' & 51" X 11.5" 24" X 24"

~~Windows:~~ Color: Type:

~~Trim:~~

~~Garage Door:~~

~~Stone/Brick:~~



Signature of Owner

FOR OFFICE USE ONLY:

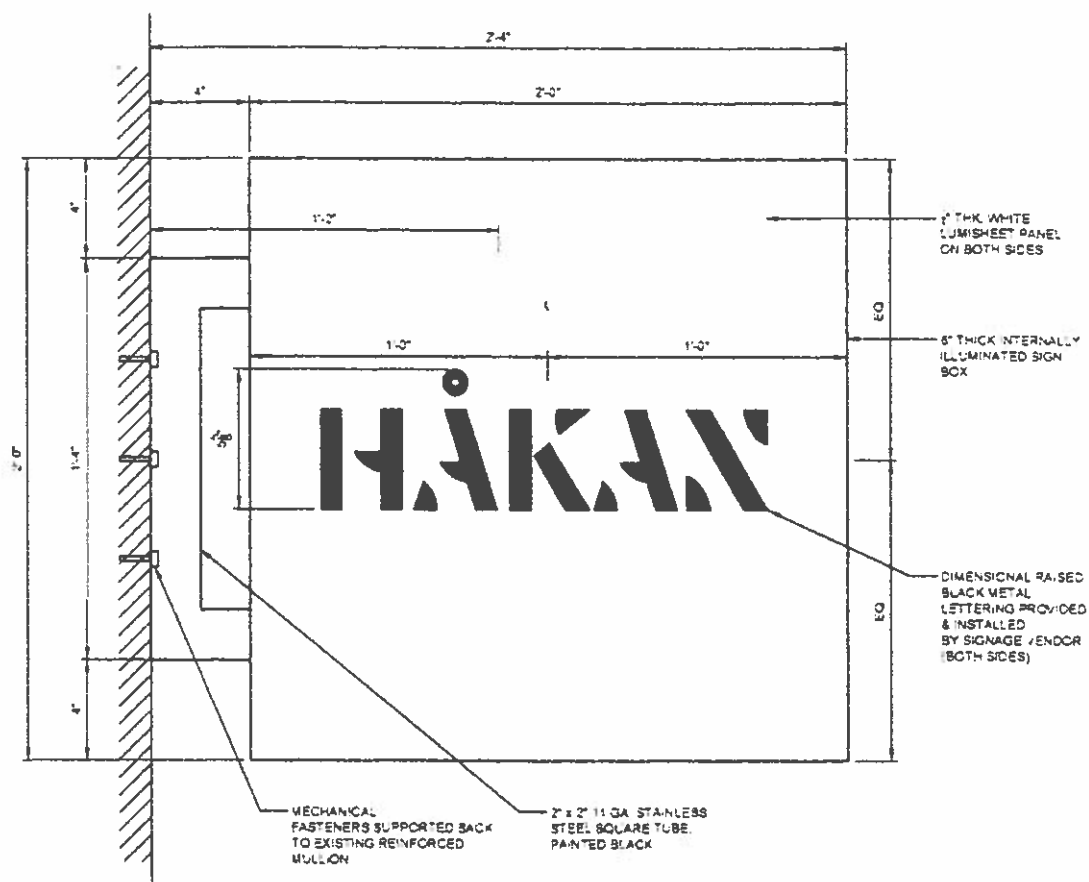
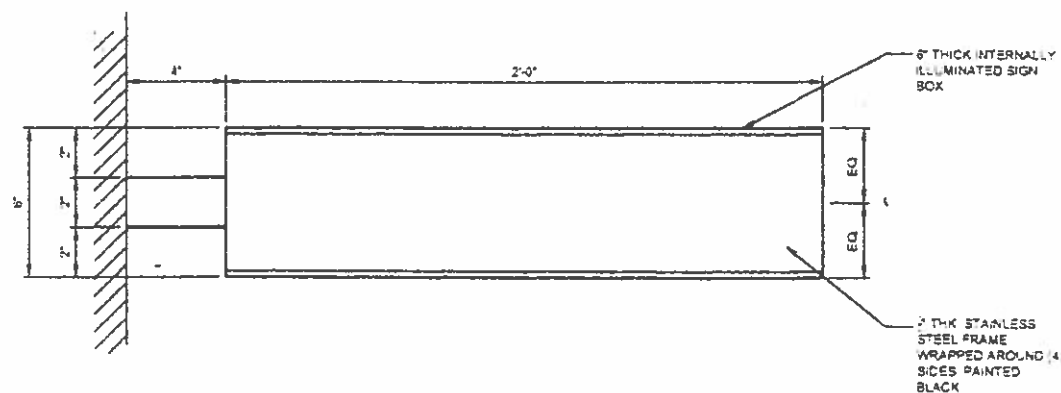
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied
(Date)

Plan Approved
(Date)

Subject to the following:

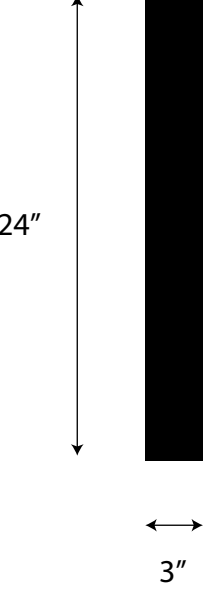
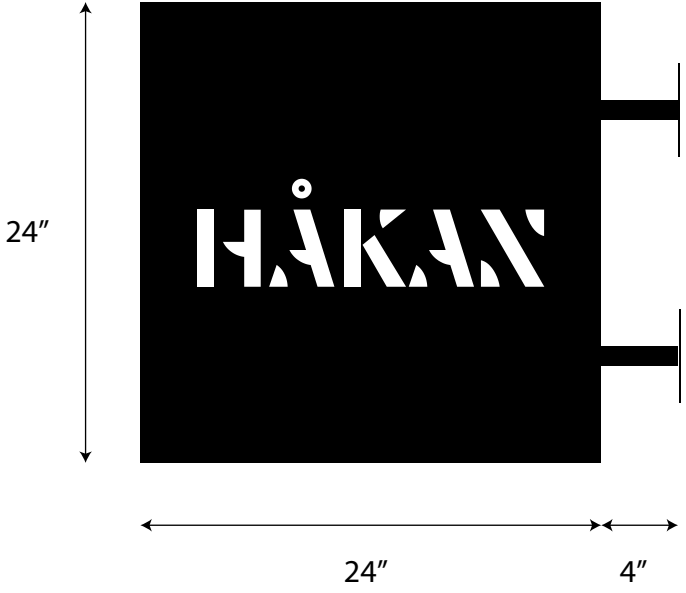
FEE: \$100.00



① STOREFRONT BLADE SIGN

Stainless Steel Return
Painted Black

White acrylic face
w./ black vinyl
cut out logo





8'

24"

3"

5'1"

Loading...



HAKAN

CITY OF BEACON
BUILDING PERMIT

Benjamin
Moore

BEACON
4
MAIN

Reservoir



Loading...



CITY OF BEACON
BUILDING PERMIT

Benjamin
Moore

BEACON
4
MAIN

Reservoir

City of Beacon Planning Board Agenda
04/13/2021

Title:

Certificate of Appropriateness - New facade colors; 493 Main Street

ATTACHMENTS

[493 Main Street Application and Details.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

1/5

Date: 3-30-21

Project Address: 493 Main Street Beacon NY 12508

Project Architect/Engineer: All Type Roofing + Siding 845-831-6944 / Chris Pabish Painting 845-242-8318

Owner/Builder: FROD SWAL

Contact Phone No.: 845-841-3344

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

Color/Materials:

Siding: Paint existing Benjamin Moore Arbor Coat Siding Gray HC-167 Amherst Grey Historic Color Line

Roofing: Replace existing roof w/ charcoal new asphalt roof

Windows: Color: Type:

Trim: Replace existing shutters with comparable wood + paint that to match doors.

Garage Door:

Stone/Brick:



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)

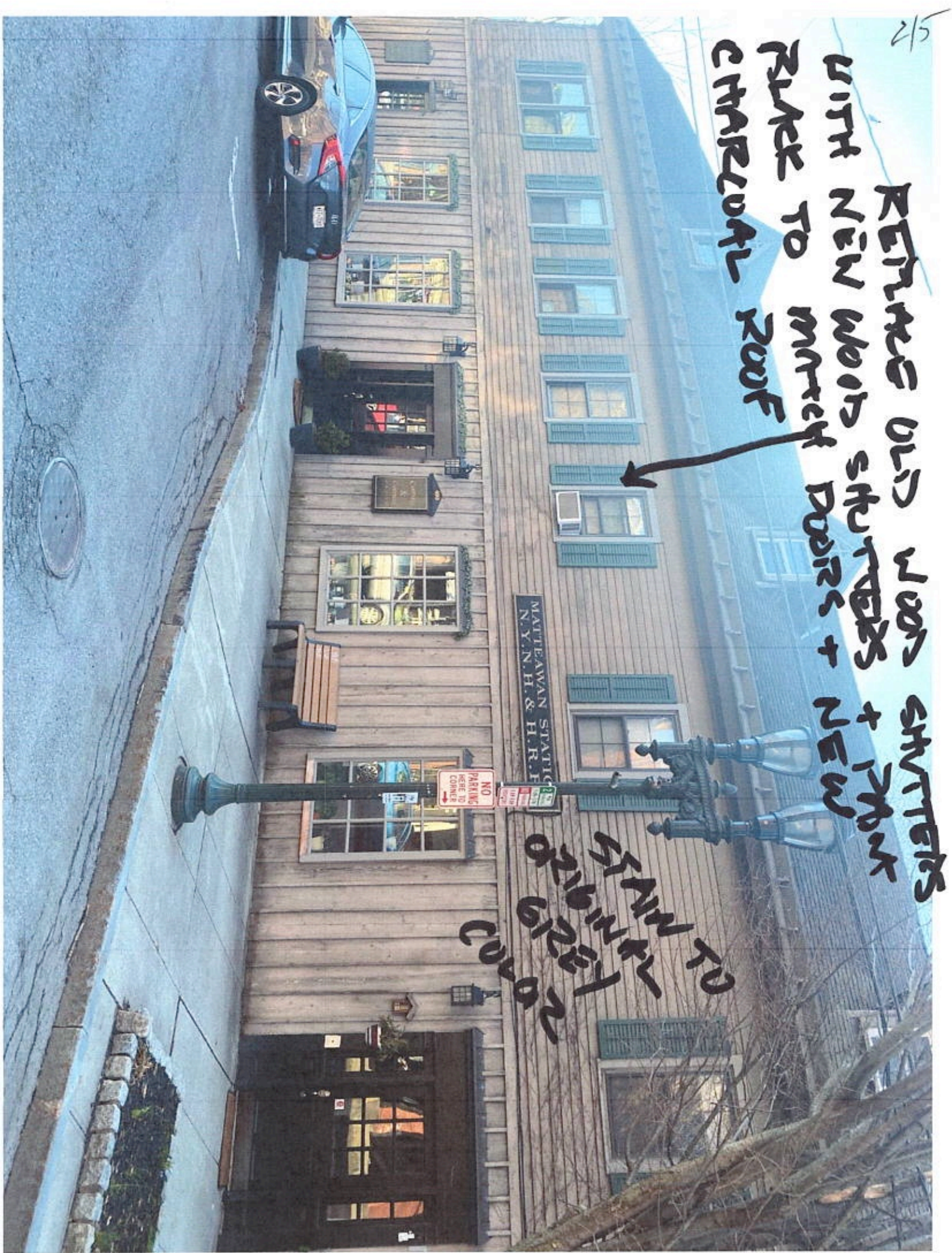
Subject to the following:

FEE: \$100.00

REPLACES OLD WOOD SHUTTERS
WITH NEW WOOD SHUTTERS + NEW
PULKS TO MATCH DOORS + NEW
CHARCOAL ROOF



TO
STAIN
HARD
WOOD
DOORS





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HC-167: AMHERST GRAY BY BENJAMIN MOORE

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SHEEN

Matte ▾

SIZE

Gallon ▾



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● OPEN until 10 pm

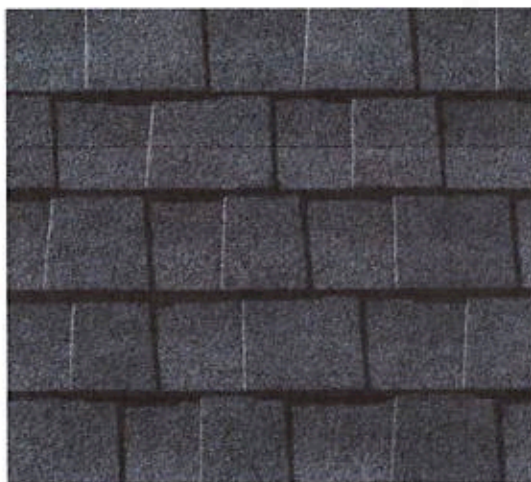
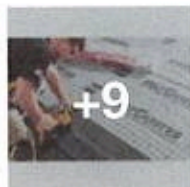


Cart | 1 item



Home / Building Materials / Roofing & Gutters / Roofing / Roof Shingles

Internet #100658149 Model #0601180 Store SKU #775276



Hover Image to Zoom

Timberline Natural Shadow
Charcoal Algae Resistant
Architectural Shingles (33.33
sq. ft. per Bundle) (21-
pieces)

by **GAF** >

★★★★★ (360) ✓

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& Answers
(122)

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Color/Finish: **Charcoal**





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Internet #100032505 Model #SHL47



Hover Image to Zoom

15 in. x 47 in. Pine Louvered Shutters Pair Unfinished

45

by **Pinecroft** >

★★★★★ (201) v

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[Questions & Answers \(33\)](#)

\$98¹⁷

Feedback



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Shutter Height (in.): 47

39

43

47

51

55

59

63

67

71

75

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