CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL MEET ON TUESDAY, MAY 11, 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. DUE TO PUBLIC HEALTH SAFETY CONCERNS RELATED TO COVID-19, THE PLANNING BOARD WILL NOT BE MEETING IN-PERSON. IN ACCORDANCE WITH THE GOVERNORâ€™S EXECUTIVE ORDER 202.1, THE MAY 11, 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/UCVPPIGGWZDERSUDXG. COMMENTS CAN BE CALLED IN DURING THE MEETING AT (929) 205-6099; WEBINAR ID: 822 8712 7839; PASSWORD: 286947. COMMENTS CAN BE EMAILED NO LATER THAN 5PM ON MAY 11, 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

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

INSTRUCTIONS TO ACCESS
THE VIRTUAL MEETING AND
FOR UPDATED INFORMATION.

May 11, 2021
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue public hearing on applications for Site Plan Approval (relative to a Special Use Permit) and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (dba 420 Main St., LLC)
2. Continue review of application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye

Miscellaneous Business

1. Zoning Board of Appeals - No May Meeting
2. Consider request for 12-month extension of Site Plan Approval, 248 Tioronda Avenue, submitted y 248 Beacon Holdings, LLC

Architectural Review

1. Single Family House - Washington Avenue

City of Beacon Planning Board Agenda
05/11/2021

Title:

Continue public hearing on applications for Site Plan Approval (relative to a Special Use Permit) and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (dba 420 Main St., LLC)

ATTACHMENTS

416-420 Main Street Architect Response Letter.pdf

416-420 Main Street Attorney Cover Letter.pdf

416-420 Main Street Construction Details.pdf

416-420 Main Street Cost Estimate Off-Site Signage & Striping.pdf

416-420 Main Street Engineer Response Letter.pdf

416-420 Main Street Performance Bond Estimate.pdf

416-420 Main Street Sheet 1 Site Plan.pdf

416-420 Main Street Sheet 2 Existing Condition Demolition Plan.pdf

416-420 Main Street Sheet 3 Landscape & Lighting Plan.pdf

416-420 Main Street Sheet 4 Floor Plans.pdf

416-420 Main Street Sheet 5 Building Elevations & Views.pdf

416-420 Main Street Sheet 6 Grading & Utilities.pdf

416-420 Main Street Sheet 7 Erosion & Sediment Control.pdf

416-420 Main Street Sheet 8 Utility Profiles.pdf

416-420 Main Street Sheet 9 Construction Details 1.pdf

416-420 Main Street Sheet 10 Construction Details 2.pdf

416-420 Main Street Sheet 11 Off-Site Signage & Striping Plan.pdf

416-420 Main Street Subdivision Plat.pdf

Affidavit of Posting Update 5-11-21.pdf

Planner Review Letter.pdf

416-420_Subdivision and Site Plan Resolution (4819-5844-7336.3).doc

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

April 27, 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 April 8, 2021, and Lanc & Tully's letter dated April 9, 2021. 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 replacement Main Street tree reflects the recommendations of the Tree Advisory Committee. The new tree well is shown on the plans.
    b Details for the trash enclosure have been provided on the plans.
    c The two tandem parking spaces are 36' long. The parking spaces are not required to be behind the front plane of the building per our conversation with Dave Buckley on April 26, 2021. The parking spaces are screened from South Street and from the Public Green Space with plantings.
    d The proposed fence has been extended to screen the parking spaces from the neighbors to the east
    e The welcome sign has been included on Sheet 3 Landscape Plan.
    f The applicant will review options for providing clearance at the existing telephone poles.

2. For Sheet 3 Landscaping
    a A diagram delieating the central public green space and private spaces has been added to the Sheet 1 Site Plan drawing.
    b The plant lists have been coordinated
    c The applicant has chosen to maintain the stair orientation
    d Comment noted.
    e The switch grass will be planted so as not to overhang the walkway

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

f Details for the bench and trash receptacles will be incorporated into the plan
g Bike rack locations have been proposed at Main Street and adjacent to the Live Work access walk on Schenck Avenue
h Lighting fixture locations are shown on the plan. Fixtures will be minimum 7'-6" above the sidewalk.

3. For Sheet 4 and Sheet 5 – Building Elevations and Renderings
   a Live Work plans and elevations have been revised and updated on the plans and renderings
   b The Applicant believes that the design of the live/work building is consistent with the design standards in Section 134-7, which allow for some latitude in the design of a new building. The building is a simple gable-roofed structure similar to other nearby residential buildings, and the overall scale of the building is also in keeping with the residential scale of the neighborhood. Part of the goal of the design is to relate the more public aspects of the live/work gallery use on the 1st floor of the building to the central public green space and to the Main 4 story building on the property.

Lanc & Tully Comment Responses:

Site Plan (Sheet 1 of 11):

1. The plant list has been coordinated
2. The wood slat feature has been eliminated from the design
3. Tree locations have been coordinated with pipe locations
4. Construction details of the trash enclosure have been added to the plans
5. The welcome sign has been relocated and is shown on Sheet 3 – Landscape Plan

Landscape Plan (Sheet 3 of 11):

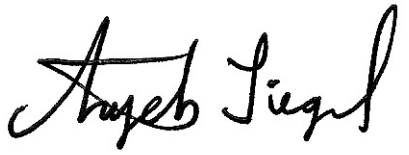
1. The horizontal fence detail has been updated.
2. Dimensions on the tree planting detail have been enlarged.

Building Plans (Sheet 4 of 11):

1. Floor plans and elevations of the Live work building are included
2. The utility plans have been coordinated with the location of the Live/Work building.

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

CUDDY +FEDER LLP

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

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

April 27, 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
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 additional comments raised by this Board at the April 13th Site Plan and Subdivision continued Public Hearings (the "Public Hearings") and in response to the comments from the City's consultants.

As is more fully shown on the enclosed updated Site Plans, the Applicant has made the following requested changes:

- The location of the ADA-accessible bench location was adjusted;
- The proposed garbage enclosure design was updated, and the Landscaping Plan was incorporated into the design of same;
- The Landscaping Plan was finalized, and the planting list/schedule was updated;
- The Site Plan was updated to delineate the boundaries and to calculate the square footages of the Central Public Green Space and the tenant-controlled

private green space areas for the private use of the tenants of the mixed-use and live/work buildings;[1]

- The parking area for the proposed live/work commercial building were adjusted, so that each parking space is 18.0' long;[2] and
- The exterior of the proposed live/work building was refined to modify the proposed windows and the siding to further address the design guidelines for the Historic District and Landmark Overlay ("HDLO") Zoning District.[3]

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 April 27, 2021, in response to the letters prepared by Lanc & Tully (dated April 9, 2021) and John Clarke Planning and Design (dated April 8, 2021); and
- Hudson Land Design Response to Comments Letter Dated April 27, 2021, in response to the letters prepared by Lanc & Tully (dated April 9, 2021) and John Clarke Planning and Design (dated April 8, 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 April 27, 2021 (unless otherwise noted) and numbered and titled as follows:

- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 11 – Site Plan;

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[1] Note: This includes the update to Central Public Greenspace calculation to reflect the Board's comments regarding the ADA-accessible walkway.

[2] Note: Additionally, the adjusted tandem parking spaces conform with Zoning Code Section 226-26(C)(2)(a) and City Code Section 134-7(A)(5) for the commercial live/work building in the Transitional Zoning District, and the spaces are located, where possible, to also ensure there are no impacts to the proposed central public green space and to be consistent with other properties in the HDLO and located along South Street.

[3] Note: Please also see the enclosed Response to Comment Letter prepared by Aryeh Seigel dated April 27, 2021, which addresses the factors pertaining to the Certificate of Appropriateness for the live/work space.

- 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).

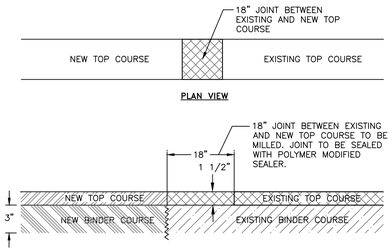
For all the reasons set forth herein, and as will be discussed at the Planning Board's May 11th meeting Agenda, the Applicant respectfully requests that the Planning Board consider closing the Public Hearings, and that this Board consider granting approval of the Applications for Subdivision (Lot Line Change) and Site Plan Approval.

We look forward to appearing at the Planning Board's May 11th regular meeting Agenda. The Applicant's consultants will be attending the meeting and will be prepared to address any additional questions the Board may have a that time. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer
Enclosures
Cc: Jennifer L. Gray, Esq. – 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

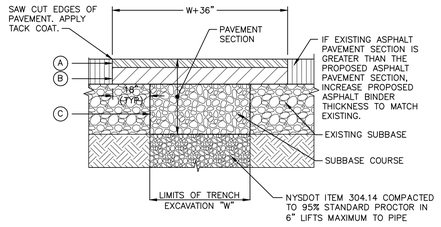
SITE DETAILS



NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



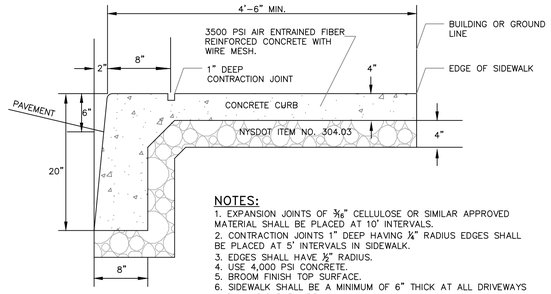
LEGEND

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

NOTES:

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

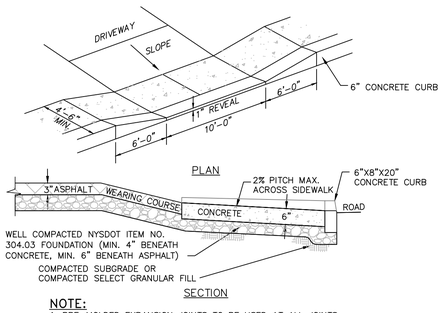
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

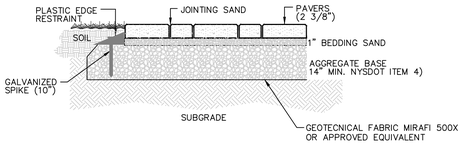
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

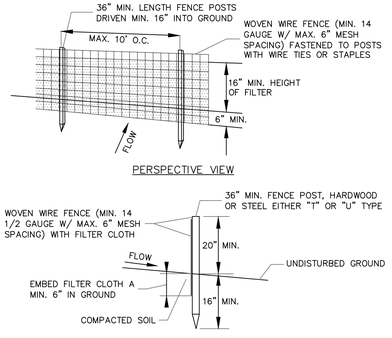
1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

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

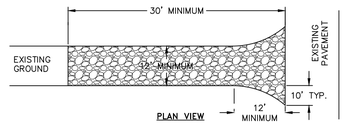
CONCRETE PAVER DETAIL
NOT TO SCALE



NOTES:

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

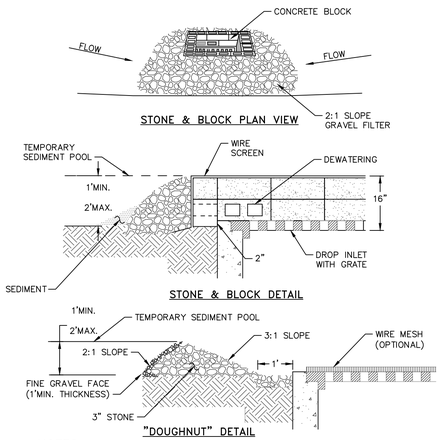
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

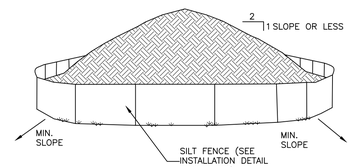
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

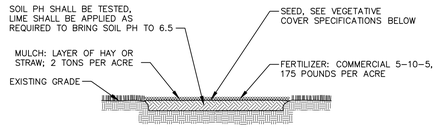
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

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

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

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

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				
5	04/27/2021	NO CHANGE	CMB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — MICHAEL A. BODENDORF — 084468 — LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS

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:	NTS
TITLE:	CD–1
SHEET:	9 OF 11

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

E-1

ENGINEER'S COST ESTIMATE

416-420 MAIN STREET

SIGNING & STRIPING PLAN MAIN STREET AT SCHENCK AVENUE

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

ITEM NUMBER	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
635.0103	CLEANING AND PREPARATION OF PAVEMENT SURFACE - LINES	LF	$ 1.00	289	$ 289.00
640.20	WHITE PAINT REFLECTORIZED PAVEMENT STRIPES - 20 MILS	LF	$ 1.00	212	$ 212.00
640.21	YELLOW PAINT REFLECTORIZED PAVEMENT STRIPES - 20 MILS	LF	$ 1.00	390	$ 390.00
645.5102	GROUND-MOUNTED SIGN PANELS LESS THAN OR EQUAL TO 30 SF, WITH Z-BARS	SF	$ 115.00	59	$ 6,785.00
645.81	TYPE A SIGN POSTS	EA	$ 200.00	6	$ 1,200.00
647.41	REMOVE AND STORE SIGN PANEL, SIGN PANEL ASSEMBLY SIZE I (UNDER 30 SQUARE FEET)	EA	$ 150.00	2	$ 300.00
647.61	REMOVE AND DISPOSE SIGNS, GROUND MOUNTED TYPE A SIGN SUPPORTS AND FOUNDATIONS - SIZE I (UNDER 30 SQUARE FEET)	EA	$ 85.00	1	$ 85.00
				TOTAL	**$ 9,261.00**

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

April 27, 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 April 8, 2021 comment letter. 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 comments that pertain his sheets under separate cover, as well as John Clarke Planning and Design's April 8, 2021 comment letter. Maser Consulting has provided a response letter and parking striping & signage plan under separate cover.

Lanc & Tully April 8, 2021 Comment Letter

General Comments

1. The bond estimate has been updated to include improvements along Schenck Ave. and Main Street, as well as pavement section thicknesses.

Site Plan (Sheet 1 of 11)

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.
5. Aryeh Siegel has responded to this comment.

Landscape & Lighting Plan (Sheet 3 of 11)

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

Building Plans (Sheet 4 of 11)

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

Utility Profiles (Sheet 8 of 11)

1. The utility profiles have bene expanded to include yard basins 1 & 2.

Three (3) copies of a full set of revised plans, subdivision plat, and 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;4/27/21
Project Number 2020:005

Performance Bond Estimate

No.	Improvements Within City ROW	Units	$/Unit	Quantity	Cost	Notes
1	Foundation Course 10" Thick	SY	29.00	126	$ 3,654	Per City of Beacon current bid rates
2	Asphalt Binder Course 3" Thick	SY	29.00	126	$ 3,654	Per City of Beacon current bid rates
3	Asphalt Top Course 1 1/2" Thick	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	
	Total Offsite Improvements by Collier Engineering				$ 9,261	
	10% Contingency				$ 10,857	Per City of Beacon current bid rates
	Grand Total				**$ 119,430**	

Bulk Zoning Regulations Table - Main Building

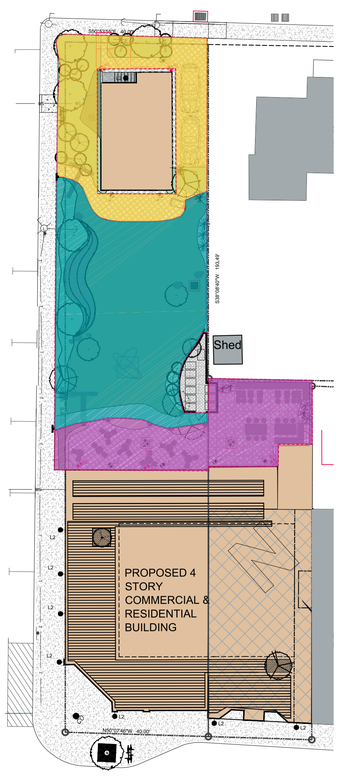
	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear		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

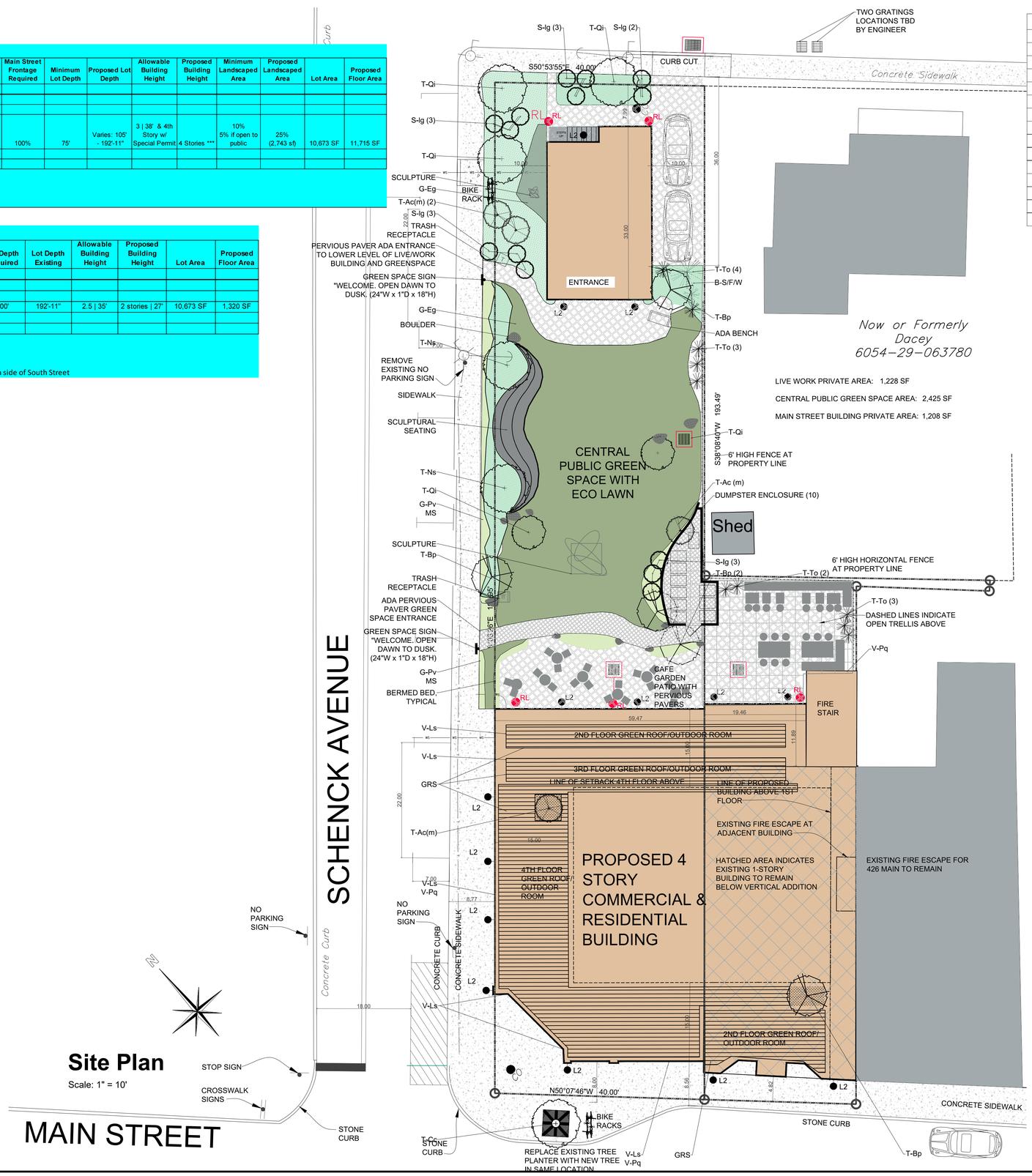
Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.
*** To align with the average front yard setback of houses within 250' along the south side of South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



Area Delineation Diagram

Scale: 1" = 20'

LIVE WORK PRIVATE AREA (YELLOW):	1,228 SF
CENTRAL PUBLIC GREEN SPACE AREA (BLUE):	2,425 SF
MAIN STREET BUILDING PRIVATE AREA (PURPLE):	1,208 SF



Site Plan

Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
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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:	4,616 SF (Front Building) & 660 SF (Back Building) = 5,276 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	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:

1. 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

2. There are public parking lots within 800' of the property:
   a. Churchill Street Parking Lot
   b. Van Nydeck Avenue Parking Lot (Behind Brothers Restaurant)
   c. Van Nydeck Avenue Parking Lot (Behind Fire House)
   d. Henry Street Parking Lot

3. 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
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Sheet 3 of 11	Landscape Plan & Planting Schedule
Sheet 4 of 11	Building Plans
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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

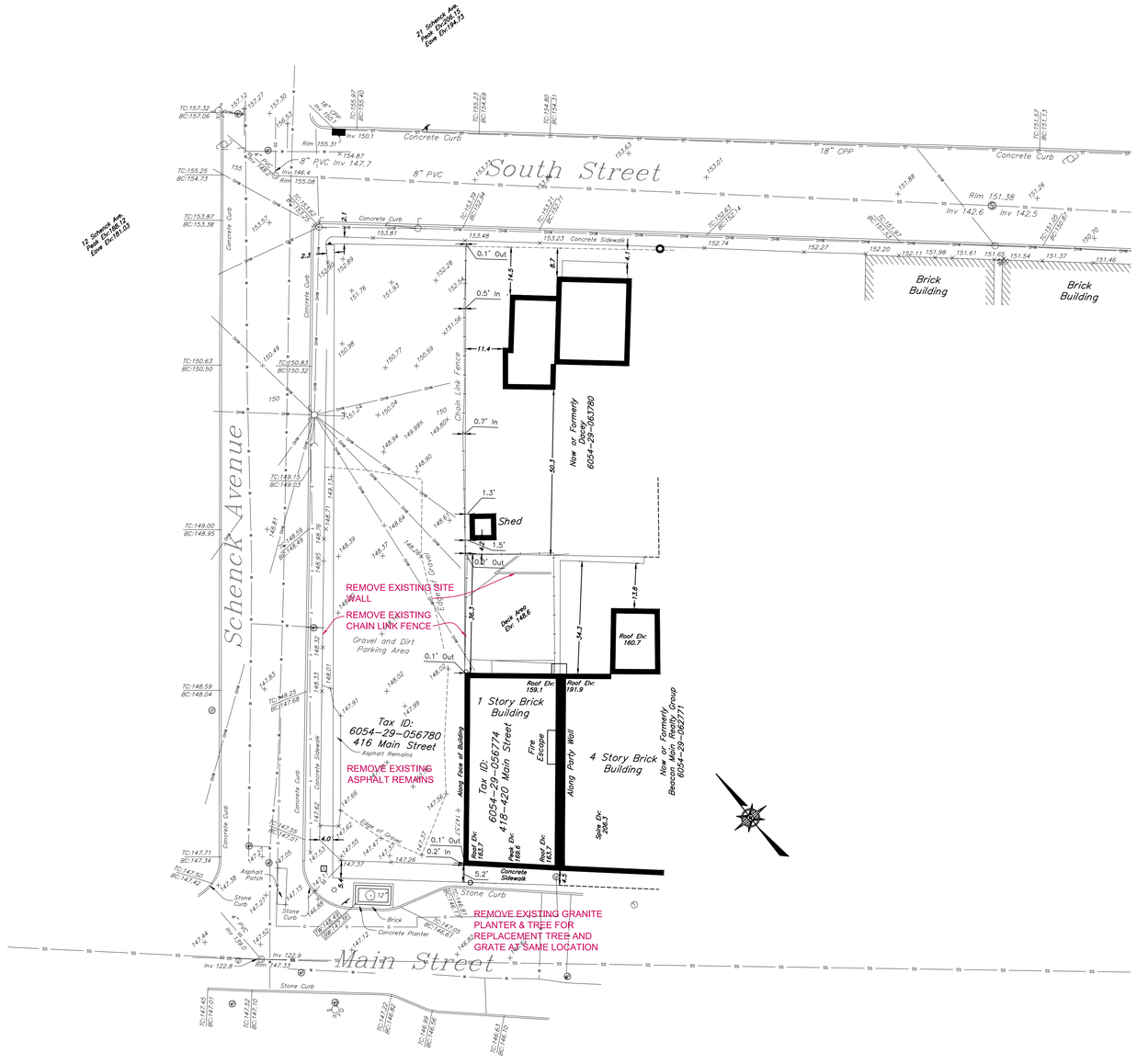
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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



Existing Conditions & Demolition Plan

Scale: 1" = 20'

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9	03/30/21	NO CHANGE	AJS
10	04/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 2 of 11 -Existing Conditions & Demolition 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: 1/16" = 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.

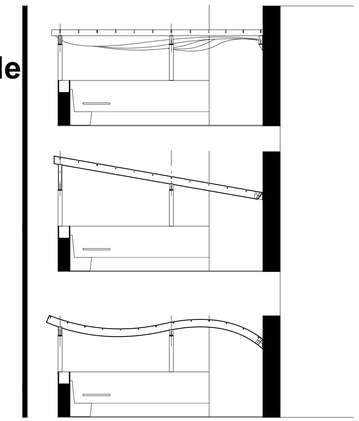
POLE MOUNTED LIGHT (L1)
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LED FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET. CRI = 80 MINIMUM. COLOR TEMPERATURE = 3000K

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

Trash Receptacle
Scale: NTS

Welcome Sign
Scale: NTS

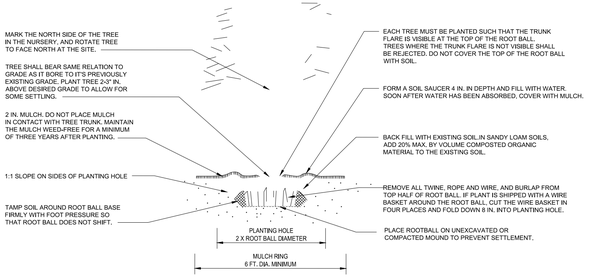


Pergola Details
Scale: NTS

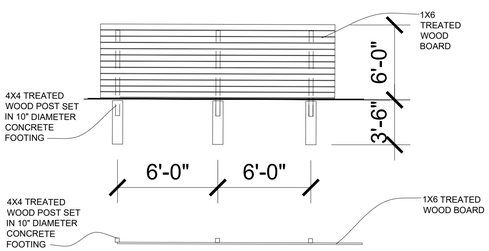
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.

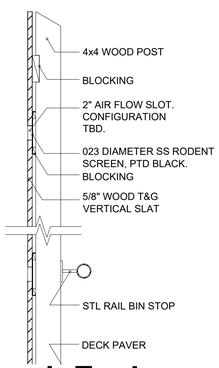
WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.



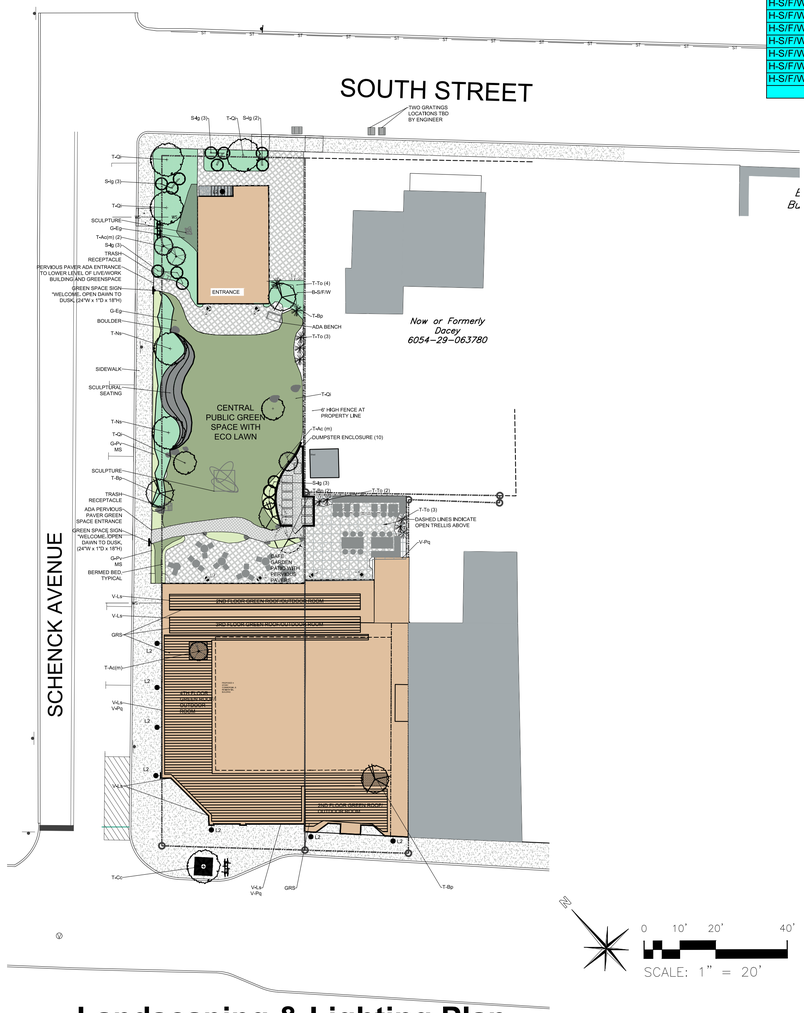
Tree Planting Detail
Scale: NTS



Horizontal Fence Detail
Scale: NTS



Trash Enclosure Detail
Scale: NTS



Landscaping & Lighting Plan
Scale: 1" = 20'

PLANTING SCHEDULE

Symbol	Quantity	Type	Botanical Name	Common Name	Size	Planting Time
T-Ac (m)	4	Tree	*Amelanchier canadensis*	Serviceberry	7-8'	Spring or Fall
T-Bp	5	Tree	*Betula populifolia*	Grey Birch(B&B)	8'	Spring or Fall
T-Cc	1	Tree	*Cercis canadensis*	Redbud(B&B)	8'	Spring or Fall
T-To	12	Tree	*Thuja occidentalis*	Arborvitae "Emerald Green"	6-7'	Spring or Fall
T-Qi	5	Tree	*Quercus ilicifolia*	Scrub Oak(BnB)	7'	Spring or Fall
T-Ns	2	Tree	*Nyssa sylvatica*	Black Gum	7'	Spring or Fall
S-Ig	14	Shrub	*Ilex glabra*	Inkberry	3 gal	Spring or Fall
V-Ls	7	Vine	*Lonicera sempervirens*	Coral Honeysuckle(overflowing)	1 gal	Spring or Fall
V-Pq	5	Vine	*Parthenocissus quinquefolia*	Virginia Creeper(overflowing)	1 gal	Spring or Fall
G-EG	15 lbs	Grass	*Festuca varieties*	Eco Grass	Seed	Spring or Fall
G-Pv	75	Grass	*Panicum virgatum*	Switch Grass	Plugs	Spring or Summer
H-MS	12	Herbaceous - Meadow Species	*Allium cernuum*	Nodding Onion	Plugs	Spring or Summer
H-MS	7	Herbaceous - Meadow Species	*Amsonia tabernaemontana*	Eastern Bluestar	Plugs	Spring or Summer
H-MS	5	Herbaceous - Meadow Species	*Asclepias tuberosa*	Butterfly Weed	Plugs	Spring or Summer
H-MS	3	Herbaceous - Meadow Species	*Baptisia australis*	Blue Wild Indigo	Plugs	Spring or Summer
H-MS	9	Herbaceous - Meadow Species	*Callirhoe involucrata*	Purple Poppy Mallow	Plugs	Spring or Summer
H-MS	12	Herbaceous - Meadow Species	*Coreopsis lanceolata*	Lance-leaf Coreopsis	Plugs	Spring or Summer
H-MS	12	Herbaceous - Meadow Species	*Echinacea purpurea*	Purple Coneflower	Plugs	Spring or Summer
H-MS	21	Herbaceous - Meadow Species	*Fragaria virginiana*	Wild Strawberry	Plugs	Spring or Summer
H-MS	9	Herbaceous - Meadow Species	*Liatris spicata*	Dense blazing star	Plugs	Spring or Summer
H-MS	5	Herbaceous - Meadow Species	*Penstemon digitalis*	Foxglove Beardtongue	Plugs	Spring or Summer
H-MS	4	Herbaceous - Meadow Species	*Penstemon hirsutus*	Hairy Beardtongue	Plugs	Spring or Summer
H-MS	12	Herbaceous - Meadow Species	*Rudbeckia hirta*	Black-eyed Susan	Plugs	Spring or Summer
H-MS	21	Herbaceous - Meadow Species	*Sisyrinchium angustifolium*	Stout Blue-eyed Grass	Plugs	Spring or Summer
H-MS	12	Herbaceous - Meadow Species	*Solidago caesia*	Blue-stemmed Goldenrod	Plugs	Spring or Summer
H-MS	11	Herbaceous - Meadow Species	*Symphyotrichum oolentangiense*	Sky Blue Aster	Plugs	Spring or Summer
H-MS	7	Herbaceous - Meadow Species	*Tradescantia ohiensis*	Ohio Spiderwort	Plugs	Spring or Summer
H-MS	19	Herbaceous - Meadow Species	*Viola pedata*	Bird's Foot Violet	Plugs	Spring or Summer
H-S/F/W	210	Herbaceous - Sedge/ Fern/ Wildflower	*Carex appalachica*	Appalachian Sedge	Plugs	Spring, Summer or Fall
H-S/F/W	60	Herbaceous - Sedge/ Fern/ Wildflower	*Dryopteris marginalis*	Marginal Wood Fern	Plugs	Spring, Summer or Fall
H-S/F/W	44	Herbaceous - Sedge/ Fern/ Wildflower	*Eurybia divaricata*	White Wood Aster	Plugs	Spring, Summer or Fall
H-S/F/W	88	Herbaceous - Sedge/ Fern/ Wildflower	*Fragaria virginiana*	Wild Strawberry	Plugs	Spring, Summer or Fall
H-S/F/W	44	Herbaceous - Sedge/ Fern/ Wildflower	*Geranium maculatum*	Wild Geranium	Plugs	Spring, Summer or Fall
H-S/F/W	60	Herbaceous - Sedge/ Fern/ Wildflower	*Polystichum acrostichoides*	Christmas Fern	Plugs	Spring, Summer or Fall
H-S/F/W	88	Herbaceous - Sedge/ Fern/ Wildflower	*Viola pedata*	Bird's Foot Violet	Plugs	Spring, Summer or Fall

PLANTING and LANDSCAPE NOTES

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. 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.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. 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.
18. 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.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. 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.
26. 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.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons in order to succeed.
30. See separate Green Roof Notes.

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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

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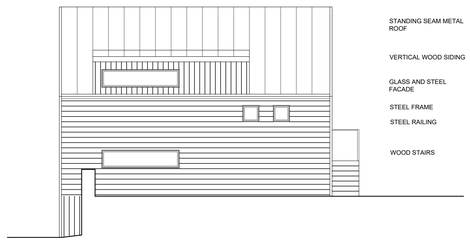
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	NO CHANGE	AJS
7	01/06/21	REVISED PER CITY COUNCIL COMMENTS	AJS
8	01/28/21	REVISED PER CITY COUNCIL COMMENTS	AJS
9	03/30/21	REVISED PER PLANNING BOARD COMMENTS	AJS
10	04/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS

North



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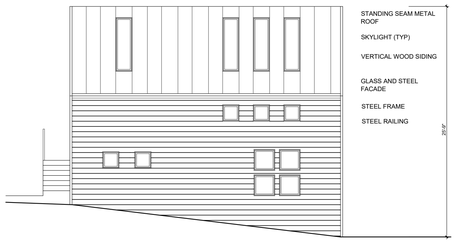
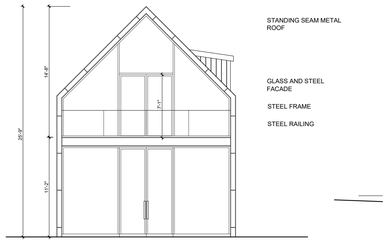
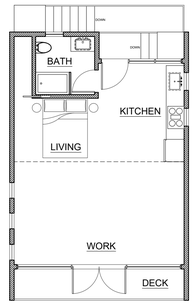


West

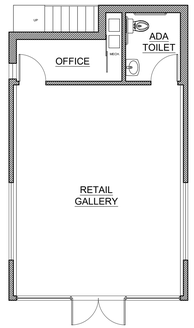


South

Live/Work Space Elevations

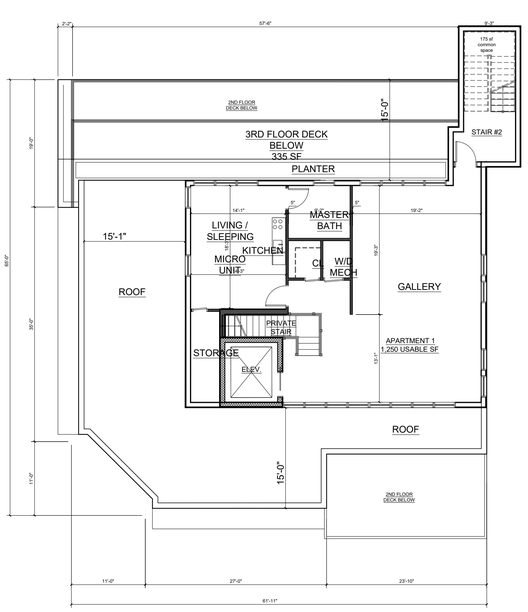


2nd Floor Plan

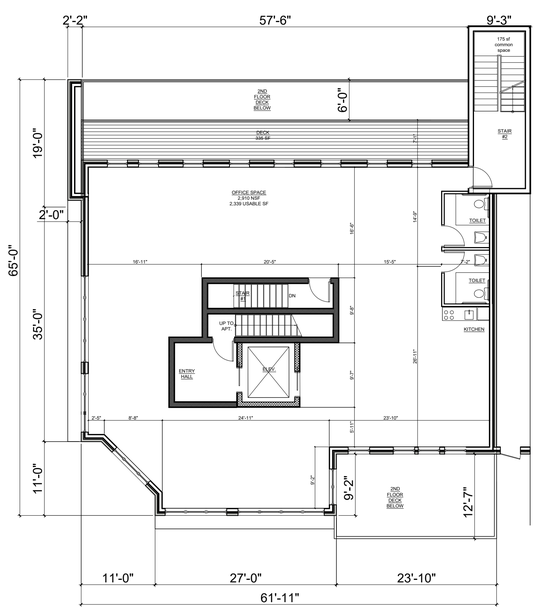


1st Floor Plan

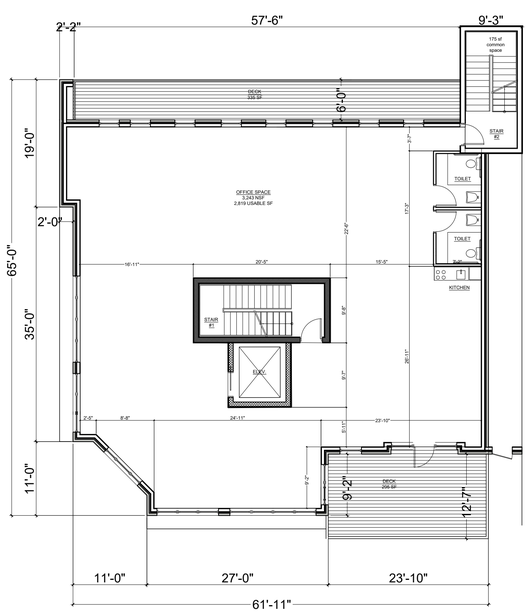
Live/Work Space Floor Plans



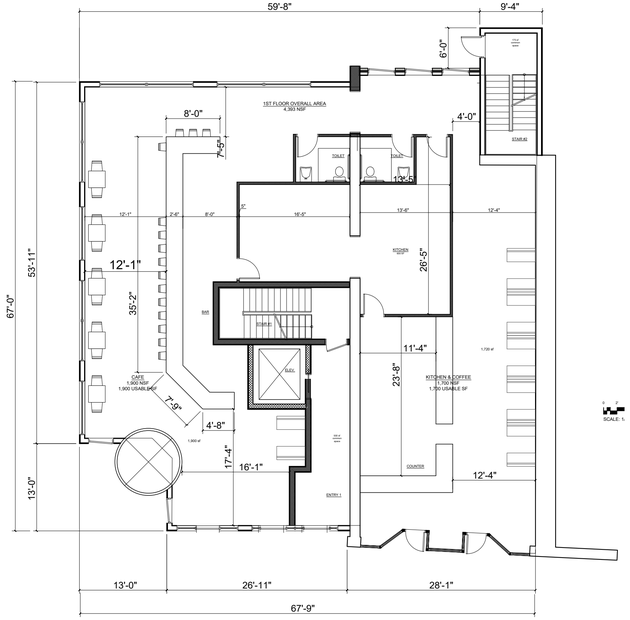
4th Floor Plan



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: $\frac{1}{16}$" = 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: $\frac{1}{16}$" = 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: $\frac{1}{16}$" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
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10	04/27/21	REVISED PER PLANNING BOARD COMMENTS	AJS

Live Work - View from Schenck Avenue

Main Building: View from Schenck Avenue at Rear

NOTE: RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY; AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF SITE CONDITIONS. NOTE THAT THE LABELED LIVE WORK BUILDING IMAGES REPRESENT THE DESIGN INTENT FOR THE LIVE WORK BUILDING. MAIN BUILDING RENDERINGS MAY NOT REFLECT THE LATEST DESIGN FOR THE LIVE WORK BUILDING

Main Building: View from Corner

Live Work - View from South Street

Main Building: View from Main Street

Live Work - Garden View

Main Building: View from Across Main Street

Site Plan Application

Sheet 5 of 11 - Building Elevations & Renderings

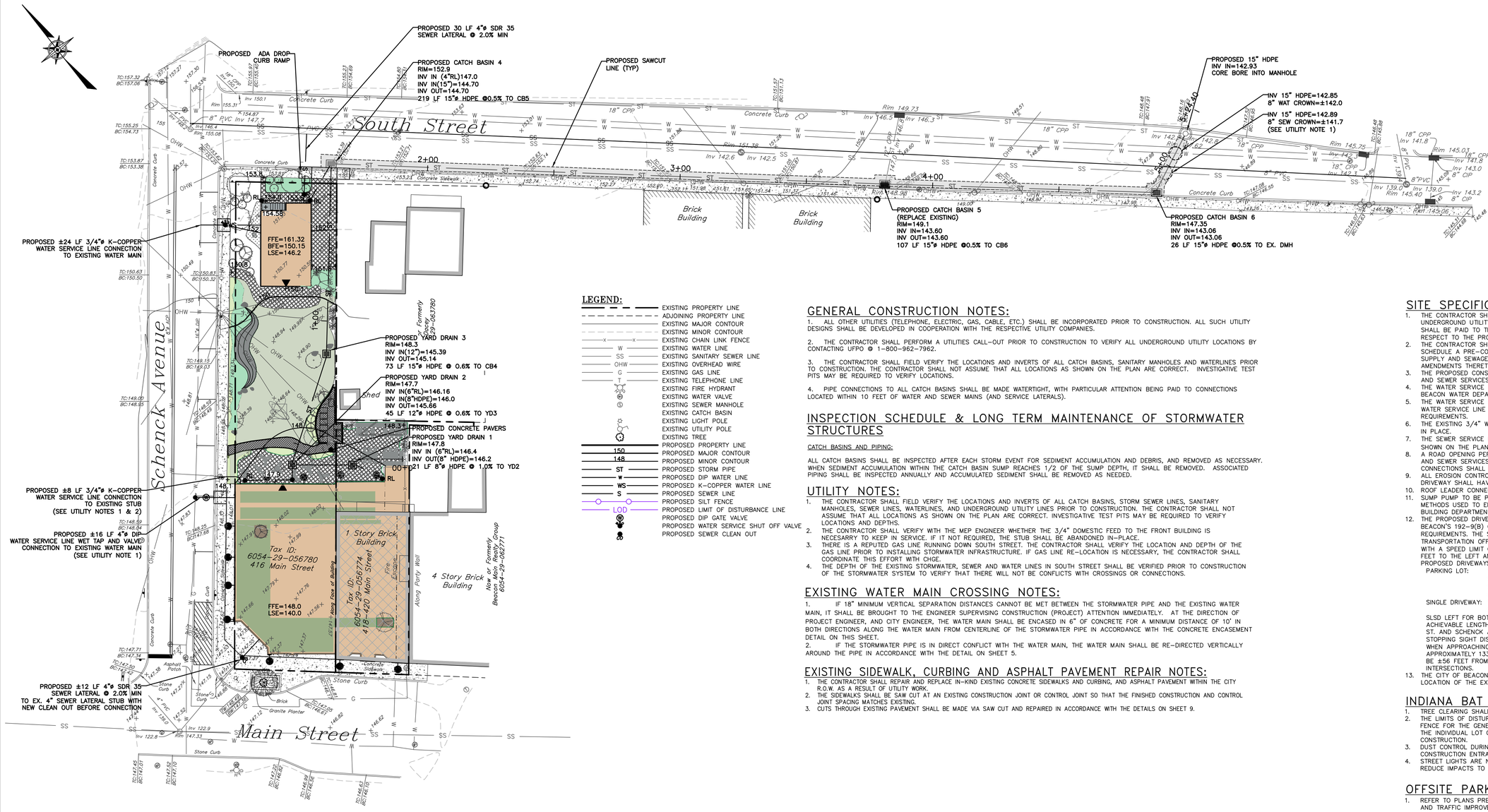
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

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

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



GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(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:

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

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 SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

UTILITY NOTES:

1. 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.
2. THE CONTRACTOR SHALL VERIFY WITH THE MEP ENGINEER WHETHER THE 3/4" DOMESTIC FEED TO THE FRONT BUILDING IS NECESARRY TO KEEP IN SERVICE. IF IT NOT REQUIRED, THE STUB SHALL BE ABANDONED IN-PLACE.
3. 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.
4. 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:

1. 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.
2. 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:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED CONSOLIDATED 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 FOR THE SINGLE FAMILY HOUSE SHALL BE 3/4"ø K-COPPER, AND THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
6. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
7. THE SEWER SERVICE LINE FOR BOTH BUILDINGS SHALL BE 4"ø SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. 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.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. 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.
12. 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.
13. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

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.

OFFSITE PARKING AND TRAFFIC IMPROVEMENT NOTE:

1. 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.

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	PER PLANNING BOARD COMMENTS	MAB				
5	04/27/2021	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

SEAL

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

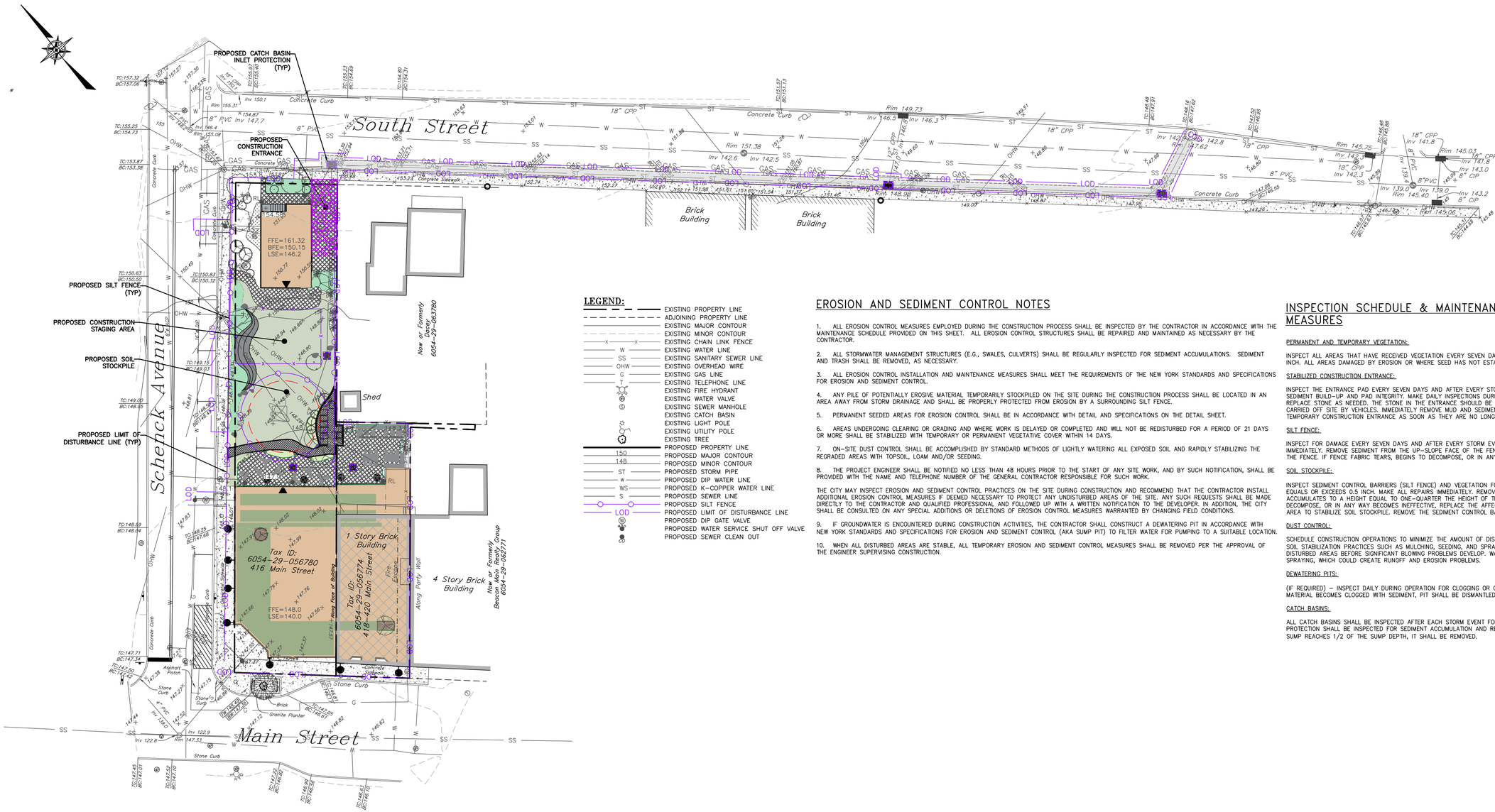
GRADING & UTILITY PLAN

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

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



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING 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

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

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

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

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

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

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

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

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

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

9. 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.

10. 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.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	NO CHANGE	MAB				
2	07/28/2020	NO CHANGE	MAB				
3	09/28/2020	NO CHANGE	MAB				
4	03/30/2021	PER PLANNING BOARD COMMENTS	MAB				
5	04/27/2021	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

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

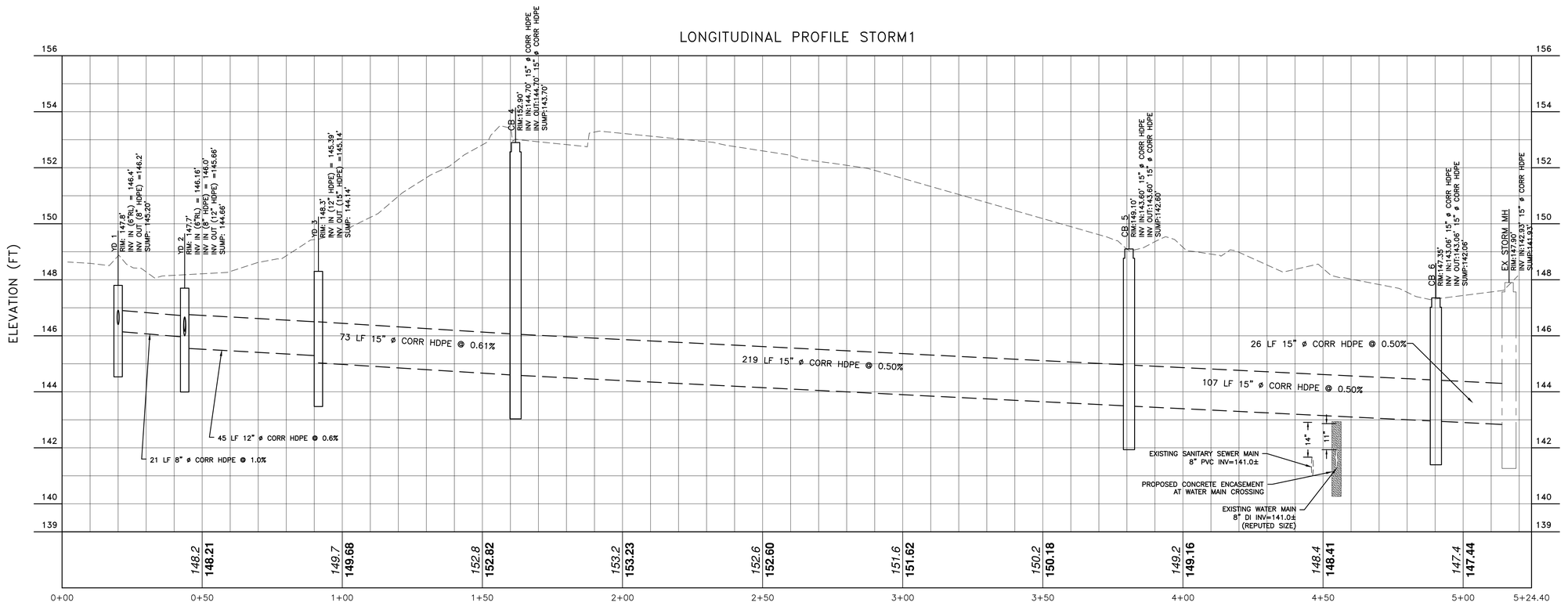
EROSION AND SEDIMENT CONTROL PLAN

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

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



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				
5	04/27/2021	PER PLANNING BOARD COMMENTS	CMB				

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

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HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
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UTILITY PROFILES

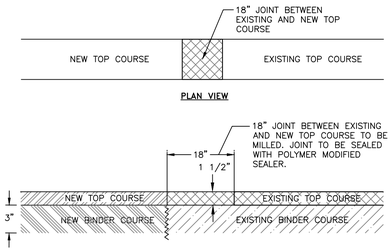
416 MAIN STREET

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:	PR-1
SHEET:	8 OF 11

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

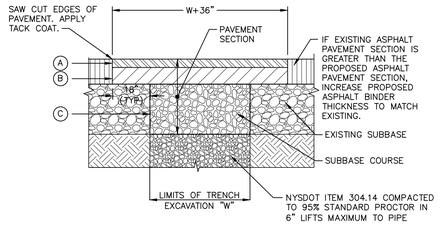
SITE DETAILS



NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE



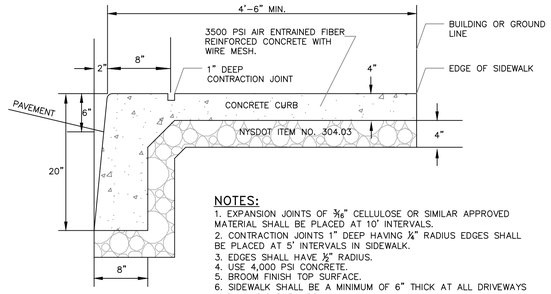
LEGEND

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

NOTES:

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

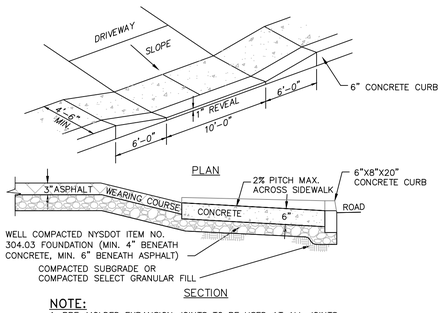
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

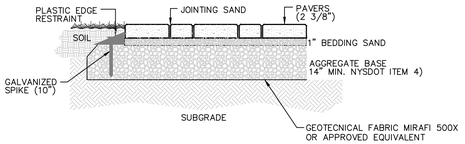
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

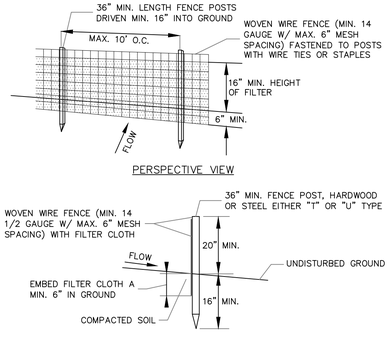
1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

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

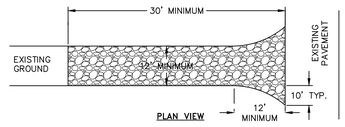
CONCRETE PAVER DETAIL
NOT TO SCALE



NOTES:

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

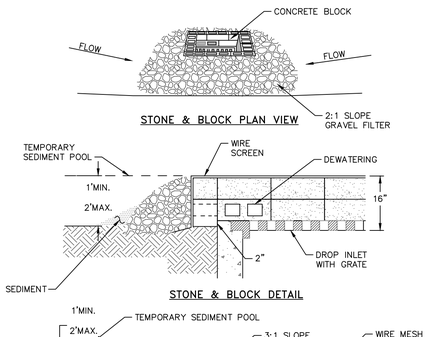
SILT FENCE DETAIL
NOT TO SCALE



NOTES:

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

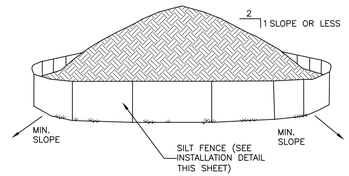
STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



NOTES:

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

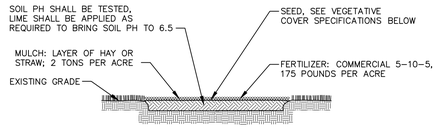
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

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

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

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

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				
5	04/27/2021	NO CHANGE	CMB				

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STATE OF NEW YORK — MICHAEL A. BODENDORF — 084468 — LICENSED PROFESSIONAL ENGINEER

SEAL

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

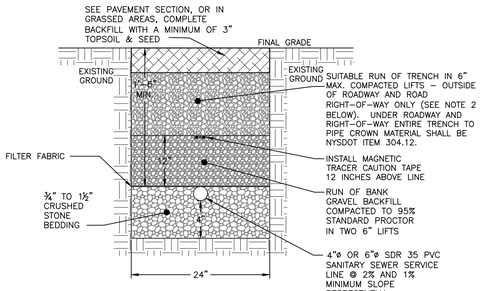
CONSTRUCTION DETAILS

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:	NTS
TITLE:	CD–1
SHEET:	9 OF 11

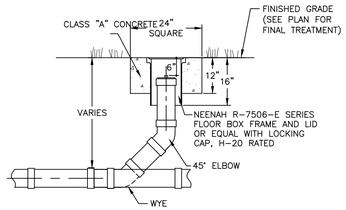
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



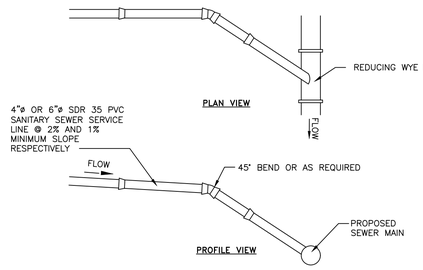
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



NOTES:
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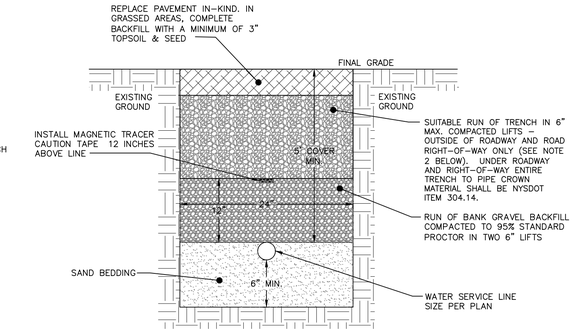
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

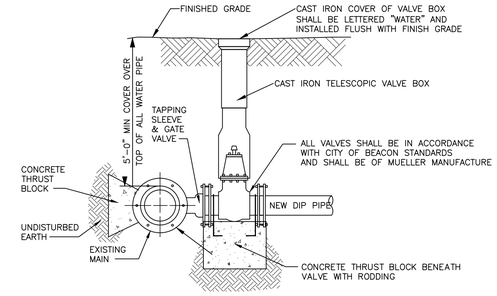


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

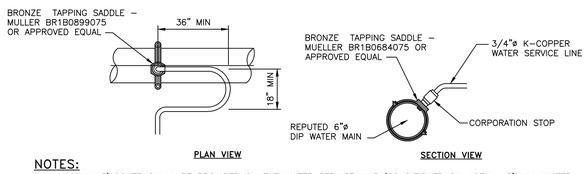
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



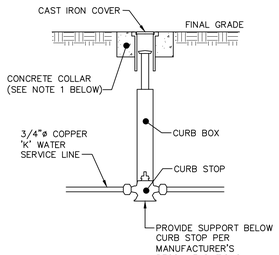
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH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

TAPPING SLEEVE DETAIL
NOT TO SCALE



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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

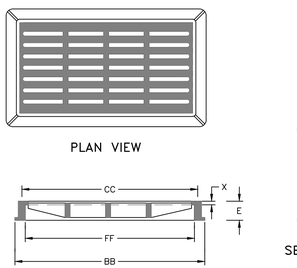


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

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

CATCH BASIN DETAIL
NOT TO SCALE

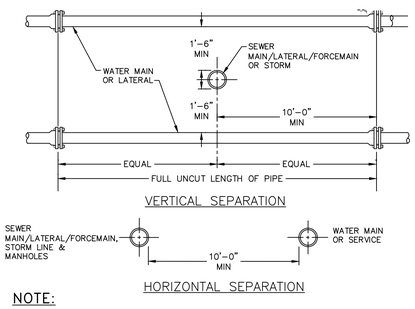


DIMENSION TABLE:

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

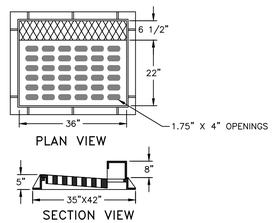
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CB 3 SHALL RECEIVE A FLAT INLET. CATCH BASINS 4 & 5 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 5)

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



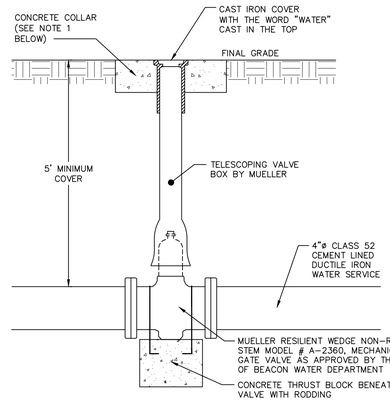
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



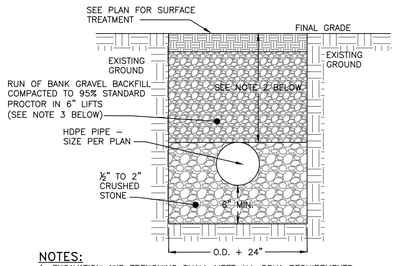
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE CB 4 AND CB 5 WITHIN SOUTH STREET.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



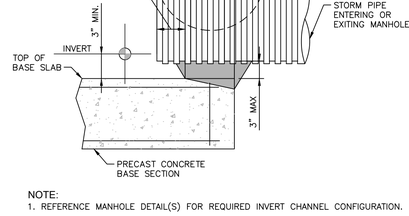
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE



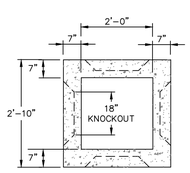
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.14 SUBBABSE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

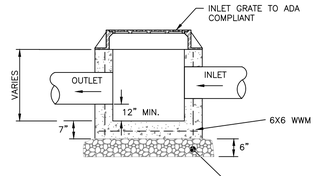
STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



NOTE:
1. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND STORM PIPE CONNECTION TO EXISTING MANHOLE
NOT TO SCALE





NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.

2. BACK FILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.

3. SUMP SHALL BE 12".

4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

5. GRATE SHALL BE ADA COMPLIANT.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	NO CHANGE	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				
4	03/30/2021	PER PLANNING BOARD COMMENTS	MAB				
5	04/27/2021	NO CHANGE	CMB				

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

SEAL

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

CONSTRUCTION DETAILS

416 MAIN STREET

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

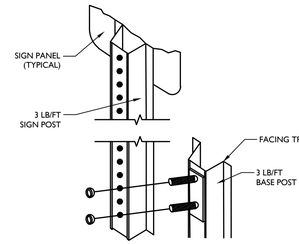
JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD-2
SHEET:	10 OF 11

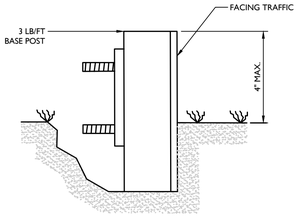
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

PASSENGER CAR
TURNING RADIUS DIAGRAM

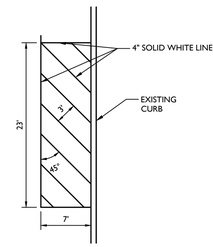
NOTES:

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. WHERE NOTED EXISTING SIGN POSTS AND FOUNDATIONS SHALL BE REMOVED UNDER NYSDOT STANDARD SPECIFICATION ITEM NO. 647.61 - REMOVE AND DISPOSE SIGNS, GROUND MOUNTED TYPE A SIGN SUPPORTS AND FOUNDATIONS - SIZE 1 (UNDER 30 SQUARE FEET)

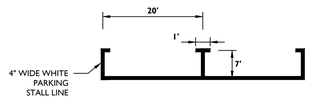




1 BREAKAWAY POST ASSEMBLY SIGN SUPPORTS
NOT TO SCALE NYDT-SIGN-1102 12/18



2 HATCHED STRIPING DETAIL
NOT TO SCALE NYDT-SIGN-1102 12/18



NOTE:
PARALLEL PARKING SPACES SHALL BE 20 FT. LONG BY 7 FT. WIDE UNLESS OTHERWISE NOTED ON PLAN.

3 PARALLEL PARKING DETAIL
NOT TO SCALE NYDT-SIGN-1102 12/18

20 0 20 40
SCALE : 1" = 20'

REV	DATE	DRAWN BY	DESCRIPTION
1	9/18/20	RGD	REVISED PER CME 9/8/20 COMMENTS
2	4/4/21	RGD	MODIFIED PER SITE PLAN LAYOUT CHANGES, MODIFIED PARKING EAST SIDE OF SCHENCK
3	3/30/21	RGD	ADDED CONSTRUCTION DETAILS/NOTES
4	4/15/21	RGD	REVISED PER CME COMMENTS
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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Engineering & Design
www.colliersengineering.com

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Richard G. D'Andrea
NEW YORK LICENSED PROFESSIONAL ENGINEER
LICENSE NUMBER: 090241-01
COLLIERS ENGINEERING & DESIGN CT, P.C.
N.Y. C.O.A #: 0017609

OFF-SITE SIGNING AND STRIPING PLAN
FOR
416-420 MAIN STREET

MAIN STREET AT SCHENCK AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

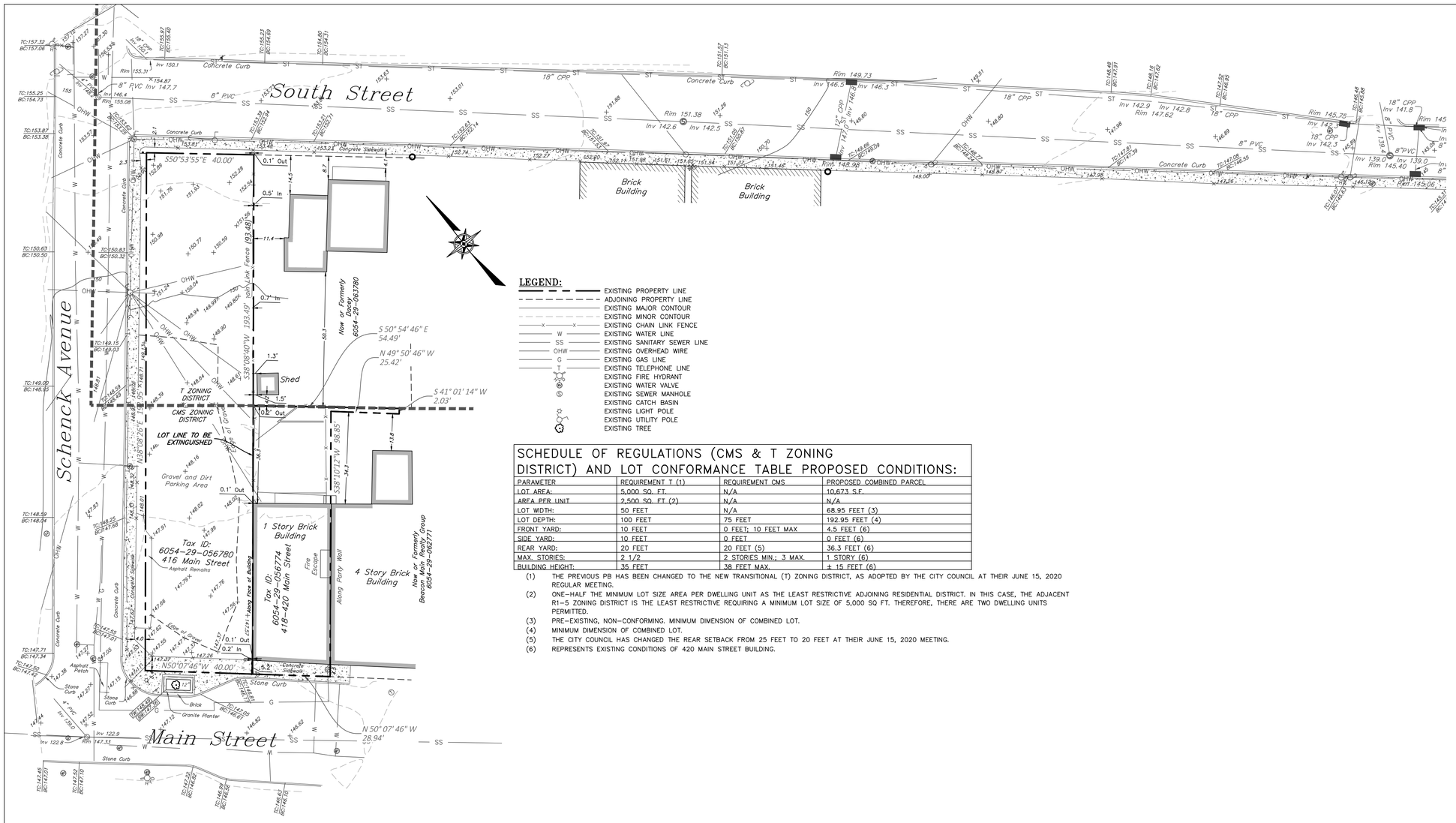
WESTCHESTER
400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
COLLIERS ENGINEERING & DESIGN CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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

SHEET TITLE:
SIGNING & STRIPING PLAN MAIN STREET AT SCHENCK AVENUE

SHEET NUMBER:
11 OF 11

2020\20000282A\Transportation\Plans\R-PL01-TSSP.dwg(R-01-SP-01 FOR SITE PLAN) By: BSNADREA


South Street
Schenck Avenue
Main Street
Concrete Curb
Concrete Sidewalk
Stone Curb
Rim 149.73
Inv 146.5
Inv 146.3
Inv 142.9
Inv 142.8
Rim 147.62
Rim 151.38
Inv 142.6
Inv 142.5
Rim 149.98
Rim 145.75
Inv 142.3
Rim 145.40
Rim 145.06
18" CPP
8" PVC
Inv 139.0
Brick Building
Brick Building
S50°53'55"E 40.00'
S 50° 54' 46" E 54.49'
N 49° 50' 46" W 25.42'
S 41° 01' 14" W 2.03'
S38°08'40"W 193.49'
N38°08'26"E 193.49'
S38°10'12"W 98.85'
N50°07'46"W 40.00'
N 50° 07' 46" W 28.94'
193.40' Chain Link Fence
0.1' Out
0.5' In
0.7' In
1.3'
0.5' Out
0.1' Out
0.2' In
Shed
Gravel and Dirt Parking Area
Asphalt Remains
Asphalt Patch
Brick
Granite Planter
Fire Escape
Along Party Wall
1 Story Brick Building
4 Story Brick Building
Tax ID: 6054-29-056780 416 Main Street
Tax ID: 6054-29-056774 418-420 Main Street
New or Formerly Dacey 6054-29-063780
New or Formerly Beacon Main Realty Group 6054-29-062771
T ZONING DISTRICT
CMS ZONING DISTRICT
LOT LINE TO BE EXTINGUISHED
Edge of Gravel
Edge of Asphalt
Edge of Concrete
Edge of Concrete Sidewalk
CL of Party Wall
Along Party Wall
Along Face of Building
Concrete Curb
Stone Curb
Concrete Sidewalk
Asphalt Patch
Brick
Granite Planter
8" PVC Inv 147.7
Inv 146.4
Rim 155.31
Rim 155.08
Inv 150.1
Rim 154.87
Inv 122.9
Rim 147.33
Inv 122.8
4" PVC
Inv 139.0
8" PVC
Inv 141.8
18" CPP
Inv 142.3
Rim 145.75
Rim 145.40
Rim 145.06
Inv 139.0
Rim 145.40
Rim 145.06
Inv 139.0
Rim 145.40
Rim 145.06
Inv 139.0

City of Beacon Planning Board
Beacon, New York **AFFIDAVIT OF POSTING**

In the matter of the application for

Public Hearing on applications for Site Plan Approval (relative to a Special Use Permit) and Subdivision Approval
416-420 Main Street
(Property Address)
30-6054-29-056780 & 056774
(Tax Map ID Numbers)

The undersigned, Sandra L. Way,, being duly sworn hereby deposes and says:

1. I am over the age of 18 years of age and am a resident of the State of New York.
2. That on April 30th, 2021, in anticipation of the Continued Public Hearing on May 11, 2021, the public notice sign at the referenced address were updated in accordance with the City of Beacon's Zoning Ordinance.

Photographs were taken on April 30th, 2021 showing the sign and the location is attached.

(Signature)

Sandra L. Way
(Printed Name)

Sworn to before me this 5th day
of May, 2021.

NOTARY PUBLIC

KELLIE MCCRAY-GENTLE
NOTARY PUBLIC, STATE OF NEW YORK
NO. 01MC6033171
QUALIFIED IN DUTCHESS COUNTY
COMMISSION EXPIRES: NOVEMBER 15, 2021

4819554.v1

PUBLIC NOTICE
A Public Hearing for a
SITE PLAN & SUBDIVISION APPROVAL
Application will be held by The City of Beacon
PLANNING BOARD
On 5-11-2021 At 7:30 P.M.
VIA VIDEO CONFERENCE & PHONE: 929-205-6099
WEBINAR ID 822 8712 7839 PASSWORD 286947
Additional informtion is available at:
Beacon Building Dept. (845) 838-5020
Hillman Signs

PUBLIC NOTICE
A Public Hearing for a
SITE PLAN & SUBDIVISION APPROVAL
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PLANNING BOARD
On 5-11-2021 At 7:30 P.M.
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Beacon Building Dept. (845) 838-5020
Hillman Sign

Federal
RENT A FENCE
1-800-260-830
PUBLIC NOTICE
A Public Hearing for a
SITE PLAN & SUBDIVISION APPROVAL
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PLANNING BOARD
On 5-11-2021 At 7:30 P.M.
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VIA VIDEO CONFERENCE & PHONE: 929-205- 99
WEBINAR ID# 822 8712 7839 PASSWORD 286947
Additional informtion is available t:
Beacon Building Dept. (845) 838-5 0

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On 5-11-2021 At 7:30 P.M.
VIA VIDEO CONFERENCE & PHONE: 929-205-6099
WEBINAR ID# 822 8712 7839 PASSWORD 286947
Additional informtion is available at:
Beacon Building Dept. (845) 838-5020

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 6, 2021
Re: **416-420 Main Street Site Plan and Subdivision**

I have reviewed the following new documents:

- Cover letter from Cuddy+Feder, dated April 27, 2021;
- Response letters by Aryeh Siegel and Hudson Land Design, dated April 27, 2021:
- Preliminary Subdivision Plat, dated April 27, 2021; and
- 11-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated April 27, 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 well should be detailed in the plans.

    b. If the two tandem parking spaces were placed behind the front plane of the building, they would in a more unobtrusive location, consistent with the intent of Section 134-7 A(5). In any case, the required parking length should be within the property lines.

    c. 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.

    d. The welcome signs should not overhang the sidewalk. I recommend that they at least include the phrase “open to the public” to satisfy the requirement in the Special Permit Resolution for “clear signage so the public is aware it has access to the Public Central Green Space.”

    e. 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.

    f. The Board should ensure consistency with the all the conditions in the City Council’s Special Permit Resolution, including a clarification when access to the public green space can be restricted and used solely by the private tenants.

2. For the Sheet 3 Landscaping and Lighting Plan:

    a. Any permanent features, including the sculptural seating, bench, and bike racks, should have details and materials provided in the plans.

b. The pergola details need to be clarified and have major dimensions added.

c. Pictures of the lighting fixtures need to be shown and any L1 fixtures should be located 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 horizontal siding and trim materials should be listed on the live/work building.

b. Since the live/work building is new construction in the HDLO district, it will need to be consistent with the design standards in Section 134-7. As examples of specific standards that apply, primary individual window proportions shall be greater in height than width, all-glass walls shall not be permitted, and new buildings in the HDLO should have a top-floor cornice feature or eave.

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT
SITE PLAN AND CERTIFICATE OF APPOPRIATENESS APPROVALS FOR
416-420 MAIN STREET

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

WHEREAS, the Beacon Planning Board received an application for approval of a Special Use Permit, Preliminary and Subdivision Plan, Site Plan and Certificate of Appropriateness from 416 Main Street Beacon, LLC & 420 Main Street, LLC (the "Applicant") to construct an 11, 715 square foot, four (4) story, mixed-use building fronting on Main Street, comprised of 4,295 square feet of ground-floor retail space, as well as 6,220 square feet of commercial office space on the second and third floors, containing one (1) apartment unit on the stepped back fourth floor and to construct a 1,320 square foot live/work building (the "Proposed Action") on property located at 416-420 Main Street in the Central Main Street (CMS) District, the Transition (T) District and the Historic District Landmark Overlay (HDLO) Zone, said premises being known and designated on the tax map of the City of Beacon as 6054-29-056780 and 6054-29-056774 (the "Property"); and

WHEREAS, , the entire Property is located in the HDLO Zone, and the proposed 11,715 square foot mixed-use building is proposed for the area of the Property located in the Central Main Street (CMS) District and the proposed 1,320 square foot live/work building is proposed for the area of the Property located in the Transition (T) District; and

WHEREAS, the applicant seeks to consolidate the parcels to create one 0.245 parcel parcel as shown on the Subdivision Plat referenced below; and

WHEREAS, the City Council is the approval authority for the Special Use Permit to allow a fourth story on a CMS parcel located in the HDLO Zone pursuant to City of Beacon Code § 223-41.18.E(7); and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) and Site Plan pursuant to City of Beacon Code §§ 195-2 and 223-25; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in § 134-7 of the City of Beacon Code; and

WHEREAS, the application consists of application forms, correspondence, and the Full Environmental Assessment Form ("EAF"); and

WHEREAS, the Subdivision is shown on the drawing, entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021; and

WHEREAS, the Site Plan is shown the following drawings, generally entitled "Site Plan Application-416-420 Main Street," prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised March 30, 2021:

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

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

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

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

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

WHEREAS, the Proposed Action originally included 1,046 square feet of Central Public Green Space; in response to comments from the City Council, the Applicant revised the Proposed Action to include a Central Public Green Space area of approximately 2,315 square feet; and

WHEREAS, on March 1, 2021, the City Council approved the Special Use Permit application by 416 Main Street Beacon, LLC & 420 Main Street, LLC to construct a stepped back fourth story on an 11,715 square foot mixed-use building fronting on Main Street with 2,315 square feet of Central Public Green Space, on property located at 416-420 Main Street

in the CMS District, T District and HDLO Zone after finding that the Proposed Action complies with the City of Beacon Code §§ 223-18.B, 223-41.18.E(7) and 134-7; and

WHEREAS, on March 9, 2021 the Planning Board opened a duly noticed public hearing on the application for Subdivision and Site Plan approvals concerning the Proposed Action and continued the public hearing to April 13, 2021 and May 11, 2021, at which time all those interested were given an opportunity to be heard and the public hearing was closed on May 11, 2021; and

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

WHEREAS, the City of Beacon Code requires the Applicant to install three (3) on-site parking spaces for the proposed residential use and 20 parking spaces for the proposed commercial use, therefore a total of 23 on-site parking spaces are required for the site: and

WHEREAS, the Applicant proposed to provide two (2) parking spaces for the proposed residential uses and requests a waiver of the remaining 21 on-site parking spaces required; and

WHEREAS, City of Beacon Code § 223-41.18.G(3) authorizes the Planning Board to modify the minimum quantity of required on-site parking spaces where there is sufficient public parking available within 800 feet of the site and within the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use; and

WHEREAS, the following public parking lots are located within 800 feet of the Property:

- Churchill Street Parking Lot
- Van Nydeck Avenue Parking Lot (Behind Brothers Restaurant)
- Van Nydeck Avenue Parking Lot (Behind Fire House)
- Henry Street Parking Lot; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the Proposed Action has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel, and the properties located in the HDLO, and will be consistent with the historic character of the surrounding area and compatible with the design standards of the Historic District Landmark Overlay Zone and accordingly, the Planning Board hereby grants

a Certificate of Appropriates for the Proposed Action, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval (lot merger) for the Proposed Action, as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval (lot merger), as shown on the plan entitled "Preliminary Subdivision Plat-416 Main Street," prepared Hudson Land Design Professional Engineering, P.C. and Tom Cerchiara, PLS, last revised March 30, 2021, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the pursuant to City of Beacon Code § 223-41.18.G(3), the Planning Board finds that there is sufficient public parking available within 800 feet of the site in the CMS District to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use and accordingly, hereby waives the requirement to provide an additional 21 on-site parking spaces.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval as set forth and detailed on the plans prepared by prepared by Aryeh Siegal Architect, Hudson Land Design Professional Engineering P.C. and Maser Engineering, last revised March 30, 2021, subject to the following conditions set forth below and any other requirements which must be met by law:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All existing and proposed easements and offers of dedication, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants, offers of dedication, or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

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

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated May 7, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. A note shall be added to the plans to state:

   All landscaping shown on the Site Plan, including any plantings located within the City right-of-way, shall be maintained in a vigorous growing condition for the duration of the use and shall be trimmed so as to not interfere with pedestrian use of the sidewalk. All plants not so maintained shall be replaced with new plants of comparable size and quality at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner. In the event the sidewalk adjacent to the Central Public Green Space is widened by the City and the plantings within the City right-of-way are removed, the property owner shall replace such plantings on the owner's property to the maximum extent practicable without impeding the primary public use of the Central Public Green Space, as determined by the City Building Inspector.

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

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, the Applicant shall pay a Recreation Fee for the two (2) new dwelling units as prescribed under Section 223-25.H(4) of the City Code. The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

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

5. The Applicant shall construct at least 2,315 feet of Central Public Green Space to serve the residents of and visitors to the City of Beacon.

6. The Central Public Green Space, as shown on the Site Plan, shall be open from dawn until dusk, seven (7) days a week.

7. The Applicant shall install a wooden sign, as shown on the Site Plan, to notify the public that it has access to that Central Public Green Space. As proposed by the Applicant, the sign shall say "welcome" and shall state that the park is open dawn till dusk. Such signage shall not overhang the sidewalk.

8. The Applicant shall not install dedicated seating for exclusive use by businesses in the Central Public Green Space. The Applicant may only install

seating for the exclusive use of the tenant businesses in the areas of the Property designated on the site plan as Main Street Building Private Area.

9. The Applicant may install sculptures in the Central Public Green Space, which sculptures may be updated from time to time.

10. Condition 10 of the Resolution adopted by the City Council on March 1, 2021 granting a Special Use Permit for the construction of a partial fourth floor on the proposed building states that the Central Public Green Space shall be used primarily for public purposes. The City Council directed the Planning Board to consider when access to the Central Public Green Space can be restricted and used solely by the private tenants of the Property. Accordingly, the tenants in the live/work building and the mixed-use building may exclusively utilize the Central Public Green Space on a limited basis, such as for events, after providing at least ten (10) days written notice to the City of Beacon Building Inspector or City Administrator.

11. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

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

13. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form and the Negative Declaration granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

14. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

15. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this resolution and proof of recording of the easement documents described above.

16. The Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building

Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

17. Any proposed revision to the approved Subdivision or Site Plan Drawings, except revisions determined by the Building Inspector and City Engineer to be field changes, shall be submitted to the Planning Board. The Planning Board, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis and/or further project review, as the Board may deem appropriate.

Resolution Adopted: May 11, 2021
Beacon, New York

_____ _____

John Gunn Chairman Date
City of Beacon Planning Board

Motion by _____, seconded by _____--:

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

City of Beacon Planning Board Agenda
05/11/2021

Title:

Continue review of application for Subdivision Approval, 2 residential lots, Monell Place, submitted by Allison Cross & Henry Nye

ATTACHMENTS

Monell Place - Draft Bill of Sale For Sewer Main Facilites.pdf

Monell Place - Irrevocable Offer of Dedication of Sewer Main Facilities.pdf

Monell Place Cover Letter.pdf

Monell Place Subdivision Sheets 1-4.pdf

Planner Review Letter.pdf

Engineer Review Letter.pdf

Monell Place Subdivision Resolution (4838-8612-4777.2).docx

BILL OF SALE FOR SEWER MAIN FACILITIES

THIS AGREEMENT made this ___ day of _____ 20____, by, between and among, Patrick Caulfield and Lindsay S. Bryan., having a residence at 3 Monell Place, Beacon, New York, 12508 (hereinafter the "Grantor" or "Owner") and the CITY OF BEACON, a municipal corporation organized and existing under the laws of the State of New York, with its principal office located at One Municipal Plaza, Suite One, Beacon, New York, 12508 (hereinafter the "Grantee" or "City").

W I T N E S S E T H:

WHEREAS, the Grantor is the fee owner of the parcel known as 3 Monell Place and designated on the Tax Map of the City of Beacon as Parcel ID: XXXX-XX--XXXXX, (the "Property"); and

WHEREAS, in order to satisfy a condition of the approval of the Subdivision Approval for Subdivision Approval for property located at Monell Place and designated on the Tax Map of the City of Beacon as Parcel ID: 5955-04-586132 pursuant to the Resolution of the Planning Board of the City of Beacon duly adopted on XXXXX (the "Subdivision Approval"), the Grantor or its predecessors constructed and installed certain sewer main facilities, including a concrete sewer manhole, and approximately 170 LF of 8" sewer main, appurtenances and facilities (the "Sewer Main Facilities") located within the City's right-of-way, which Sewer Main Facilities are more fully described in Schedule "A" annexed hereto and made a part hereof, and which Sewer Main Facilities are connected to the City's municipal sewer distribution system; and

WHEREAS, in order to satisfy a condition of the Subdivision Approval, the Grantor must convey title to said Sewer Main Facilities to the City; and

WHEREAS, the Grantor warrants and represents that it is the owner of the Sewer Main Facilities located within the portion of the City's right-of-way as more fully shown in Schedule "A" annexed hereto.

NOW, THEREFORE, in consideration of the sum of ten ($10.00) Dollars, the receipt of which is hereby acknowledged, and other good and valuable consideration under the covenants, terms and conditions hereinafter set forth, the Grantor hereby bargains and sells to the City, its successors and assigns, free of all liens and/or encumbrances, the Sewer Main Facilities lying within the portion of the City's right-of-way as more fully shown in Schedule "A" annexed hereto.

The Sewer Main Facilities are sold and transferred by the Grantor to the City in an "As is/Where is" condition, and said sale is made without warranty, express, statutory or implied, of merchantability or as to description, condition, location, quality, fitness for any particular use or purpose, or otherwise.

This Bill of Sale shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties hereto have duly executed this Bill of Sale as of the date and year first above written.

PATRICK CAULFIELD AND LINDSAY S. BRYAN

By:_____
Name: Patrick Caulfield and Lindsay S. Bryan

CITY OF BEACON

By: _____
Name:
Title:

ACKNOWLEDGEMENTS

STATE OF _____)

) ss:

COUNTY OF _____)

On the _____ day of _____, 20____, before me, the undersigned, personally appeared XXXXXX, personally known to me or proved to me on the basis of the satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss:
COUNTY OF DUTCHESS)

On the _____ day of _____, 20___, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

SCHEDULE A

Description of Sewer Main Facilities

All sewer main facilities installed within the City's right-of-way as shown on the as-built plan, annexed hereto, entitled "As-Built Plan 123 Rombout Avenue" (Title: AB-1), dated September 16, 2019 as prepared by Hudson Land Design Professional Engineering P.C., specifically including the facilities identified as "as-built tee, gate valve and relocated hydrant to be owned and maintained by the City of Beacon".

[Please see attached PDF of as-built plan]

IRREVOCABLE OFFER OF DEDICATION OF SEWER MAIN FACILITIES

This IRREVOCABLE OFFER OF DEDICATION made as of the ___ day of ____ 20___, is by and between Patrick Caulfield and Lindsay S. Bryan., having a residence at 3 Monell Place, Beacon, New York, 12508 (hereinafter the "Grantor" or "Owner"), and the CITY OF BEACON, a municipal corporation organized and existing under the laws of the State of New York, with its principal office located at One Municipal Plaza, Suite One, Beacon, New York, 12508 (hereinafter the "Grantee" or "City").

In consideration of Ten Dollars ($10.00) paid by the Grantee to the Grantor and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is covenanted and agreed as follows:

1. The Grantor herein delivers to the City a Bill of Sale for certain sewer main facilities to be conveyed and accepted, which are more fully described in Exhibit A annexed hereto, said delivery constituting a formal Irrevocable Offer of Dedication to the City, to be held by the City until the acceptance or rejection of such Irrevocable Offer of Dedication by the City.

2. The Grantor agrees that such formal Irrevocable Offer of Dedication is irrevocable and can be accepted by the City at any time.

3. The execution and delivery of this Irrevocable Offer of Dedication shall impose no obligation by the City to accept such Irrevocable Offer of Dedication.

4. This Irrevocable Offer of Dedication shall run with the land and be binding upon the Grantor, its successors and assigns.

5. This Irrevocable Offer of Dedication was executed on behalf of the Grantor pursuant to the Resolution of the Planning Board of the City of Beacon duly adopted on XXX X,

2021 (and dated XXX X, 2021) granting Subdivision Approval for property located at Monell Place and designated on the Tax Map of the City of Beacon as Parcel ID: 5955-04-586132.

IN WITNESS WHEREOF, the Grantor has executed and delivered this Irrevocable Offer of Dedication on the day and year set forth above.

GRANTOR:

PATRICK CAULFIELD AND LINDSAY S. BRYAN

By:_____
Name: Patrick Caulfield and Lindsay S. Bryan

ACKNOWLEDGEMENT

STATE OF _____)
) ss:
COUNTY OF _____)

On the _____ day of _____, 20____, before me, the undersigned, personally appeared XXXXXXXX, personally known to me or proved to me on the basis of the satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

EXHIBIT A

Description of Sewer Main Facilities

All sewer main facilities installed within the City's right-of-way as shown on the existing survey, annexed hereto, entitled "XXXX" (Title: XXX), dated XXXX as prepared by MJ Engineering and Land Surveying., specifically including the facilities identified as "170 LF of existing 8" dia asbestos clay sewer line, and sewer manhole to be owned and maintained by the City of Beacon".

[Please see attached PDF of existing survey]

HUDSON LAND DESIGN

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

April 27, 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 April 7, 2021 comment letter, and John Clarke Planning and Design's April 8, 2021 comment memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully April 7, 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 owners have not responded to the Applicant as of yet. We respectfully request that this issue be made a condition of approval prior to the chairman signing the plat. A draft Irrevocable Offer of Dedication of Sewer Main Facilities and draft Bill of Sale, are provided for review.

Preliminary Subdivision Plat

1. We have not found any information that indicates that the taking was completed, and it appears that the City has no record internally of the taking; therefore, 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 inverts have been corrected.
3. The proposed grading has been adjusted to direct stormwater away from the proposed dwellings.
4. The existing water line has been labeled 6" on the plans.
5. The static pressure was measured on 3/30/21 at 3:30 PM to be 80 psi. The pressure has been noted on the plans.

John Clarke Planning and Design April 8, 2021 Comment Memorandum

1. Native replacement trees are shown on the plan set between Lot 1 and the Eustatia property. The Applicant will coordinate the species with the building department prior to planting.
2. Comment noted.

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 a draft Offer of Dedication of Sewer, and
- Three (3) hard copies of a draft Bill of Sale.

Please place this item on the May 11, 2021 planning board meeting for resolution and conditional approval. Should you have any questions, please feel free to call me at 845-440-6926.

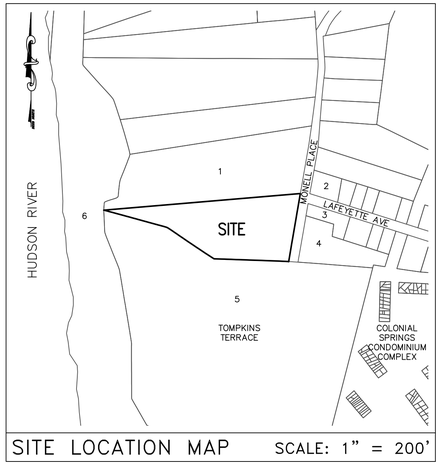
Sincerely,

Michael A. Bodendorf, P.E.
Principal

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

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- 4" MAPLE EXISTING TREE



SITE LOCATION MAP SCALE: 1" = 200'

LIST OF PROPERTY ADJOINERS:

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

PROJECT INFORMATION:

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

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

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

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

MAP REFERENCE:

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

TOTAL PARCEL AREA:

±126,996 S.F. OR ± 2.915 ACRES

TAX MAP REFERENCE:

CITY OF BEACON 5955-04-586132

SURVEY NOTES:

1. COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.

2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.

8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

10 VERTICAL DATUM IS NAVD88 GEOID 12A.

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

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

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

PRELIMINARY SUBDIVISION PLAT

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

OWNER'S CONSENT:

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

_____ _____

ALLISON CROSS DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				
2	4/27/21	NO CHANGE THIS SHEET	LGP				

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

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

Dig Safely. New York Call 811 before you dig

SEAL

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

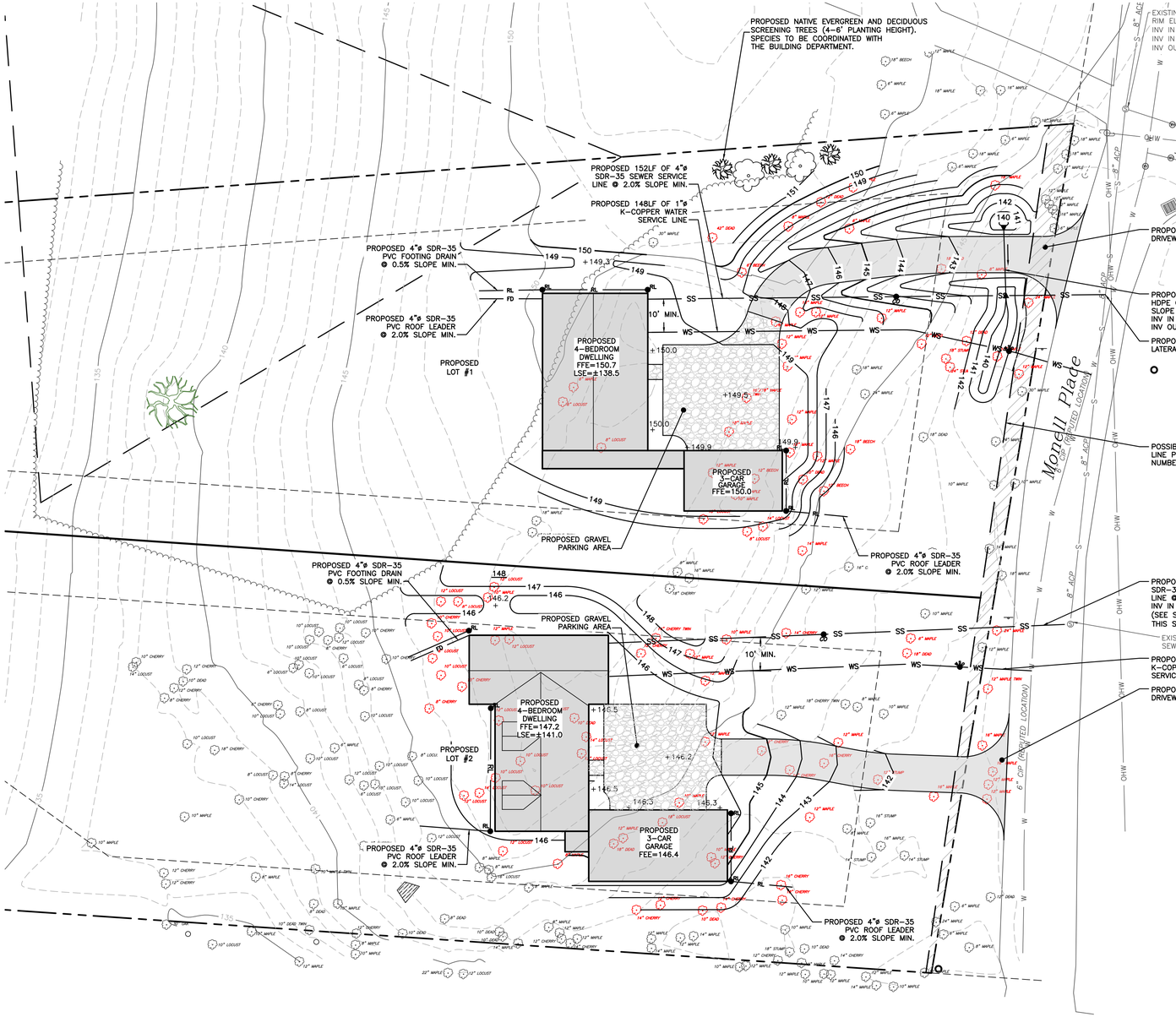
PRELIMINARY SUBDIVISION PLAT
(REVISION TO FILED MAP NO. 11421)

MONELL PLACE SUBDIVISION

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

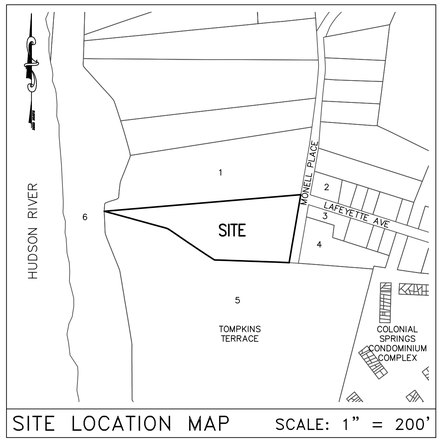
JOB #: 2020:039
DATE: 12/29/2020
SCALE: 1" = 40'
TITLE: PLAT-1
SHEET: 1 OF 1

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



LEGEND:

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



SITE LOCATION MAP SCALE: 1" = 200'

LIST OF PROPERTY ADJOINERS:

1.	5955–04–582156; ART FOR CHINA FOUNDATION CORP., 12 MONELL PLACE BEACON, NY 12508
2.	5955–19–623149; STELLA, JOHN & MARGERET, 11 MONELL PLACE BEACON, NY 12508
3.	5955–19–627135; SULLIVAN, JOHN & ELLEN, 51 LAFYETTE 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

MAP REFERENCES:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL–OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1–800–962–7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE–CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 1.25"ø K–COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192–9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

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

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

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

UTILITY NOTES:

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

SEWER NOTES:

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

GENERAL NOTES:

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

GENERAL CONSTRUCTION NOTES:

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

INDIANA BAT PROTECTION NOTES:

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

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.

DRAWING INDEX:

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

OWNER'S CONSENT:

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

_____ _____
ALLISON CROSS DATE

SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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				
3	4/27/21	PER PLANNING BOARD COMMENTS	LGP				

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

SUBDIVISION PLAN

MONELL PLACE SUBDIVISION

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

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

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

LEGEND:

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

EROSION AND SEDIMENT CONTROL NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

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

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

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

CONSTRUCTION SEQUENCING SCHEDULE:

(FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

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

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				
2	3/30/21	PER PLANNING BOARD COMMENTS	CMB				
3	4/27/21	NO CHANGE THIS SHEET	LGP				

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

SEAL

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

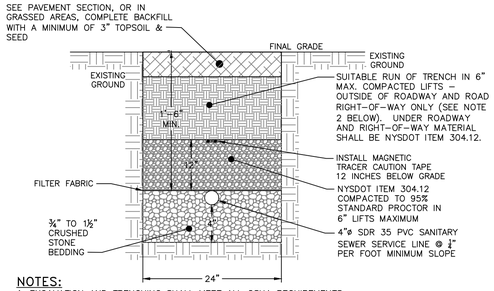
EROSION AND SEDIMENT CONTROL PLAN

MONELL PLACE SUBDIVISION

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

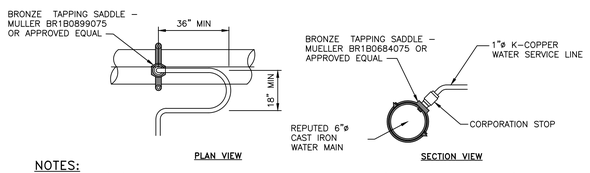
JOB #:	2020:039
DATE:	12/29/2020
SCALE:	1" = 30'
TITLE:	ESC-1
SHEET:	2 OF 3

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



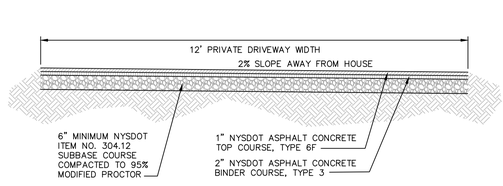
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

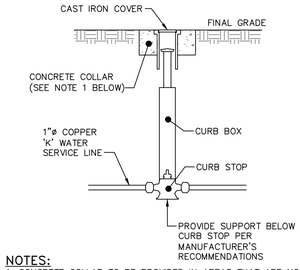


NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

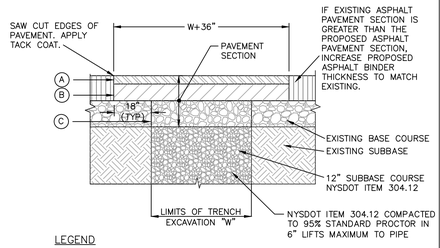


PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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

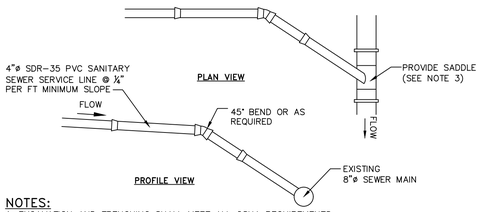
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



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

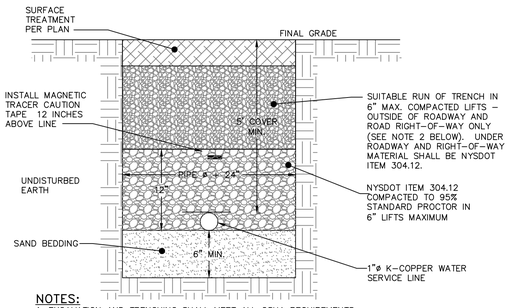
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



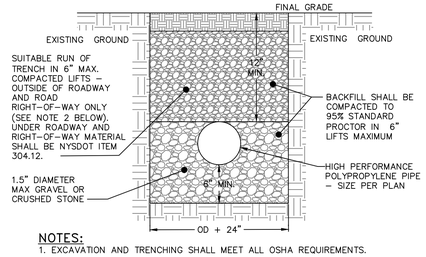
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED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

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



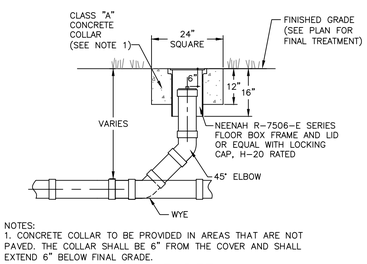
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



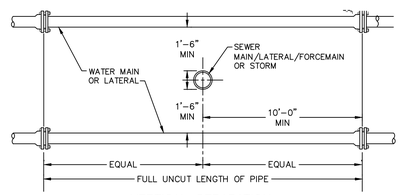
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

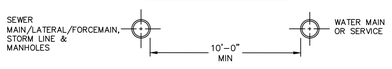


NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

CLEANOUT DETAIL
NOT TO SCALE



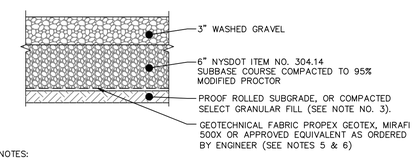
VERTICAL SEPARATION



HORIZONTAL SEPARATION

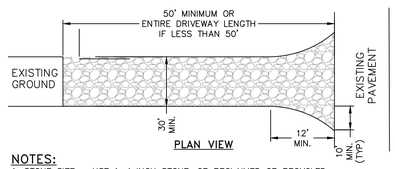
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



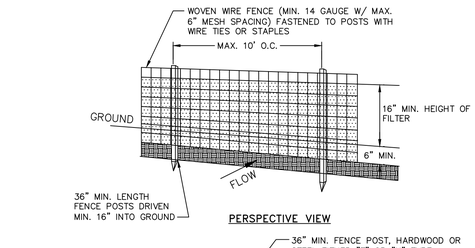
NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002 OR LATEST EDITION.
2. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED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

GRAVEL DRIVEWAY SECTION DETAIL
NOT TO SCALE



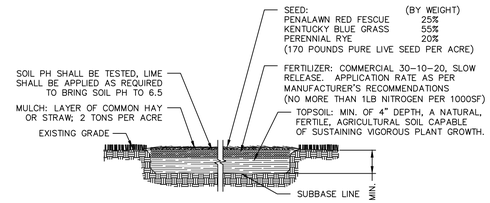
NOTES:
1. STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. THICKNESS – NOT LESS THAN SIX (6) INCHES.
3. WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
4. GEOTEXTILE – WILL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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

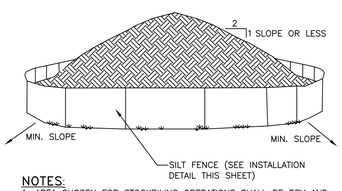


NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	1/26/21	PER CITY COMMENTS	CMB				
2	3/30/21	PER PLANNING BOARD COMMENTS	CMB				
3	4/27/21	NO CHANGE THIS SHEET	LGP				

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STATE OF NEW YORK MICHAEL A. BODENDORF 084469 LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS

MONELL PLACE SUBDIVISION

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

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

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

John Clarke Planning and Design jclarkeplandesign@gmail.com
845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: May 6, 2021
Re: **Monell Place Subdivision**

I have reviewed the response letter from Hudson Land Design, Preliminary Subdivision Plat, and a 3-sheet Subdivision Plan set, all dated April 27, 2021.

Proposal

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

Comments and Recommendations

1. The Planning Board will need to issue an LWRP Consistency Determination as part of the review process. To address Policy 23 for protecting historic structures, the applicant has proposed three evergreens and two deciduous trees, 4-6 feet high, along the northern property line of Lot 1. The height and location of these trees will not provide adequate screening between the historic Eustatia house and the new buildings. I recommend the row of new trees be extended west to the eastern edge of the triangular view easement and the planting height be at least 6 feet.

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

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

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

May 5, 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 April 27, 2021, as submitted by Hudson Land Design.
- Draft Bill of Sale for Sewer Main Facilities.
- Draft of Irrevocable Offer of Dedication of Sewer Main Facilities.
- Plan titled "Preliminary Subdivision Plat – Monell Place Subdivision", last revised April 27, 2021, as prepared by Hudson Land Design.
- Set of plans titled "Monell Place Subdivision" last revised April 27, 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 documents and plans, we would like to offer the following comments:

Draft Bill of Sale:

1. In the last sentence of the 3rd paragraph on Page 1 of the Bill of Sale, the word "distribution" should be removed and replaced with "collection".

2. The 4th paragraph on Page 2 of the Bill of Sale notes that the line is being sold to the City of Beacon in an "As is/Where is" condition. As per previous discussions, there is corrective work required on the existing sewer main and associated structure(s). This work shall be completed prior to the line being accepted by the City of Beacon.

3. The provided "Schedule A", attached to the Bill of Sale, notes a project titled "123 Rombout Avenue" and further identifies water system components. The "Schedule A" should be revised to reflect this project and the components specific to the project.

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? ***The Applicant has noted that there is no record with regards to the conveyance of this land to the City of Beacon and will therefore convey the land as to the City as part of this application.***

2. The plan should be updated to reflect the conveyance of this land to the City of Beacon.

3. The word "Preliminary" should be removed from the title block when the final plan is prepared.

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.***

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

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL SUBDIVISION PLAT APPROVALS FOR
MONELL PLACE SUBDIVISION

Parcel ID#: 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 ID# 5955-04-586132 (the "Property"); and

WHEREAS, the 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., as follows:

Sheet	Title
1 of 4	*Preliminary Subdivision Plat*
2 of 4	*Subdivision Plan*
3 of 4	*Erosion and Sediment Control Plan*
4 of 4	*Construction Details*; 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 Planning Board reviewed the application at its meetings on January 12, 2021, February 9, 2021, April 13, 2021 and May 11, 2021; 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…." And on April 13, 2021 the Planning Board adopted a Resolution finding the Project to be consistent with the LWRP policies that are applicable to the Project; and

WHEREAS, on April 13, 2021, the Planning Board opened and closed the duly noticed public hearing on the application for Subdivision Approval, at which time all those interested were given an opportunity to be heard; and

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

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

NOW THEREFORE BE IT RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials enumerated above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval to the Project, as shown on the application materials enumerated above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval

from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated May 5, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated May 6, 2021, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

5. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, including (1) an Irrevocable Offer of Dedication with Bill of Sale for the sewer infrastructure in Monell Place identified on the proposed plans and the Applicant shall use best efforts to cause the owner of 3 Monell Place to join in such offer or otherwise indicate their consent to the City asserting ownership over such sewer main, and (2) Irrevocable Offer of Dedication for the land referenced in Note No. 13 under "Survey Notes" as "Possible 25-foot taking from centerline of Monell Place per Filed Map 11421." Such documents shall be submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

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

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, the Applicant shall pay a Recreation Fee for the new lot as prescribed under Section 195-25.A(4) of the City Code. The Planning Board hereby requires that, prior to the

issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

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

4. As used herein, the term "Applicant" shall include Allison Cross and Henry Nye, and their heirs, successors and assigns.

5. If any of the conditions enumerated in this Resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this Resolution and the remaining conditions shall remain valid and intact.

6. The approvals granted by this Resolution do not supersede the authority of any other entity.

7. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Environmental Assessment Form and the Negative Declaration granted pursuant thereto. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this Resolution may be inconsistent with the EAF, the terms of this Resolution shall be controlling.

8. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

9. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be

transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

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

Dated: May 11, 2021

Resolution Adopted: May 11, 2021
Beacon, New York

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

Motion by Mr. Williams, seconded by Ms. Reynolds:

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

City of Beacon Planning Board Agenda
05/11/2021

Title:

Zoning Board of Appeals - No May Meeting

ATTACHMENTS

City of Beacon Planning Board Agenda
05/11/2021

Title:

Consider request for 12-month extension of Site Plan Approval, 248 Tioronda Avenue, submitted y 248 Beacon Holdings, LLC

ATTACHMENTS

Request for Extension of Site Plan Approval- 248 Tioronda Avenue.pdf

BNR
Berlandi Nussbaum & Reitzas LLP
Attorneys at Law

NEW YORK CITY OFFICE
125 PARK AVENUE
25TH FLOOR
NEW YORK, NY 10017

WHITE PLAINS OFFICE
445 HAMILTON AVNUE
14TH FLOOR
WHITE PLAINS, NY 10601

PAWLING OFFICE
527 ROUTE 22
SUITE 2
PAWLING, NY 12564

TELEPHONE (212) 804-6329
FACSIMILE (646) 461-2312

WWW.BNRLLP.COM

May 7, 2021

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

Re: Application of 248 Beacon Holdings, LLC, for an Extension of Site Plan Approval
Premises: 248 Tioronda Avenue, Beacon, New York
Tax Parcel IDs: (5954-16-993482 & 6054-45-012574- Now Merged)

Dear Chairman Gunn and Members of the Planning Board:

By way of introduction, this firm represents 248 Beacon Holdings, LLC, the owner of property located at 248 Tioronda Avenue in the City of Beacon (the "City"), known and designated on the tax assessment map of the City as 5954-16- 993482 & 6054-45-012574, but merged in to one parcel pursuant to the previously granted subdivision/lot merger approval (the "Property"). Pursuant to Section 223-25 J of the City Zoning Code, we now submit this request to the City Planning Board for a twelve (12) month extension of the previously granted site plan approval for a multifamily and commercial project on the Property ("Site Plan Approval").

We respectfully request that this application be placed on the agenda of the May 11, 2021 meeting for review and consideration of this request for an extension of Site Plan Approval. In the interim, if you have any questions or need additional information, please do not hesitate to contact me. Thank you.

Very truly yours,

DANIEL F. LEARY

Cc: Jennifer L. Gray, Esq., Planning Board Attorney

City of Beacon Planning Board Agenda
05/11/2021

Title:

Single Family House - Washington Avenue

ATTACHMENTS

Washington Avenue Application.pdf

Washington Avenue.jpg

Washington Avenue Elevations.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 4/27/21

Project Address: Fairview Sub Division LOT 1 Washington Ave

Project Architect/Engineer: DAY STOKUSA Engineering

Owner/Builder: Fulton Ave Realty Restoration Co. LLC

Contact Phone No.: 845-625-3061

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

Color/Materials: Tuscan Olive

Siding: Quest Dulch Lap Double 4" ~~for~~ Lower Board/Batten Upper

Roofing: GAF Timberline Weatherwood

Windows: Color: White Type: Anderson 200

Trim: White

Garage Door: Wayne Dalton 8300 Sahara White

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

NOTES:

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

2) ALL GLAZING TO BE DOUBLE INSULATED

3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS

4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

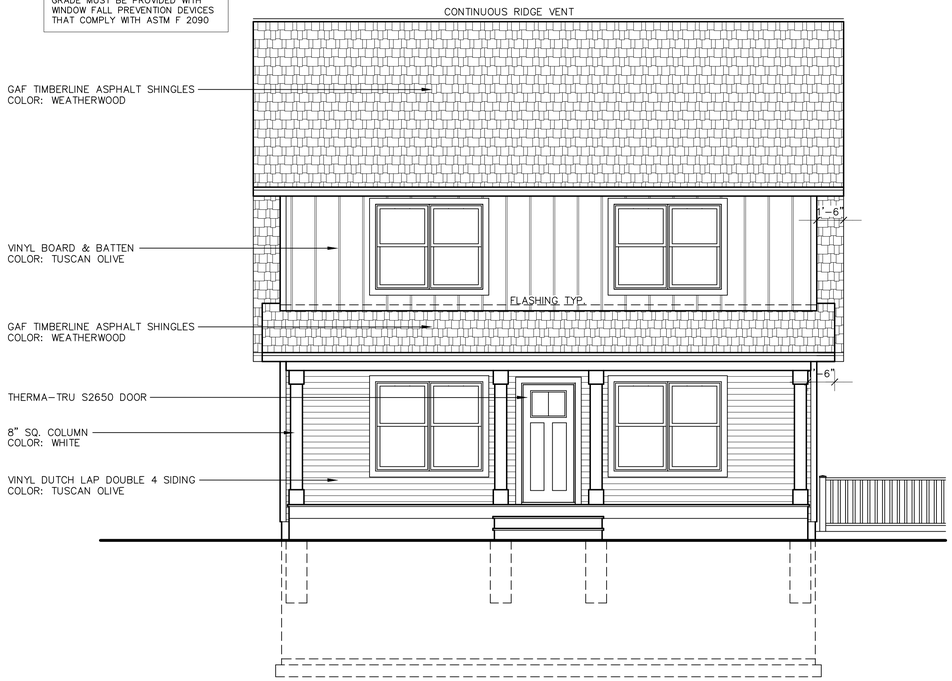
ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

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

SQUARE FOOTAGE:	
1st FLOOR:	980
2nd FLOOR:	971
FIN. BSMT.:	172
TOTAL:	2123
GARAGE:	653

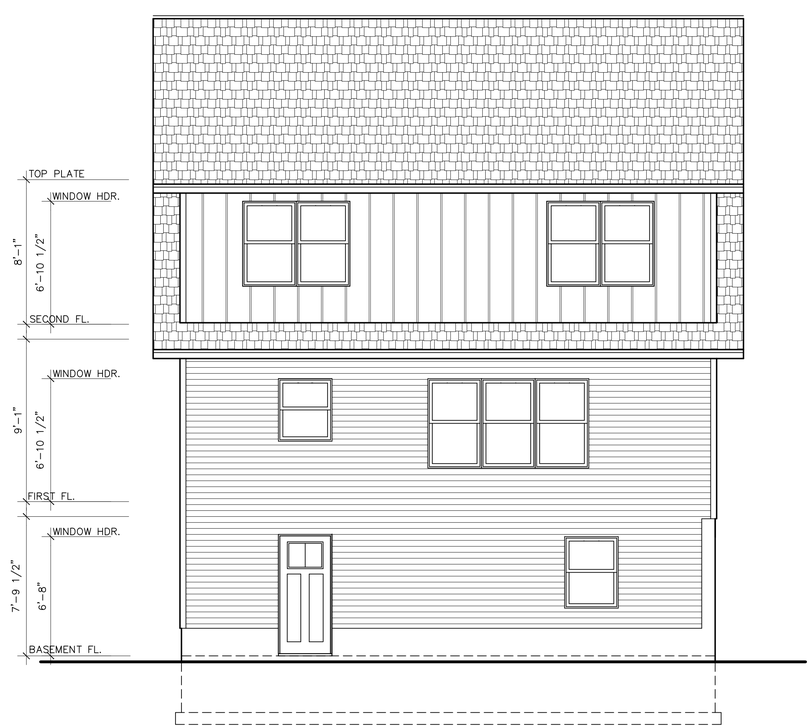
EGRESS REQUIREMENTS

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



FRONT ELEVATION

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



REAR ELEVATION

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

RAILING & STAIR NOTES:

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

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

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

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

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

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Brian J. Stokosa, PE

Revisions 04-29-21

Project No. 2021.020

License No. 083970

DAY | STOKOSA ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT
Lot #1, Washington Ave.
Fairview Subdivision, City of Beacon
Dutchess County, New York

New Residence For:
Fulton Ave. Realty Restoration

SCALE	DRAWN BY	DRAWING NO.
1/4" = 1'-0"	S.M.M.	E1
DATE	CHECKED BY	
02-12-21	B.J.S.	

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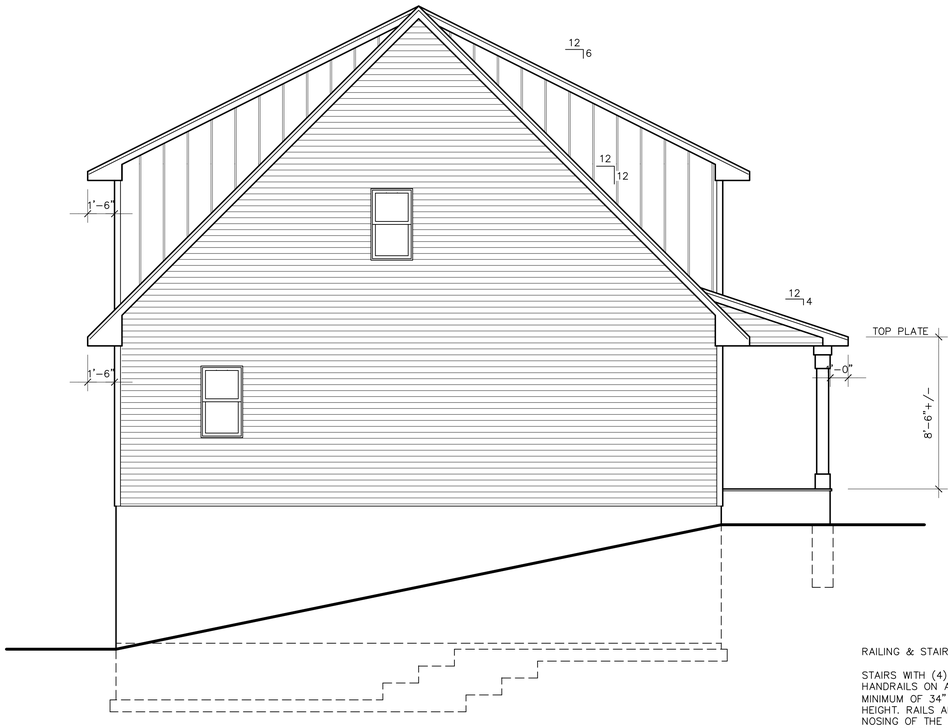

LEFT SIDE ELEVATION

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

RAILING & STAIR NOTES:

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

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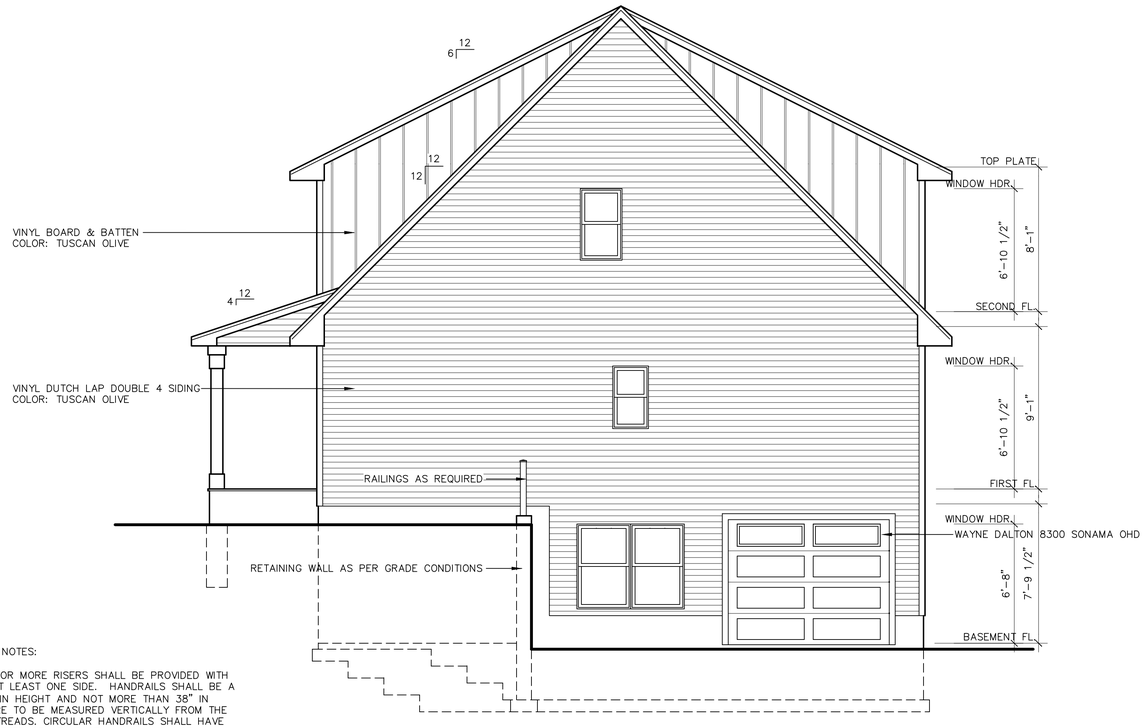
RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



RIGHT SIDE ELEVATION

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Revisions 04-29-21	
Project No. 2021:020	License No. 083970

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New Residence For:
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SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE 02-12-21	CHECKED BY B.J.S.	

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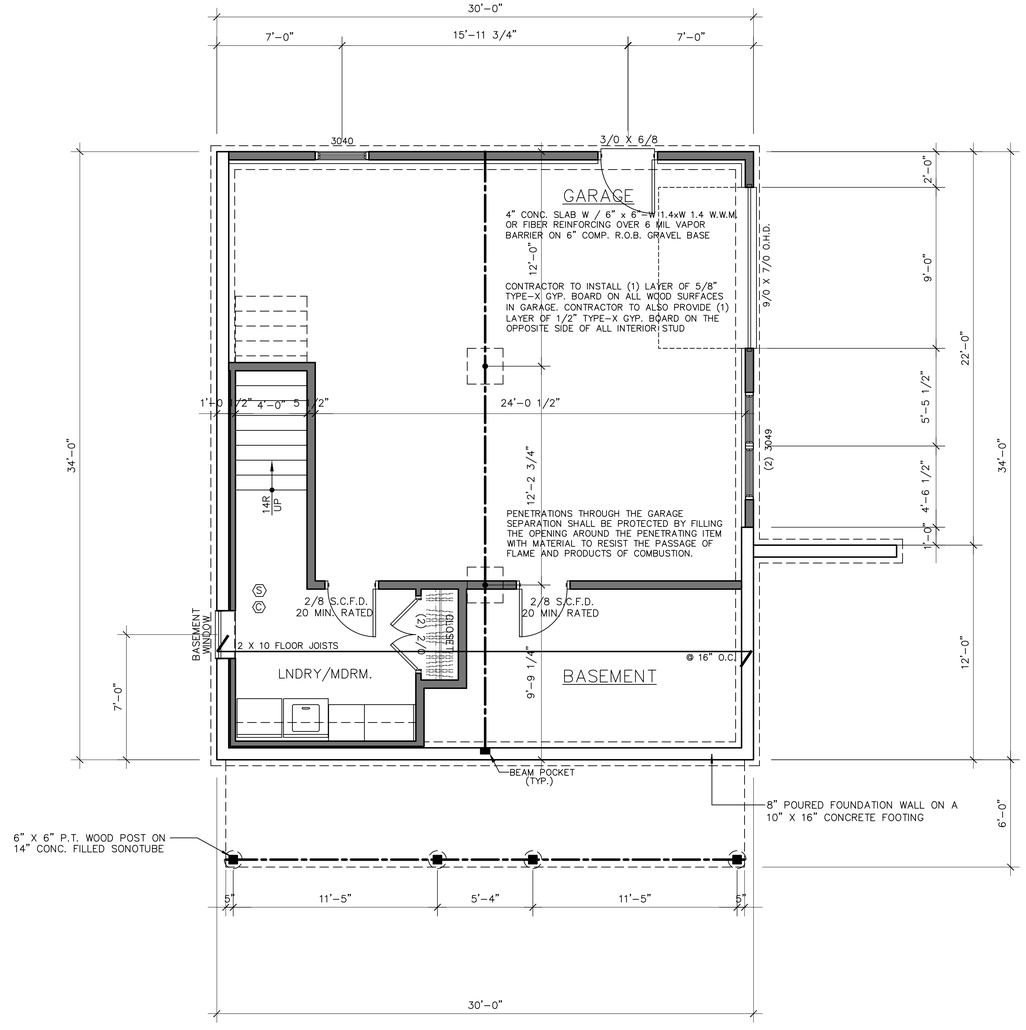
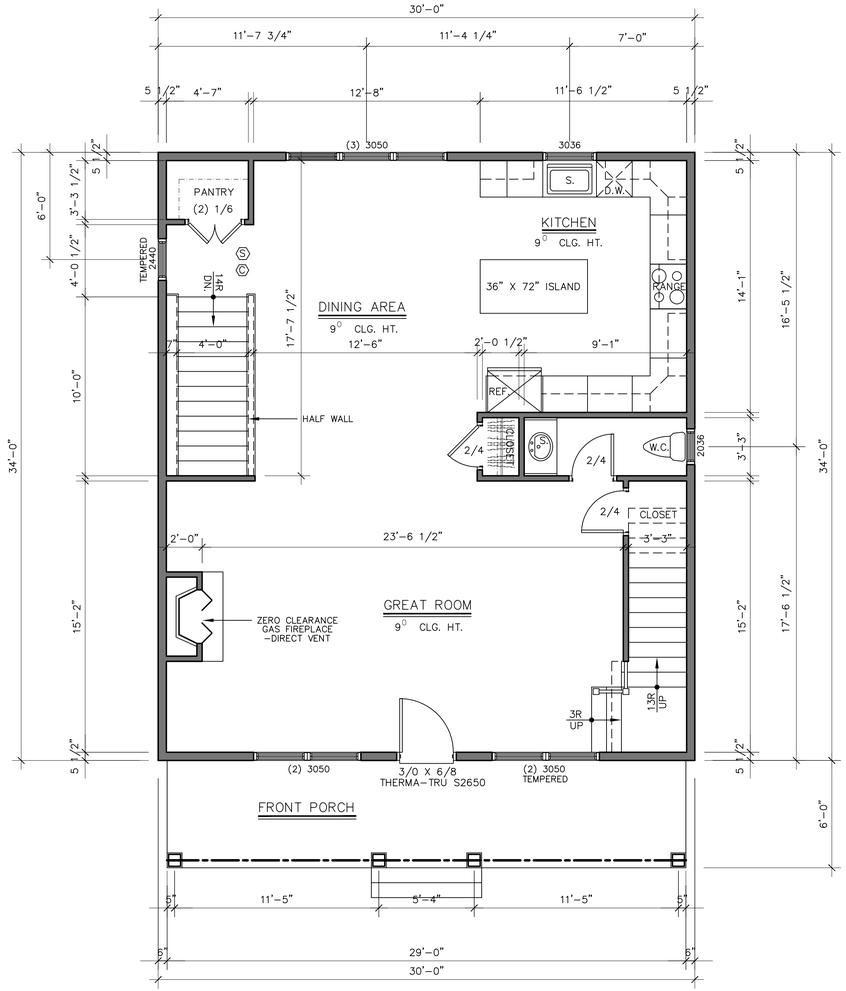


BASEMENT PLAN

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

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA



FIRST FLOOR PLAN

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

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 15 FEET OF EACH SLEEPING AREA

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

DOUBLE ALL FLOOR JOISTS UNDER WALLS ABOVE, THAT ARE FRAMED PARALLEL TO FLOOR FRAMING UNLESS OTHERWISE NOTED ON PLAN.

ALL FLOOR JOISTS, CEILING JOISTS & RAFTERS ARE TO BE S.P.F.

ALL BEAMS, GIRDERS AND HEADERS ARE TO BE DOUG FIR LARCH #2 OR BETTER WITH A Fb RATING OF 875 AND A MODULUS OF ELASTICITY OF 1600000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN.

ALL LAMINATED VENEER LUMBER (L.V.L.) BEAMS, GIRDERS AND HEADERS, LABELED ON PLAN, TO HAVE A Fb RATING OF 2950 AND A MODULUS OF ELASTICITY OF 2,000,000 MINIMUM UNLESS OTHERWISE NOTED ON PLAN. STRUCTURAL LAMINATED BEAMS TO BE INSTALLED AS PER MANUFACTURERS SPECIFICATIONS.

CUTS, NOTCHES & HOLES BORED IN TRUSSES, STRUCTURAL COMPOSITE LUMBER, STRUCTURAL GLUE-LAMINATED MEMBERS OR I-JOISTS ARE PROHIBITED EXCEPT WHERE PERMITTED BY THE MANUFACTURER'S RECOMMENDATIONS.

FOR LOAD-BEARING PARTITIONS INSTALL DOUBLE JAMB STUDS UNDER HEADER FOR OPENINGS 6' AND LESS IN WIDTH. TRIPLE JAMB STUDS FOR WIDER OPENINGS. FOR NON-BEARING PARTITIONS INSTALL ONE JAMB STUD FOR OPENINGS LESS THAN 4' IN WIDTH AND DOUBLE JAMS STUDS FOR WIDER OPENINGS.

CONTRACTOR TO PROVIDE SOLID 2 X 10 BLOCKING TO BE LOCATED BETWEEN FLOOR JOISTS WERE POSTS, FROM ABOVE, CARRYING STRUCTURAL HEADERS LAND BETWEEN FLOOR JOISTS BELOW. BLOCKING TO BE BUILT UP TO THE SAME WIDTH AS POST IT IS CARRYING ABOVE.

ALL JOISTS TO OVER LAP GIRDER OR BEARING WALL A MINIMUM OF 3".

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

INSTALL 2 X 6 COLLAR TIES AT 32" O.C. COLLAR TIES TO BE LOCATED DOWN FROM THE MAIN RIDGE A MINIMUM OF 1/3RD OF THE TOTAL HEIGHT BETWEEN THE CEILING JOISTS AND THE TOP OF THE MAIN RIDGE.

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	Brian J. Stokosa, PE
Revisions	04-29-21
Project No.	2021:020
	License No. 083970

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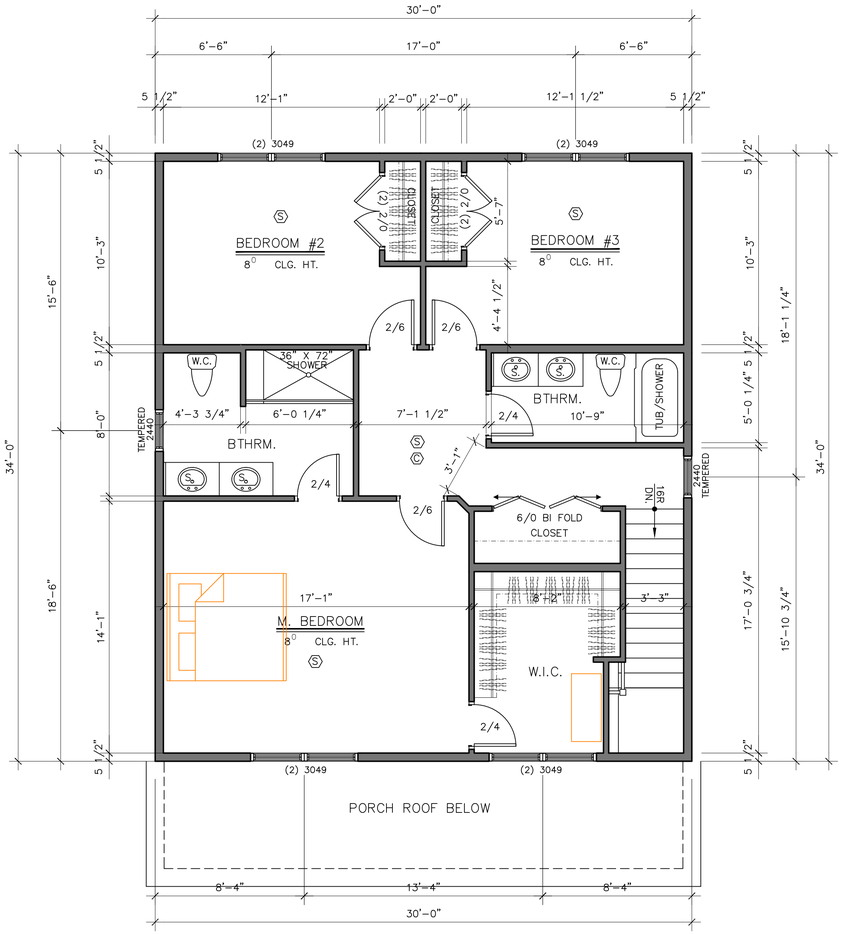

SECOND FLOOR PLAN

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

Ⓢ INTERCONNECTED 110 VOLT SMOKE DETECTOR W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL217 & NFPA72

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Revisions	04-29-21
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DATE: 02-12-21	CHECKED BY: B.J.S.	