



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

Len Warner
Karen Quiana
Kevin Byrne
Donna Francis
J. Randall Williams
David Jensen
Chair John Gunn

**January 9, 2024
7:00 PM
Planning Board Agenda**

The Planning Board will meet on Tuesday, January 9, 2024, at 7:00 PM, in the Municipal Center Courtroom. A work session will take place at 7:00 PM, for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 7:30 PM.

Regular Meeting

1. [Approval of December 12, 2023, minutes](#)
2. [Continued review application for Site Plan Approval, place of worship, 409 Fishkill Avenue, Fishkill Avenue, and Mead Avenue, submitted by Soka Gakkai International - USA.](#)

Architectural Review

1. [Certificate of Appropriateness - 135 Main Street - New sign in Historic District and Landmark Overlay Zone](#)

Miscellaneous Business

1. [Review of the City of Beacon Planning Board Rules of Procedure](#)

City of Beacon Planning Board Agenda
01/09/2024

Title:

Approval of December 12, 2023, minutes

ATTACHMENTS

City of Beacon Planning Board Agenda
01/09/2024

Title:

Continued review application for Site Plan Approval, place of worship, 409 Fishkill Avenue, Fishkill Avenue, and Mead Avenue, submitted by Soka Gakkai International - USA.

ATTACHMENTS

[409 Fishkill PB 1.9.24 12-26-23 elevations set.pdf](#)

[409 Fishkill PB 1.9.24 Cover Letter_2023-1226.pdf](#)

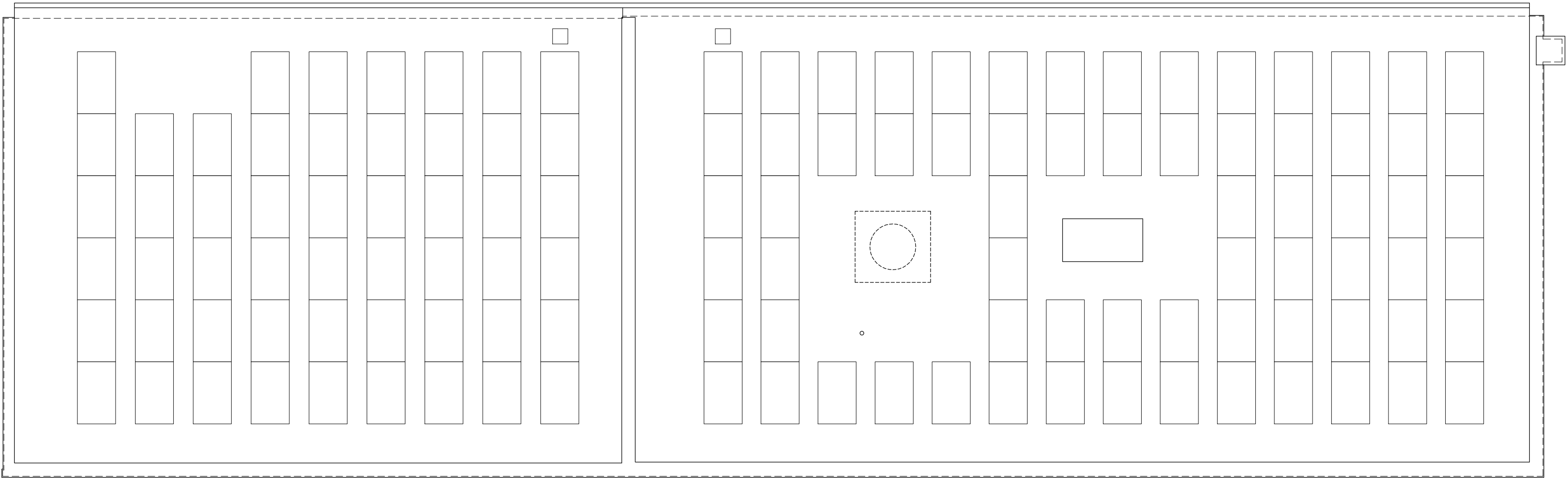
[409 Fishkill PB 1.9.24 Rendering with name and date.pdf](#)

[409 Fishkill PB 1.9.24 signedApplication_12142023.pdf](#)

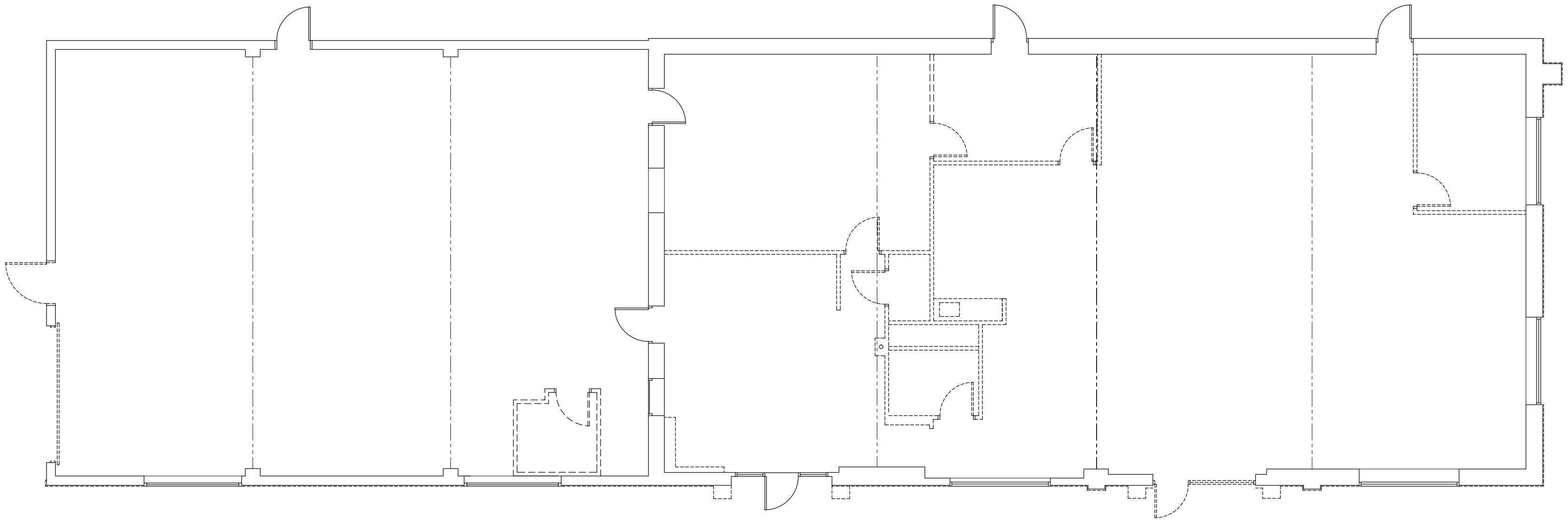
[409 Fishkill PB 1.9.24 site plan set.pdf](#)

[Lanc & Tully 409 Fishkill 01-03-24 review.pdf](#)

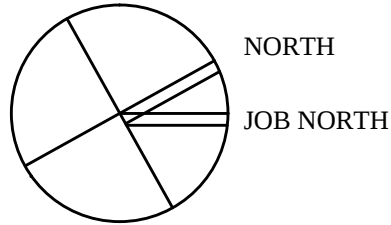
[KARC Review PB 409 Fishkill Ave 1.5.2024.pdf](#)



ROOF PLAN



FLOOR PLAN

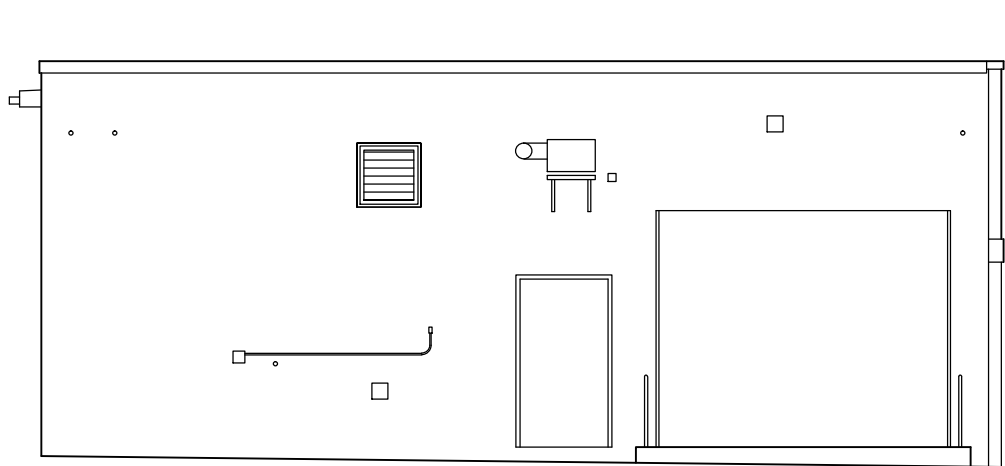


NOTE:
DOTTED LINES
INDICATE EXISTING
CONSTRUCTION TO
BE REMOVED

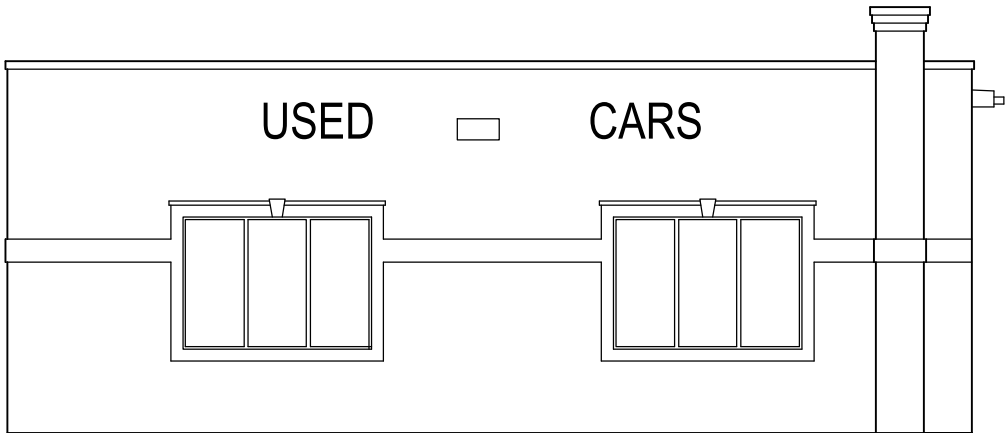
OWNER: SGI-USA 606 WILSHIRE BOULEVARD SANTA MONICA, CA 90401	
ARCHITECT: ROBERT W SCARPA JR ARCHITECT 345 EAST 73RD STREET NEW YORK, NY 10021 TEL 212 988 5209 FAX 212 320 0646	
REVISIONS:	
PROJECT: RENOVATION OF COMMERCIAL BUILDING 409 FISHKILL AVENUE BEACON, NY	
DRAWING TITLE: EXISTING CONDITIONS FLOOR AND ROOF PLAN	
SCALE: 1/8" = 1'-0"	DATE: 11-28-23
SEAL @SIGNATURE	PROJECT NO. 2305
	DRAWN BY: RWS
	CHK. BY:
	DWG.NO.
EC-100	
PAGE: 1 OF 2	



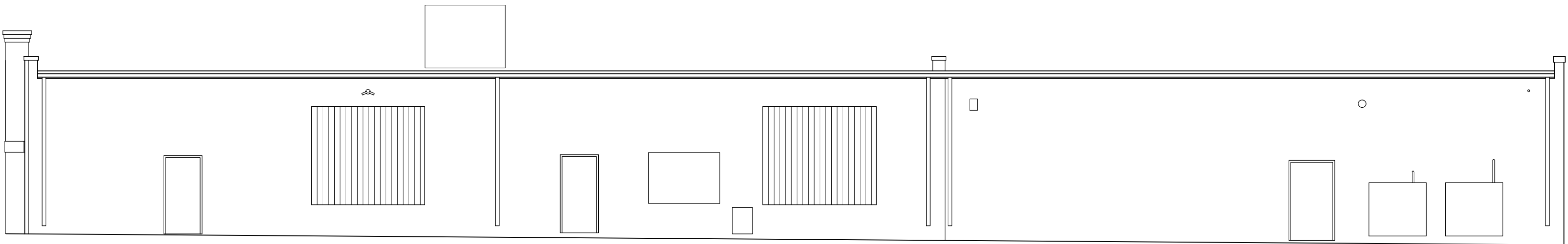
EAST ELEVATION



SOUTH ELEVATION

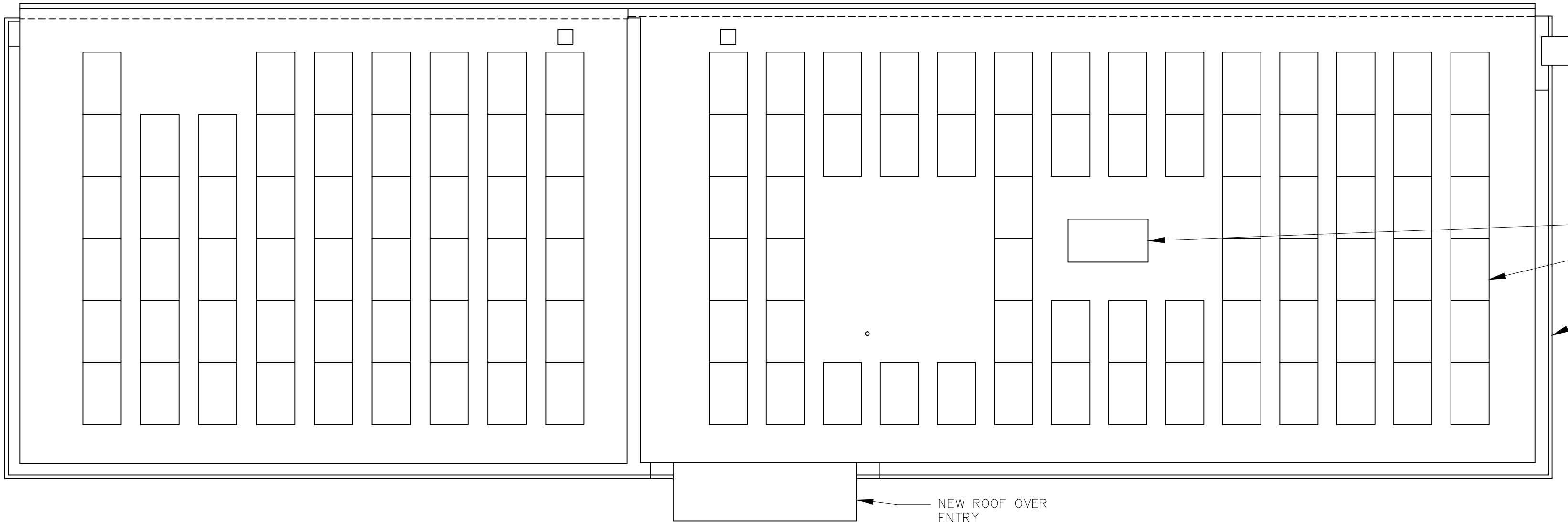
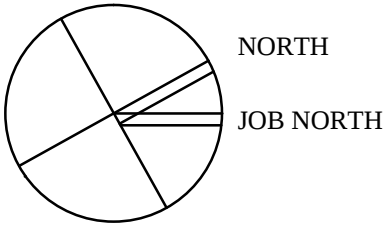


NORTH ELEVATION



WEST ELEVATION

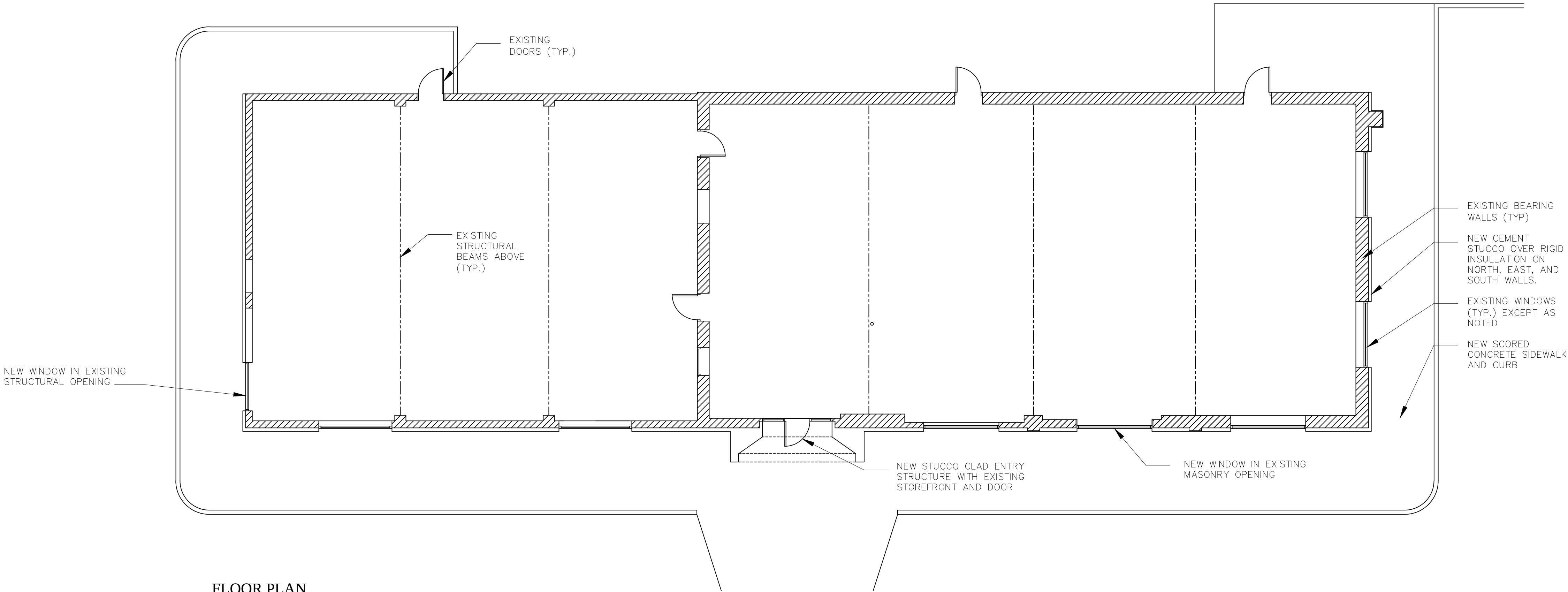
OWNER: SGI-USA 606 WILSHIRE BOULEVARD SANTA MONICA, CA 90401			
ARCHITECT: ROBERT W SCARPA JR ARCHITECT 345 EAST 73RD STREET NEW YORK, NY 10021 TEL 212 988 5209 FAX 212 320 0646			
REVISIONS:			
PROJECT: RENOVATION OF COMMERCIAL BUILDING 409 FISHKILL AVENUE BEACON, NY			
DRAWING TITLE: EXISTING CONDITIONS EXTERIOR ELEVATIONS			
SCALE: 1/8" = 1'-0"	DATE:	11-28-23	
SEAL @SIGNATURE	PROJECT NO.	2305	
	DRAWN BY:	RWS	
	CHK. BY:		
	DWG.NO.	EC-200	
		PAGE:	2 OF 2



EXISTING HVAC UNIT
EXISTING SOLAR
PANELS
NEW PARAPET ON
NORTH, EAST, AND
SOUTH WALLS.

NEW ROOF OVER
ENTRY

ROOF PLAN



EXISTING BEARING
WALLS (TYP.)
NEW CEMENT
STUCCO OVER RIGID
INSULATION ON
NORTH, EAST, AND
SOUTH WALLS.
EXISTING WINDOWS
(TYP.) EXCEPT AS
NOTED
NEW SCORED
CONCRETE SIDEWALK
AND CURB

NEW STUCCO CLAD ENTRY
STRUCTURE WITH EXISTING
STOREFRONT AND DOOR

NEW WINDOW IN EXISTING
MASONRY OPENING

EXISTING
DOORS (TYP.)

EXISTING
STRUCTURAL
BEAMS ABOVE
(TYP.)

NEW WINDOW IN EXISTING
STRUCTURAL OPENING

FLOOR PLAN

OWNER:
SGI-USA
606 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401

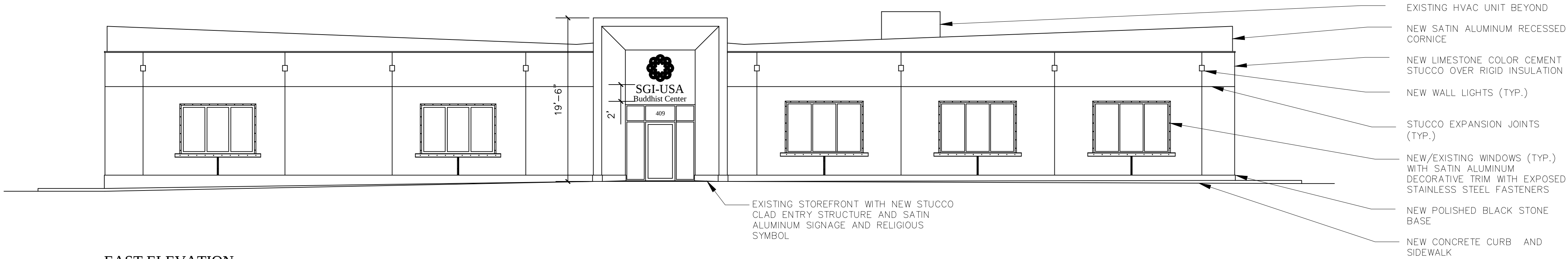
ARCHITECT:
ROBERT W SCARPA JR ARCHITECT
345 EAST 73RD STREET
NEW YORK, NY 10021
TEL 212 988 5209 FAX 212 320 0646

REVISIONS:
12-26-23 PAGES RENUMBERED

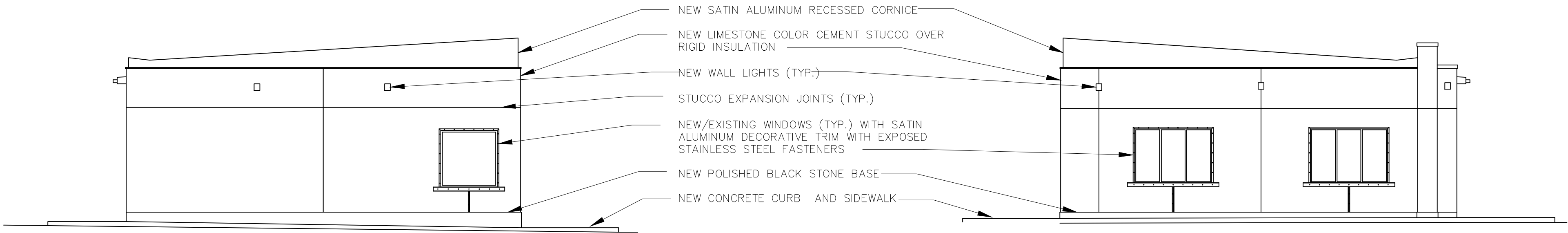
PROJECT:
RENOVATION OF
COMMERCIAL BUILDING
409 FISHKILL AVENUE
BEACON, NY

DRAWING TITLE:
PROPOSED DESIGN
FLOOR AND ROOF PLAN

SCALE: 1/8" = 1'-0"	DATE: 11-28-23
SEAL @SIGNATURE	PROJECT NO. 2305
	DRAWN BY: RWS
	CHK. BY:
	DWG.NO.
SD-101	
PAGE:	1 OF 2

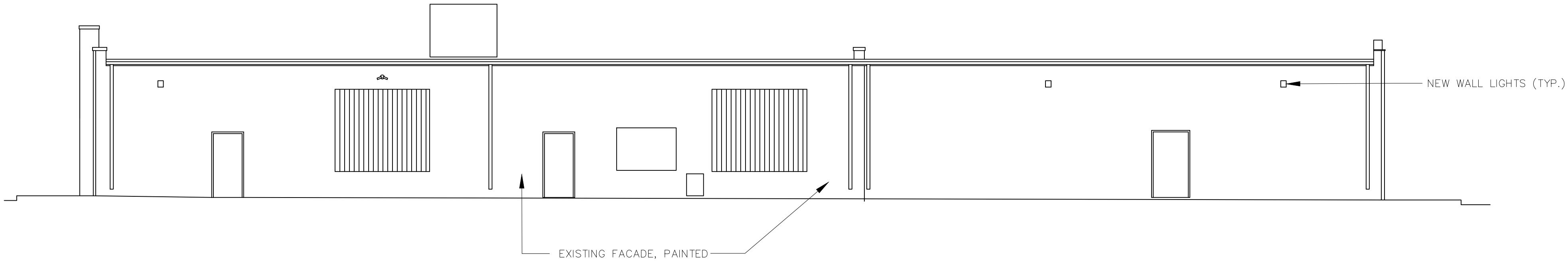


EAST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



WEST ELEVATION

OWNER:
SGI-USA
606 WILSHIRE BOULEVARD
SANTA MONICA, CA 90401

ARCHITECT:
ROBERT W SCARPA JR ARCHITECT
345 EAST 73RD STREET
NEW YORK, NY 10021
TEL 212 988 5209 FAX 212 320 0646

REVISIONS:
12-26-23 PAGES RENUMBERED

PROJECT:
**RENOVATION OF
COMMERCIAL BUILDING**
409 FISHKILL AVENUE
BEACON, NY

DRAWING TITLE:
**PROPOSED DESIGN
EXTERIOR ELEVATIONS**

SCALE: 1/8" = 1'-0"	DATE: 11-28-23
SEAL @SIGNATURE	PROJECT NO. 2305
	DRAWN BY: RWS
	CHK. BY:
	DWG.NO.
SD-201	
PAGE:	2 OF 2



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

December 26, 2023

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

Re: SGI-USA Site Plan
409 Fishkill Avenue
Tax Parcels: 6055-80-403061 (± 0.23 acre)
6055-80-399053 (± 0.16 acre)
6055-80-406047 (± 0.23 acre)
6055-80-411056 (± 0.22 acre)
6055-80-416064 (± 0.22 acre)
6055-80-418071 (± 0.11 acre); 1.17 acres total
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) is pleased to submit five (5) copies of the following documents in support of the Project:

- Application for Site Plan Approval – updated by the Applicant, SGI-USA
- Entity Disclosure Form – updated by the Applicant, SGI-USA
- Civil Site Plan Set (Sheets 1 through 9 of 9)
- Architectural Plan Set (4 Sheets)
- Architectural Rendering

These items have been revised based on consultants' comments and are being submitted to the City of Beacon Planning Board for continued review. The following are point-by-point responses to each comment contained within the consultant review letters:

Lanc & Tully review letter dated December 7, 2023:

General Comments:

1. The updated application is included with this submittal.

2. The updated Entity Disclosure Form for SGI is included with this submittal.
3. The rendering was prepared by the project architect Robert Scarpa, R.A., and is labelled as such.
4. As discussed at the meeting, the property owner is not in favor of consolidating the lots.
5. Based on the New York State Roadway Inventory System Viewer, Fishkill Avenue within the City of Beacon is a City of Beacon owned and maintained roadway. Based on this it is our understanding that a New York State Department of Transportation (NYSDOT) Highway Work Permit would not be required since NYSDOT does not have jurisdiction over the roadway. However, Colliers Engineering & Design has requested confirmation of this from NYSDOT. Upon receipt of a response, the EAF will be revised accordingly.

Architectural Plans:

1. The architect's site plan has been removed from the plan set. Refer to the site plan in the civil plan set.

Engineering Plans:

1. Sheet 2 of 9:
 - a. HLD reached out to the City Water Department to check the existing water service line. We have not been able to determine its size to date.
 - b. HLD reached out to the City Sewer Department to check the existing sewer service line. We have not been able to determine its size to date.
 - c. Refer to Site Plan Note 5. In the first iteration, the impervious coverage went from 86% to 69%. With the latest revisions, the impervious coverage is now 68%, which has been reflected in the note.
2. Sheet 3 of 9:
 - a. Fencing along the front of the property has been removed from the Project.
 - b. The location of the relocated electric meter is reflected on the plans.
 - c. The tree has been shifted to provide additional separation to the existing water service line.
 - d. The ADA compliant parking spaces have been revised to show 8-foot bays and an 8-foot loading aisle.
 - e. The sight distance lines as determined by Colliers Engineering are shown on the Site Plan sheet.
 - f. The section of proposed stockade fence is an extension of an existing stockade fence. This has been clarified in the thickness of the linework and called out.
 - g. The storage area has been shown on the civil site plan.
 - h. The existing building does not have a sprinkler system. The Project Architect has reviewed the NYS Building Code and determined that a sprinkler system is not required based on the size, construction classification and occupancy.

- i. There are no proposed free standing signs. The only signage is on the building above the main entrance, as shown on the rendering and the architectural plans.
 - j. The ramps are shown and graded in the model on each side of each entrance driveway, and are ADA compliant.
3. Sheet 4 of 9:
 - a. The sidewalk along Fishkill Avenue, with exception to the newly installed crosswalk ramp at the intersection with Conklin Street, is being removed and replaced. New curb, snow shelf, and sidewalk is shown. Sheet 2 reflects the removals.
4. Sheet 6 of 9:
 - a. The water and sewer service line sizes remain unknown. We have requested information from the City water and sewer department.
5. Sheet 7 of 9:
 - a. Additional landscaping has been placed on the northeast side of the project. Shrubs in a planting bed are proposed.
 - b. Additional landscaping has been provided near the main parking lot along Conklin Street. The area along Mead Avenue has a void in the existing evergreen rows that is being in-filled, and additional landscaping along Conklin Street is proposed.
6. Sheet 8 of 9:
 - a. Final lighting design will be provided when the layout and landscaping has been generally accepted.
 - b. It is intended to have lighting from dusk to dawn. A note has been added to the lighting plan notes.
7. Sheet 9 of 9:
 - a. The only fencing proposed is wood stockade. A detail has been added to the sheet.

John Clarke Planning and Design review letter dated December 8, 2023:

1. As noted above, the lot owner is not in favor of combining the lots. The Applicant had a meeting with the City Building Inspector and the City Attorney. It appears that there may have been a special use permit for accessory parking on the residential parcel granted around 1995. We are in the process of tracking down a copy of the special use permit.
2. The updated layout reduces additional pavement areas. The applicant is satisfied with the walking and wheeling paths provided with their layout.
3. The grassed area between the sidewalk and the asphalt drive also provides for stormwater conveyance. As noted at the meeting, in its current state, surface runoff conveys across the parking area, across the sidewalk, and into the Fishkill Avenue gutter. The proposal calls for the stormwater to be conveyed generally southerly to existing stormwater infrastructure, thereby eliminating the potential sidewalk icing as in the current condition. As such, we have added some shrubs and planting beds, with considerations for the conveyance of the stormwater from the site. Additional landscaping near the residential properties has been considered.

4. The requirements results in 13 trees. The plan proposes 26 trees (13 evergreen similar to existing screening, and 13 deciduous), and 47 shrubs within 4 planting beds.
5. As noted above, the final lighting will be designed when the landscaping and layout has been generally accepted. The lighting design will meet all City requirements.
6. This will be clarified with the final lighting design. It is noted that 20' is highest per Code. For the time being, the detail shows that maximum 20-foot height.
7. The decorative fence along the front has been removed from the Project.

At the December 2023 meeting, we noted that we believe this application should be deemed a Type II action under SEQRA Part 617.5(c)(18), which states: reuse of a residential or commercial structure, or of a structure containing mixed residential and commercial uses, where the residential or commercial use is a permitted use under the applicable zoning law or ordinance, including permitted by special use permit, and the action does not meet or exceeds any of the thresholds in section 617.4. Despite that assertion, a short EAF has been provided for your consideration if it is deemed that this action is Unlisted.

We look forward to continuing discussing this project at your January 2024 Planning Board meeting, and will seek to either establish lead agency and set a SEQR public hearing (if SEQR is determined to be Unlisted) or set a site plan public hearing. Should you have any questions, please feel free to contact me at my direct line 845-766-8955.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel G. Koehler", with a long horizontal flourish extending to the right.

Daniel G. Koehler, P.E.
Principal

cc: SGI-USA (via email)
Robert Scarpa, R.A., NCARB, LEED AP BD+C (via email)
Michael A. Bodendorf, P.E. (HLD file)



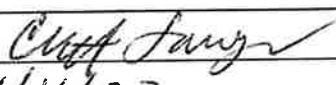
APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Soka Gakkai International - USA

Address: 606 Wilshire Boulevard Santa Monica CA 90401
c/o Clifford Sawyer

Signature: 

Date: 11/16/23

Phone: (310) 260-8954

(For Official Use Only)

Application & Fee Rec'd

Initial Review

Public Hearing

Conditional Approval

Final Approval

Date Initials

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Daniel Koehler P.E.

Address: 174 Main Street Beacon NY 12508

Phone: 845-440-6926

Fax: _____

Email address: DKoehler@HudsonLandDesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 409 Fishkill Ave Beacon NY 12508

Tax Map Designation: Section 6055

Block 80

Lot(s) 403061, 399053, 406047, 411056, 416064 & 418071

Land Area: +/- 1.18 Acres

Zoning District(s) GB (GENERAL BUSINESS)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Place of worship

Gross Non-Residential Floor Space: Existing 5,454 SQFT Proposed No additional

TOTAL: 5,454 SQFT

Dwelling Units (by type): Existing None Proposed _____

TOTAL: _____

ITEMS TO ACCOMPANY THIS APPLICATION

- a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of

the Zoning Ordinance.

- c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION FEES

Site Plan	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot \$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500 Area Variance \$250 Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	\$ 1,500	\$ 1,000	Current bills + \$500
Up to 3,000 s.f. gross floor area	\$ 2,500	\$ 1,000	Current bills + \$1,000
3,000 to 10,000 s.f. gross floor area	\$ 2,500 + \$0.50 per sq.ft. over 3,000	\$ 2,500	Current bills + \$2,500
Over 10,000 s.f. gross floor area	\$ 7,500 + \$0.50 per sq.ft. over 10,000	\$ 2,500	Current bills + \$2,500

ZONING

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Use Variance*	\$ 1,000	\$500	Current bills + \$500
Area Variance*	\$ 1,000	\$500	Current bills + \$500
Interpretation*	\$ 1,000	\$500	Current bills + \$500

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

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

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 409 Fishkill Ave

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

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

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

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Date: 12/14/23

FOR OFFICE USE ONLY

Application #

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

ENTITY DISCLOSURE FORM

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

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

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

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity Soka Gakkai International – USA (entity is a religious corporation)	Telephone Contact Information (310) 260-8900
Principal Place of Business of Entity 606 Wilshire Blvd. Santa Monica, CA 90401	Place and Date of incorporation State of California, County of Los Angeles November 22, 1991
Method of Incorporation Articles of Incorporation	Official place where the documents and papers of incorporation were filed California Secretary of State's Office

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
<i>Not applicable for SGI-USA</i>			

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
<i>Not applicable for SGI-USA</i>				

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ YES ☒ NO

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

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

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

☐ YES

☒ NO

Current Name	Other Names

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

Name	Address
<i>Not applicable for SGI-USA</i>	

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

Applicant has leased subject property. Applicant is a Tenant of the record Owner of the subject property.

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

SECTION J. *Not applicable for SGI-USA*

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

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

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

Name	Residence or business address	Telephone number
<i>Not applicable</i>		

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

☐ YES ☒ NO

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

Name	Address

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

☐ YES

☒ NO

I, Cliff Sawyer being first duly sworn, according to law, deposes and says that I am (Title) V.P., an active and qualified member of the SGI-USA, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Cliff Sawyer

(Signature) Cliff Sawyer

SIGHT DISTANCE NOTES:
REFER TO OCTOBER 30TH 2023 TRAFFIC EVALUATION PREPARED BY COLLIERS ENGINEERING & DESIGN.

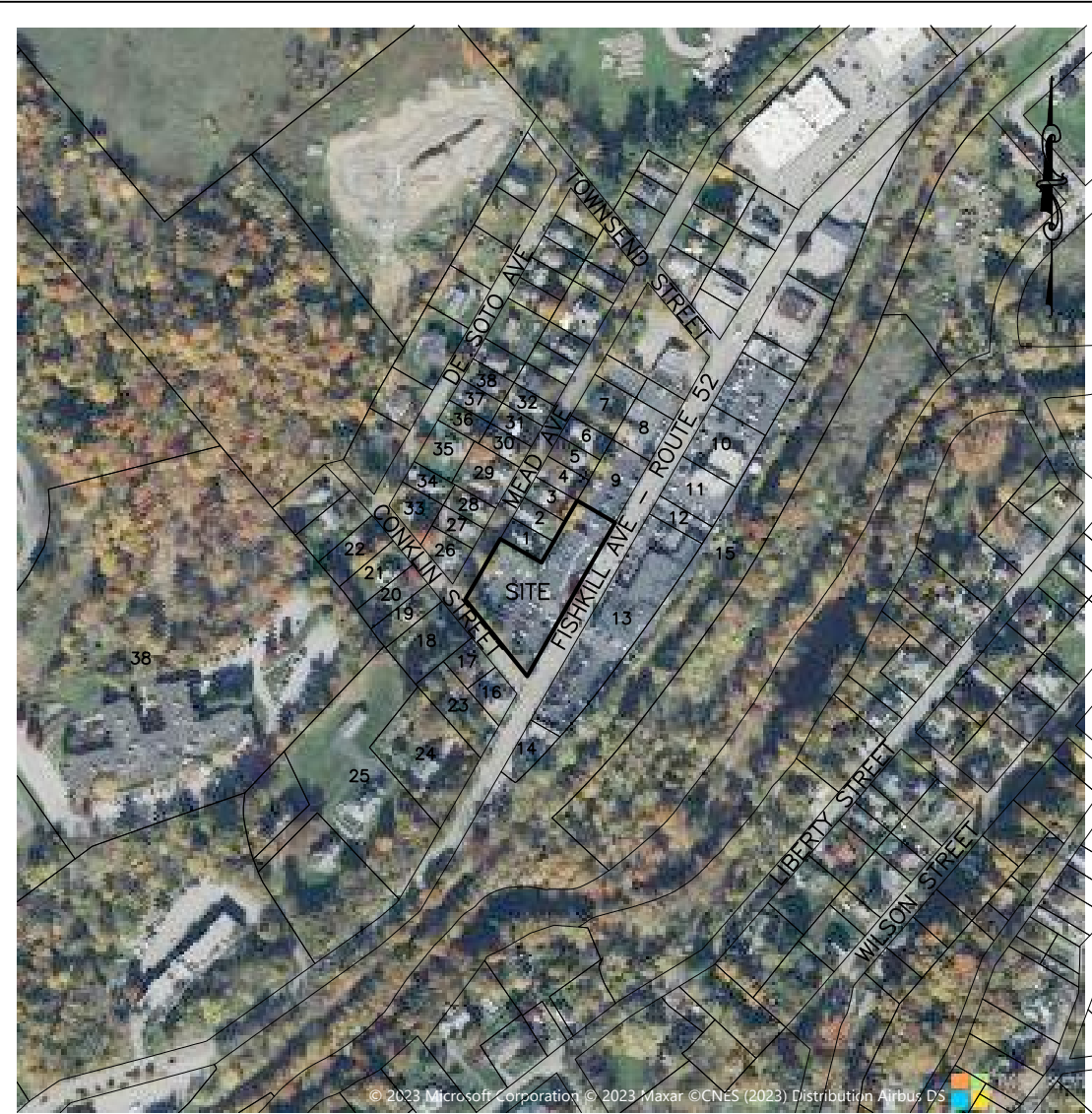
- ADA CONSTRUCTION NOTES:
- ADA ACCESSIBLE COMPONENTS AND ACCESS ROUTES FOR THE SITE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL ACCESSIBILITY LAWS AND REGULATIONS AND THE CURRENT ADA STANDARDS. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE FROM PARKING SPACE OR PEDESTRIAN ACCESS TO POINTS OF ACCESSIBLE BUILDING INGRESS/OR EGRESS, MUST COMPLY WITH ADA REQUIREMENTS, THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:
 - PARKING SPACES AND PARKING AISLES – SLOPE SHALL NOT EXCEED 1:48 IN ANY DIRECTION.
 - CURB RAMPS – SLOPE MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM OF SIX (6) FEET.
 - LANDINGS – MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE, AND MUST NOT EXCEED 1:48 IN ANY DIRECTION.
 - PATH OF TRAVEL ALONG ACCESSIBLE ROUTE – MUST PROVIDE A 36-INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. THE SLOPE MUST BE NO GREATER THAN 1:20 IN THE DIRECTION OF TRAVEL, AND MUST NOT EXCEED 1:48 IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20, ADA RAMP STANDARDS MUST BE MET WITH A MAXIMUM SLOPE OF 1:12, FOR A MAXIMUM RISE OF 30 INCHES. RAMPS MUST HAVE ADA HAND RAILS AND LANDINGS AT BOTH THE TOP AND BOTTOM OF EACH RAMP, WITH CROSS SLOPES NO MORE THAN 1:48 IN ANY DIRECTION.
 - DOORWAYS – MUST HAVE A LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:48 AND MUST BE NO LESS THAN 60 INCHES LONG.
 - WHEN THE PROPOSED CONSTRUCTION INCLUDES CONNECTION TO EXISTING ADA COMPONENTS, CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN, NOTIFY THE DESIGN ENGINEER IMMEDIATELY IF THERE ARE ANY DISCREPANCIES OR FIELD CONDITIONS THAT DIFFER FROM WHAT IS SHOWN BEFORE COMMENCING WORK. CONSTRUCTED IMPROVEMENTS MUST COMPLY WITH THE MAXIMUM AND MINIMUM ADA REQUIREMENTS.
 - THE CONTRACTOR MUST VERIFY THE SLOPES OF THE FORMWORK PRIOR TO POURING CONCRETE. CONTRACTOR IS RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND REPLACE NON-CONFORMING CONCRETE.

409 FISHKILL AVE SITE DEVELOPMENT

409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6055-80-403061 (±0.23 AC), 399053 (±0.16 AC),
406047 (±0.23 AC), 411056 (±0.22 AC), 416064 (±0.22 AC) & 418071 (±0.11 AC)
TOTAL LOT AREA: ±1.183 ACRES

ZONING DISTRICT: GB (GENERAL BUSINESS) – PARCELS 406047, 411056, 416064 & 418071
ZONING DISTRICT: R1-5 (RESIDENTIAL) – PARCELS 403061 & 399053



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200':	
PARCEL:	OWNER & ADDRESS
1.	LAURIE GONZALEZ, 14 MEAD AVE, BEACON NY 12508
2.	HOWARD BANICK, 18 MEAD AVE, BEACON NY 12508
3.	AUDREY HENDERSON, 22 MEAD AVE, BEACON NY 12508
4.	AARON YERKS, 26 MEAD AVE, BEACON NY 12508
5.	BRENT STAPLETON, 30 MEAD AVE, BEACON NY 12508
6.	PETER NETTLETON, 34 MEAD AVE, BEACON NY 12508
7.	JOSEPH POWERS, 40 MEAD AVE, BEACON NY 12508
8.	DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
9.	DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
10.	DKH REALTY LLC, 2528 ROUTE 17M, GOSHEN NY 10924
11.	DKH REALTY LLC, 2528 ROUTE 17M, GOSHEN NY 10924
12.	DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
13.	DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
14.	LANK'S AUTOMOTIVE INC, 394 FISHKILL AVE, BEACON NY 12508
15.	METROPOLITAN TRANSPORTATION, 2 BROADWAY, NEW YORK NY 10004
16.	397 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
17.	397 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
18.	IRMGARD DI CASTRO, 21 CONKLIN STREET, BEACON NY 12508
19.	IRMGARD DI CASTRO, 21 CONKLIN STREET, BEACON NY 12508
20.	IRMGARD DI CASTRO, 21 CONKLIN STREET, BEACON NY 12508
21.	FANNY SHEFFIELD, 31 CONKLIN STREET, BEACON NY 12508
22.	CRAIG CHISOLM, 33 CONKLIN STREET, BEACON NY 12508
23.	393 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
24.	JOSHUA KOGAN, 389 FISHKILL AVE, BEACON NY 12508
25.	DAVID W. ALLIS, 20 DALLIS PLACE, BEACON NY 12508
26.	BARBARA WINTHER, 7 MEAD AVE, BEACON NY 12508
27.	AMANDA CARDONI, 6 ROUNDTREE COURT, BEACON NY 12508
28.	DARYL EMBRY, 11 MEAD AVE, BEACON NY 12508
29.	DENNIS SCHNETZLER, 19 MEAD AVE, BEACON NY 12508
30.	MICHAEL MART, 49 SYCAMORE DRIVE, BEACON NY 12508
31.	MICHAEL ALLGOOD, 506 SANTIQUAY STREET, PUNTA GORDA FL 33983
32.	MIRJAN CURMA, 47 QUAIL RUN ROAD, HOPEWELL JUNCTION, NY 12533
33.	MARIE A. LEGER, 30 CONKLIN STREET, BEACON NY 12508
34.	GLENN ROY, 8 DESOTO AVE, BEACON NY 12508
35.	MONIQUE QUIGLEY, 12 DESOTO AVE, BEACON NY 12508
36.	MICHAEL TANCREDI, 16 DESOTO AVE, BEACON NY 12508
37.	STEVEN GARCIA, 20 DESOTO AVE, BEACON NY 12508
38.	JOSEPH PORPEGUA, 44-27 PURVES STREET APT 4A, LONG ISLAND CITY NY 11101

DRAWING INDEX:

- SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-1)
SHEET 4: GRADING PLAN (GD-1)
SHEET 5: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 6: UTILITY PLAN (UT-1)
SHEET 7: LANDSCAPING PLAN (LS-1)
SHEET 8: LIGHTING PLAN (LT-1)
SHEET 9: CONSTRUCTION DETAILS (CD-1)

PROJECT ENGINEER:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926

PROPERTY OWNER:
DKH REALTY, LLC
PO BOX 859
GOSHEN, NY 10924
PH: 845-291-1998

APPLICANT:
SGI – USA.
606 WILSHIRE BLVD.
SANTA MONICA, CA 90401
PH: 914-649-9534

PROJECT SURVEYOR:
BADEY & WATSON SURVEYING & ENGINEERING
3063 ROUTE 9
COLD SPRING NY 10516
PH: 845-265-9217

PROJECT ARCHITECT:
ROBERT W SCARPA JR ARCHITECT
345 EAST 73RD ST
NEW YORK NY 10021
PH: 212-988-5209

APPLICANT'S CONSENT:
THE UNDERSIGNED APPLICANT 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.

SGI – USA DATE

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

____ CHAIRMAN

____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				



SEAL



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

COVER SHEET	JOB #: 2023-032
409 FISHKILL AVE	DATE: 11/28/23
409 FISHKILL AVE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071	SCALE: AS SHOWN
	TITLE: CV-1
	SHEET: 1 OF 9

LEGEND:

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

PROPOSED TREE (TYP.)

PROPOSED SHRUB AND MULCH PLANTING BED (TYP.)

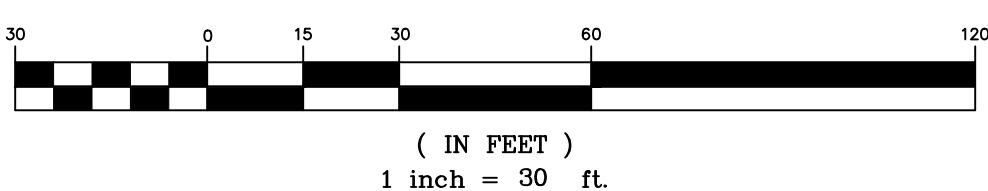
BENCHMARK
HYDRANT TOP CENTER NUT
ELEV. 182.98'

BENCHMARK
HYDRANT TOP CENTER NUT
ELEV. 189.90'

BENCHMARK
SPIKE IN POLE
ELEV. 179.47'

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				

SITE PLAN
SCALE: 1" = 20'
GRAPHIC SCALE



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

SITE PLAN
409 FISHKILL AVE

409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071

JOB #: 2023-032
DATE: 11/28/23
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 3 OF 9

SCHEDULE OF REGULATIONS (GB ZONING DISTRICT)
AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	±34,543 SQFT	±34,543 SQFT
LOT WIDTH:	N/A	N/A	N/A FEET
LOT DEPTH:	100 FEET MINIMUM	±98 FEET*	±98 FEET*
YARD SETBACKS:			
FRONT YARD:	15 FEET MINIMUM	±41.1 FEET	±41.1 FEET
SIDE YARD:	20 FEET MINIMUM	±58.9 FEET	±58.9 FEET
REAR YARD:	25 FEET MINIMUM	±12.3 FEET*	±12.3 FEET*
MAX. BUILDING HEIGHT:	35 FT MAX.	±20 FEET	±20 FEET

*EXISTING NON-CONFORMING

SCHEDULE OF REGULATIONS (R1-5 ZONING DISTRICT)
AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	5,000 SQFT	±16,988 SQFT	±16,988 SQFT
LOT AREA PER UNIT:	5,000 SQFT MINIMUM	N/A	N/A
LOT WIDTH:	50	±100 FEET	±100 FEET
LOT DEPTH:	100 FEET MINIMUM	±150 FEET	±150 FEET
YARD SETBACKS:			
FRONT YARD:	10 FEET MINIMUM	N/A	N/A
SIDE YARD:	10 FEET MINIMUM	N/A	N/A
REAR YARD:	20 FEET MINIMUM	N/A	N/A
MAX. BUILDING HEIGHT:	35 FT MAX.	N/A	N/A

SITE PLAN NOTES:

- THE PROJECT PROPOSES AN ADAPTIVE REUSE OF THE EXISTING AUTOMOBILE DEALERSHIP LOCATED ON THE SUBJECT PROPERTY, WITH NO INCREASE TO THE BUILDING SIZE. THE APPLICANT, SGI-USA WILL UTILIZE THE BUILDING FOR RELIGIOUS ASSEMBLY AND GATHERINGS OF UP TO 200 PERSONS. SITE IMPROVEMENTS TO THE PARKING AREAS ARE ALSO PROPOSED AS PART OF THE PROJECT THAT WILL PROVIDE A TOTAL OF 50 PARKING SPACES ON THE SITE INCLUDING TWO (2) ADA ACCESSIBLE PARKING SPACES. ADDITIONAL IMPROVEMENTS INCLUDE ARCHITECTURAL ALTERATIONS TO THE BUILDING FACADE, NEW SIDEWALK AROUND THE EXISTING BUILDING, REDUCTION IN PAVED AREAS, ELIMINATION OF EXISTING SITE ENTRY POINTS ON CONKLIN STREET AND FISHKILL AVENUE, NEW LIGHTING, AND ADDITIONAL LANDSCAPING. PLACES OF WORSHIP ARE PERMITTED USES IN THE GENERAL BUSINESS AND THE R1-5 ZONING DISTRICTS, AND REQUIRE SITE PLAN APPROVAL FROM THE PLANNING BOARD.
- THE FACILITY WILL OPERATE MONDAY THROUGH WEDNESDAY BETWEEN 6:00 PM - 9:30 PM AND ON SATURDAYS & SUNDAYS BETWEEN 7:00 AM - 6:00 PM. THE WEEKNIGHT (MONDAY THROUGH WEDNESDAY) OPERATIONS WILL CONSIST OF GATHERINGS OF BETWEEN 30-50 ATTENDEES OCCURRING BETWEEN 7:00 PM - 8:30 PM. SATURDAY OPERATIONS WILL CONSIST OF TWO (2) GATHERINGS WITH A TOTAL OF 50 - 100 ATTENDEES OVER THE COURSE OF THE DAY. THE GATHERINGS WILL BE HELD BETWEEN 11:00 AM - 12:30 PM AND BETWEEN 1:00 PM - 3:00 PM. SUNDAY OPERATIONS WILL CONSIST OF THREE (3) GATHERINGS ALSO WITH A TOTAL OF 50 - 100 ATTENDEES OVER THE COURSE OF THE DAY. THE SUNDAY GATHERING TIMES WILL BE 8:00 AM - 9:30 AM, 10:00 AM - 12:00 PM AND 1:00 PM - 3:00 PM. IN ADDITION, A LARGER MONTHLY GATHERING WILL BE HELD ONCE A MONTH ON A SUNDAY MORNING THAT WILL HAVE 150 - 200 ATTENDEES.
- THERE ARE NO WETLANDS OR FLOODPLAINS ASSOCIATED WITH THE PROJECT SITE.
- INDIANA BAT WAS IDENTIFIED AS AN ENDANGERED SPECIES NEAR THE PROJECT SITE. THE PLAN CALLS FOR LIMITED REMOVAL OF EXISTING TREES; HOWEVER, A RESTRICTION FOR THE REMOVAL OF ANY TREES HAS BEEN INCLUDED IN THE DEMOLITION NOTES.
- TOTAL SITE IMPERVIOUS REDUCED FROM 86% TO 68%.
- REFUSE TO BE ROLLED OUT. NO DUMPSTER ENCLOSURE IS PROPOSED.
- THERE ARE NO PROPOSED FREE STANDING SIGNS. SIGNAGE WILL BE BUILDING MOUNTED PER THE ARCHITECTURAL PLANS.

PARKING NOTES:

- PER §223-26, 1 SPACE IS REQUIRED FOR EVERY 4 SEATS FOR PLACE OF WORSHIP. THE MAXIMUM SEAT COUNT IS 200, REQUIRING 50 PARKING SPACES. THE PLAN CALLS FOR 50 PARKING SPACES, INCLUDING 2 ADA ACCESSIBLE PARKING SPACES.

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

SGI - USA

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.

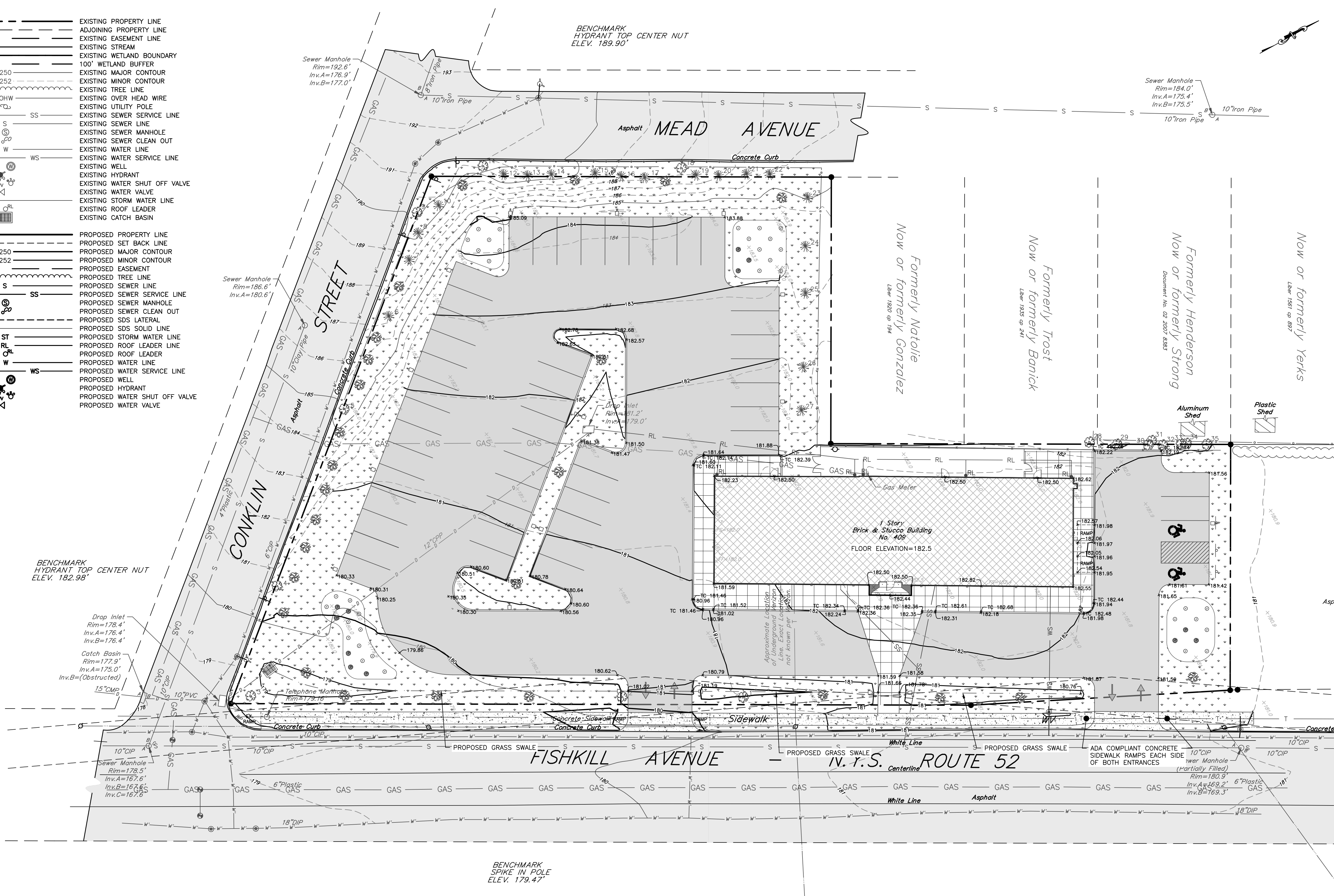
SIGNED THIS _____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

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

- LEGEND:**
- EXISTING PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING STREAM
 - EXISTING WETLAND BOUNDARY
 - 100' WETLAND BUFFER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING TREE LINE
 - EXISTING OVER HEAD WIRE
 - EXISTING UTILITY POLE
 - EXISTING SEWER SERVICE LINE
 - EXISTING SEWER LINE
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEAN OUT
 - EXISTING WATER LINE
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 - EXISTING HYDRANT
 - EXISTING WATER SHUT OFF VALVE
 - EXISTING WATER VALVE
 - EXISTING STORM WATER LINE
 - EXISTING ROOF LEADER
 - EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
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- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



APPLICANT'S CONSENT:
THE UNDERSIGNED APPLICANT 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.

SGI - USA _____ 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 _____

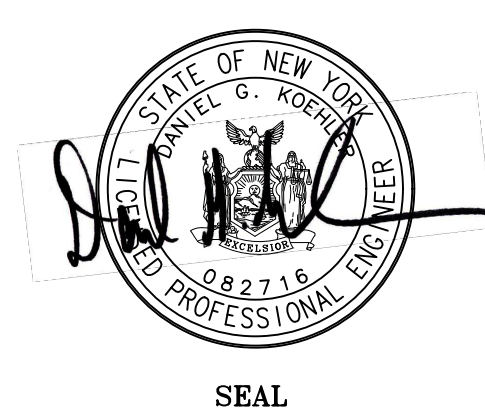
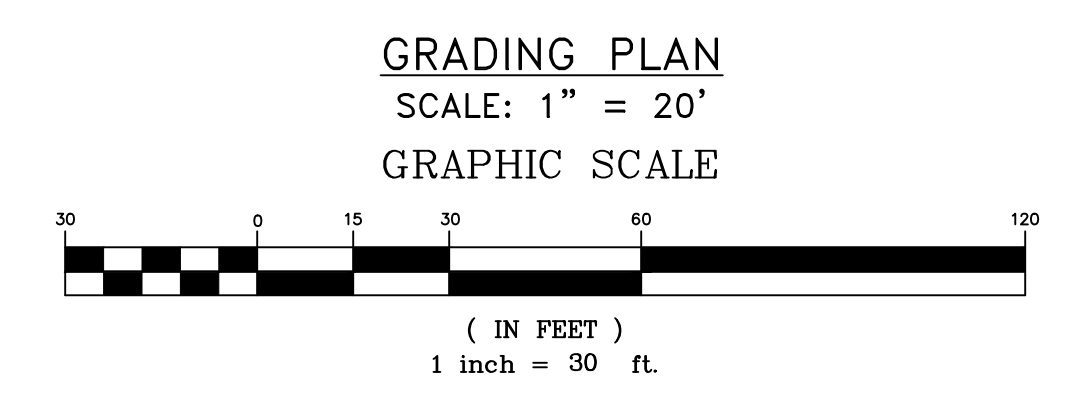
CHAIRMAN _____

SECRETARY _____

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

- GRADING NOTES:**
- ALL PROPOSED SPOT ELEVATIONS REPRESENT BOTTOM CURB ELEVATION UNLESS OTHERWISE NOTED. TC REPRESENTS TOP CURB ELEVATION.
 - CONTRACTOR SHALL ENSURE POSITIVE SURFACE WATER FLOW TO THE INTENDED DRAINAGE FACILITIES.
 - SEE ALSO ADA CONSTRUCTION NOTES ON SHEET CV-1.

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				



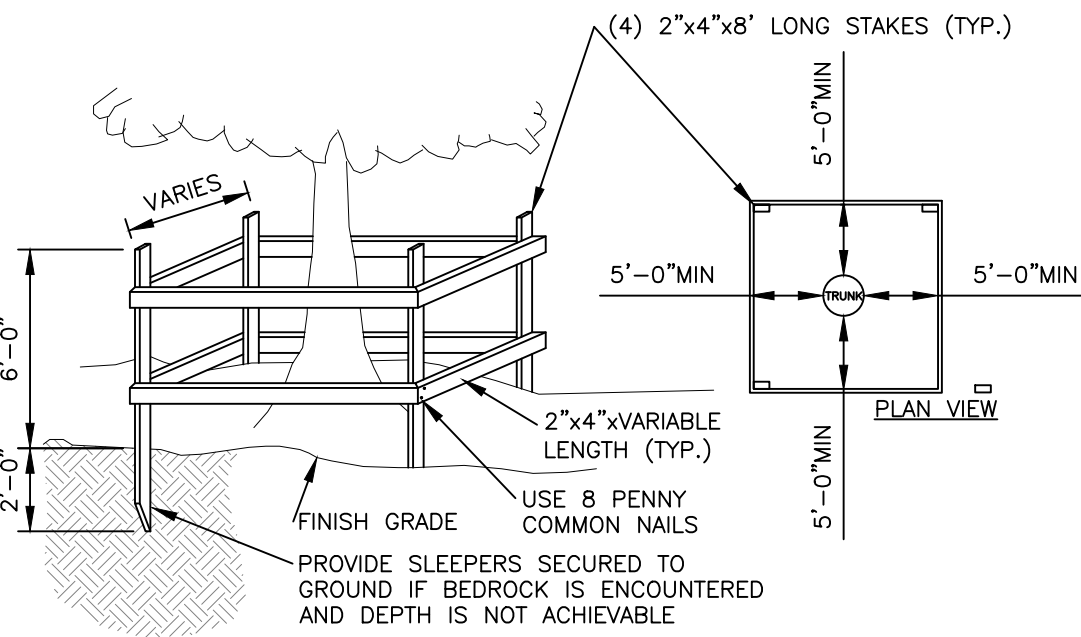
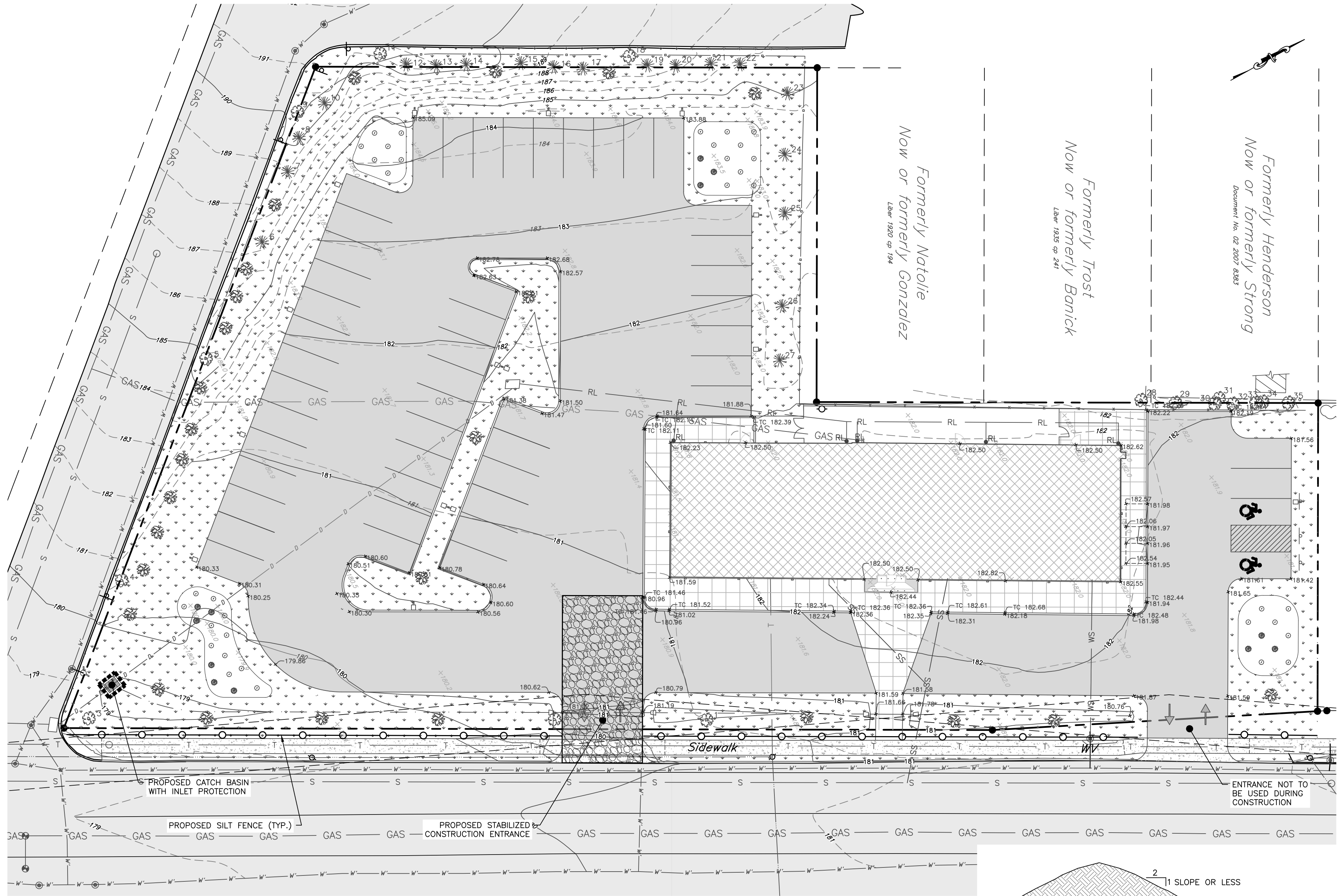
HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

GRADING PLAN
409 FISHKILL AVE
409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071

JOB #: 2023-032
DATE: 11/28/23
SCALE: 1" = 20'
TITLE: GD-1
SHEET: 4 OF 9

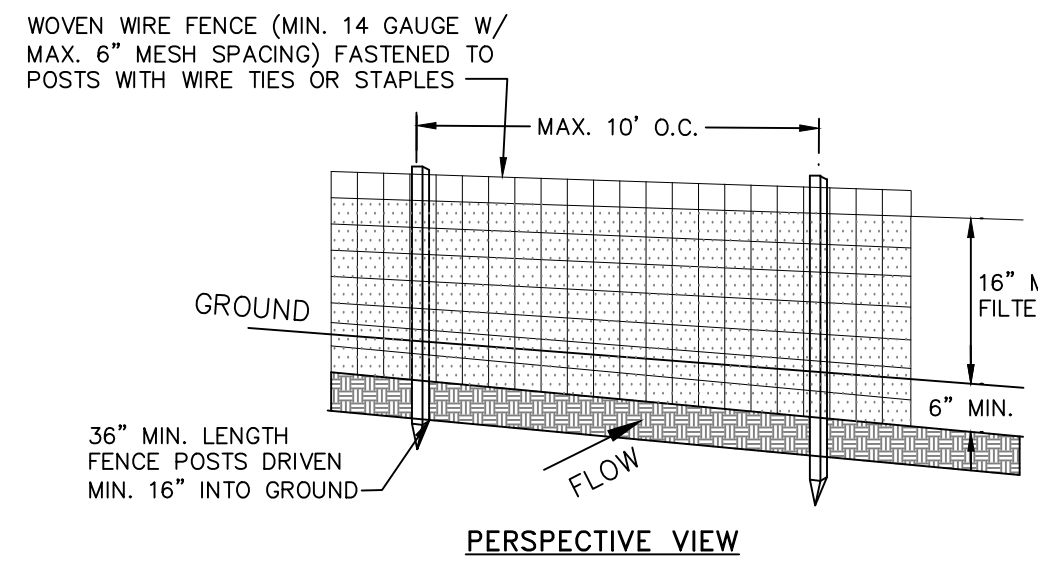
LEGEND:

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



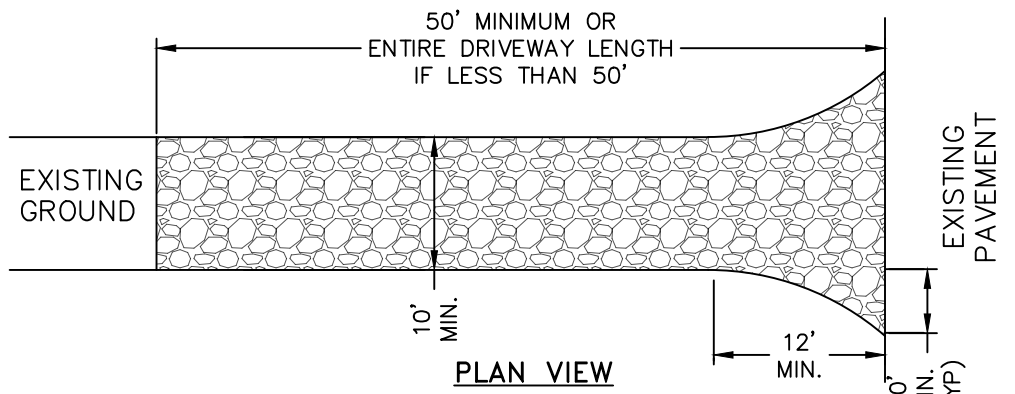
- NOTES:
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
 2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



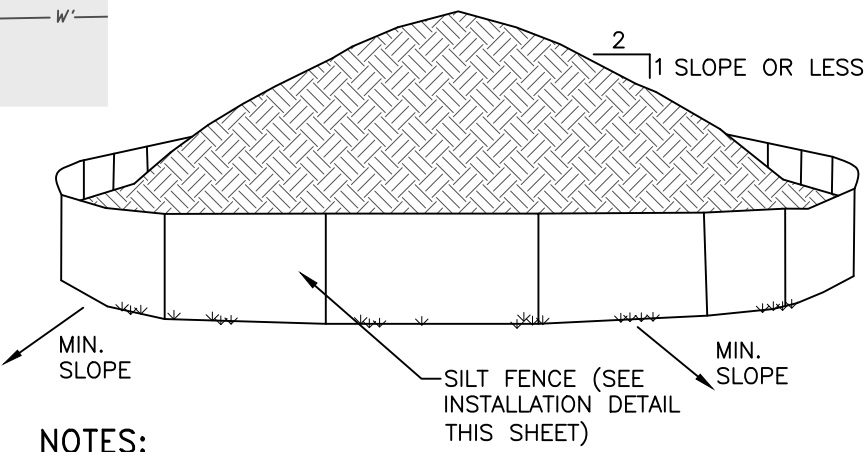
- NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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



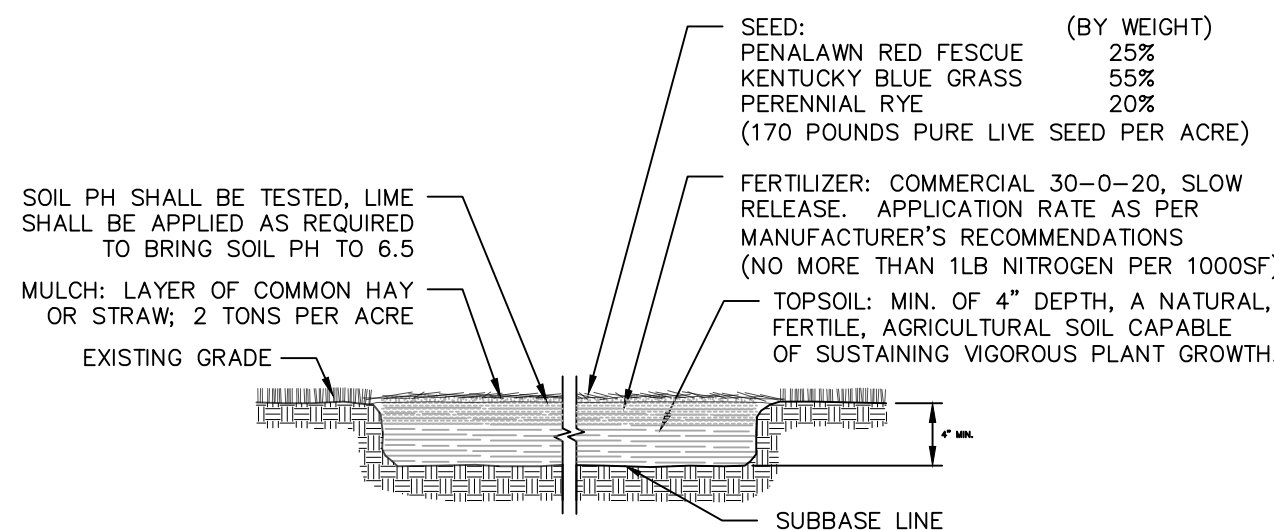
- NOTES:
1. STONE SIZE - USE 1-4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 2. THICKNESS - NOT LESS THAN SIX (6) INCHES.
 3. WIDTH - 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
 4. GEOTEXTILE - 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. 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



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

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.

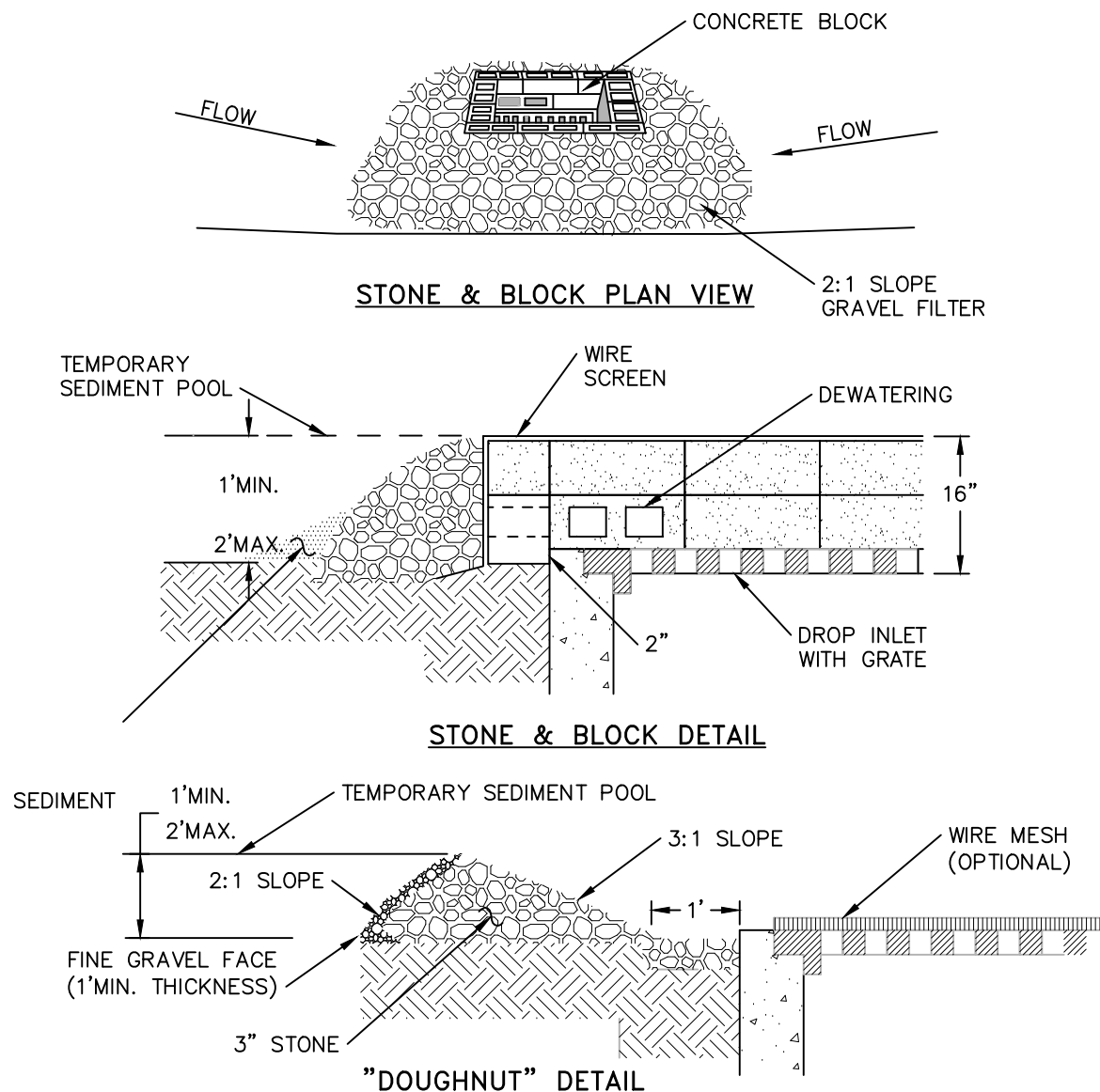
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC 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 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.

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 REMOVE 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.



- 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

APPLICANT'S CONSENT:
THE UNDERSIGNED APPLICANT 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.

SGI - USA _____ DATE _____

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

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

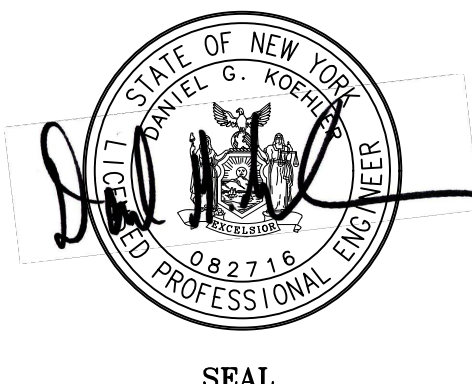
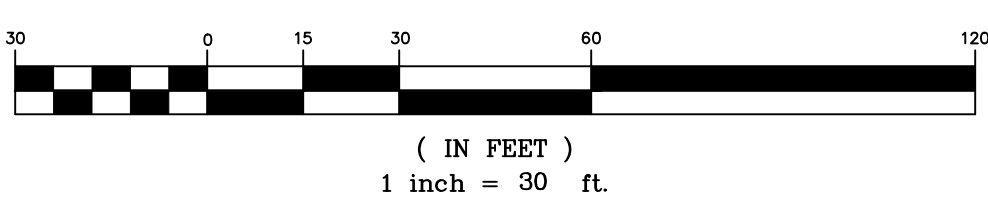
CHAIRMAN

SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				

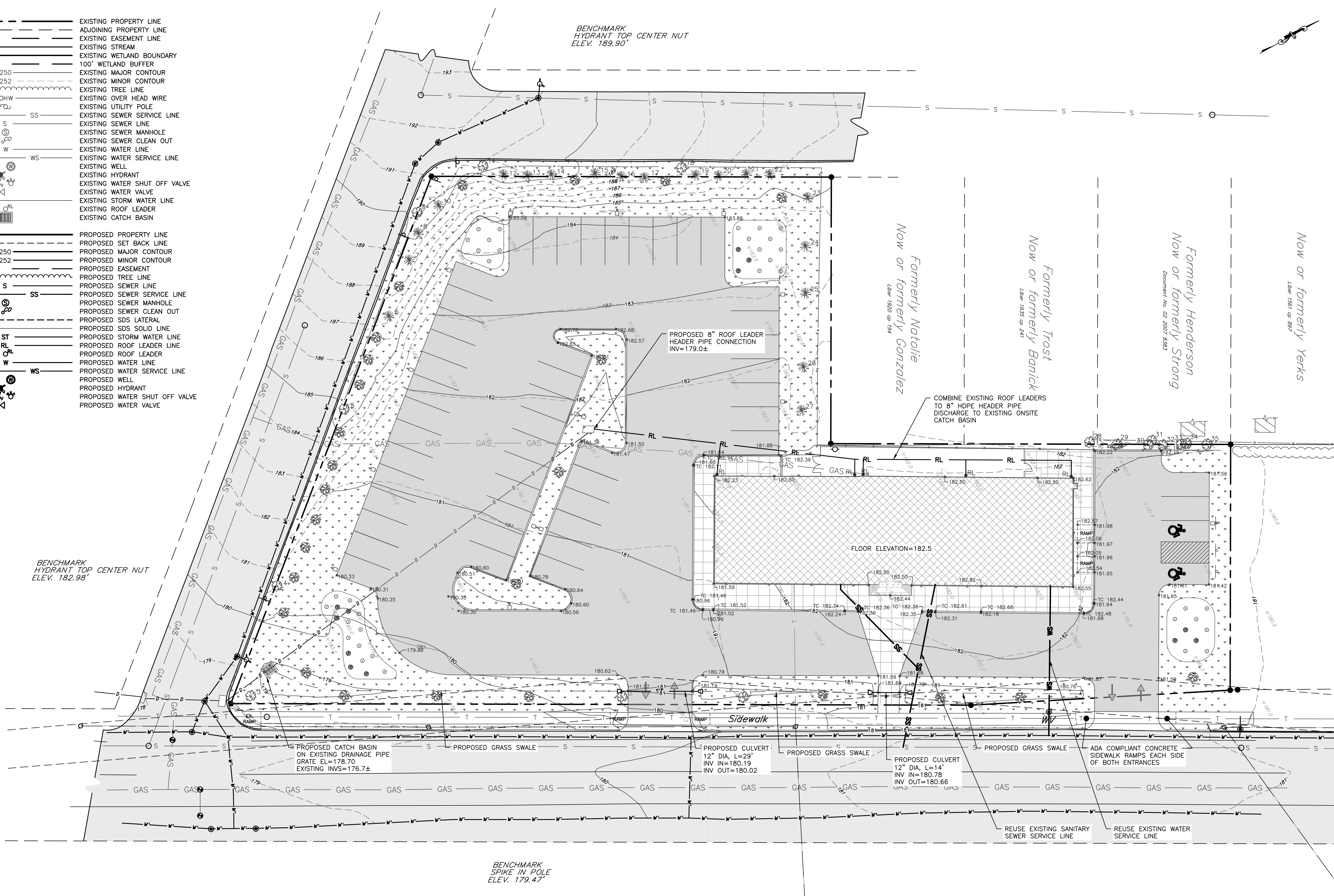
EROSION & SEDIMENT CONTROL
SCALE: 1" = 20'
GRAPHIC SCALE



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

EROSION & SEDIMENT CONTROL PLAN		JOB #: 2023-032
409 FISHKILL AVE		DATE: 11/28/23
409 FISHKILL AVE CITY OF BEACON DUTCHESS COUNTY, NEW YORK		SCALE: 1" = 20'
TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071		TITLE: ESC-1
		SHEET: 5 OF 9

- LEGEND:**
- EXISTING PROPERTY LINE
ADJOINING PROPERTY LINE
EXISTING EASEMENT LINE
EXISTING STREAM
EXISTING WETLAND BOUNDARY
100' WETLAND BUFFER
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING TREE LINE
EXISTING OVER HEAD WIRE
EXISTING UTILITY POLE
EXISTING SEWER SERVICE LINE
EXISTING SEWER LINE
EXISTING SEWER MANHOLE
EXISTING SEWER CLEAN OUT
EXISTING WATER LINE
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PROPOSED WATER LINE
PROPOSED WATER SERVICE LINE
PROPOSED WELL
PROPOSED HYDRANT
PROPOSED WATER SHUT OFF VALVE
PROPOSED WATER VALVE



NOTES:

1. A FLOOR DRAIN WAS FOUND DURING THE INSPECTION BY HUDSON LAND DESIGN PERSONNEL, LOCATED GENERALLY ALONG THE SOUTHEAST PORTION OF THE GARAGE AREA. THE FLOOR DRAIN CONVEYS FLOW TO A TRAP IN THE FLOOR, AND IS ASSUMED TO DRAIN TO THE BUILDING'S SANITARY SEWER LINE. ALL COMPONENTS OF THE FLOOR DRAIN SHALL BE REMOVED AND THE DISCHARGE PIPE SHALL BE CAPPED.

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

SGI - USA _____ DATE _____

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

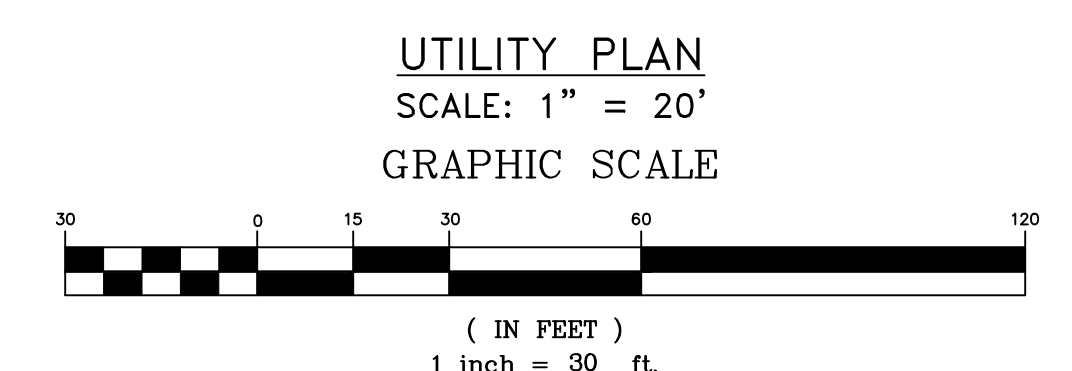
SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN _____

SECRETARY _____

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				



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

UTILITY PLAN

409 FISHKILL AVE

409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071

JOB #: 2023-032

DATE: 11/28/23

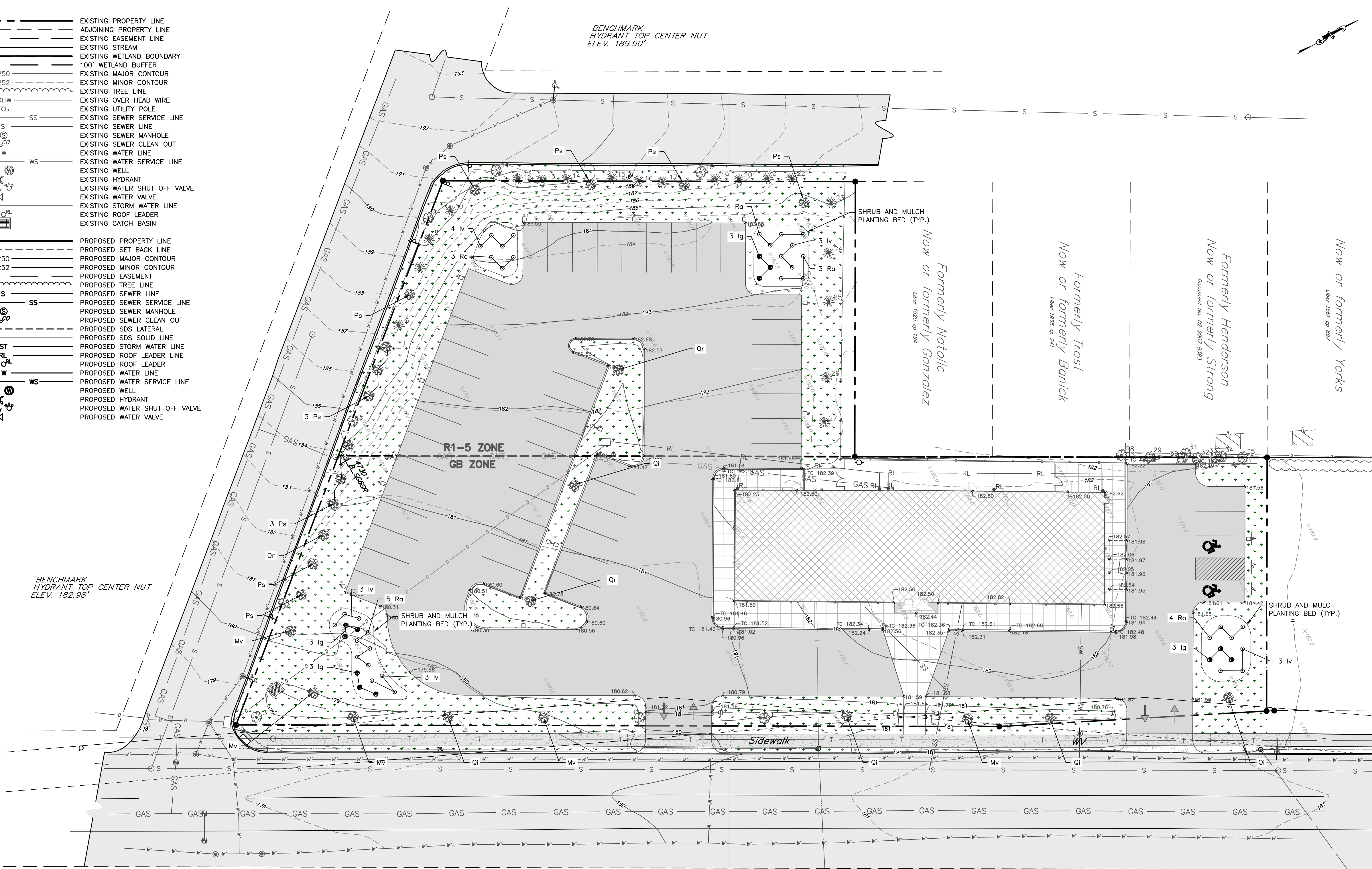
SCALE: 1" = 20'

TITLE: UT-1

SHEET: 6 OF 9

LEGEND:

	EXISTING PROPERTY LINE
	ADJOINING PROPERTY LINE
	EXISTING EASEMENT LINE
	EXISTING STREAM
	EXISTING WETLAND BOUNDARY
	100' WETLAND BUFFER
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING TREE LINE
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	EXISTING HYDRANT
	EXISTING WATER SHUT OFF VALVE
	EXISTING WATER VALVE
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	PROPOSED PROPERTY LINE
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	PROPOSED WATER LINE
	PROPOSED WATER SERVICE LINE
	PROPOSED WELL
	PROPOSED HYDRANT
	PROPOSED WATER SHUT OFF VALVE
	PROPOSED WATER VALVE



EXISTING TREE & REMOVAL SCHEDULE: PLANTING SCHEDULE

1. 16" APPLE	19. 12" PINE
2. 12" APPLE	20. 14" PINE
3. 10" APPLE	21. 4" PINE
4. 22" SYCAMORE	22. 4" PINE
5. 20" SYCAMORE	23. 22" PINE
6. 14" PINE	24. 10" PINE
7. 14" PINE	25. 18" PINE
8. 10" PINE	26. 12" PINE
9. 24" SYCAMORE	27. 18" PINE
10. 14" PINE	28. 16" MAPLE
11. 24" SYCAMORE	29. 8" MAPLE TWIN
12. 4" PINE	30. 8" MAPLE
13. 6" PINE	31. 6" HACKBERRY
14. 6" PINE	32. 8" MAPLE
15. 6" PINE TWIN	33. 10" MAPLE TRIPLE
16. 6" PINE	34. 8" MAPLE
17. 4" PINE	35. 8" MAPLE CLUMP
18. 24" SYCAMORE	

NOTES:
1. TREE LOCATIONS BY BADEY & WATSON SURVEYING.
2. SPECIES ID PER BADEY & WATSON SURVEYING.
3. TBR = TO BE REMOVED

TREES

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Qi	5	QUERCUS ILLINOIFOLIA	SHRUB OAK	2.5 INCH (DBH)	AS SHOWN
Mv	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	2.5 INCH (DBH)	AS SHOWN
Qr	3	QUERCUS RUBRA	RED OAK	2.5 INCH (DBH)	AS SHOWN
Ps	13	PINUS STROBUS	WHITE PINE	2.5 INCH (DBH)	AS SHOWN

TREES

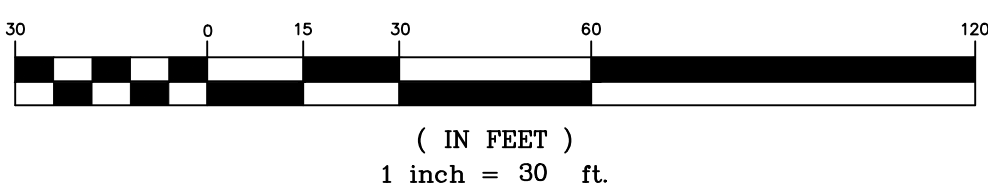
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Iv	16	ILEX VERTICILLATA	WINTERBERRY	3 GALLON	6 FT
Ig	12	ILEX GLABRA	INKBERRY	3 GALLON	6 FT
Ra	19	RHUS AROMATICA	AROMATIC SUMAC	3 GALLON	6 FT

BENCHMARK
SPIKE IN POLE
ELEV. 179.47'

LANDSCAPING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



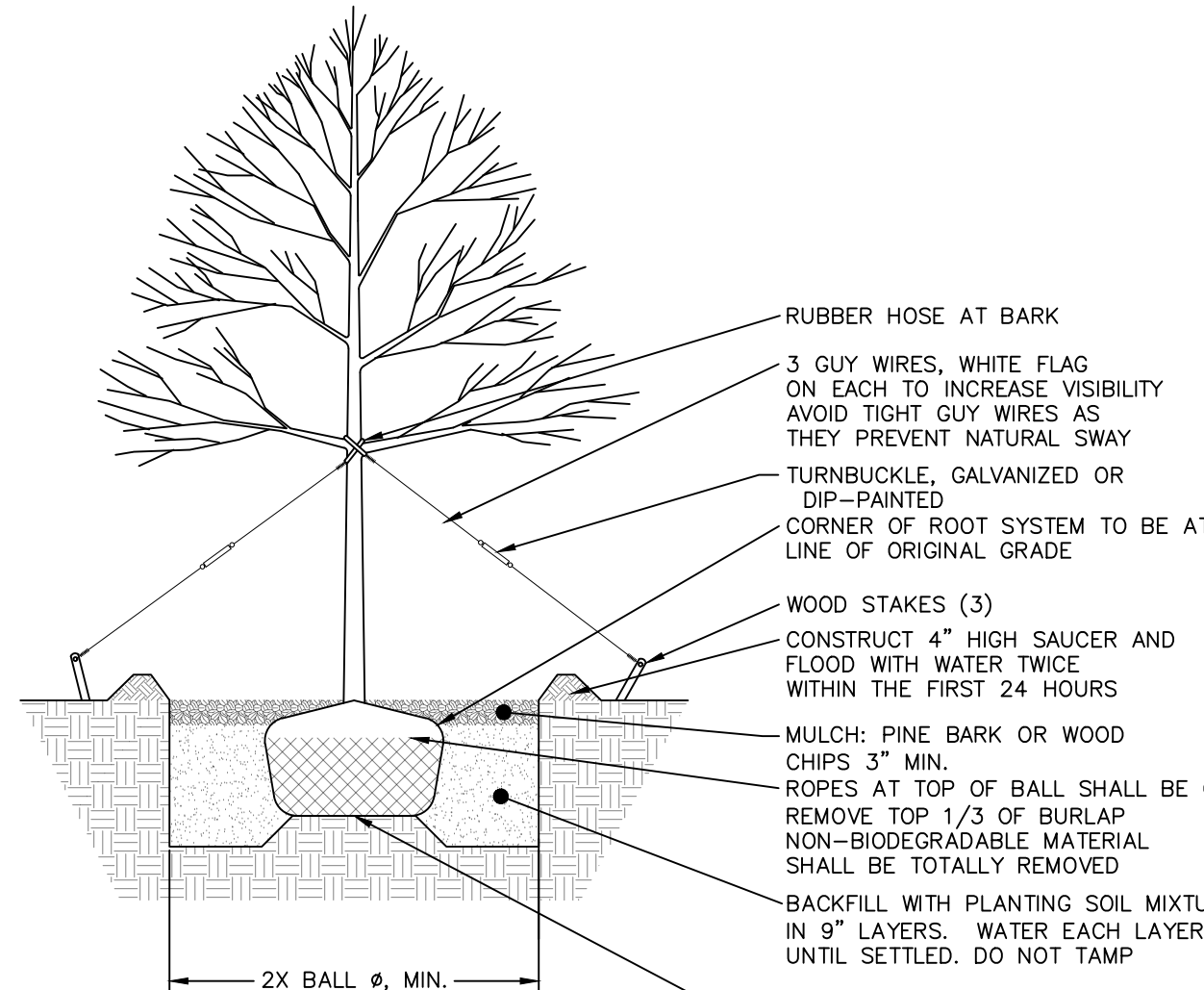
SEAL



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

LANDSCAPE NOTES:

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



TREE PLANTING DETAIL

NOT TO SCALE

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

SGI - USA _____ 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.

LANDSCAPING PLAN

409 FISHKILL AVE

409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071

JOB #: 2023-032

DATE: 11/28/23

SCALE: 1" = 20'

TITLE: LS-1

SHEET: 7 OF 9

LEGEND:

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

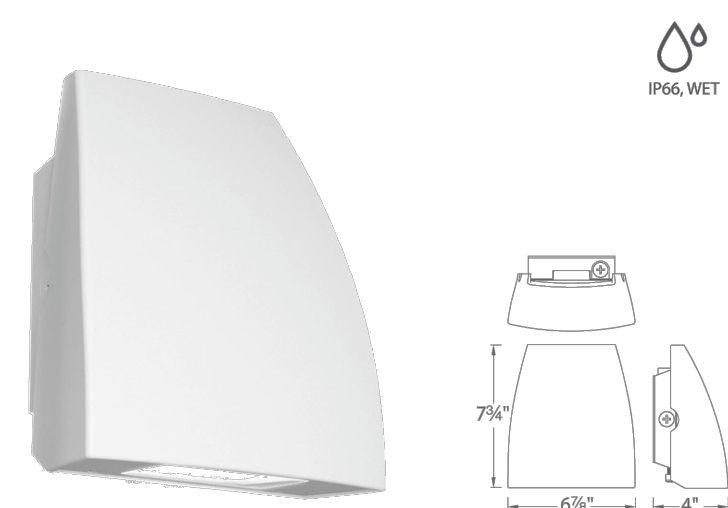
BENCHMARK
HYDRANT TOP CENTER NUT
ELEV. 182.98'

BENCHMARK
HYDRANT TOP CENTER NUT
ELEV. 189.90'

BENCHMARK
SPIKE IN POLE
ELEV. 179.47'

FIN - MODEL: WP-LED1

Endurance Wallpack



AETHER ATOMIC

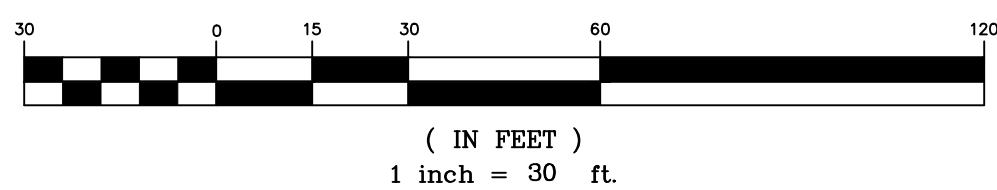
R1ASDL, R1ASPL - Square Downlight and Pinhole

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				

LIGHTING PLAN

SCALE: 1" = 20'

GRAPHIC SCALE



B17 Ultra-Economy, Field-Adjustable Bollards



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

LIGHTING PLAN

409 FISHKILL AVE

409 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071

JOB #: 2023-032

DATE: 11/28/23

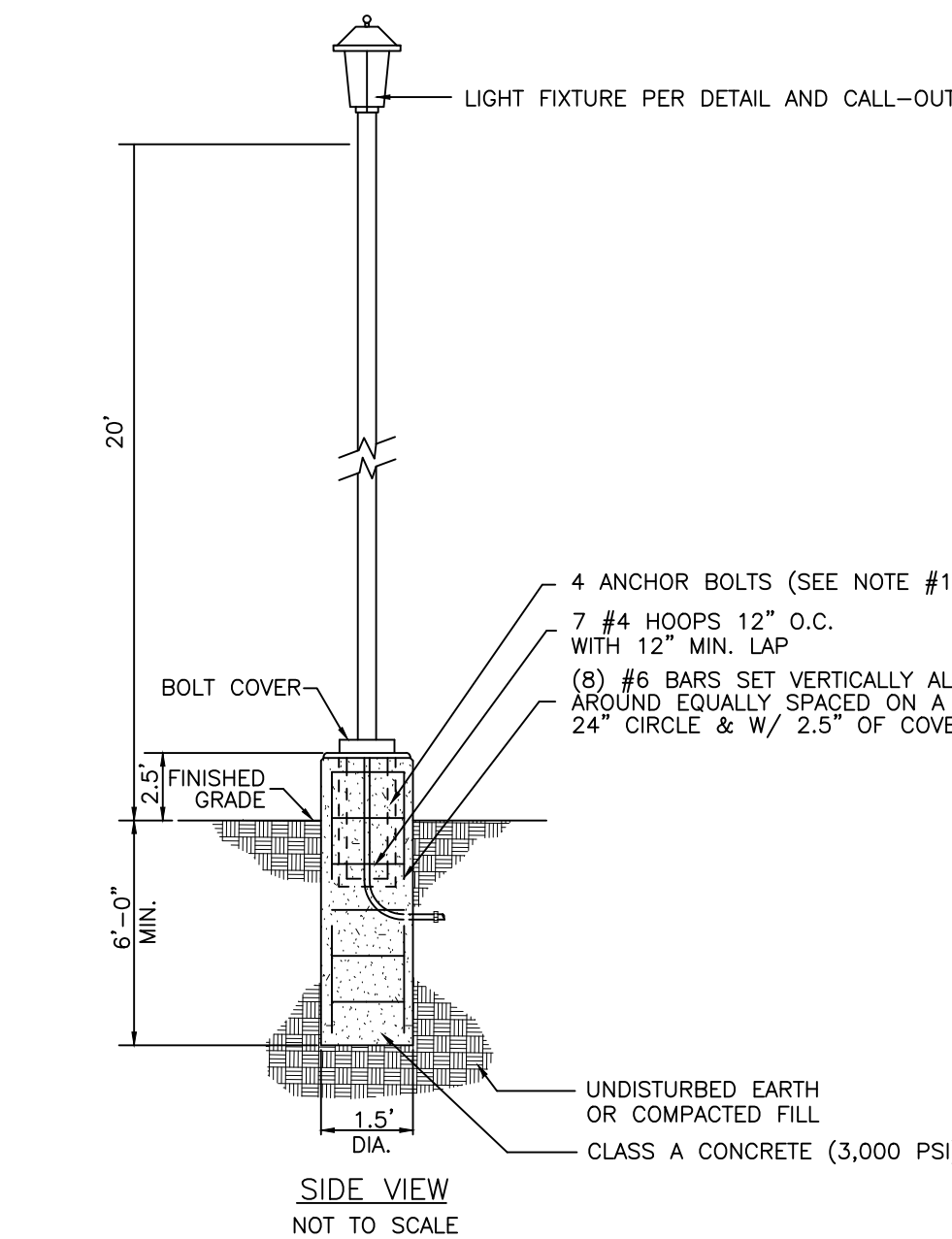
SCALE: 1" = 20'

TITLE: LT-1

SHEET: 8 OF 9

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ILLUMINATION IN FOOT-CANDLES, ONLY CONSIDERS PROPOSED LIGHTING, AND WILL BE PROVIDED IN FUTURE SUBMITTALS.
3. EXISTING LIGHTING LEVELS ALONG CONKLIN STREET AND FISHKILL AVENUE NOT MODELED.
4. LIGHTING SHALL BE FROM DUSK TO DAWN.



- NOTES
1. LIGHT FIXTURE SHALL BE DIRECTED AND/OR SHADED AS NECESSARY TO PREVENT LIGHT FROM SPILLING OFF-SITE AND TO PREVENT UNREASONABLE GLARE FROM BEING OBSERVED ON ADJACENT ROADWAY OR PROPERTY.

POLE AND LUMINARE DETAIL
NOT TO SCALE

APPLICANT'S CONSENT:

THE UNDERSIGNED APPLICANT 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.

SGI - USA

DATE

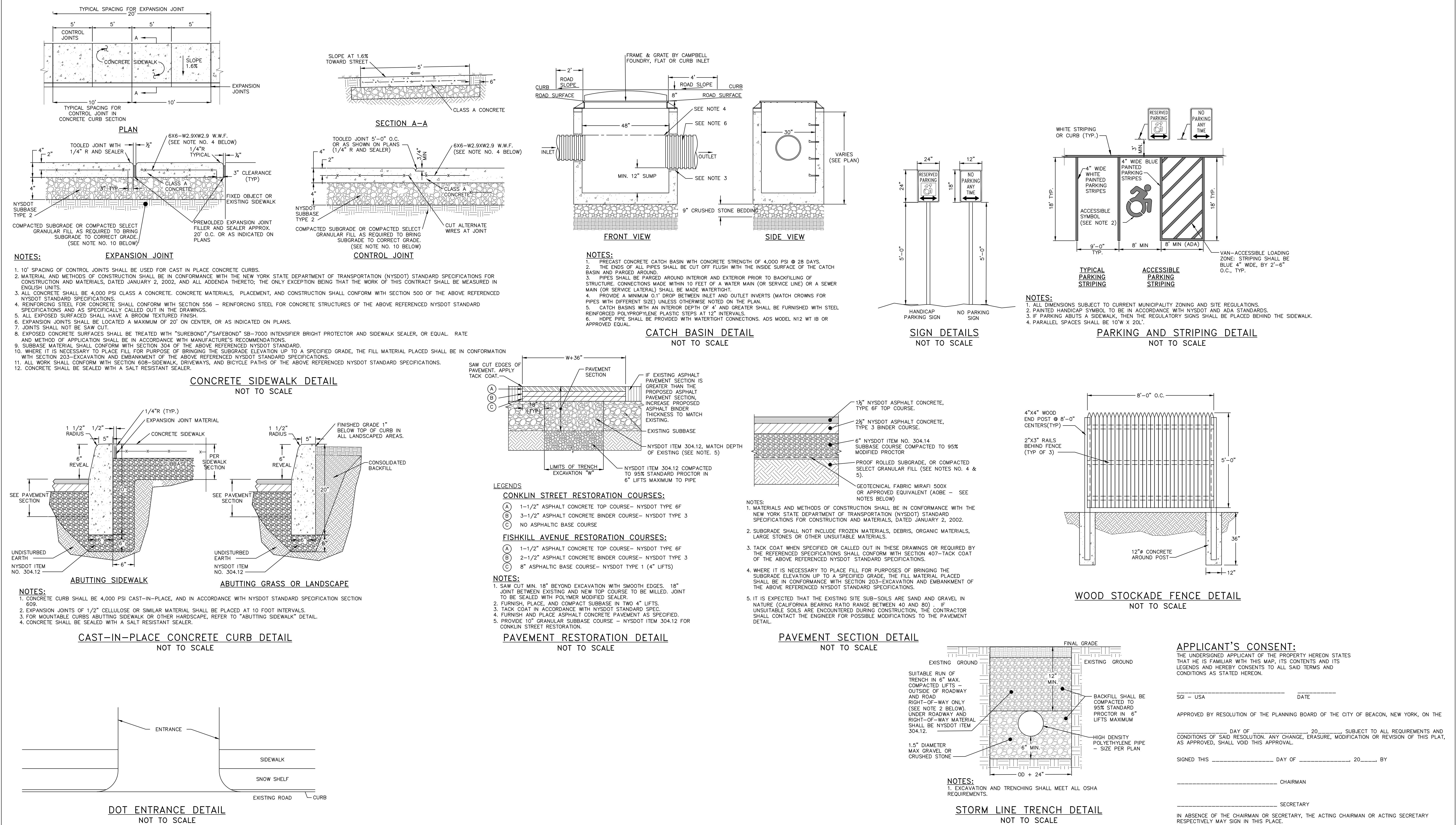
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

CHAIRMAN

SECRETARY

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



DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/16/23	PER PLANNING BOARD COMMENTS	CMB				

 SEAL	 HUDSON LAND DESIGN PROFESSIONAL ENGINEERING P.C. 174 MAIN ST., BEACON, NEW YORK 12508 13 CHAMBERS ST., NEWBURGH, NEW YORK 12550 PH: 845-440-6926	CONSTRUCTION DETAILS 409 FISHKILL AVE 409 FISHKILL AVE CITY OF BEACON DUTCHESS COUNTY, NEW YORK TAX ID: 6055-80-403061, 399053, 406047, 411056, 416064 & 418071	JOB #: 2023-032 DATE: 11/28/23 SCALE: AS SHOWN TITLE: CD-1 SHEET: 9 OF 9
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January 3, 2024

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

RE: 409 Fishkill Ave.
SGI-USA Site Plan
Tax Nos. 6055-80-399053,
403061, 406047, 411056, 416064 &
418071
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed re-use of the building located at 409 Fishkill Avenue:

- Response correspondence dated December 26, 2023, from Hudson Land Design.
- Application for site plan approval, dated December 14, 2023, and Entity Disclosure Form from SGI.
- Architectural rendering plan, dated November 28, 2023, as prepared by Robert Scarpa, Jr., Architect.
- Plans titled "Renovation of Commercial Building – 409 Fishkill Avenue", consisting of 4 sheets as prepared by Robert W. Scarpa Jr., Architect, dated November 28, 2023.
- Engineering plan set titled "409 Fishkill Avenue", consisting of sheets 1 of 9 through 9, with the latest revision date of December 16, 2023, as prepared by Hudson Land Design.

The proposed project, located at the intersection of Fishkill Avenue and Conklin Street, entails the re-use of the existing car dealership building located at 409 Fishkill Avenue as a place of worship. The project site consists of 6 different parcels, with two (2) of the parcels located in the R1-5 Zone and 4 of the parcels located in the GB (General Business) Zone, with the 6 parcels combined having a total area of ± 1.183 acres. It should be noted that a "Place of worship" is allowed in all R1 zones, as well as the GB zone.

Based on our review of the above documents and plans, we would like to offer the following comments:

General Comments:

1. We would recommend that the 6 parcels that comprise the proposed project be consolidated into a single parcel. As further noted during the last Planning Board meeting, special permits may be necessary for the parking to be located on each of the individual lots associated with the project. This was to be reviewed further by the Planning Board Council and Building Inspector.
2. The applicant will be required to obtain a highway work permit for the project from either the NYSDOT or the City of Beacon for work within the road right-of-way.
3. A performance bond will be required for the proposed work within the public right-of-way. The applicant's engineer shall prepare a cost estimate for all proposed work within the right-of-way and submit for review.

Engineering Plans:

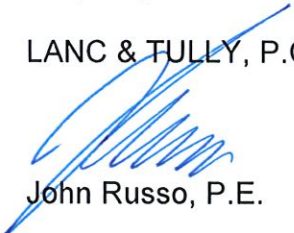
1. Sheet 2 of 9 should be revised to address the following:
 - a. The size of the existing water service line to the building. Although the applicant has reached out to the City Water & Sewer Department for information, the applicant should take it upon themselves to do further investigation at the site to determine the size of the water service.
 - b. The size of the existing sewer lateral to the building. Although the applicant has reached out to the City Water & Sewer Department for information, the applicant should take it upon themselves to do further investigation at the site to determine the size of the water service.
2. Sheet 3 of 9 should be revised to address the following:
 - a. The site distances for both site drives shall be provided on the plan. The plan shall note that actual length of sight distance determined in the field at each location, with this information noted on the plan. It is unclear as to whether the street trees will impede sight distance based upon the note on the plan. If these trees do impact sight distance, then the trees shall be relocated to allow for unimpeded sight distance.
 - b. Sheet 2 notes the chain link fence on the rear right side of the building to be removed, yet Sheet 3 is still calling out chain link fence in addition to the stockade fence.
3. Sheet 4 of 9 should be revised to address the following:
 - a. The grate elevation and pipe invert elevations for the catch basin located in the southerly corner near Conklin Street shall be provided on the plan.
 - b. The proposed contours to the left and right of the southerly entrance shall be labeled with their respective elevations.

- c. It is unclear as to why we have a hump being created to the left side of the southerly entrance along the sidewalk. The grading of the entrance, and along the sidewalk, should be checked.
 - d. The size and pipe material for the culvert crossing under the southerly entrance shall be provided on the plan, as well as the culvert inverts.
 - e. The size and pipe material for the roof leader pipe shall be provided on the plan.
4. Sheet 5 of 9 should be revised to address the following:
- a. The plan should be updated to reflect erosion control for work with the road right-of-way.
 - b. The plan shall note which trees specifically will be provided with temporary tree protection.
 - c. The catch basin in the middle aisle of the parking lot should be provided with protection.
5. Sheet 6 of 9 should be revised to address the following:
- a. The size of the water and sewer services shall be noted on the plan.
6. Sheet 8 of 9 should be revised to address the following:
- a. The lighting plan shall be updated to include the photometrics of the proposed lighting for the site.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

cc: Natalie Quinn, Planner
Jennifer Gray, Esq.
Bruce Flower, Building Inspector



PLANNING CONSULTANTS, INC.

TO: John Gunn, Chair, and the City of Beacon Planning Board
FR: KARC Planning Consultants, Inc.
DATE: January 5, 2024
RE: 409 Fishkill Avenue Site Plan, Soka Gakkai International - USA

I have reviewed the following materials regarding the proposed re-use of the building located at 409 Fishkill Avenue:

- Cover letter by Hudson Land Design, dated December 26, 2023
- Site Plan Application, dated December 14, 2023
- Site Plan Set (9 sheets) by Hudson Land Design, with all plans dated November 28, 2023, last revised December 16, 2023
- Elevation & Floor Plan Set (4 sheets) by Robert W. Scarpa Jr. Architect, dated November 28, 2023
- Rendering by Robert W. Scarpa Jr. Architect, dated November 28, 2023
- Short EAF Part 1, dated November 28, 2023
- Traffic Evaluation by Colliers Engineering, dated October 30, 2023
- Comment letter by John Clarke Planning and Design, dated December 8, 2023

Project Description:

The applicant is proposing to convert an existing one-story auto dealer building, having a total of 5,454 square feet, into a place of worship with 50 parking spaces. The 1.183-acre site includes four parcels in the General Business (GB) district and two rear parcels in the R1-5 Residential district.

Comments & Recommendations:

1. Principle & Accessory Uses:

The site includes six separate parcels in two different zoning districts. Parking as a principle use is not permitted on the R1-5 district parcels. However, the applicant believes that a special use permit was previously granted to permit parking on these parcels. It is recommended that documentation of that approval be provided before the Board proceeds.

Parking as a principle use within the GB district requires a special permit. If the six parcels are not merged into a single lot of record, two of the four GB district parcels will contain parking as a principle use. The Building Inspector should determine if those parcels require special permits (see Section 223-26C(9)). Alternatively, the applicant should consider merging the four GB district parcels, making the GB parking a permitted accessory use and ensuring that the existing structure does not span two separate parcels.

2. Parking Layout:

The proposed plan has less asphalt than the previous car dealer, but still significantly more than necessary. The parking lot layout could be more efficient and would offer better walking and wheeling paths from the spaces to the building entrance if the aisles were parallel with the building.

3. Landscaping:

We commend the applicant for the proposed addition of trees, grass areas, and planting beds for improved stormwater conveyance on site. Landscaping along the frontage of the property also serves the dual purpose of beautifying the street front and “harmoniously blend[ing] uses with the character of the City as a whole.” (Sec 223-14.A.1). The Planning Board may wish to request additional plantings of various heights (lower shrubs, bushes, etc.) between the proposed street trees along the front landscaping strip in order to add variety and additional shielding between the sidewalk and the proposed asphalt drive.

The proposed plantings appear to be native species and appropriate for an urban site, except for the Scrub Oak (*Quercus Illicifolia*) and White Pine (*Pinus Strobus*) which are known to be intolerant of salt. The applicant should consider alternative species due to the site’s proximity to roadways and asphalt areas that will likely be treated with salt in winter months.

4. Lighting Plan:

The Lighting Plan should show footcandle levels across the site, include a fixture specifications table that demonstrates compliance with all the requirements in 223-14B, and include clear locations for the wallpacks and bollards on the plan. The applicant has stated that an updated lighting plan will be submitted once parking layout and landscaping is finalized.

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



Natalie Quinn
Beacon Planning Consultant

Cc: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Daniel Koehler, P.E., Project Engineer

City of Beacon Planning Board Agenda
01/09/2024

Title:

Certificate of Appropriateness - 135 Main Street - New sign in Historic District and Landmark Overlay Zone

ATTACHMENTS

[135 Main St sign application.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 1/4/2024

Project Address: 135 MAIN ST

Project Architect/Engineer: _____

Owner/Builder: LINDLEY TODD LLC / NILUFER BOODSON

Contact Phone No.: 845-309-4386

Email: NILUFERSHOMEKITCHEN@OUTLOOK.COM

Approval Requested: ☒ Certificate of Appropriateness
(sign or façade change)

☐ New Single-Family House

Color/Materials:

Siding: RED BRICK

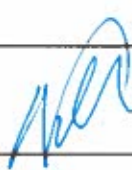
Roofing: —

Windows: Color: NONE Type: _____

Trim: WOOD - TAN/BLACK

Garage Door: —

Stone/Brick: RED DISTRESSED


Signature of Owner

Applications for sign approval must also submit a sign permit application & supporting documents

FOR OFFICE USE ONLY:

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

Plan Denied _____

(Date)

Plan Approved _____

(Date)

Subject to the following: _____

FEE: \$100.00

CHECK #1010 RCD 1/4/24

BUILDING DEPARTMENT
City of Beacon

NEEDS ARB APPROVAL
HOLD ZONE.

42

Approved: _____ 20____
Disapproved: _____ 20____

CHK# 1002
10/31/23 \$15.00

Building Inspector

Application for Sign Permit

Date _____

Address of Sign 135 Main St storefront

PROPERTY OWNER

Name Lindley Todd LLC Phone 646-284-3118
Address 4 Cross St, Beacon, NY 12508

BUSINESS OWNER

Name of Owner Nilufer Goodson Phone 845-309-4386
Name of Business: Nilufer's Home Kitchen
Type of Business: Food
Address 135 Main St. Beacon, NY 12508

SIGN COMPANY

Name _____ Phone _____
Address _____

ELECTRICIAN – (For Illuminated Signs)

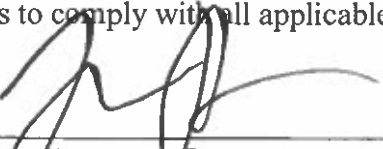
Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground (\$25) ☒ Wall (\$15) _____ Temporary Sign (\$10)

Sign Content: Nilufer's Home Kitchen, Teapot, leaves, flower, any time tea time
Height of sign (if applicable) 9 feet Sign Dimensions 18 x 24
Type of materials to be used: Wood for sign, metal for bracket
Means of anchoring: SCREWS

APPLICATION IS HEREBY MADE to the Building Department for the issuance of a Sign permit pursuant to the City of Beacon Code of Ordinances. The applicant agrees to comply with all applicable laws, ordinances and regulations.


(Signature of Owner)

845
ADDISON 453
5900

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Lindley Todd LLC
(Applicant)

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

Joseph Donovan, Janet St. Goar

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

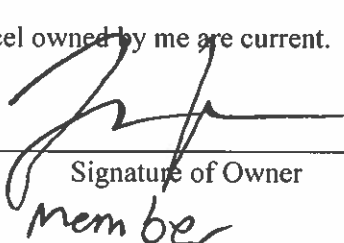
please see attached

Applicant Address: _____
Project Address: 135 Main St.
Project Tax Grid #: 5954-27-753962
Type of Application: _____

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

I, Joseph Donovan, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.
(Check statements that are **true**)

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


Signature of Owner
member
Title if owner is corporation

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

updated 9/14/2023

The Lindley Todd LLC

129-137 Main Street, Beacon, NY 12508
 134 Main Street, Beacon, NY 12508
 142 Main Street, Beacon, NY 12508
 144-146 Main Street, Beacon, NY 12508
 150 Main Street, Beacon, NY 12508
 152 Main Street, Beacon, NY 12508
 160 Main Street, Beacon, NY 12508
 17-23 W. Church Street, Beacon, NY 12508
 319 Main Street Beacon, NY 12508
 9 Cross Street, Beacon, NY 12508
 15 Paye, Beacon, NY 12508
 8 Cross Street, Beacon, NY 12508
 12 Cross Street, Beacon, NY 12508

Hudson Todd LLC

172 Main Street, Beacon, NY 12508
 321 Main Street Beacon, NY 12508
 23 Beacon Street Beacon NY 12508
 6 S Cedar Street Beacon NY 12508
 8 S Cedar Street Beacon NY 12508
 62 S Brett Street Beacon NY 12508
 6 Commerce Street Beacon NY 12508
 19 Paye Street Beacon NY 12508
 10 Cross Street Beacon, NY 12508
 4 Cross Street Beacon, NY 12508

The Lindley LLC

7 High Street Beacon NY 12508
 13 W Church Street Beacon NY 12508
 1154 North Ave Beacon NY 12508
 139 Main Street

Beacon Todd LLC

18-20W Main Street Beacon NY 12508



Building Department Note:

Sign to hang in front of building perpendicular to the storefront. Sign will be 18" wide by 24" high.

City of Beacon Planning Board Agenda
01/09/2024

Title:

Review of the City of Beacon Planning Board Rules of Procedure

ATTACHMENTS

[City of Beacon Planning Board Rules of Procedure \(4813-9392-3279.5\).pdf](#)



CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NEW YORK 12508

CITY OF BEACON
PLANNING BOARD
RULES OF PROCEDURE¹
FOR PUBLIC MEETINGS

1. REGULAR MEETINGS: The City of Beacon Planning Board shall hold its meetings on the second Tuesday of every month at 7:30 p.m., which may be immediately preceded by a work session at 7:00 p.m., in the courtroom located in the Municipal Center at 1 Municipal Plaza, Beacon, New York, unless otherwise posted and noticed in accordance with lawful requirements.
2. MEMBERSHIP EXPECTATIONS
 - a. Members are expected to attend all duly noticed meetings of the Planning Board.
 - b. All members shall notify the Planning Board Secretary and the Planning Board Chair of any expected absences, as soon as practicable.
 - c. Members shall be familiar with all materials submitted to the Planning Board in connection with pending matters.
 - d. Members shall be required to complete all training required by law and by the City of Beacon City Council for service as a Planning Board member.
 - e. Members are expected to be familiar with Chapter 45 (Planning Board and Zoning Board of Appeals), Chapter 86 (Architectural Design), Chapter 107 (Environmental Quality Review), Chapter 123 (Flood Damage Prevention), Chapter 134 (Historic Preservation), Chapter 170 (Public Trail Regulations), Chapter 183 (Signs), Chapter 190 (Stormwater Management and Erosion and Sediment Control), Chapter 191 (Streets and Sidewalks), Chapter 192 (Street Specifications), Chapter 195 (Subdivision of Land), Chapter 203 (Trees, Shrubs and Grass), Chapter 204 (Sand and Gravel Excavation and Tree Removal), Chapter 220 (Waterfront Consistency Review), Chapter 223 (Zoning), the Comprehensive Plan and other Plans, Reports and Statutes as are necessary for a Member to responsibly discharge their duties.

¹ These Rules of Procedure are adopted pursuant to Section 45-7 of the City Code and are in addition to any requirements imposed upon the Planning Board by relevant State or Local Laws. These rules are intended only to provide supplemental guidance regarding Planning Board Procedures and are not intended to supersede and other adopted law or regulation.

3. THE CHAIRPERSON

- a. The Executive Officer of the Planning Board is the Chairperson, as designated by the Mayor pursuant to Section 45-5 of the City Code.
- b. The Chairperson shall:
 - 1) Have the responsibilities and authority as specified herein and in the City of Beacon City Code and New York State General City Law;
 - 2) Preside at all meetings and hearings of the Planning Board;
 - 3) Sign all approved final plats, site plans and permit approvals issued by the Planning Board;
 - 4) Sign all instruments made and approved by the Planning Board;
 - 5) Perform such other duties as may, from time to time be required; and
 - 6) Call special meetings of the Planning Board, as provided herein.

4. GUIDELINES FOR PLANNING BOARD MEMBERS

- a. A Planning Board member must be recognized by the presiding officer, before speaking and/or making a motion. A member shall address the Chair and shall wait to be recognized.
- b. Conflict of Interest. A member prevented from participating in a matter due to a conflict of interest shall immediately inform the Chairperson, Planning Board Secretary and Planning Board Attorney of such conflict and shall not receive materials pertaining to the matter and shall leave the Planning Board table during discussion of the application, shall not vote on the matter, and shall otherwise comply with the state law and city ordinances concerning conflicts of interest.
- c. Non-Disclosure of Confidential Information. No Planning Board member may disclose confidential information gained by reason of his or her official position or otherwise use the information for his or her personal gain or benefit or the gain or benefit of another. No Planning Board member may disclose confidential information to any person not entitled or authorized to receive the information. "Confidential information" means 1. specific information, rather than generalized knowledge, received by a member as a result of his or her position that is not available to the general public on request; or 2. information furnished to a Planning Board member under circumstances as to suggest the information is confidential, including when the provider of the information identifies the information as confidential; or 3. information made confidential by law, including specific intelligence information and specific investigative records compiled by

investigative, law enforcement, and penology agencies, the nondisclosure of which is essential to effective law enforcement or for the protection of any person's right to privacy.

5. MEETINGS

a. Open Meetings Law: All meetings of the Planning Board (except for meetings with its attorneys for the purpose of attorney client communications) will comply with the requirements of the Open Meetings Law, Article 7 of the Public Officers Law. Executive sessions may be held when authorized pursuant to Section 105 of the Public Officers Law or for other lawful purpose, including, without limitation, attorney-client communication.

b. Public Hearings.

- 1) The Planning Board may hold public hearings in addition to those required by law, when it deems such hearings to be in the best interest of the public or are required by law.
- 2) Any matter for which a public hearing or information session is scheduled by the Planning Board shall be placed on a meeting agenda.

6. SITE VISITS: Site visits may be conducted by the Planning Board as a group or separately by individual members. The determination of whether a group site visit will be performed shall be made at a regularly scheduled meeting of the Planning Board. Site visits are limited to touring and obtaining factual information pertaining to the site and application, without substantive discussion concerning the merits of any application or other matter pending before the Board. Members of the public are not allowed to participate in site visits unless it is on public property or the property owner invites the public to attend the site visit.

7. PROCEEDINGS.

a. The Chair shall preside at all meetings of the Planning Board. In the Chair's absence, the Acting Chair shall preside at the meeting. In the event the Mayor has failed to appoint an Acting Chair, or where such member is absent from the meeting, the Chair shall select another Planning Board member to preside over that meeting.

b. Under New York State Law, re-noticing a public hearing is not required after the initial public hearing is held and continued to a specified date. However, the Planning Board or the Planning Board Attorney may require, in its discretion, the re-noticing of a public hearing, including newspaper publication, mailings and any other required public notice, in the event of a long adjournment or for other reasons, in its sole discretion.

c. Before public comment.

- 1) A formal presentation by the applicant and/or their representative(s), describing the subject proposal, shall be made to the Board and all others in attendance.
- 2) The Chair shall identify all correspondence pertaining to the application previously received from the general public and shall enter such correspondence into the record of the public hearing.
- 3) Written materials submitted by the public during the public hearing shall be given to the Planning Board Chair and entered into the record of that public hearing. Copies thereof shall be given to all Board Members, City Staff, and the Applicant within three business days of the date of the public hearing.

d. No action shall be taken upon an application that is subject to a public hearing until such time as the public hearing has been closed.

e. Motions

- 1) When a motion has been made and seconded and is under debate or discussion, no motion shall be received except to:
 - a) Amend the motion
 - b) Put the motion to a vote
 - c) Adjourn or table it to a specified day
 - d) Adjourn the meeting, or
 - e) Withdraw the motion.

f. Voting.

- 1) A majority of the whole membership of the Planning Board, including vacancies, abstentions and any members disqualified, shall constitute a quorum. Therefore, a quorum of the seven-member Planning Board is four (4) members.
- 2) A quorum shall be necessary to take any formal action and to exercise any power, authority or duty of the Planning Board. No member shall withdraw from a meeting of the Planning Board without the permission of the Chair.
- 3) The Chair of the Planning Board shall have the same right to act on matters before the Board as other members, including the right to make and second motions.

- 4) The ayes and nays of all Board members' votes shall be recorded in the minutes.

g. Disqualification

- 1) Each member of the Planning Board shall vote on all questions before the Board, unless required to abstain in accordance with any applicable law or regulation or other valid reason. A member abstaining shall cite the reason for the abstention.
- 2) Members shall be automatically disqualified based upon a business interest or financial interest in the outcome of an application or other matter before the Board or for reasons specified in the Code of Ethics adopted by the City Council of the City of Beacon, as set forth in Chapter 29 of the Code of the City of Beacon or other governing law.

8. GUIDELINES FOR COMMENT AT A PUBLIC HEARING

- a. Conduct of Speakers: All persons speaking before the Planning Board shall conform to the following standards of conduct:
 - 1) Speakers must step to the podium to address the Planning Board.
 - 2) Before addressing the Planning Board, a speaker must give their name, address and organization (if any) for the record.
 - 3) Speakers shall address all members of the Planning Board, and shall avoid speaking at any one member directly or to the Applicant or the general public present at the meeting.
 - 4) A speaker's individual time to speak at a public hearing may not exceed five (5) minutes. The Chair may reduce such time to no less than three (3) minutes, if the Chair or the Planning Board determines that an additional time limitation is appropriate due to the number of items on the agenda or the number of people present who wish to speak.
 - 5) Speakers shall observe commonly accepted rules of courtesy, decorum, dignity and good taste.
 - 6) Any statements, comments or remarks made by a Speaker (1) shall not concern the motives of a member of the Planning Board and (2) shall not constitute a personal and/or political attack or criticism of any member of the Planning Board, any officer of the City, any consultant of the City, any employee of the City, or the public.

- 7) The audience shall be respectful of all speakers and shall refrain from comments and gestures (such as clapping, cheering or booing), private discussions, cell phone use or otherwise interfere with the meeting.
 - 8) Any speaker who fails to conform their conduct to the rules provided herein shall be directed by the Chair to cease speaking and yield the floor.
 - 9) The Applicant and Applicant's representatives shall not be bound to the time limits set forth herein, but shall be allowed to speak for such time as permitted in the sole discretion of the Chair.
- b. The Chair shall make all speakers aware of the guidelines for public comment.
 - c. Copies of the guidelines for public comment shall be made available to the audience at the meeting along with a copy of the agenda.
 - d. Interested parties, or their representatives, not in attendance may address the Planning Board by written submission prior to the close of the public hearing.
 - e. Debate or discussion between audience members and the speaker having the floor shall not be permitted.
 - f. Debate or discussion with the speaker on the part of a member of the Planning Board, City Attorney, City consultants, a guest at the Planning Board table, or any other City employee in the audience, who has information pertinent to the discussion shall not be permitted, except in the Chair's discretion.

9. ADVISORY OPINIONS

- a. The Planning Board may advise and make recommendations to the City Council relating to any subject matter over which the Planning Board has jurisdiction, including proposed legislation.
- b. The Planning Board may make investigations, maps, reports, and recommendations pertaining to planning and development issues, the Comprehensive Plan, use of municipal land, and capital budgets or matters related thereto.

10. COMMUNICATIONS.

- a. Planning Board Members shall refrain from initiating or engaging in *ex parte* communication concerning an application or matter pending or likely to be pending before the Board with applicants and their representatives, potential applicants and members of the public.

- b. Should any Planning Board member communicate with an applicant or its representatives or member of the public outside of a meeting, the member must place on the record, at the next board meeting, the fact that a communication took place, the person(s) with whom such communication was made, and the substance of the communication.
- c. In order to avoid the appearance of impropriety, potential applicants and their representatives shall communicate outside of public meetings with the Planning Board Secretary, its consultants or attorney, rather than Planning Board members. Members of the public shall communicate with the Planning Board Secretary.

11. RECORDING OF PROCEEDINGS OF MEETINGS.

- a. Minutes shall be kept of all Planning Board meetings and hearings. In addition to any content required by the State Law, minutes shall set forth the names and addresses of persons appearing and addressing the Planning Board; a summary of statements made at public hearings, actions taken and findings made by the Planning Board, if any, and the reasons therefore. The minutes shall record, with regard to any matter voted upon by the Planning Board, the vote of each member upon every question, or if absent or failing to vote, indicating such fact.
- b. The official record of meetings shall be the minutes prepared by the Planning Secretary. All meeting recordings shall be retained as part of the official record. The minutes shall be filed with the City Clerk's Office and a copy thereof and the recordings shall be kept in the Building Department.

12. AMENDMENTS: The foregoing Rules of Procedure may be amended from time to time by a majority vote of the Planning Board.

Dated: Beacon, New York
January 9, 2018