COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

June 11, 2024
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. 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 no later than 7:30 p.m.

Regular Meeting

1. Approval of May 14, 2024, minutes
2. Continue public hearing and continue review of application for Site Plan Approval and Special Use Permit, car dealership, 410 Fishkill Avenue, submitted by Carvana, LLC c/o Jenn Roldan.
3. Public hearing and continue review of application for Subdivision Approval, residential, 39 Howland Avenue, submitted by John Vergara.
4. Continue review of application for Site Plan and Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.
5. Review of application for Site Plan Approval, roof top deck, 47 E Main Street, submitted by East Main Beacon LLC.

Miscellaneous Business

1. Consider request for one 90-day extension of Site Plan and Subdivision Approval, 37 units, â€œBeacon Views Townhousesâ€ at Conklin Street, submitted by Beacon Views LLC.
2. Consider request for two (2) six-month extensions of Special Use Permit Approval, Hotel & Accessory Conference/Event Space and Cafe, submitted by Prophecy Theater, LLC.
3. Consider request for one (1) year extension of Site Plan Approval, three (3) story commercial project at 536 Main Street, submitted by HRSM, LLC.

Architectural Review

1. Certificate of Appropriateness â€“ 146 Main Street; Sign
2. Certificate of Appropriateness â€“ 2 E Main Street; Sign

3. New Single-Family House â€“ 49 Townsend Street, Lot 10
4. Certificate of Appropriateness â€“ 18 South Street; FaÃ§ade
5. Certificate of Appropriateness â€“ 36 Russell Avenue; FaÃ§ade
6. Certificate of Appropriateness â€“ 512 Main Street; Sign
7. Certificate of Appropriateness â€“ 246 Main Street; FaÃ§ade

City of Beacon Planning Board Agenda
06/11/2024

Title:

Approval of May 14, 2024, minutes

ATTACHMENTS

City of Beacon Planning Board Agenda
06/11/2024

Title:

Continue public hearing and continue review of application for Site Plan Approval and Special Use Permit, car dealership, 410 Fishkill Avenue, submitted by Carvana, LLC c/o Jenn Roldan.

ATTACHMENTS

410 Fishkill PB 6.11.24 Supplemental PB Submission.pdf

Lanc & Tully 410 Fishkill Ave 06-08-24 Review.pdf

KARC Review PB_410 Fishkill Ave_6.10.2024.pdf

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

May 28, 2024

VIA E-MAIL AND HAND DELIVERY
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Carvana LLC – Supplemental Submission
Application for Site Plan and Special Use Permit Approval
Premises: 410 Fishkill Avenue, Beacon, New York – Tax ID: (6055-80-424048 & 439071)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of DKH Realty LLC (the "Owner"), the Owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of Carvana LLC's (the "Applicant" or "Carvana") pending Application for Site Plan and Special Use Permit Approval proposing to reuse the former Healey Hyundai car dealership for Carvana's smaller-scale car dealership operations at the Premises.

This letter and its referenced enclosures formally respond to the Board's comments at the May 14, 2024 Planning Board public hearing, and provide responses to the comments contained in the recent memoranda prepared by the City's Consultants. In advance of the continued public hearing at the Board's June 11, 2024 meeting Agenda, the Applicant would like to note that on May 21, the Zoning Board of Appeals ("ZBA") unanimously granted a parking variance that permits 63 parking spaces where 146 are required under Section 223-26F of the City's current Zoning Code (*see* ZBA Approval Resolution dated May 22, 2024 at **Exhibit B**).

ADDITIONAL UPDATES TO THE PROPOSED SITE PLANS:

As is more fully detailed in the updated Site Plans, the Applicant updated the drawings to reflect comments received from the Board and the City's Consultants, which refinements include:

1) Adjusting and reducing the average light levels across the Site to reduce any visual impacts while maintaining necessary light levels to ensure safety (*see* Lighting Plan at **Exhibit D**);
2) Adding planters and adjusting the location of same along the street frontage of the Premises to improve screening and confirm ease of access;
3) Widening the loading aisle adjacent to the accessible parking spaces;

4) Adding signage for the customer parking spaces; and
5) Adding striping and wheel stops to ensure safe vehicle maneuvers.

Additionally, in response to comments from the Board and its consultants, the Applicant's parking consultant further evaluated Carvana's vehicle delivery and unloading operations utilizing Carvana's nine (9)-car hauler. The purpose of this further investigation was to demonstrate how vehicles will be unloaded from the hauler and brought onto the Premises (*see* Vehicle Delivery Diagrams at **Exhibit C**). The enclosed Figures (No. 1A and 2A) show the nine (9)-car hauler in the loading zone arriving from the south and the north on NYS Route 52, respectively. As shown in Figure No. 1A, a vehicle unloaded from the hauler having arrived from the south will have sufficient space within the loading zone and outside the Fishkill Avenue right-of-way to back up from the hauler and then enter into the Premises around the proposed planters. Similarly, as shown on Figure No. 1A, a vehicle unloaded from the hauler, having arrived from the north, will have sufficient space within the loading zone to back up from the hauler and directly into the Premises between the monument sign and planters. In both instances, on-site parking spaces along the loading zone, which are intended for storage of vehicles prior to delivery to customers, will need to have vehicles removed if occupied, prior to unloading of vehicles. This is typical of similar automobile sales operations.

Accordingly, the Site Plan drawings have also been updated to show the placement of lighting poles and planters corresponding with this traffic pattern. As the Applicant also discussed with the Board at the May 14th public hearing, Carvana takes deliveries of vehicles approximately twice-a-day, 7 days a week. As noted at the public hearing, Carvana confirmed that it will advise delivery drivers of the permitted routes to further ensure that car haulers are not diverted by GPS systems or otherwise onto local side streets.

RESPONSE TO COMMENTS MEMORANDA:

In addition to the site plan modifications articulated above, the Applicant respectfully submits the following Memoranda prepared by its engineering consultant providing annotated responses to the applicable comments noted in in the memoranda prepared by the City's Engineering Consultant, Lanc & Tully, dated May 8, 2024 (the "Engineering Comments Memorandum"); and the City's Planning Consultant, KARC Planning Consultants, Inc., dated May 13, 2024 (the "Planning Comments Memorandum"):

- Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD") dated May 28, 2024 providing responses to the Engineering and Planning Comments Memoranda. *See* **Exhibit A** – HLD Response to Comments Memorandum.

CONCLUSION AND LIST OF ENCLOSURES:

In support of this supplemental submission, please find enclosed five (5) copies of the following documents:

Exhibit A: Response to Comments Letter prepared by Hudson Land Design Professional Engineering, P.C. dated May 28, 2024;

Exhibit B: Zoning Board of Approvals Resolution filed May 24, 2024;

Exhibit C: Vehicle Delivery Diagrams prepared by Colliers Engineering & Design; and

Exhibit D: Lighting Plan prepared by RC Lurie.

In further support of this Application, we respectfully submit five (5) copies of the updated Site Plan Set, entitled "Carvana", prepared by Hudson Land Design Professional Engineering, P.C., dated February 27, 2024, last revised May 28, 2024, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 3: Cover Sheet;
- Sheet 2 of 3: Existing Conditions Plan; and
- Sheet 3 of 3: Site Plan.

We look forward to the Board's continued review of the Project at the June 11, 2024 Planning Board meeting for the continued public hearing. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer
Enclosures
cc: Bruce Flower – City of Beacon Building Inspector
Jennifer L. Gray, Esq. – Planning Board Attorney
Lanc & Tully, P.C.
KARC Planning Consultants, Inc.
Hudson Land Design Professional Engineering, P.C.
Carvana, LLC
DKH Realty, LLC
Maximillian R. Mahalek, Esq.

Exhibit A

HUDSON
LAND DESIGN

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

May 28, 2024

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

Re: Carvana – Application for Site Plan and Special Use Permit Approvals
410 Fishkill Avenue, City of Beacon, New York
Tax Parcels: 6055-80-424048
6055-80-439071
±1.373 acres total

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:

- Civil Site Plan Set (Sheets 1 through 3 of 3)
- Lighting Exhibit prepared by RC Lurie (1 Sheet)
- Car Carrier Turning Diagrams prepared by Colliers Engineering & Design (6 Sheets)

These items have been updated in response to comments from the Planning Board and from the City's consultants for the Planning Board's continued review and consideration of the Application at this Board's June 11, 2024 meeting. The following are point-by-point responses to each comment contained within the letters prepared by the City's consultants:

Lanc & Tully Review Letter, Dated May 8, 2024:

General Comments:

1. Acknowledged.
2. Signs for customer parking are now identified with signs on Sheet SP-1.
3. The access aisle between the accessible parking spaces has been revised to 8' width. See revised parking on Sheet SP-1.
4. As discussed at the May 14th public hearing, the Applicant had a site visit with the MTA and subsequently met with representatives of MTA's Real Estate Department. Based on these discussions, the Applicant is in the process of preparing the necessary deliverables to submit to the MTA Real Estate Department in order for MTA to initiate its review of the Applicant's request for MTA to convey the lands to the Applicant, or, in the alternative, to obtain a license agreement regarding the same limited portion of the rear of the property.

5. The lighting plan has been revised to reduce the peak light levels in the areas noted. See attached revised lighting plan from RC Lurie.

KARC Planning Consultants, Inc. Review Letter, Dated May 13, 2024:

1. A variance for the reduced parking was granted on May 21, 2024. A note describing the variance has been added to Sheet SP-1.
2. Additional planters have been added to the front of the building along the roof overhang area. Planters cannot be added along the vehicle and single-car hauler areas without compromising the onsite maneuverability between the spaces and the building. Striping and concrete wheel stops are proposed to prevent vehicle access across the right-of-way in this area.
3. Lighting Plan.
    - The average light level at the site has been reduced. The hotspots have also been reduced.
    - The color temperature has been added to the luminaire schedule.
    - See coloring rendering index has been added to the luminaire schedule.
4. As noted above, and as was discussed at the May 14th public hearing, the Applicant had a site visit with the MTA and subsequently met with representatives of MTA's Real Estate Department. Based on these discussions, the Applicant is in the process of preparing the necessary deliverables to submit to the MTA Real Estate Department in order for MTA to initiate its review of the Applicant's request for MTA to convey the lands to the Applicant, or, in the alternative, to obtain a license agreement regarding the same limited portion of the rear of the property.

Although noted in the May 28, 2024 correspondence from Cuddy + Feder, LLP, the Site Plan has been revised to eliminate the light pole on the south end of the lot, and to relocate planters to permit the passenger vehicle movements as shown in the diagrams provided by Colliers.

We look forward to continuing our discussions regarding this Application at your May 14, 2024, Planning Board meeting. Should you have any questions, please feel free to contact me on my direct line 845-766-8955.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: Jenn Roldan, Sr. Project Manager, Development, Carvana LLC, Applicant (via email)
DKH Realty, LLC, Owner (via email)
Michael A. Bodendorf, P.E. (HLD file)
DKH Realty, LLC (via email)
Taylor M. Palmer, Cuddy & Feder LLP (via email)

Exhibit B

Received by office of the City Clerk 5/24/2024

2024-05

CITY OF BEACON
ZONING BOARD OF APPEALS

RESOLUTION
410 Fishkill Avenue and Fishkill Avenue
Parcel ID#s 6055-80-424048 and 6055-80-439071

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Carvana, LLC c/o Jenn Roldan (the "Applicant") for a variance of 83 off-street parking spaces from City Code § 223-26.F, where the minimum required off-street parking spaces are 146 and the proposed off-street parking spaces are 63. The variance is sought in connection with the Applicant's pending application for Site Plan and Special Use Permit approvals proposing to reuse the former Healey Hyundai car dealership for Carvana's proposed car dealership operation on property located at 410 Fishkill Avenue and Fishkill Avenue in the GB Zoning District, said premises being known and designated on the tax map of the City of Beacon as **Parcel ID#s 6055-80-424048 and 6055-80-439071** (the "Property"); and

WHEREAS, the proposed action is a Type II Action pursuant to the New York State Environmental Quality Review Act, and accordingly, no further environmental review is required; and

WHEREAS, a duly advertised public hearing on the application was held on May 21, 2024, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on May 21, 2024; and

WHEREAS, the Board considered the benefit to the Applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.

NOW, THEREFORE, BE IT RESOLVED, that the Board, having considered each of the factors set forth at Section 81-b(4)(b) of the General City Law, finds as follows:

1) As to whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance, the Board finds that there will be no such undesirable change nor detriment to nearby properties. The variance will result in a decrease in the

number of existing parking spaces on the Property, and will lead to an improvement relative to the existing conditions.

2) As to whether the benefit the Applicant seeks can be achieved through another method, feasible for the Applicant to pursue, that does not require the area variance, the Board finds that it cannot be so achieved without going subterranean, which is not feasible.

3) As to whether the requested variance is substantial, the Board finds that it is not substantial. Despite a possible numerical substantiality, consideration of the benefit to the neighborhood and improvements relative to the existing conditions results in an insubstantial variance request.

4) As to whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district, the Board finds that there will be no adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

5) As to whether the alleged difficulty is self-created, the Board finds that it is self-created.

BE IT FURTHER RESOLVED, that the Board finds that the requested variance is the minimum variance necessary and adequate to preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

BE IT FURTHER RESOLVED, that said application for a variance of 83 off-street parking spaces from City Code § 223-26.F, where the minimum required off-street parking spaces are 146 and the proposed off-street parking spaces are 63, which variance is sought in connection with the Applicant's pending application for Site Plan and Special Use Permit approvals proposing to reuse the former Healey Hyundai car dealership for Carvana's proposed car dealership operation on property located at 410 Fishkill Avenue and Fishkill Avenue in the GB Zoning District, is hereby GRANTED subject to the following conditions:

1. No permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.

2. The variance shall be void if the Applicant fails to (i) obtain a building permit within six months from the date of obtaining the final land use approval for the proposed project; (ii) commence construction within six months following the date of issuance of the building permit; or (iii) complete construction and obtain a certificate of occupancy within 24 months after the date of issuance of said building permit.

BE IT FURTHER RESOLVED, that the above variance is being granted solely in connection with the Applicant's pending application for Site Plan and Special Use Permit approvals proposing to reuse the former Healey Hyundai car dealership for Carvana's proposed car dealership operation on the Property, as set forth in the application submitted and presented to the Board, and it does not apply to any other work that may fall within the scope of the variance being granted, whether now or at any point in the future.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of the variance, provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

Dated: May 22, 2024

Montos Vakirtzis, Acting Chairman

Acting Chairman Vakirtzis called the roll:

Motion	Second	Zoning Board Member	Aye	Nay
	X	Stowe Boyd	X	
X		Judy Smith	X	
		Jordan Haug	ABSENT	
		Montos Vakirtzis	X	
		Elaine Ciaccio	X	
		Motion Carried:	X	

Exhibit C



R:\Projects\2024\24004190A\Reports\Traffic\Figures\240522RGD_Car Carrier.dwg\From South By: RDANDREA on 2024-05-28 – 07:46am

Colliers Engineering & Design

CARVANA

410 FISHKILL AVENUE

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

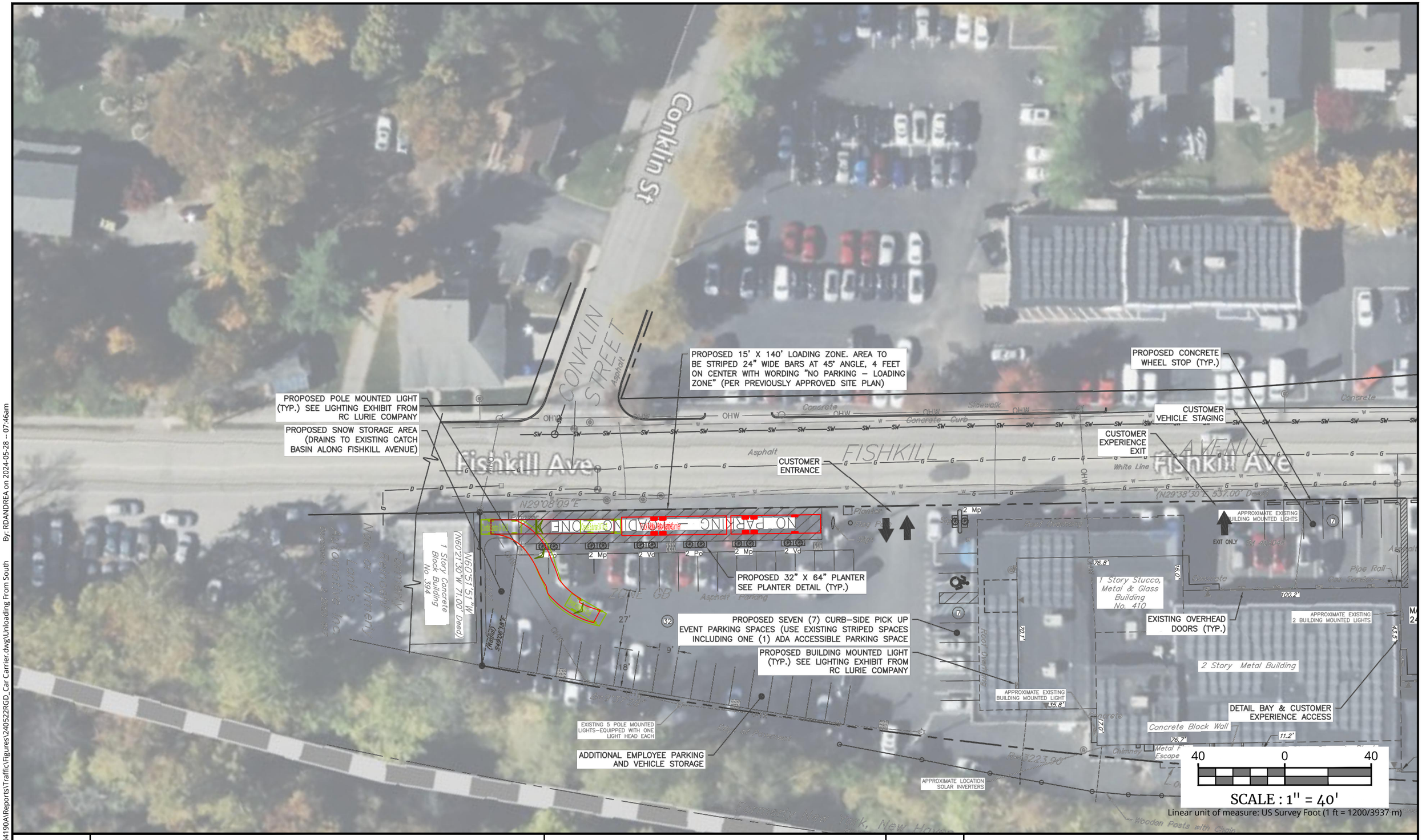
PARKING & ACCESS ASSESSMENT

24004190A

5/22/2024

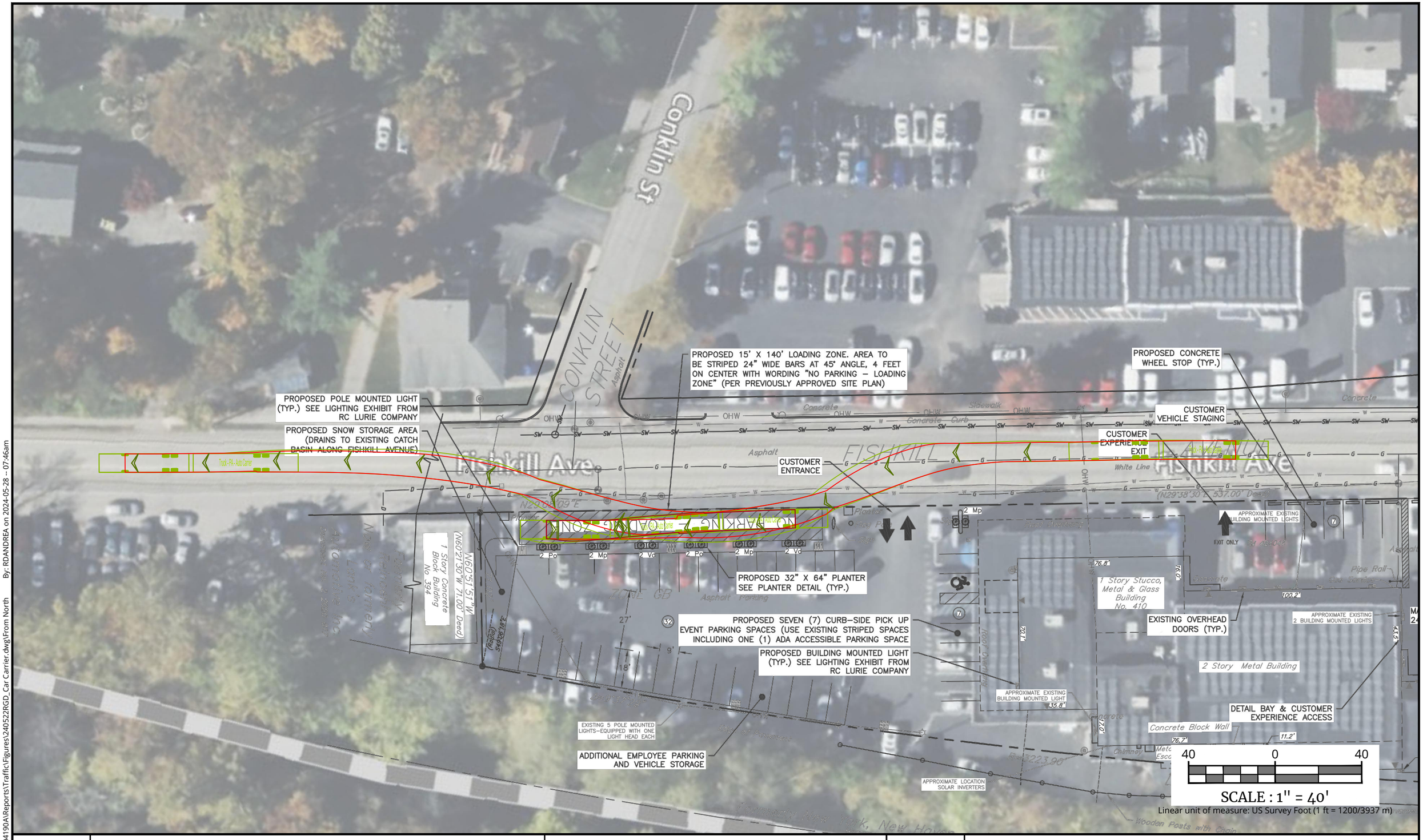
CAR HAULER
ARRIVAL FROM THE SOUTH
DEPARTURE TO THE NORTH

FIGURE NO. 1



R:\Projects\2024\24004190A\Reports\Traffic\Figures\240522RGD_Car Carrier.dwg\Unloading From South By: RDANDREA on 2024-05-28 – 07:46am

Colliers Engineering & Design	CARVANA 410 FISHKILL AVENUE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	PARKING & ACCESS ASSESSMENT 24004190A 5/22/2024	CAR HAULER VEHICLE UNLOADING ARRIVAL FROM THE SOUTH FIGURE NO. 1A



Colliers Engineering & Design	CARVANA 410 FISHKILL AVENUE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	PARKING & ACCESS ASSESSMENT 24004190A 5/22/2024	CAR HAULER ARRIVAL FROM THE NORTH DEPARTURE TO THE SOUTH FIGURE NO. 2

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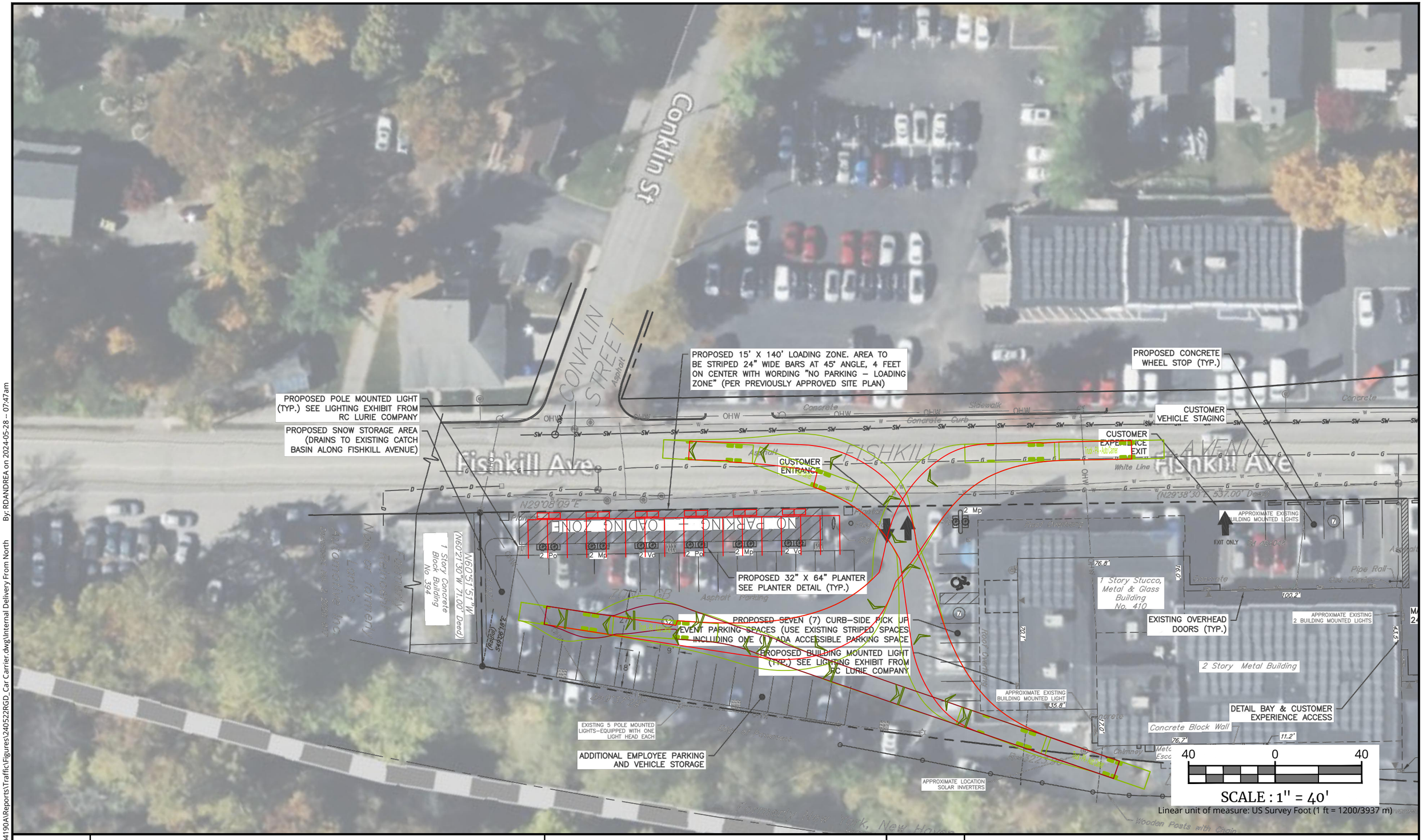
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Colliers Engineering & Design	CARVANA 410 FISHKILL AVENUE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	PARKING & ACCESS ASSESSMENT 24004190A 5/22/2024	CAR HAULER VEHICLE UNLOADING ARRIVAL FROM THE NORTH FIGURE NO. 2A



R:\Projects\2024\24004190A\Reports\Traffic\Figures\240522RGD_Car Carrier.dwg\Internal Delivery From South By: RDANDREA on 2024-05-28 -- 07:47am

Colliers Engineering & Design	CARVANA 410 FISHKILL AVENUE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	PARKING & ACCESS ASSESSMENT 24004190A 5/22/2024	CAR HAULER ALTERNATE INTERNAL DELIVERY ARRIVAL FROM THE SOUTH FIGURE NO. 3



R:\Projects\2024\24004190A\Reports\Traffic\Figures\240522RGD_Car Carrier.dwg\Internal Delivery From North By: RDANDREA on 2024-05-28 -- 07:47am

Colliers Engineering & Design	CARVANA 410 FISHKILL AVENUE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	PARKING & ACCESS ASSESSMENT 24004190A 5/22/2024	CAR HAULER ALTERNATE INTERNAL DELIVERY ARRIVAL FROM THE NORTH FIGURE NO. 4

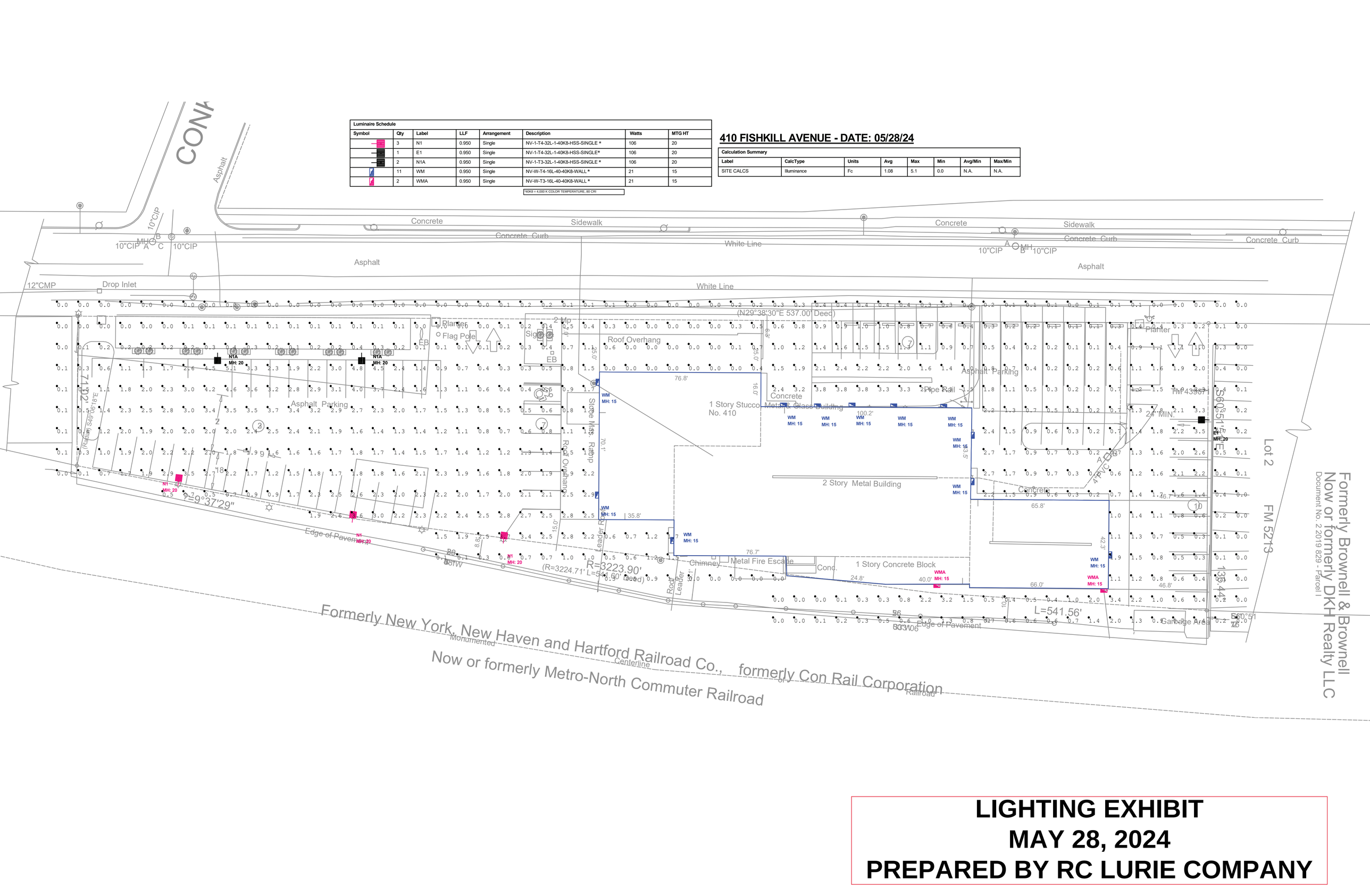
Exhibit D

Luminaire Schedule							
Symbol	Qty	Label	LLF	Arrangement	Description	Watts	MTG HT
	3	N1	0.950	Single	NV-1-T4-32L-1-40K8-HSS-SINGLE *	106	20
	1	E1	0.950	Single	NV-1-T4-32L-1-40K8-HSS-SINGLE*	106	20
	2	N1A	0.950	Single	NV-1-T3-32L-1-40K8-HSS-SINGLE *	106	20
	11	WM	0.950	Single	NV-W-T4-16L-40-40K8-WALL *	21	15
	2	WMA	0.950	Single	NV-W-T3-16L-40-40K8-WALL *	21	15

*40K8 = 4,000 K COLOR TEMPERATURE, 80 CRI

410 FISHKILL AVENUE - DATE: 05/28/24

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE CALCS	Illuminance	Fc	1.08	5.1	0.0	N.A.	N.A.



LIGHTING EXHIBIT
MAY 28, 2024
PREPARED BY RC LURIE COMPANY

Site Plan Drawings

CARVANA

SITE DEVELOPMENT

410 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6055-80-424048 & 6055-80-439071
TOTAL LOT AREA: ±1.373 ACRES
ZONING DISTRICT: GB (GENERAL BUSINESS)



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. 397 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
12. 397 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
13. 393 FISHKILL AVENUE, LLC., 397 FISHKILL AVE UNIT A, BEACON NY 12508
14. JOSHUA KOGAN, 389 FISHKILL AVE, BEACON NY 12508
15. DKH REALTY LLC, 2528 ROUTE 17M, GOSHEN NY 10924
16. DKH REALTY LLC, 2528 ROUTE 17M, GOSHEN NY 10924
17. METROPOLITAN TRANSPORTATION, 2 BROADWAY, NEW YORK NY 10004
18. LANDGROVE REALTY INC, 29 LYDIA DRIVE, BEACON NY 12508
19. LANK'S AUTOMOTIVE INC, 394 FISHKILL AVE, BEACON NY 12508

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.

_____ _____
CARVANA, LLC 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.

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-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:
CARVANA, LLC
300 E RIO SALADA PARKWAY
TEMPE AZ 85281
PH: 602-403-9140

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

DRAWN BY: CMB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	3/26/24	PER PLANNING BOARD COMMENTS	CMB
2	4/30/24	PER PLANNING BOARD COMMENTS	ESR
3	5/28/24	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SEAL

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

COVER SHEET

CARVANA

410 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-424048 & 439071

JOB #: 2024:007
DATE: 2/27/24
SCALE: AS SHOWN
TITLE: CV-1
SHEET: 1 OF 3

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

LEGEND

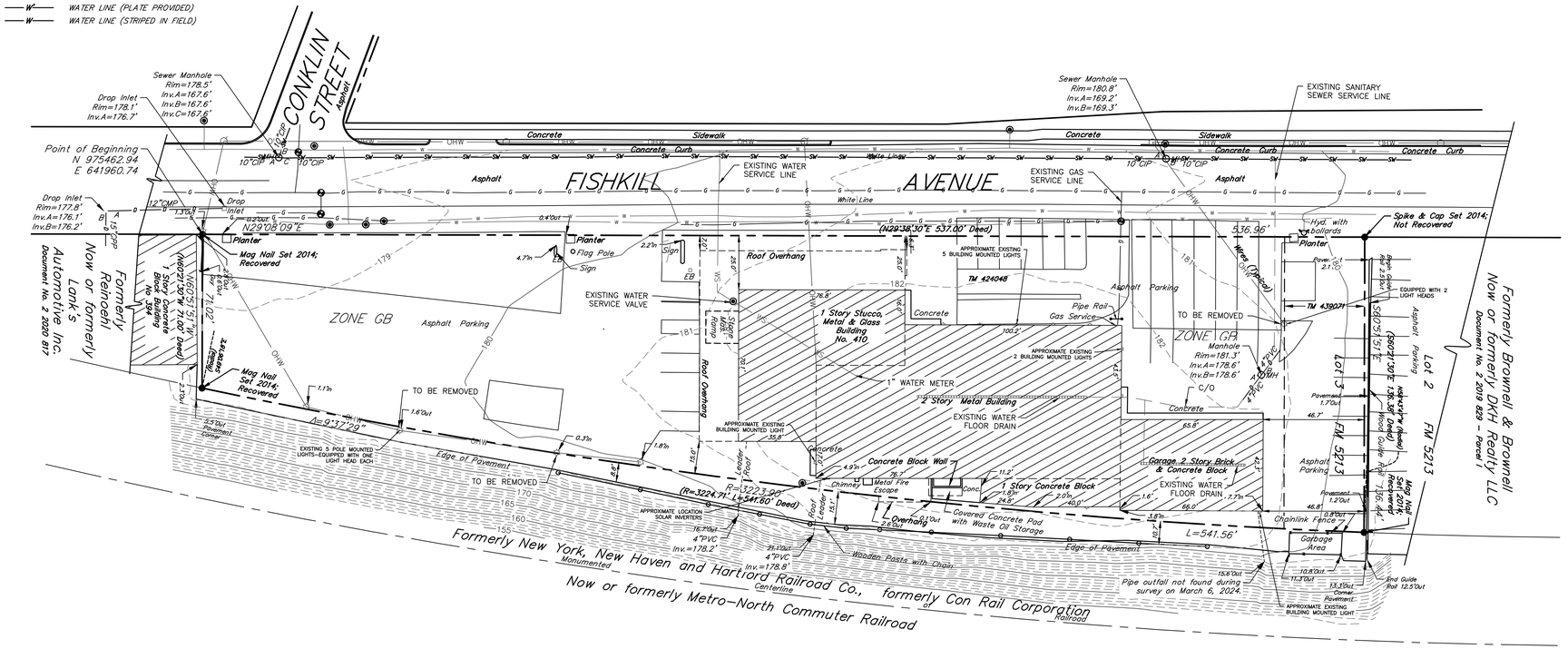
BZ	BOLLARD
350	CONTOUR LINE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIP	DUCTILE IRON PIPE
	FIRE HYDRANT
	GAS VALVE
	GUY
	LAMP
	POLE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
	SIGN (SMALL)
362.8	SPOT ELEVATION
TC217.7 BC215.9	TOP & BOTTOM OF CURB
TF	TRAFFIC POLE
VT	VETRIFIED CLAY PIPE
WP	WARNING PAD
	WATER VALVE

SUBTERRANEAN

D	DRAINAGE LINE (STRIPED IN FIELD)
G	GAS LINE (STRIPED IN FIELD)
SW	SEWER LINE (STRIPED IN FIELD)
T	TELEPHONE LINE (STRIPED IN FIELD)
W	WATER LINE (PLATE PROVIDED)
W	WATER LINE (STRIPED IN FIELD)

LEGEND

	FIRE HYDRANT
	GAS VALVE
	LAMP
MH	MANHOLE
	POLE
	WATER VALVE



SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO "SURVEY OF PROPERTY PREPARED FOR CARVANA" DATED FEBRUARY 14, 2024 AND PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING DPC.

SURVEY NOTES:

1. COPYRIGHT "2024" BY BADEY & WATSON, SURVEYING & ENGINEERING, D.P.C. ALL RIGHTS RESERVED. UNAUTHORIZED DUPLICATION IS A VIOLATION OF APPLICABLE LAWS.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A DOCUMENT PREPARED BY A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
3. ALL CERTIFICATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.
4. IF UNDERGROUND IMPROVEMENTS, EASEMENTS, OR ENCROACHMENTS EXIST AND ARE NEITHER VISIBLE DURING NORMAL FIELD SURVEY OPERATIONS NOR DESCRIBED IN INSTRUMENTS PROVIDED TO THESE SURVEYORS, THEY MAY NOT BE SHOWN ON THIS MAP.
5. THIS PROPERTY MAY BE AFFECTED BY INSTRUMENTS WHICH HAVE NOT BEEN PROVIDED TO THESE SURVEYORS. USERS OF THIS MAP SHOULD VERIFY TITLE WITH THEIR ATTORNEY OR A QUALIFIED TITLE EXAMINER.
6. THIS SURVEY IS OF PARCEL II DESCRIBED IN THE DUTCHESS COUNTY CLERK'S DOCUMENT NUMBER 02-2000-8802, PARCEL II (HEALEY TO DKH REALTY LLC).
7. THE MERIDIAN AND COORDINATE VALUES HEREON REFER TO THE NEW YORK STATE COORDINATE SYSTEM, EAST ZONE (NAD 83) EXPRESSED IN U.S. SURVEY FEET. THE DISTANCES SHOWN ON THIS SURVEY ARE GRID DISTANCES. THEY HAVE BEEN SCALED BY A GRID FACTOR (SCALE FACTOR X SEA LEVEL FACTOR) OF 0.99991662. TO OBTAIN GROUND DISTANCES, DIVIDE THE DISTANCES ON THIS MAP BY THE GRID FACTOR. TO OBTAIN GROUND AREA DIVIDE THE AREA ON THIS MAP BY THE SQUARE OF THE GRID FACTOR.
8. BUILDING MOUNTED LIGHT LOCATIONS ESTIMATED BY HUDSON LAND DESIGN PERSONNEL PER 3/12/2024 SITE VISIT.

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.

_____ _____
CARVANA, LLC 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:

NO.	DATE	DESCRIPTION	BY
1	3/26/24	PER PLANNING BOARD COMMENTS	CMB
2	4/30/24	PER PLANNING BOARD COMMENTS	ESR
3	5/28/24	PER PLANNING BOARD COMMENTS	ESR

REVISIONS:

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

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

EXISTING CONDITIONS PLAN

CARVANA

410 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-424048 & 439071

JOB #: 2024:007
DATE: 2/27/24
SCALE: 1" = 30'
TITLE: XC-1
SHEET: 2 OF 3

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

LEGEND

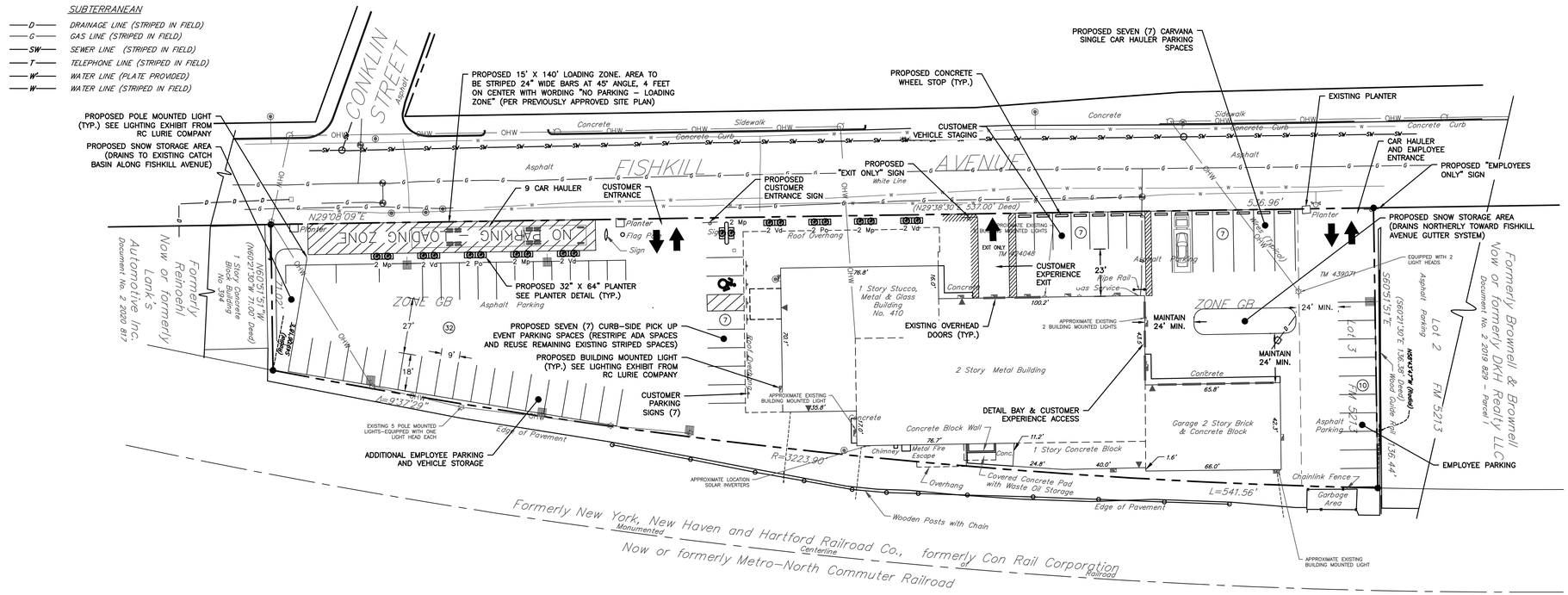
BZ	BOLLARD
350	CONTOUR LINE
CIP	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
CPP	CORRUGATED PLASTIC PIPE
DIP	DUCTILE IRON PIPE
	FIRE HYDRANT
	GAS VALVE
	GUY
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	POLE
PVC	POLYVINYL CHLORIDE PIPE
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SUBTERRANEAN

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SW	SEWER LINE (STRIPED IN FIELD)
T	TELEPHONE LINE (STRIPED IN FIELD)
W	WATER LINE (PLATE PROVIDED)
W	WATER LINE (STRIPED IN FIELD)



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

PARAMETER	REQUIREMENT	EXISTING
LOT AREA:	N/A	±59,799 SQFT
LOT WIDTH:	N/A	±536.96 FEET
LOT DEPTH:	100 FEET MINIMUM	±136.44 FEET
YARD SETBACKS:		
FRONT YARD:	15 FEET MINIMUM	±24.99 FEET
SIDE YARD:	20 FEET MINIMUM	±46.84 FEET
REAR YARD:	25 FEET MINIMUM	±1.82 FEET*
MAX. BUILDING HEIGHT:	35 FT MAX.	2 STORIES

*EXISTING NON-CONFORMING

SITE PLAN NOTES:

1. THE PROJECT PROPOSES CONTINUED USE OF VEHICLE SALES. HEALEY HYUNDAI RECENTLY VACATED THE PREMISES, AND CARVANA IS SEEKING TO LEASE THE PROPERTY FOR A VEHICLE SALES USE BUT AT A MUCH REDUCED SCALE. VEHICLE PURCHASES ARE COMPLETED ONLINE, AND THIS FACILITY WILL BE USED AS A TRANSACTION POINT WHERE THE CUSTOMER MAY PICK THE VEHICLE UP (THERE IS AN OPTION TO HAVE THE VEHICLE DELIVERED DIRECTLY TO THE CUSTOMER, THEREBY BYPASSING USE OF THIS FACILITY FOR PICK UP). THE SCHEDULED PICK UP EVENTS TYPICALLY LAST 15 MINUTES, AND TAKE PLACE DURING NORMAL BUSINESS HOURS. CARVANA WILL NOT BE CONDUCTING RETAIL SERVICE/REPAIR OPERATIONS. CARVANA IS PROPOSING TO UTILIZE EXISTING REPAIR BAYS FOR DETAILING AND READYING PURCHASED VEHICLES FOR PICK UP, INCLUDING STATE INSPECTION ACTIVITIES. THESE OPERATIONS ARE EXCLUSIVELY FOR CARVANA USE AND WILL NOT BE OPEN TO THE PUBLIC. CARVANA ANTICIPATES 12 TO 15 EMPLOYEES AT THIS LOCATION.
2. THE FACILITY WILL OPERATE 7 DAYS PER WEEK, FROM 7 AM TO 7 PM. THESE HOURS MAY ADJUST UPON OPERATION BASED ON DEMAND.
3. THERE ARE NO WETLANDS OR FLOODPLAINS ASSOCIATED WITH THE PROJECT SITE.
4. INDIANA BAT WAS IDENTIFIED AS AN ENDANGERED SPECIES NEAR THE PROJECT SITE. THE PLAN CALLS FOR NO REMOVAL OF EXISTING TREES.
5. CARVANA ANTICIPATES ADDING SITE SIGNAGE, TO BE DETAILED ON FUTURE SUBMITTALS. THE ANTICIPATED SITE SIGNAGE WILL CONSIST OF RE-USE OF THE EXISTING MONUMENT SIGNS AND NEW BUILDING MOUNTED SIGNS.
6. APPLICANT SHALL APPLY FOR AND OBTAIN PERMITS FOR SIGNAGE FROM THE BUILDING DEPARTMENT PRIOR TO ANY SIGNS BEING INSTALLED ON THE SITE.
7. ONSITE VEHICLE REPAIR SERVICES INCLUDE INSPECTIONS AND DETAILING AND ARE NOT OPEN TO THE PUBLIC.
8. FLOOR DRAINS IN THE GARAGE BAY AREAS WILL BE INSPECTED AND CLEANED EVERY 6 MONTHS, OR MORE FREQUENTLY IF NECESSARY.

LIGHTING NOTES:

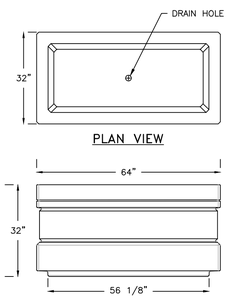
1. SEE SEPARATE LIGHTING PLAN BY RC LURIE COMPANY.
2. ALL PROPOSED LIGHTING SHALL BE FULL CUTOFF ABOVE THE HORIZONTAL PLANE.
3. EXISTING LIGHTING LEVELS ALONG FISHKILL AVENUE NOT MODELED.
4. SITE LIGHTING SHALL BE ON FROM DUSK UNTIL DAWN FOR SECURITY REASONS USING TIMERS.

PARKING NOTES:

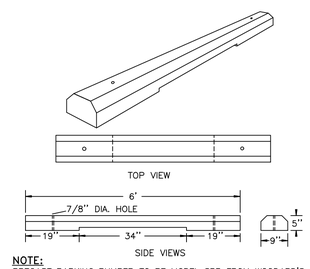
1. THE FIRST FLOOR AREA OF THE EXISTING BUILDING IS 16,760 SQUARE FEET. THERE IS MEZZANINE FLOOR AREA TOTALING 2,828 SQUARE FEET. PER §223-26(F), FOR MOTOR VEHICLE SALES AND SERVICE, 1 SPACE IS REQUIRED PER EMPLOYEE, PLUS 1 SPACE PER 150 SQUARE FEET OF GROSS FLOOR AREA. USING 15 EMPLOYEES, AND 19,588 SQUARE FEET OF GROSS FLOOR AREA, THE CALCULATED REQUIRED PARKING IS 146 PARKING SPACES. THIS GROSSLY EXCEEDS THE ANTICIPATED PARKING USAGE FOR THIS OPERATION DUE TO THE LIMITED NUMBER OF EMPLOYEES, IN COMBINATION WITH THE SCHEDULED ON-SITE PICK UP EVENTS AND THE SERVICE AND REPAIR OPERATIONS BEING CLOSED TO THE PUBLIC. THE CURRENT PLAN PROPOSES 63 PARKING SPACES. IN ADDITION, A NUMBER OF VEHICLES WILL BE WITHIN THE BUILDING FOR DETAILING AND STATE INSPECTIONS, SAID VEHICLE PARKING WITHIN THE BUILDING IS NOT INCLUDED IN THE PROVIDED PARKING COUNT. IT SHOULD BE NOTED THAT THE PREVIOUS SITE PLAN, AS APPROVED BY THE PLANNING BOARD, PROVIDED 108 PARKING SPACES ON THESE TWO SUBJECT PARCELS. THE APPLICANT IS SEEKING RELIEF OF 83 PARKING SPACES FROM THE CITY OF BEACON ZONING BOARD OF APPEALS, WHERE 146 PARKING SPACES ARE REQUIRED AND 63 PARKING SPACES ARE PROVIDED (SEE NOTE 4 BELOW).
2. THERE IS AN EXISTING ADA ACCESSIBLE PARKING SPACE ON THE SOUTHWEST CORNER OF THE BUILDING.
3. THE PREVIOUS APPROVED SITE PLAN AND SPECIAL USE PERMIT FOR THIS PROJECT UTILIZED PARKING AT 360 FISHKILL AVENUE (NOW 409 FISHKILL AVENUE), WHICH IS NO LONGER NEEDED.
4. AREA VARIANCE GRANTED BY CITY OF BEACON ZONING BOARD OF APPEALS ON MAY 21, 2024 TO PERMIT 63 PARKING SPACES WHERE 146 ARE REQUIRED PURSUANT TO SECTION 223-26F OF ZONING CODE.

SHRUB PLANTING SCHEDULE:

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	SPACING
Po	4	PHYSOCARPUS OPULIFOLIUS	COMMON NINEBARK	3 GALLON	4-6 FT
Mp	8	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	3 GALLON	6 FT
Vd	8	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3 GALLON	6 FT



PLANTER DETAIL
NOT TO SCALE



NOTE:
PRECAST PARKING BUMPER TO BE MODEL SBB FROM WOODARD'S PRECAST CONCRETE PRODUCTS OR APPROVED EQUAL.

PRECAST PARKING BUMPER 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.

_____ _____
CARVANA, LLC 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	3/26/24	PER PLANNING BOARD COMMENTS	CMB				
2	4/30/24	PER PLANNING BOARD COMMENTS	ESR				
3	5/28/24	PER PLANNING BOARD COMMENTS	ESR				

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Dig Safely. New York. Call 811 before you dig

SEAL

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

SITE PLAN

CARVANA

410 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-424048 & 439071

JOB #:	2024:007
DATE:	2/27/24
SCALE:	1" = 30'
TITLE:	SP-1
SHEET:	3 OF 3

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

LANC & TULLY
Engineering and Surveying, P.C.

June 8, 2024

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

RE: 410 Fishkill Ave.
Carvana Site Plan
Tax Nos. 6055-80-424048 & 439071
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed re-use of the building located at 410 Fishkill Avenue for a Carvana dealership:

- Cover letter dated May 28, 2024, from Cuddy & Feder, LLP.
- Engineering response letter dated May 28, 2024, as prepared by Hudson Land Design.
- City of Beacon Zoning Board of Appeals Resolution dated May 22, 2024.
- Plans titled "Car Hauler – Vehicle Delivery Diagrams", dated May 22, 2024, as prepared by Colliers Engineering & Design.
- Plan titled "Lighting Exhibit", dated May 28, 2024, as prepared by RC Lurie Company.
- Plan set titled "Carvana Site Development – 410 Fishkill Avenue", with the latest revision date of dated May 28, 2024, and consisting of 3 sheets as prepared by Hudson Land Design.

The proposed project, located at 410 Fishkill Avenue, entails the re-use of the existing Healey Hyundai car dealership as a Carvana car dealership. The project site consists of 2 parcels located in the GB (General Business) Zone, with the 2 parcels combined having a total area of ±1.373 acres. It should be noted that a Special Use Permit is required for vehicle sales or a rental lot in the GB zone.

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

General Comments:

1. The applicant was recently granted a parking variance by the City of Beacon Zoning Board of Appeals for 83 off-street parking spaces. Based upon current zoning, the applicant would have needed to provide a total of 146 off-street parking spaces, but with the variance granted, the applicant only needs to provide a total of 63 off-street parking spaces for the project.

2. The location of the required "No Parking" sign at the end of the ADA accessible aisle should be shifted to ensure that the access aisle is clear. We would also recommend that construction details for the required signs be provided on the plans, along with the proposed heights of the signs to be included, as well as details for stripping of parking stalls.

3. As previously stated, the "Existing Conditions Plan" shows a number of encroachments (garbage dumpster area, pavement, a light pole, building overhang, roof leaders) on to the railroad property. The applicant has noted that they are "***in process of preparing the necessary deliverables to submit to the MTA Real Estate Department in order for MTA to initiate its review of the Applicant's request for MTA to convey the lands to the Applicant or obtain a license agreement***." The applicant shall keep the Planning Board informed of their progress with MTA regarding this matter.

4. A utility pole with two light heads is shown to be located with the access aisle on the north side of the site behind the single car hauler parking stalls. Is this pole with lighting still required? The submitted lighting plan did not account for the lighting fixtures on this pole. If this pole, and lights fixtures mounted to it, is still required, then the lighting plan shall be updated to reflect the light fixtures on this pole, and the applicant shall demonstrate as to how vehicles will maneuver around this pole.

5. The lighting plan has been improved to reduce the previously noted hot spots located around the site but may need to be revised per Comment No. 5 above.

6. The lighting plan shall be updated to include the manufacturer of each of the proposed lighting fixtures called out in the luminaire schedule.

7. Car Hauler Figure No. 1A as presented shows a vehicle that has been unloaded running through a proposed planter. This should be looked at further by the applicant and revised.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: June 10, 2024

RE: 410 Fishkill Avenue Site Plan and Special Use Permit, Carvana, LLC c/o Jenn Roldan

---

I have reviewed the following additional and revised materials regarding the proposed re-use of the building located at 410 Fishkill Avenue:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated May 28, 2024
- Response letter by Daniel Koehler of Hudson Land Design, dated May 28, 2024
- Zoning Board of Approvals Resolution, filed May 24, 2024
- Parking & Access Assessment by Colliers Engineering & Design, dated May 22, 2024
- Lighting Exhibit by RC Lurie, dated May 28, 2024
- Site Plan Set (3 sheets) by Hudson Land Design, last revised May 28, 2024

Project Description:

The applicant is proposing to utilize an existing 1 to 2-story auto dealer building, having a total of 19,588 square feet (including 2,828 sq. ft. of mezzanine) for continued use as commercial vehicle sales. The 1.373-acre site includes two parcels (6055-80-424048 and 6055-80-439071) in the General Business (GB) district. Vehicle sales and Auto Repair are both permitted by Special Use Permit within the GB district. On May 21, 2024 the ZBA granted an area variance to permit 63 parking spaces where 146 parking spaces were required by code.

Comments & Recommendations:

1. **Frontage and Landscaping:**
   The proposed project site has a 500-foot frontage on Fishkill Avenue that is currently devoid of curbing, landscaping, or sidewalk facilities. The applicant has proposed either landscaping planters or concrete wheel stops along a majority of the property frontage and limited access/egress points to better control vehicle movements. Per public comments, the Planning Board may wish to discuss the possibility of "land banking" a five foot wide easement along the frontage of the property for the creation of a sidewalk in the future, however, this matter should be further discussed with the Board's legal counsel.

2. **Lighting Plan:** Notes have been added to SP-1 indicating that all proposed lighting fixtures will be full-cutoff and that the hours of lighting will be from dusk to dawn for security reasons. The applicant proposes to remove several existing light poles, has reduced the average footcandle

onsite to 1.08 fc, and hotspots have been eliminated. The lighting plan now demonstrates compliance with code section 223-14B.

3. **Rear Yard:** The building onsite maintains a number of improvements including pavement, fencing, and refuse that are located beyond the rear property line. The applicant has indicated that they are in conversation with MTA Metro-North to discuss retention of these existing encroachments. The Building Inspector and/or the Board's legal counsel may recommend conditions be placed on the site plan in order to address this matter in the absence of a resolution between the applicant and MTA Metro-North.

The comments above are suggestions for consideration or matters referred to legal counsel. If these matters are addressed to the satisfaction of the Board, I have no further comments and take no issue to approval of the site plan as proposed.

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 G. Koehler, P.E., Project Engineer

City of Beacon Planning Board Agenda
06/11/2024

Title:

Public hearing and continue review of application for Subdivision Approval, residential, 39 Howland Avenue, submitted by John Vergara.

ATTACHMENTS

39 Howland PB 6.11.24 Subdivision Cvr Ltr_2024-0528.pdf

39 Howland PB 6.11.24 Engineer's Report (pump)__2024-0528.pdf

39 Howland PB 6.11.24 Subdivision Plan Set_2024-0528.pdf

Lanc & Tully 39 Howland Ave Subdivision 06-08-24 Review.pdf

KARC Review PB_39 Howland Ave_2024.06.10.pdf

HUDSON LAND DESIGN

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

May 28, 2024

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

Re: 39 Howland Avenue Residential Subdivision
John Vergara (Applicant)
39 Howland Avenue
Tax Parcel: 6054-47-345576, ±0.68 ac.
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the subdivision plan set in response to comments received at the May 14, 2024 planning board meeting, as well as in response to Lanc & Tully's comment letter dated May 13, 2024 and KARC's comment memorandum dated May 13, 2024. The following is provided for continued review:

- 5 copies of a Subdivision Plan Set (5 sheets);
- 5 copies of a Subdivision Plat Sheet (1 sheet); and
- 5 copies of a sewer pump station engineer's report.

The plans have been updated in response to comments from the Planning Board and from the City's consultants for the Planning Board's continued review and consideration of the Application at the Board's May 14, 2024 meeting. The following are point-by-point responses to each comment within the letters prepared by the City's consultants:

Lanc & Tully Review Letter, Dated May 13, 2024:

General Comments:

1. So noted, no response required.

Preliminary Subdivision Plat:

1. Comment noted. The final plat will be signed and sealed by the land surveyor of record.

2. Comment noted. The title will be changed upon receipt of conditional subdivision approval.

Subdivision Plan Set:

Sheet 3 of 5:

1. As it turns out, there is a section of sewer main along Howland Avenue between two manholes. This is confirmed based on Google Streetview and based on the location of one manhole having been on the surveyor's worksheet. There is a significant distance between the manholes, and as such, we have shown distances to the upstream and downstream structures. It is noted that the main along this stretch is not shown to be in straight vertical alignment (as would be typical for new sanitary sewer main construction), therefore, the inverts at each structure provide no meaningful data. However, we scaled the record drawing (referenced on the plan as Utility Note 4) and determined the approximate elevation. We have also directed the contractor to verify the same with exploratory testing.

2. The sewer pump station has been moved to the north side of the house and the water service has been shifted to enter the front of the building.

3. A wall mounted pump station alarm is shown in the northwest corner of the building basement.

KARC Planning Consultants, Inc. Review Letter, Dated May 13, 2024:

1. Comment noted. Based on the planning board discussion, it appears that the flag lot configuration will be considered as opposed to modifying the lot bulk requirements.

2. Comment noted.

In addition, and as discussed at the last meeting, the house has been slightly re-oriented and additional vegetative screening has been added along Howland Avenue.

The Applicant looks forward to appearing at the Board's June 11, 2024 meeting agenda for continued discussion and public hearing. Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

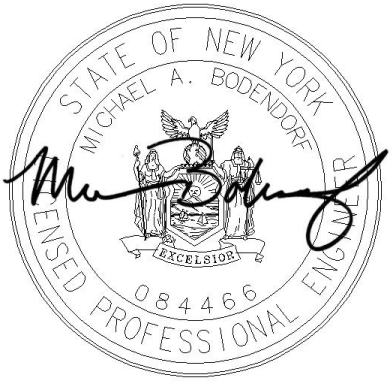
cc: John Vergara
Daniel G. Koehler, P.E. (HLD file)

Engineer's Report

39 Howland Avenue Subdivision: Pump Chamber Design

Prepared for:
John Vergara
39 Howland Avenue
Beacon, NY 12508

April 30, 2024
Revised May 28, 2024



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

TABLE OF CONTENTS

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2.0 PROJECT DESCRIPTION 1

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES 1

4.0 WATER SUPPLY 1

5.0 SEWAGE CONVEYANCE 2

APPENDICES

Appendix A: Pump Station Calculations

Appendix B: Product Cut Sheets

1.0 PROJECT LOCATION

The project is located on the east side of Howland Avenue, just north of the intersection with Robinson Street within the R1-7.5 Residential Zoning district, consists of approximately 0.68 acres, and contains a single-family dwelling on the northern portion of the property. The parcel is identified as 6054-47-345576 on the City of Beacon Tax Map.

2.0 PROJECT DESCRIPTION

The Applicant proposes to subdivide the parcel into two (2) lots, one (1) of which will serve as a new building lot. Water supply for the new lot will be obtained via the City's municipal water system. Wastewater generated by the proposed home will be disposed of by means of a new connection to the existing City sewer collection system. The new building lot (proposed Lot 2) will require a pump to convey the wastewater to the collection system. Lot 2 will discharge sewage via gravity flow into a proposed pump chamber, that will be equipped with a grinder pump and 2" force main that will convey the sewage to a proposed gravity manhole located at the frontage of Lot 2. The sewage will flow by gravity to the existing sewer main within Howland Avenue.

This report summarizes all data and information necessary for the design of the water and sewer infrastructure that will serve the proposed dwelling located within the proposed subdivision.

The design has been based on New York State Department of Health (NYSDOH), Dutchess County Department of Health (DCDOH), and New York State Department of Environmental Conservation (NYSDEC) standards.

3.0 ESTIMATED WATER & WASTEWATER QUANTITIES

Water and wastewater quantities for the project are based on a total of three bedrooms for the proposed residential dwelling. Using 110 gallons per day (gpd) per bedroom, the maximum daily wastewater generation is calculated to be 330 gpd per house.

4.0 WATER SUPPLY

The property resides in the bounds of the City of Beacon Water District; therefore, the proposed dwelling is to be served via an individual service connection to the existing water main along Howland Avenue, reputed to be 6" diameter ACP water main. The existing water service line to the existing house will remain. The proposed building lot will be served by 1-inch diameter type k copper tubing.

All minimum separation distance requirements from the individual service connections shall be maintained. A minimum of 10 feet of separation is required between water and sewer (storm or sanitary) lines that are running parallel, and to storm and sanitary structures (catch basins and manholes). If a water line and a sewer line must cross, they shall do so perpendicular to each

other as practicable. A minimum of 18" shall be provided from the crown of the sewer pipe to the bottom of the water pipe or the crown of the water pipe to the bottom of the sewer pipe.

5.0 SEWAGE CONVEYANCE

The property resides in the bounds of the City of Beacon Sewer District; therefore, the proposed dwelling is to be served via connection to the existing sewer collection system. There is an existing 8" sewer main along Howland Avenue, along the property frontage. Sewage flows northwest via 8-inch diameter piping. The existing house currently has a 4" gravity lateral connection to the sewer main.

The proposed dwelling shall have a 4-inch diameter SDR-35 PVC pipe convey the raw sewage to a proposed pump chamber located on the northern portion of proposed Lot 2. Minimum pitch on the individual sewer lateral to the proposed pump chamber shall be 2%. The proposed pump chamber will pump sewage via a 2" DR-11 force main to the proposed sewer manhole at the frontage with Howland Avenue. The sewer will flow via gravity from the proposed manhole to the existing sewer main.

5.1 Pump Station Design

A dosage volume of 209 gallons has been provided in the pump chamber, which will be controlled by a float system. Based on average daily flow rates, the pump will run approximately 2 times per day. Refer to Appendix A for detailed pump calculations.

It is proposed to provide a Liberty Pump Model PRG101 2" grinder pump (1 HP) within 1,500-gallon pump chambers Woodard's Model HD-1500. The pumping equipment has been sized for a discharge of 34.5 gallons per minute at 22.5 ft. of total dynamic head (TDH). Based on the dosage volume, the pump will run for approximately 6.1 minutes per dose. The pump rate provides a minimum scouring velocity of 2 feet per second (calculated 3.53 feet per second).

The pump will be single phase 115 volt with an electrical disconnect box located at the control panel. The control panel shall be located within the main home on proposed lot 2 to monitor the system. All electrical equipment will be designed and installed to comply with the National Electric Code for Class I, Group C or D, Division I locations.

More than two days design flow storage is provided above the high water alarm in case of pump failure. Three (3) float switches are to be installed: low-level pump off, high-level pump on, and high-level alarm. The alarm shall be located on the main home on proposed lot 2 in a clearly visible and audible location.

Upon completion, the pump chamber will be hydrostatically tested for 24 hours, unless it is seamless. Hydrostatic tests will be considered passing if the leakage is less than allowable leakage. A NYS Licensed Professional Engineer shall certify the installation of the pump chamber. The certification shall be submitted to the City of Beacon.

APPENDIX A

Pump Station Calculations

PUMP CALCULATIONS FOR 39 HOWLAND AVENUE

I. Design Criteria

A. Minimum velocity of 2 feet per second in forcemain (pg. 40-4 of 10 State Standards For Wastewater Treatment).
B. Shutoff and check valve shall be placed in discharge line of each pump. Check valve shall be located between shutoff valve and pump (pg. 40-5 of Ten States Standards For Wastewater Treatment).
C. For smooth pipe materials such as PVC and polythethylene, a "C" value not to exceed 120 may be allowed for design (pg. 40-14).

II. Knowns

A. Proposed forcemain.	2.00 inch PVC
B. Pump discharges to existing manhole at invert elevation of	238.90 ft
C. Lowest Pump Off Elevation Pump Chamber =	227.62 ft

III. Design Flows

A. Flow (Total) = 330 gpd Refer to Engineer's Report for design flow

B. Size Discharge Line For a Minimum Velocity of 2 fps based upon 2014 Recommended Standards for Wastewater Facilities

Q = VA

- Q = Discharge (cfs)
- V = Velocity (fps)
- A = Area (sf)

Existing & Proposed PVC Forcemain size: 2 inch

- Area = 3.14 x 2 in. x 2 in x 0.25 / (144 in^2 / sf) = 0.02181 sf

Q = VA

- Q = 2 fps x 0.0123 sf = 0.0436 cfs

0.17 cfs x 7.48 gal/cf x 60 sec/min = 19.57 gpm (min flow rate)

IV. Pump Calculations

A. Determine Head Requirements

1. Proposed Force Main Calcs

Proposed+existing length of 2" PVC pipe = 182 ft.

29.7 gal. in forcemain

Proposed length of 2" PVC in pump chamber = 12 ft.

Fittings =	45's	4	L_e (Equivalent Length) =	2.6	ft/fitting	=	10.4	ft
	90's	5	L_e (Equivalent Length) =	5.7	ft/fitting	=	28.5	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- 90's in lift station and prior to distribution boxes.
- 45's along line.

Valves =	Check -	1	L_e (Equivalent Length) =	19	ft/valve	=	19	ft
	Ball -	1	L_e (Equivalent Length) =	55	ft/valve	=	55	ft

- Equivalent Lengths from Figure 37, pg. 225 of the Handbook for PVC Pipe.
- Gate Valve will be open.

Total Length = 306.9 ft

Velocity Head = $V^2 / 2g$

Proposed Static Head = (Invert to manhole) - (Pump off elevation) = 11.28 ft

Pump Performance Curve

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
0	0.00	11.28	0.00	0	0.00	11.28
4	0.41	11.28	0.00	0.07	0.20	11.49
6	0.61	11.28	0.01	0.14	0.43	11.72
10	1.02	11.28	0.02	0.36	1.11	12.41
20	2.04	11.28	0.06	1.31	4.02	15.36
25	2.55	11.28	0.10	1.98	6.07	17.46
30	3.07	11.28	0.15	2.77	8.51	19.94
40	4.09	11.28	0.26	4.73	14.51	26.05
50	5.11	11.28	0.41	7.15	21.93	33.61

Notes:
1) Friction Loss / 100' for C120 from attached chart.
2) Friction Loss = Length of Pipe x Friction Loss (C = 120) / 100'.
3) TDH = Total Static Head + Velocity Head + Friction Loss.

VI. Pump Selection

- 2" PRG101-Series 1HP Grinder Pump
- Flowrate = 34.5 gpm

Flow Rate (gpm)	Velocity (fps)	Total Static Head (ft)	Velocity Head (ft)	Friction Loss / 100' C = 120	Friction Loss (ft)	TDH (ft)
34.5	3.53	11.28	0.19	3.59	11.03	22.50

VII. Dosing Calculations

Total sewage flow	330	gallons per day
Pump Chamber (using 1,500 gallon pump tank):		
Interior Width:	4.92	feet
Interior Length:	9.75	feet
Invert to Tank Bottom:	4.25	feet
Volume Per Ft Depth:	358.9	gallons
Dose:		
Dose Depth:	7.00	inches
Dose Volume within tank:	209.3	gallons
Doses per day at ADF:	1.6	

VIII. Determine Pump Cycle

Pump Running Time :		
Dose Volume:	209.3	gallons
Pump Rate:	34.5	gallons per minute
Running Time:	6.1	minutes

IX. Determine Alarm Elevations

Invert In:	231.20	ft	
Depth to Bottom Tank from Invert:	4.25	ft**	**Woodards 1,500 Gallon
Bottom of Tank:	226.95	ft	Pump Tank
Low Level Pump Off:	227.62	ft (recommended 8" min. effluent level above floor)	
Pump On Elev.:	228.20	ft (manufacturer recommends 7" min. between float levels)	
High Level Alarm:	228.79	ft (manufacturer recommends 7" min. between float levels)	
Storage over high level alarm:	866.06	gallons	
Storage Time above high level alarm:	2.6	days	

Liberty Pumps®

ProVore®

PRG-Series

Grinder Pump

1 hp
2" Discharge

Designed for residential sewage applications

Higher flow rates allow use with 2" discharge lines

Operates on standard 115 or 230 volt 20 amp circuits



Features:

- Heavy cast iron construction
- 115V or 230V single phase
- Patented V-Slice® cutter technology
- Shreds difficult solids such as feminine products, rags, towels and wipes that can jam a solids-handling style pump
- Hardened stainless steel cutter and plate
- Oil-filled, thermally protected motor
- PRG-Series residential grinders can be used as a replacement pump in 2" discharge systems using LE40 and LE50-series solids-handling pumps.*

**Consult factory with actual application and head specifications prior to replacing LE40 and LE50-series pumps.*

Models:

PRG101M 115V, 12a, Manual

PRG101A 115V, 12a, Automatic, wide-angle

PRG101AV 115V, 12a, Automatic, vertical float

PRG102M 230V, 6a, Manual

PRG102A 230V, 6a, Automatic



Vertical Float
Model PRG101AV

innovate. evolve.

PRG-Series
1 hp Grinder Pump

Impeller
Cast Iron, Class 25

Paint
Powder Coat

Max Liquid Temp.
60°C / 140° F

Motor
CSCR style, Class B windings.
Oil-filled, thermally protected

Power Cord Type
SJTW, quick disconnect design 10' standard length. (25' Optional)

Motor Housing
Cast Iron, Class 30

Volute
Cast Iron, Class 30

Shaft
303 Series Stainless Steel

Hardware
Stainless Steel

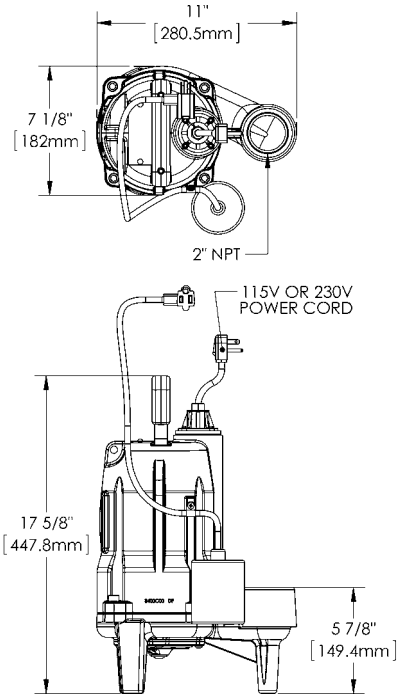
Mechanical Shaft Seal
Unitized Silicon Carbide

Bearings
Upper and lower, ball bearings

Cutter and Cutter Plate
V-Slice® design. 440 Stainless Steel hardened to Rockwell 57c

Switch (automatic models)
Mechanical wide angle float with series (piggyback) plug

DIMENSIONAL DATA



MODELS	HP	VOLTS	PHASE	Hz.	AMPS	CORD LENGTH	DISCHARGE	AUTOMATIC	WEIGHT LBS.
PRG101A	1	115	1	60	12	10'	2"	Wide-Angle	58
PRG101AV	1	115	1	60	12	10'	2"	Vertical Float	58
PRG101M	1	115	1	60	12	10'	2"	No	57
PRG102A	1	230	1	60	6	10'	2"	Wide-Angle	58
PRG102M	1	230	1	60	6	10'	2"	No	57

For optional 25' power cords, add a "-2" suffix to model number. Example: PRG101A-2

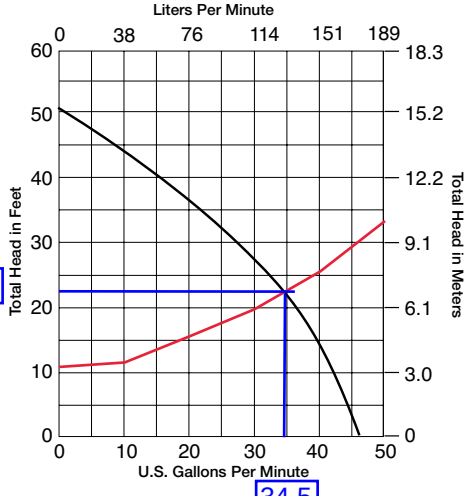
Maximum Fluid Temperature: 140˚ F (60˚ C)



V-Slice® Cutter Technology
Shreds difficult solids-such as feminine products, wipes, rags and other debris.

Patent: See www.libertypumps.com/patents

PERFORMANCE CURVE
60 Hz., 3400 RPM



SSPMA CERTIFIED

C SP US Certified

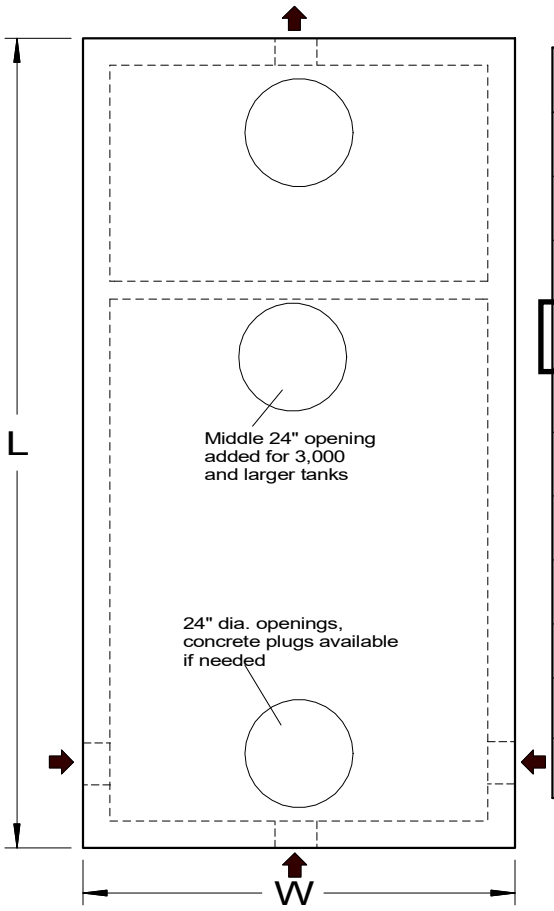
Specifications subject to change without notice.

Liberty Pumps • 7000 Apple Tree Avenue • Bergen, New York 14416 • Phone 800-543-2550 Fax (585) 494-1839
www.libertypumps.com

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APPENDIX B

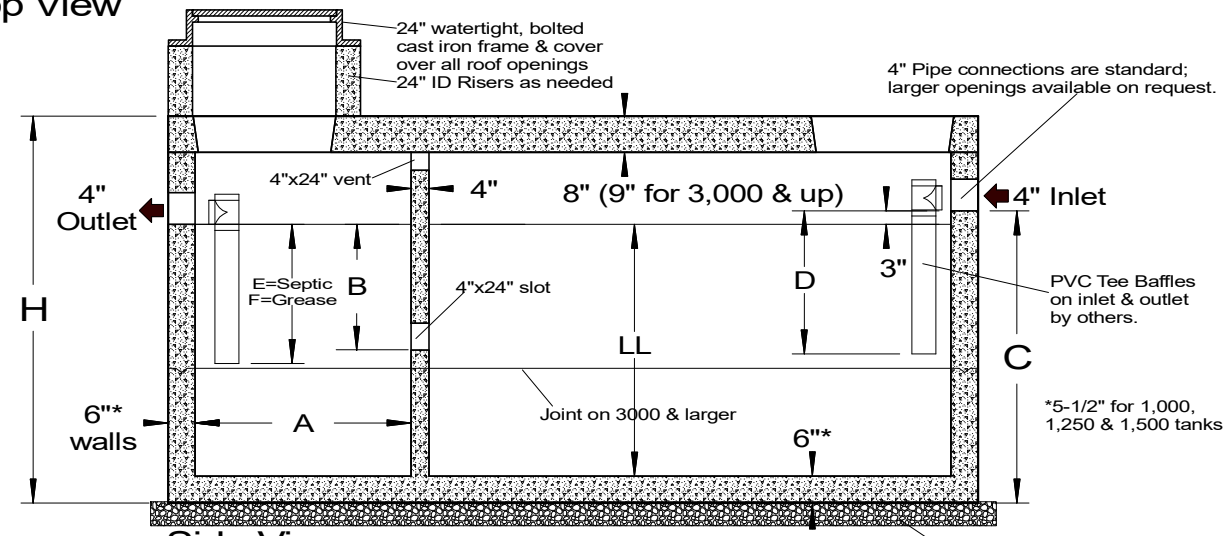
Product Cut Sheets



Top View

Gallons	L	W	H	LL	A	B	C	D	E	F
750	9'-6"	4'-6"	5'-11"	42"	34"	23"	51"	24"	21"	30"
1,000	10'-9"	5'-11"	4'-8"	35"	38"	16"	43"	21"	18"	23"
1,250	10'-9"	5'-11"	5'-2"	41"	38"	19"	49"	24"	21"	29"
1,500	10'-9"	5'-11"	5'-10"	49"	38"	22"	57"	27"	24"	37"
2,000	12'-6"	6'	7'-2"	58"	46"	31"	67"	32"	29"	46"
2,500	14'	6'-6"	7'-2"	58"	46"	31"	67"	32"	29"	46"
3,000	15'-6"	7'	7'-3"	58"	52"	31"	67"	32"	29"	46"
3,500	15'-6"	8'	7'-3"	58"	52"	31"	67"	32"	29"	46"
4,000	17'-2"	8'	7'-3"	58"	58"	31"	67"	32"	29"	46"
5,000	18'-8"	9'	7'-3"	58"	70"	31"	67"	32"	29"	46"
6,000	20'-0"	9'-6"	7'-3"	60"	70"	33"	69"	32"	30"	48"

Notes:
1. Effluent outlet filters are available as well as high level alarms.
2. Gas deflectors are available for 4" outlet pipes.
3. Tank designs based on the 2014 NYSDEC design standards.
4. Grease Traps are Type 2 with longer outlet baffles than Septic Tanks.
5. 1,000, 1,250, and 1,500 tanks are two-piece design with center seam.



Side View

SPECIFICATIONS

Concrete Min. Strength: 4,000 psi at 28 days
Reinforcement: #4 & #5 Rebar / ASTM A615
Air Entrainment: 6%
Construction Joint: Butyl Rubber Sealant
Pipe Connection: Polylok Seal or as needed
Load Rating: HS20-44 + 30% / ASTM C857

PRECAST TRAFFIC DUTY TANKS
750 TO 6,000 GALLONS
SEPTIC TANKS & GREASE TRAPS

Woodard's Concrete Products, Inc.
629 Lybolt Road, Bullville, NY 10915
(845) 361-3471 / Fax 361-1050

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JMM HIGH DENSITY POLYETHYLENE (HDPE) PE4710 PRODUCT SPECIFICATION

Description:

JMM manufactures High Density Polyethylene (HDPE) water pressure pipes for municipal and industrial transmission systems. Our pressure pipe is used in many types of applications such as potable water, sewer, drain, mining, irrigation, slip lining, and reclaimed water.

Materials:

JMM HDPE pressure pipe is manufactured with premium, highly engineered PE4710 resin that provides maximum performance benefits to service today's municipal and industrial water needs. The PE4710 material conforms to ASTM D3350 with the cell classification of 445574C/E and is listed with the Plastic Pipe Institute's (PPI) TR4. It is formulated with carbon black and/or ultraviolet stabilizer for maximum protection against UV rays for added assurance.

Size	Type	DR	Standard (If Applicable)
4" – 63"	IPS / DIPS	7 – 41	ASTM F714

Quality Assurance:

JMM takes great pride in the quality and workmanship of all of our products. JMM quality control programs monitor three critical aspects of the manufacturing process: the raw material, pipe production, and the finished goods. Incoming raw material is inspected and tested to ensure the material meets all applicable requirements before its release for production. During production, the pipe will be examined and pipe samples will be collected for physical verification and testing for compliance. The finished product is subjected to further visual inspection to ensure it has met all the appropriate specifications and packaging requirements. Our pipes are continuously monitored throughout the entire manufacturing process to validate that they are in accordance with all applicable specifications. Certificates of Compliance are available upon request.

Lengths & Bending Radius:

Standard laying lengths of HDPE pressure water pipe is 40/50 foot lengths. Pipe sizes under 6" may be coiled at continuous longer lengths upon request.

Marking:

The standard markings printed on JMM pipes generally consist of the JMM logo, nominal size and OD base, material code, dimension ratio, pressure class, current AWWA C906 (if applicable), ASTM F714 (if applicable), and production date (day, month, & year).

Website:

Please visit our website at www.jmm.com for more information.

Note: Information provided here is a general guideline of JMM PE products. JMM reserves the right to modify any information as necessary. For more detailed information, please contact your JMM sales representative. Always follow project specifications and adhere to local rules, codes and regulations

HDPE IRON PIPE SIZE (IPS) PRESSURE PIPE PE4710

		DR 7 (333 psi)			DR 7.3 (318 psi)			DR 9 (250 psi)			DR 9.3 (241 psi)			DR 11 (200 psi)			DR 13.5 (160 psi)		
Pipe Size	Avg OD	Min Wall	Avg ID	Weight lb/ft	Min Wall	Avg ID	Weight lb/ft	Min Wall	Avg ID	Weight lb/ft	Min Wall	Avg ID	Weight lb/ft	Min Wall	Avg ID	Weight lb/ft	Min Wall	Avg ID	Weight lb/ft
1/2	0.840	0.120	0.59	0.12	0.115	0.60	0.11	0.093	0.64	0.10	0.090	0.65	0.09	0.076	0.68	0.08	0.062	0.71	0.07
3/4	1.050	0.150	0.73	0.19	0.144	0.75	0.18	0.117	0.80	0.15	0.113	0.81	0.15	0.095	0.85	0.12	0.078	0.88	0.10
1	1.315	0.188	0.92	0.29	0.180	0.93	0.28	0.146	1.01	0.23	0.141	1.02	0.23	0.120	1.06	0.20	0.097	1.11	0.16
2	2.375	0.339	1.66	0.95	0.325	1.69	0.91	0.264	1.82	0.77	0.255	1.83	0.74	0.216	1.92	0.64	0.176	2.00	0.53
3	3.500	0.500	2.44	2.06	0.479	2.48	1.98	0.389	2.68	1.66	0.376	2.70	1.61	0.318	2.83	1.39	0.259	2.95	1.16
4	4.500	0.643	3.14	3.40	0.616	3.19	3.28	0.500	3.44	2.75	0.484	3.47	2.67	0.409	3.63	2.30	0.333	3.79	1.91
5 3/8	5.375	0.768	3.75	4.85	0.736	3.81	4.68	0.597	4.11	3.92	0.578	4.15	3.81	0.489	4.34	3.29	0.398	4.53	2.73
5	5.563	0.795	3.88	5.20	0.762	3.95	5.02	0.618	4.25	4.20	0.598	4.29	4.08	0.506	4.49	3.52	0.412	4.69	2.92
6	6.625	0.946	4.62	7.36	0.908	4.70	7.12	0.736	5.06	5.96	0.712	5.11	5.79	0.602	5.35	4.99	0.491	5.58	4.15
7	7.125	0.976	5.06	8.23	0.976	5.06	8.23	0.792	5.45	6.89	0.766	5.50	6.70	0.648	5.75	5.78	0.528	6.01	4.80
8	8.625	1.232	6.01	12.48	1.182	6.12	12.06	0.958	6.59	10.09	0.927	6.66	9.81	0.784	6.96	8.46	0.639	7.27	7.03
10	10.750	1.536	7.49	19.40	1.473	7.63	18.74	1.194	8.22	15.68	1.156	8.30	15.24	0.977	8.68	13.14	0.796	9.06	10.92
12	12.750	1.821	8.89	27.28	1.747	9.05	26.36	1.417	9.75	22.07	1.371	9.84	21.44	1.159	10.29	18.49	0.944	10.75	15.36
14	14.000	2.000	9.76	32.90	1.918	9.93	31.78	1.556	10.70	26.61	1.505	10.81	25.85	1.273	11.30	22.30	1.037	11.80	18.52
16	16.000	2.286	11.15	42.97	2.192	11.35	41.51	1.778	12.23	34.75	1.720	12.35	33.76	1.455	12.92	29.12	1.185	13.49	24.19
18	18.000	2.571	12.55	54.37	2.466	12.77	52.53	2.000	13.76	43.97	1.935	13.90	42.73	1.636	14.53	36.84	1.333	15.17	30.61
20	20.000	2.857	13.94	67.13	2.740	14.19	64.85	2.222	15.29	54.28	2.151	15.44	52.77	1.818	16.15	45.49	1.481	16.86	37.79
24	24.000	3.429	16.73	96.68	3.288	17.03	93.39	2.667	18.35	78.18	2.581	18.53	75.98	2.182	19.37	65.52	1.778	20.23	54.44
26	26.000							2.889	19.88	91.75	2.796	20.07	89.17	2.364	20.99	76.89	1.926	21.92	63.89
28	28.000							3.111	21.40	106.40	3.011	21.62	103.42	2.545	22.60	89.15	2.074	23.60	74.09
30	30.000							3.333	22.93	122.13	3.226	23.16	118.72	2.727	24.22	102.35	2.222	25.29	85.04
32	32.000													2.909	25.83	116.46	2.370	26.98	96.76
34	34.000													3.091	27.45	131.48	2.519	28.66	109.26
36	36.000													3.273	29.06	147.41	2.667	30.35	122.49

39 HOWLAND AVENUE SUBDIVISION

RESIDENTIAL SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6054-47-345576
TOTAL LOT AREA: ±0.68 ACRES
ZONING DISTRICT: R1-7.5

PROJECT INFORMATION:	
PARCEL OWNER:	JOHN VERGARA; 39 HOWLAND AVENUE, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	39 HOWLAND AVENUE, BEACON, NY 12508
TAX PARCEL ID:	6054-47-345576
PARCEL AREA:	±0.68-ACRE
WATER SUPPLY:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)
SEWAGE DISPOSAL:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)



SITE LOCATION MAP SCALE: 1" = 200'

ADJOINING OWNERS
PARCEL: OWNER & ADDRESS
1. BRANDON PERKINS, 33-42 87TH STREET, JACKSON HEIGHTS, NY 11372
2. DIMAS ARROYO, 47 ALICE STREET, BEACON, NY 12508
3. JOHN FLYNN JR, 49 ALICE STREET, BEACON, NY 12508
4. ANDREW J. JOHNSON, 78 CATHERINE STREET, BEACON, NY 12508
5. GLENN A. RICHARDS, 27 HOWLAND AVENUE, BEACON, NY 12508
6. MARK E. SIMMONS, 28 HOWLAND AVENUE, BEACON, NY 12508
7. SUSAN WRIGHT, 497 FARMERS MILL ROAD, CARMEL, NY 10512
8. THOMAS J. BURNS, 40 HOWLAND AVENUE, BEACON, NY 12508
9. THOMAS J. BURNS, 40 HOWLAND AVENUE, BEACON, NY 12508
10. MARK V. LUCAS, 48 HOWLAND AVENUE, BEACON, NY 12508
11. MARIAN M. VENTRESCA, 43 HOWLAND AVENUE, BEACON, NY 12508
12. MATT P. CLIFTON, 78 ROBINSON STREET, BEACON, NY 12508
13. DENISE DEVORE, 68 ROBINSON STREET, BEACON, NY 12508
14. RYAN B. SEWING, 60 ROBINSON STREET, BEACON, NY 12508
15. KHIEM B. NGUYEN, 48 ROBINSON STREET, BEACON, NY 12508
16. TIMOLEON REGUSIS, 44 ROBINSON STREET, BEACON, NY 12508

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

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS PLAN (XC-1)
SHEET 3: SUBDIVISION PLAN (SP-1)
SHEET 4: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 5: CONSTRUCTION DETAILS (CD-1)

REFERENCE DRAWING:
SHEET 1 OF 1 SUBDIVISION PLAT (PT-1)

OWNER/APPLICANT:
JOHN VERGARA
OWNER OF PROJECT PROPERTY
39 HOWLAND AVENUE
BEACON, NEW YORK 12508
PH: 845-309-5917

PROJECT SURVEYOR:
BRENDAN JOHNSON, PLS
10 MEADOW LANE
PLEASANT VALLEY, NY 12569
PH: 845-380-0528

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

_____ _____
JOHN VERGARA 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: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/30/24	PER PLANNING BOARD COMMENTS	CMB				
2	5/28/24	PER PLANNING BOARD COMMENTS	CMB				

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

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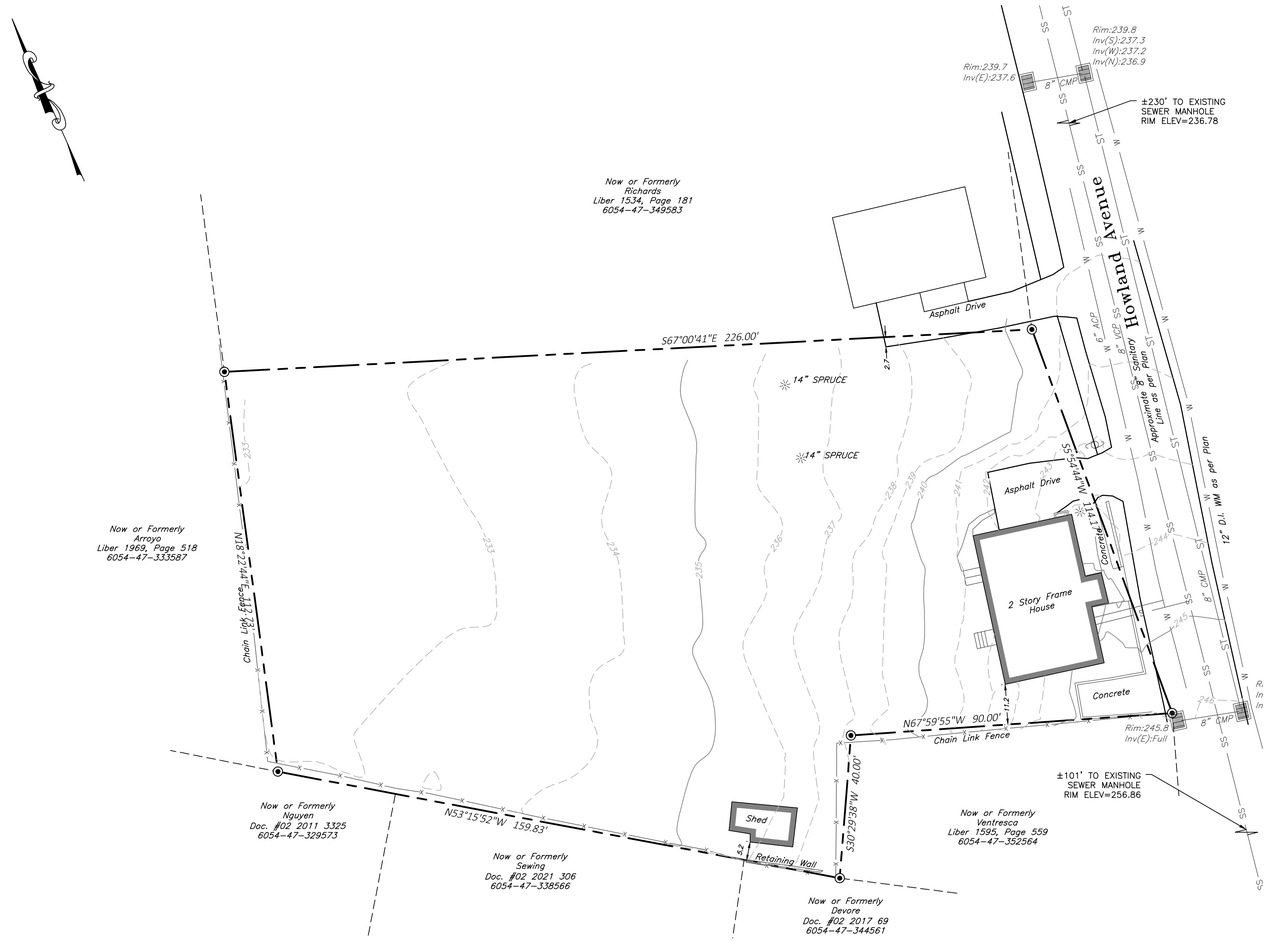
COVER SHEET

39 HOWLAND AVENUE SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-47-345576

JOB #:	2024:010
DATE:	3/26/2024
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 5

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



EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN

PROJECT INFORMATION:

PARCEL OWNER:	JOHN VERGARA; 39 HOWLAND AVENUE, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	39 HOWLAND AVENUE, BEACON, NY 12508
TAX PARCEL ID:	6054-47-345576
PARCEL AREA:	±0.68-ACRE
WATER SUPPLY:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)
SEWAGE DISPOSAL:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "BOUNDARY & TOPOGRAPHIC SURVEY PREPARED FOR JOHN VERGARA" PREPARED BY BRENDAN JOHNSON PLS, DATED APRIL 10, 2024.

SURVEY NOTES:

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4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE..
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

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.

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_____ SECRETARY

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DRAWN BY: CMB | CHECKED BY: MAB

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2	5/28/24	PER PLANNING BOARD COMMENTS	CMB

REVISIONS:

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

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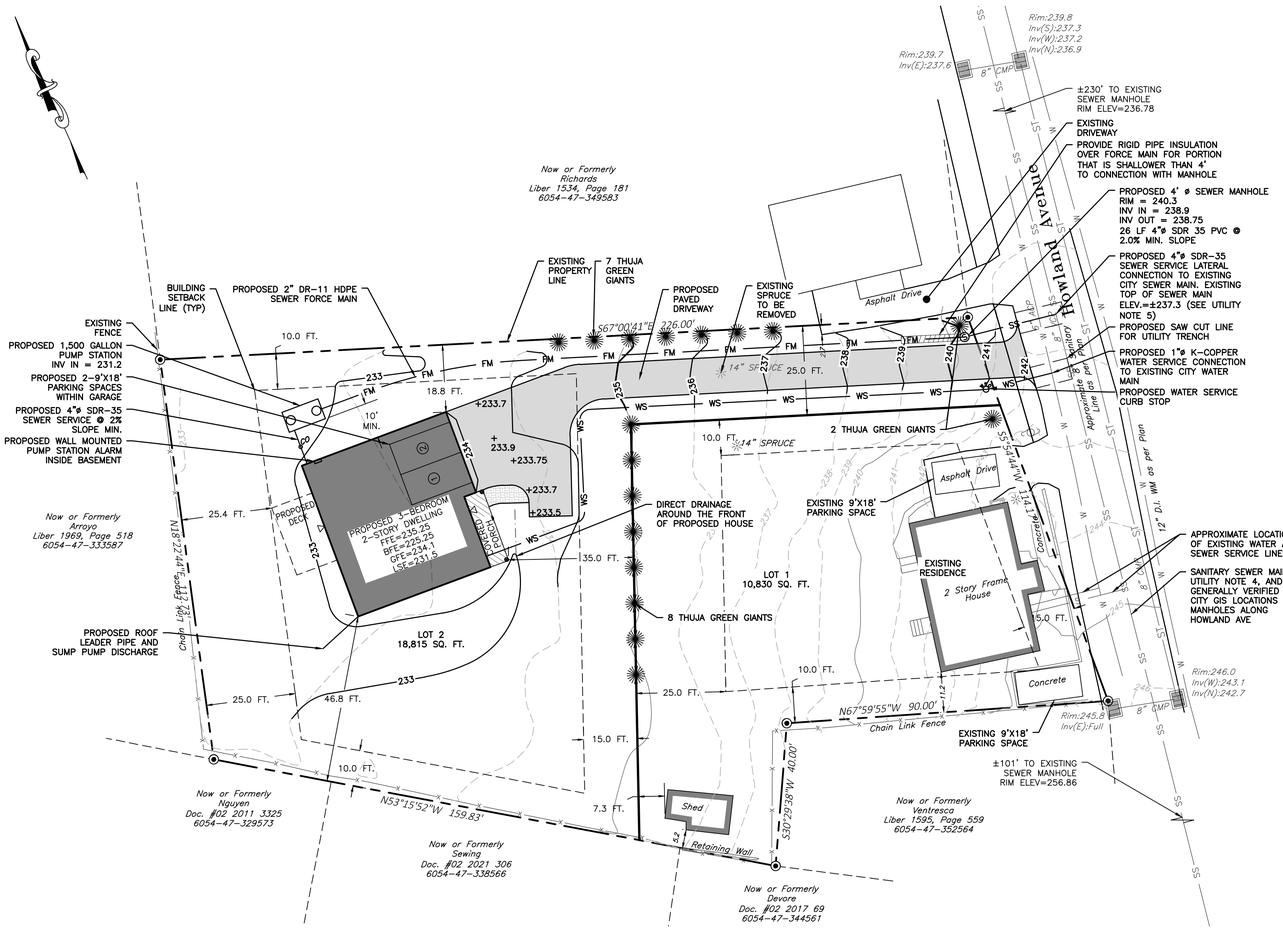
EXISTING CONDITIONS PLAN

39 HOWLAND AVENUE SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-47-345576

JOB #: 2024:010
DATE: 3/26/2024
SCALE: 1" = 20'
TITLE: XC-1
SHEET: 2 OF 5

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



SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

SITE SPECIFIC NOTES:

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

    PROPOSED LOT 2: SLSD LEFT = ±475 FEET TO THE INTERSECTION WITH EATS MAIN STREET. SLSD RIGHT = ±325 FEET TO THE STOP SIGN FOR THE SOUTHBOUND LANE OF HOWLAND AVENUE AT THE INTERSECTION WITH ROBINSON STREET. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±275 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE SOUT, AND ±455 FEET WHEN APPROACHING THE DRIVEWAY FROM THE NORTH.

12. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, STORM SEWER LINES, SANITARY MANHOLES, SEWER LINES, WATERLINES, AND UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
13. THE CONTRACTOR SHALL EXCAVATE TEST PITS ON HOWLAND AVENUE AT THE PROPOSED CONNECTION POINTS WITH THE EXISTING WATER AND SEWER SERVICE LINES FROM PROPOSED LOT 2 TO VERIFY THE LOCATION AND DEPTHS OF THE EXISTING LINES. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER OF ANY CONFLICTS OR OTHER ISSUES WITH THE SERVICE LINES.
14. BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
15. THE APPLICANT/APPLICANT'S PLUMBER SHALL ACQUIRE WATER METERS AND MXU UNITS (SIGNAL SENDING AND RECEIVING UNIT) FOR THE AMI SYSTEM (ADVANCED METERING INFRASTRUCTURE) FROM THE CITY OF BEACON WATER DEPARTMENT. THE MXU UNIT SHALL BE INSTALLED ON THE EXTERIOR OF THE BUILDING AND SHALL BE LOCATED 2 TO 3 FEET ABOVE THE EXTERIOR GROUND ELEVATION.

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
4. EXISTING SEWER INFORMATION TAKEN FROM A RECORD PLAN ENTITLED "RECORD PLAN WATER SUPPLY PROJECT CITY OF BEACON", PREPARED BY LANC & TULLY ENGINEERING AND SURVEYING P.C., DATED JANUARY 1993, LAST REVISED OCTOBER 18, 1995. ELEVATIONS AND LOCATION SHALL NOT BE ASSUMED TO BE ACCURATE.
5. THE CONTRACTOR SHALL PERFORM INVESTIGATIVE TEST PITS TO VERIFY THE EXISTING SEWER DEPTH AND PIPE CONDITION PRIOR TO CONSTRUCTING THE GRAVITY SEWER MANHOLE IN LOT 2 TO ENSURE GRAVITY FLOW CAN BE ACHIEVED.

GENERAL CONSTRUCTION NOTES:

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

LEGEND:

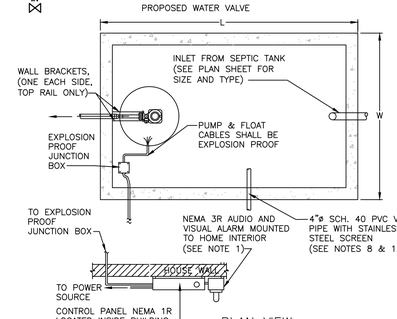
- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE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

SCHEDULE OF REGULATIONS AND LOT CONFORMANCE TABLE (R1-7.5 ZONING DISTRICT):

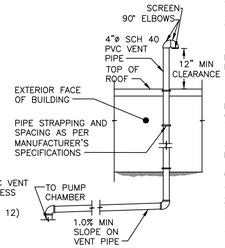
PARAMETER:	PERTAINING TO:	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
MINIMUM LOT SIZE AREA[h]	AREA (SQ. FEET)	7,500 SQ. FT.	10,830 SQ. FT.	18,815 SQ. FT.
	PER UNIT (SQ. FEET)	7,500 SQ. FT.	10,830 SQ. FT.	18,815 SQ. FT.
	WIDTH (FEET)	75 FEET	84.6 FEET	126.4 FEET
	DEPTH (FEET)	100 SQ.FT.	109.1 FEET	129.1 FEET
MINIMUM YARDS	FRONT	15 FEET	4.5 FEET*	35.0 FEET
	SIDE	10 FEET	11.0 FEET	18.8 FEET
	REAR	25 FEET	72.2 FEET	25.4 FEET
MAXIMUM HEIGHT OF MAIN BUILDING		2.5 STORIES /35 FEET	EXISTING	2.5 STORIES /35FEET
MAXIMUM PERCENT BUILDING COVERAGE		30%	11.6%	8.0%
MAXIMUM UNITS PER BUILDING		1	1 (EXISTING)	1

NOTES:
*PRE-EXISTING NON CONFORMING

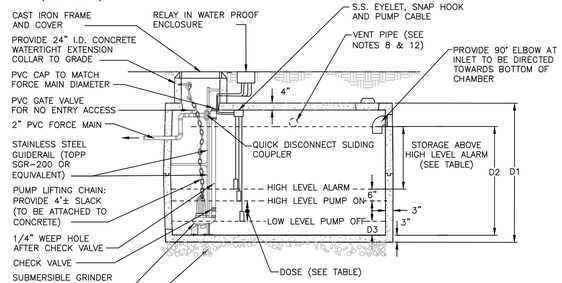
h) FOR ALL DEVELOPMENT PROPOSALS INVOLVING A TOTAL LOT AREA OF MORE THAN THREE ACRES WITHIN AN R1, RD, OR FISHKILL CREEK DEVELOPMENT ZONING DISTRICT, THE LOT AREA PER DWELLING UNIT CALCULATION SHALL FIRST DEDUCT ANY LOT AREA COVERED BY SURFACE WATER, WITHIN A FEDERAL REGULATORY FLOODWAY, WITHIN A STATE OR FEDERALLY REGULATED WETLAND, OR WITH EXISTING, PREDEVELOPMENT VERY STEEP SLOPES OF 25% OR MORE AS DEFINED IN § 223-63.



PLAN VIEW



VENT DETAIL



CROSS SECTION VIEW

PUMP CHAMBER NOTES

1. THREE FLOAT SWITCHES SHALL BE INSTALLED: PUMP ON, PUMP OFF, AND HIGH ALARM. VISIBLE AND AUDIBLE ALARMS SHALL BE PROVIDED. THE ALARMS SHALL BE LOCATED INSIDE THE HOME, CLEARLY VISIBLE AND AUDIBLE.
2. ALL ELECTRICAL WORK AND MATERIAL FOR PUMP INSTALLATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL CODE.
3. AN ELECTRICAL UNDERWRITER'S CERTIFICATE FOR THE PUMP CHAMBER MUST BE PROVIDED TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH PRIOR TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH CONDUCTING A FINAL INSPECTION ON THE PUMP CHAMBER.
4. THERE SHALL BE A MINIMUM OF 2.5' COVER OVER THE CONDUIT CONVEYING THE FLOAT PUMP CABLES AND CONTROL WIRING. CONDUITS FROM ALARM BOX AND CONTROL PANEL TO RELAY PANEL AT PUMP CHAMBER SHALL SHARE THE SAME TRENCH.
5. PROVIDE ADDITIONAL CONDUIT FOR CONTROL WIRING AS PER THE MANUFACTURERS RECOMMENDATIONS. MINIMUM COVER SHALL BE 2.5'.
6. AN ALUMINUM WARNING PLATE SHALL BE RIVETED OR OTHERWISE PERMANENTLY ATTACHED TO THE CHAMBER COVER. THE PLATE SHALL BE A MINIMUM OF 12"x12" AND SHALL BE ENGRAVED WITH THE FOLLOWING LANGUAGE: "WARNING – CONFINED SPACE – ENTRY PROHIBITED WITHOUT AUTHORIZATION – CALL OWNER FOR APPROVAL TO ACCESS".
7. CONTROL PANELS SHALL BE LOCATED WITHIN THE HOME.
8. 4" ø SDR PVC SCREENED VENT SHALL EXTEND TO HOME ROOF LINE (REFER TO NOTE 12).
9. A WATER TIGHTNESS TEST SHALL BE COMPLETED BY THE CONTRACTOR, WITNESSED BY THE ENGINEER, AND SHALL INCLUDE FILLING THE TANK AND MEASURING WATER LEVEL.
10. CONTRACTOR SHALL CAULK INLET AND OUTLET JOINTS AND OTHER CONDUIT PENETRATIONS.
11. INSTALL STAINLESS STEEL GUIDE RAIL FOR PUMP REMOVAL AND MAINTENANCE.
12. LOCATION OF 4" DIA. SDR PVC VENTILATION PIPE SHALL BE APPROVED BY THE OWNER AND SHALL PROVIDE POSITIVE SLOPE TO SURFACE (IE: NO DIPS OR SAGS ALLOWED). THE INVERT OF THE VENT PIPE SHALL MATCH INLET INVERT. THE VENT PIPE SHALL BE SECURELY MOUNTED TO THE EXTERIOR OF THE HOME AND SHALL VENT A MINIMUM OF 12" ABOVE ROOF LINE. VENT PIPE AND BRACKETS TO MATCH EXTERIOR HOUSE COLOR. HOMEOWNER HAS THE OPTION TO TIE VENT TO INTERIOR VENTING PIPING.
13. ALL ELECTRIC SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, LATEST EDITION.
14. A PROFESSIONAL ENGINEER SHALL CERTIFY INSTALLATION AND TESTING OF PUMP CHAMBER TO DUTCHESS COUNTY DEPARTMENT OF HEALTH.
15. PRE-CAST PUMP CHAMBER SHOWN IS A 1,500 GALLON PUMP CHAMBER MODEL HD-1500, BY WOODARDS CONCRETE PRODUCTS, INC. 629 LYBOLT RD, BULLVILLE, NY (845) 361-3471.
16. PROVIDE AN ALL WEATHER JUNCTION BOX WITH AN OUTLET AND SCREWED COVER AT OR ABOVE GRADE AT THE PUMP CHAMBER TO ALLOW FOR A PLUG IN CONNECTION FOR THE PUMP.
17. THE 1.5" DISCHARGE FROM THE PUMP SHALL BE FITTED WITH A 1.5"-2" REDUCER TO THE FORCEMAIN.

PUMP CHAMBER DIMENSIONS							*DOSE		STORAGE (2 DAYS)					
RIM ELEVATION	LENGTH OF FORCE MAIN PIPE (FT.)	PIPE VOLUME (GAL)	REQ'D DOSE (GAL)	W	L	D1	D2	D3	DEPTH (IN)	VOLUME (GAL)	REQ'D (GAL)	DEPTH PROVIDED (IN)	VOLUME PROVIDED (GAL)	PUMP MAKE AND MODEL	FORCE MAIN SIZE (IN)	NO. OF PUMPS
232.8	182	29.7	209.3	5'-11"	10'-9"	5'-10"	51"	8"	7"	209.3	660	29	866	PRG101 SERIES 101 GRINDER PUMP	2.0	1

PUMP CHAMBER DETAIL

NOT TO SCALE

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

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_____ SECRETARY

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

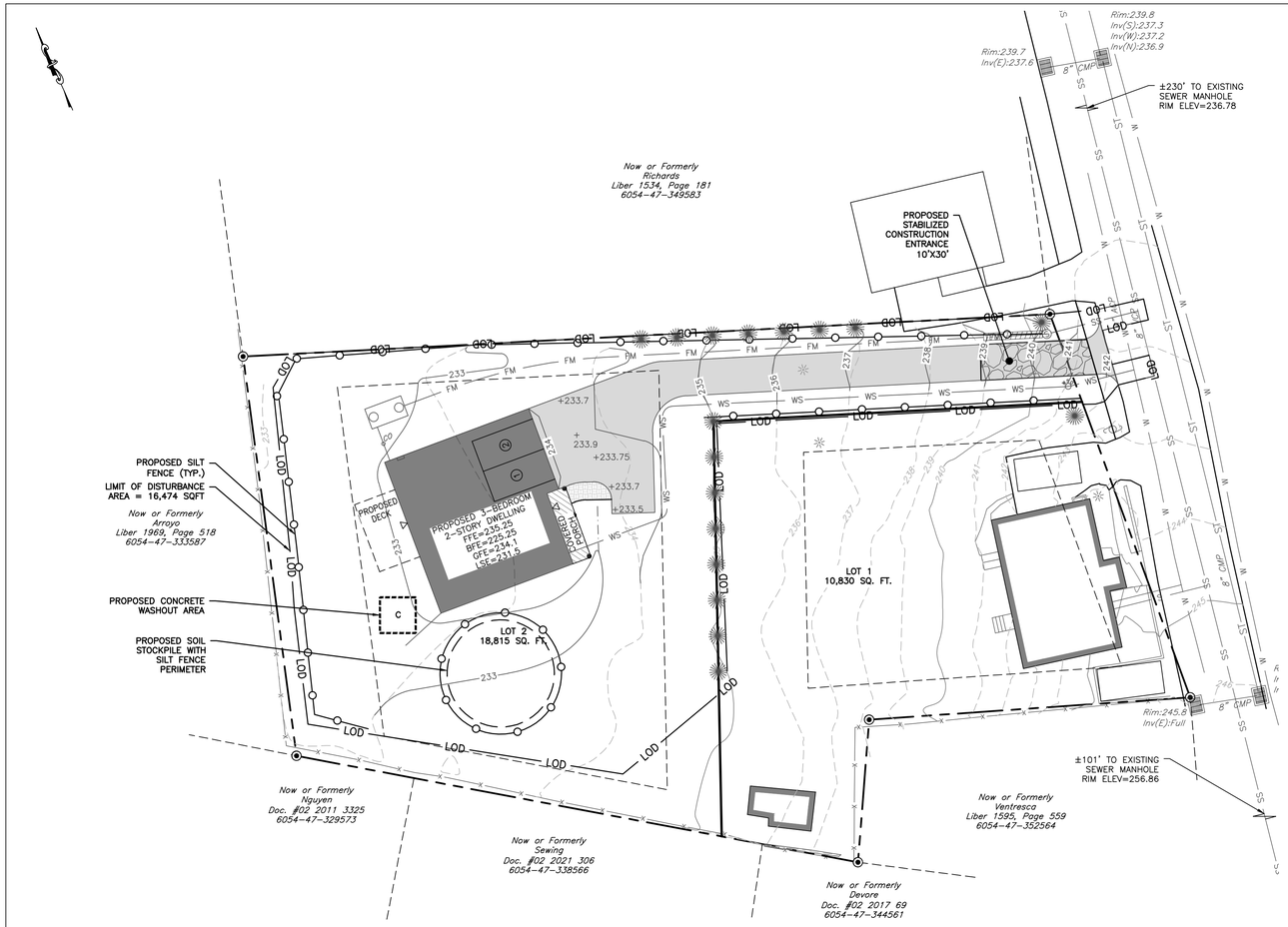
SUBDIVISION PLAN

39 HOWLAND AVENUE SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-47-345576

JOB #: 2024:010
DATE: 3/26/2024
SCALE: 1" = 20'
TITLE: SP-1
SHEET: 3 OF 5

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



EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING STREAM
- EXISTING WETLAND BOUNDARY
- 100' WETLAND BUFFER
- 250 EXISTING MAJOR CONTOUR
- 252 EXISTING MINOR CONTOUR
- EXISTING TREE LINE
- OHW EXISTING OVER HEAD WIRE
- EXISTING UTILITY POLE
- SS EXISTING SEWER SERVICE LINE
- S EXISTING SEWER LINE
- EXISTING SEWER MANHOLE
- CO EXISTING SEWER CLEAN OUT
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE LINE
- EXISTING WELL
- EXISTING HYDRANT
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- CO PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- WV PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE

EROSION AND SEDIMENT CONTROL NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

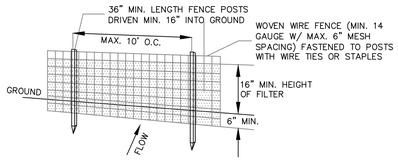
PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

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

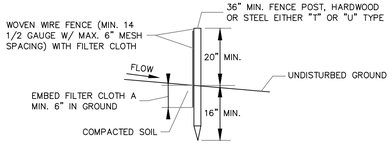
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC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

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

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



PERSPECTIVE VIEW



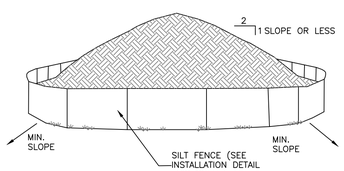
SECTION VIEW

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

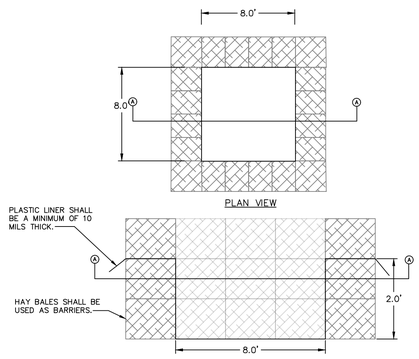


NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

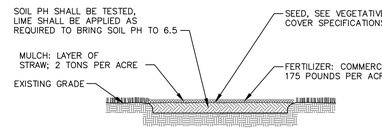


NOTES:

1. WASHOUT STATION SHALL BE LOCATED 100' FROM ANY STORMWATER FEATURE ON SITE OR NATURAL WATERWAYS OR WETLANDS.
2. INSPECT WASHOUT STATION DAILY AND REPLACE PLASTIC LINER WHEN ANY RIPS OR TEARS ARE OBSERVED.
3. REPLACE WASHOUT STATION WHEN IT IS AT 75% OF ITS CAPACITY WITH HARDENED MATERIAL.
4. WATER ACCUMULATION IN WASHOUT AREA FROM RAINWATER SHALL BE PUMPED FROM THE STATION INTO A GRASSED AREA.

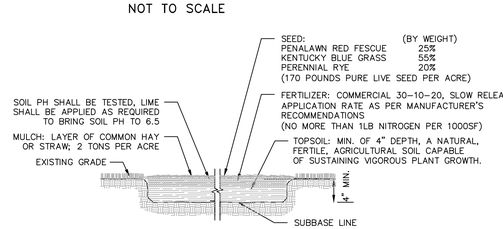
CONCRETE WASHOUT STATION DETAIL

NOT TO SCALE



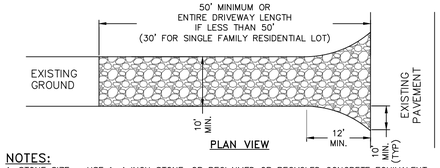
TEMPORARY SEEDING DETAIL

NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



PLAN VIEW

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 LARGE COMMERCIAL OF RESIDENTIAL 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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/30/24	PER PLANNING BOARD COMMENTS	CMB				
2	5/28/24	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

SEAL

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

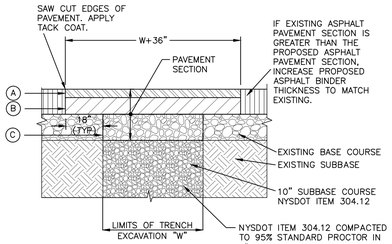
EROSION & SEDIMENT CONTROL PLAN

39 HOWLAND AVENUE SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-47-345576

JOB #:	2024:010
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SCALE:	1" = 20'
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SHEET:	4 OF 5

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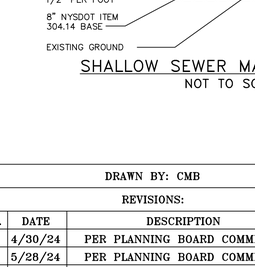
LEGEND

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

NOTES:

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

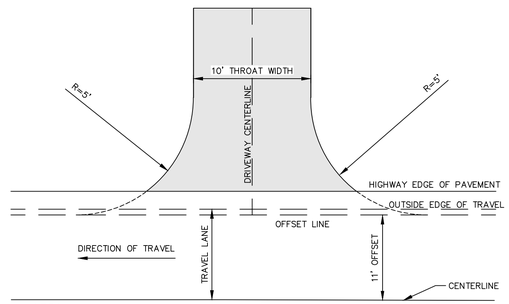
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

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

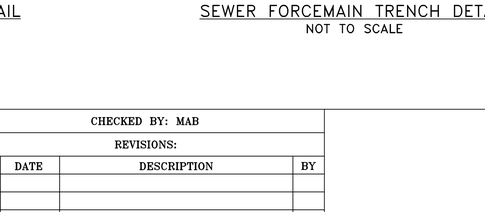
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

1. REFER TO PAVEMENT SECTION DETAIL FOR PAVEMENT REQUIREMENTS.
2. GRADE DRIVEWAY AWAY FROM CITY STREET AT SAME PITCH AS EXISTING PAVED SHOULDER FOR A MINIMUM DISTANCE OF 10'.
3. CUT/FILL SLOPES SHALL BE CONSTRUCTED NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL (2:1).

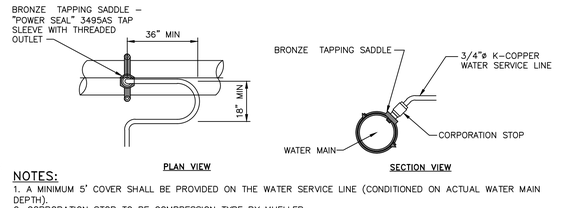
RESIDENTIAL DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

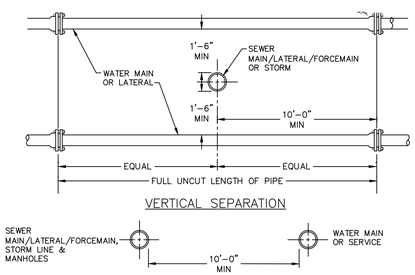
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

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

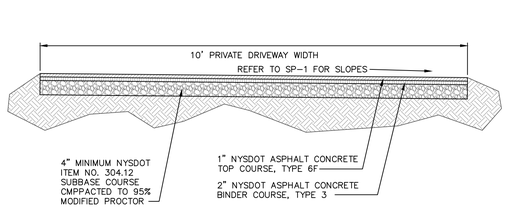
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



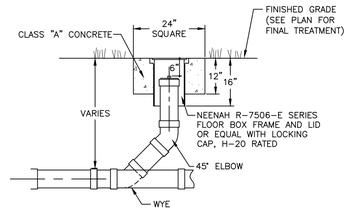
NOTE:

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

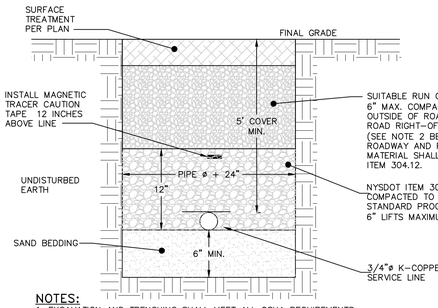
WATER LINE SEPARATION DETAIL
NOT TO SCALE



PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



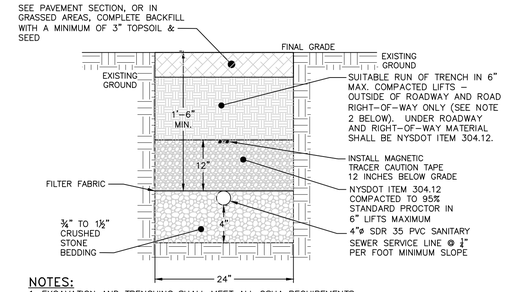
CLEANOUT DETAIL
NOT TO SCALE



NOTES:

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

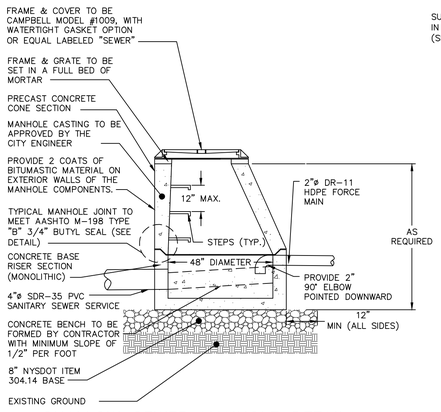
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



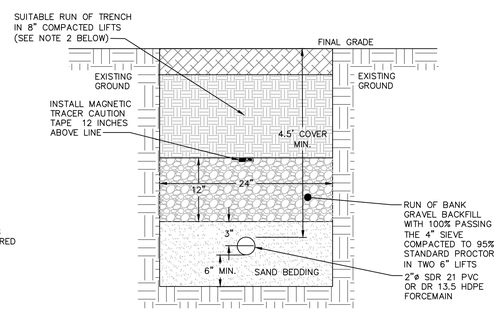
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2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



SHALLOW SEWER MANHOLE DETAIL
NOT TO SCALE



NOTES:

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

SEWER FORCEMAIN TRENCH DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	4/30/24	PER PLANNING BOARD COMMENTS	CMB				
2	5/28/24	PER PLANNING BOARD COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig.

STATE OF NEW YORK MICHAEL A. ROSENKRANZ LICENSED PROFESSIONAL ENGINEER 098456

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

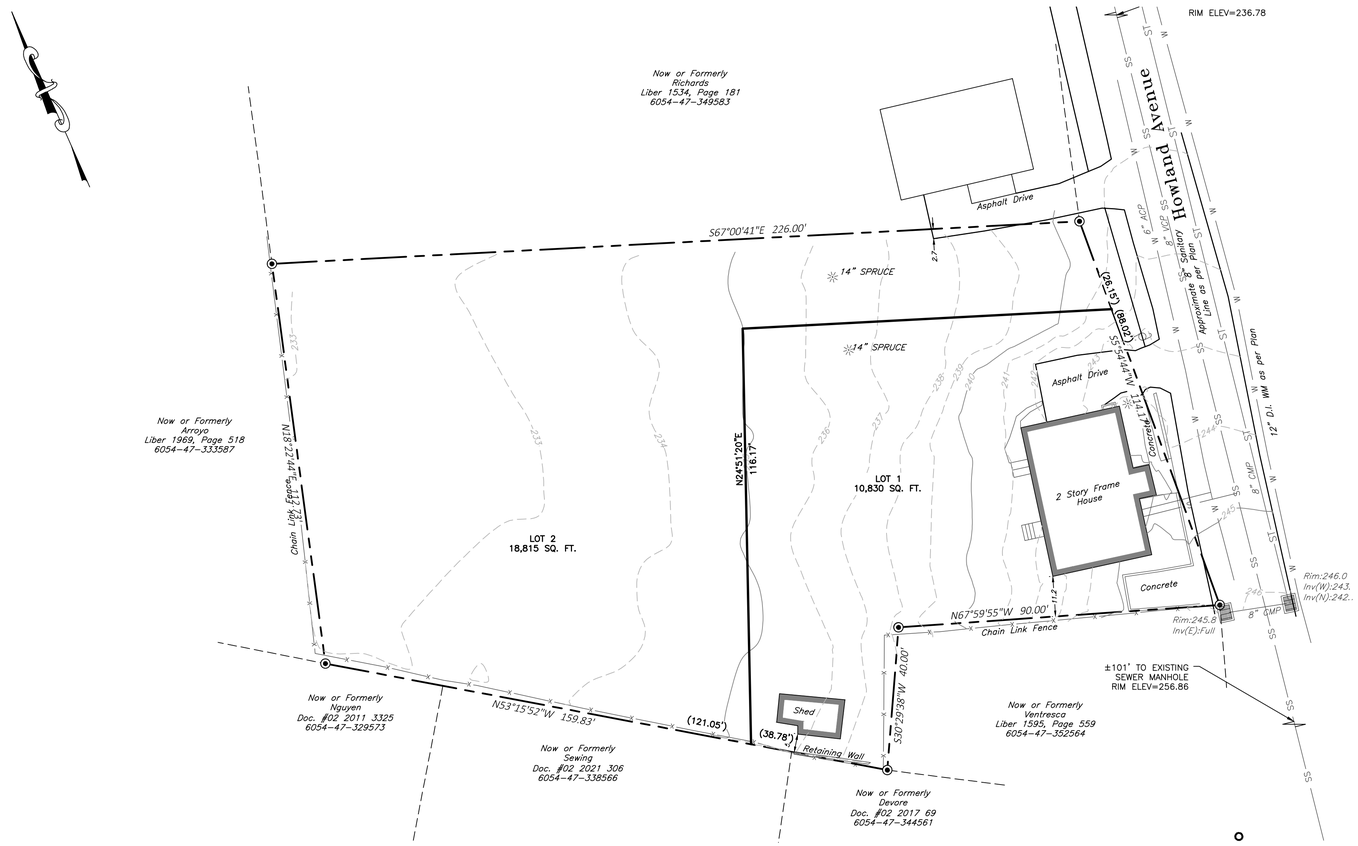
CONSTRUCTION DETAILS

39 HOWLAND AVENUE SUBDIVISION

39 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–47–345576

JOB #: 2024:010
DATE: 3/26/2024
SCALE: AS SHOWN
TITLE: CD–1
SHEET: 5 OF 5

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



LEGEND:

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


SITE
Howland Ave
Main St
Wolcott Ave
Fishkill Ave
Verplanck Ave
Beekman St
Liberty St
Church St
Cross St
Union St
Jackson St
Madison St
Monroe St
Van Wyck St
Highland Ave
Washington Ave
Washington Terrace
Sargent St
Myrtle Ave
Spring Valley Ct
Spring Valley Rd
Grandview Ave
Grandview Terrace
Overlook Ave
Overlook Terrace
Prospect Ave
Prospect Terrace
Hillside Ave
Hillside Terrace
Tioronda Ave
Tioronda Terrace
Sargent Ave
Sargent Terrace
Rombout Ave
Rombout Terrace
Mountain View Ave
Mountain View Terrace
Mountain View Ct
Mountain View Pl
Mountain View Rd

LANC & TULLY
Engineering and Surveying, P.C.

June 8, 2024

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

RE: 39 Howland Ave – 2 Lot Subdivision
Tax No. 6054-47-345576
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a 2-lot subdivision of the parcel located at 39 Howland Avenue:

- Correspondence from Hudson Land Design dated May 28, 2024.
- Engineer's Report titled "39 Howland Avenue Subdivision – Pump Chamber Design", with the latest revision date of May 28, 2024, as prepared by Hudson Land Design.
- Plan titled "Preliminary Subdivision Plat – 39 Howland Avenue Subdivision" with the latest revision date of May 28, 2024, as prepared by Hudson Land Design.
- Plan set titled "39 Howland Avenue Subdivision", consisting of Sheets 1 of 5 through 5 of 5, with the latest revision date of May 28, 2024, as prepared by Hudson Land Design.

The proposed project entails the subdivision of a 29,646± square foot (0.68± acre) parcel located at 39 Howland Avenue 2 lots, with proposed Lot 1 being 10,830 square feet in size with an existing single-family residence, and proposed Lot 2 being 18,815 square feet in size to allow for the construction of an additional single-family residence. The project is located in the R1-7.5 Zone. Based on our review of the above plans, we would like to offer the following comments:

Subdivision Plat:

1. The plat will need to be signed and sealed by a licensed Land Surveyor in the State of New York prior to final approval.

2. Prior to final approval, the word "Preliminary" shall be removed from the subdivision plat.

Subdivision Plan Set:

Sheet 3 of 5:

1. Note No. 10 should be expanded upon to note that connection of any sump pump to a sanitary sewer lateral is expressly prohibited.

2. The plan shows the water service branching after the flag portion of the driveway. A single water service shall enter the building to allow for proper metering of water consumption, and then can be split to run to other areas of the dwelling.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: June 10, 2024

RE: 39 Howland Avenue Subdivision Application, John Vergara

I have reviewed the following revised materials regarding the proposed subdivision of 39 Howland Avenue:

- Cover letter by Hudson Land Design, dated May 28, 2024
- Engineer's Report by Hudson Land Design, last revised May 28, 2024
- Subdivision Plan Set (5 sheets) by Hudson Land Design, last revised May 28, 2024
- Preliminary Subdivision Plat (1 sheet) by Hudson Land Design, last revised May 28, 2024

Project Description: The applicant is proposing subdivision of an existing 0.68 acre parcel (29,645 sq. ft.) into two lots of record, Lot 1 (10,830 sq. ft.) and Lot 2 (18,815 sq. ft.). An existing single-family residence will be retained on Lot 1, with a new two-story single-family residence proposed on Lot 2. The property is located within the R1-7.5 zoning district where the proposed use is permitted.

Comments & Recommendations:

1. **Building Orientation & Frontage**
   The Board previously discussed widening the proposed new driveway and bringing the new structure closer to the road, however the applicant stated this relocation is impeded by grade change and the location of the existing building on Lot 1. The applicant has, however, adjusted the orientation of the proposed building, rotating it counterclockwise to better match the orientation of existing structures in the vicinity.

The subdivision as proposed is code compliant. If the matter above is addressed to the satisfaction of the Board, I have no further comments and take no issue to approval of the subdivision as proposed.

Natalie Quinn
Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
06/11/2024

Title:

Continue review of application for Site Plan and Subdivision Approval, Mixed-Use Commercial and Residential, 45 Beekman Street, High Street, and High Street, submitted by Beekman Arts Center LLC and Bay Ridge Studios LLC.

ATTACHMENTS

45 Beekman PB 6.11.24 - Alternative Design ROW - with Plans Attached(6074686.1).pdf

45 Beekman-High St PB lead agency DCDBCH response 3.5.24.pdf

45 Beeakman-High St PB lead agency ZBA response 3.19.24.pdf

45 Beekman-High St PB lead agency NYSDOT_LAD_CONSENT_SEQR_23-284 response 4.3.24.pdf

Lanc & Tully 45 Beekman 06-08-24 Review.pdf

KARC Review PB_45 Beekman_2024.06.10.pdf

CUDDY +FEDER LLP

300 Westage Business Center, Suite 380
Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

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

May 28, 2024

VIA E-MAIL AND HAND DELIVERY
Hon. John Gunn
and Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission
Premises: 45 Beekman Street, High Street, & High Street Beacon, New York
Tax Parcel IDs: (5955-19-706012, 5954-26-689990 & 5954-26-781983)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (the "Applicants"), the owners of the above-referenced Premises, we respectfully submit this letter in furtherance of an Application for Site Plan and Subdivision Approval (the "Application"), proposing to redevelop the Premises by constructing two (2) new mixed-use buildings that will be comprised of commercial (retail/office) on the first floors, together with multi-family residences on the upper floors (the "Project").

THE ALTERNATIVE MIXED-USE BUILDING PROGRAM:

As was presented to the Board on May 14th, the Applicants are considering an *alternative* building program layout in order to more fully assess the Project design and feasibility of further activating the Project frontage by utilizing a portion of the right-of-way area along Beekman Street that is currently owned by the New York State Department of Transportation (the "Surplus ROW Property").

For the Board's further consideration of the alternative layout, the Applicants' design team has prepared revised floor plans and a site section assessing the relationship between the upper and lower parts of the site. *See* enclosed Architectural Drawings. As detailed therein, the alternative building program includes a covered exterior arcade to the front of the Beekman Building to provide additional pedestrian space as that Building was pulled forward towards the sidewalk line.

The arcade opens the Beekman Building up in a manner that creates an opportunity for visual interest at ground level. As a result of this update, the first floor commercial and residential tenant spaces were adjusted accordingly, resulting in a total of 10,613 square feet commercial space and 2,360 square feet tenant amenity space. There is no change to the unit count as detailed in the Applicants' previous submission.

INDEX OF ENCLOSURES:[1]

In support of this Application, enclosed please find five (5) copies of the following documents:

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised May 28, 2024, numbered and titled as follows (unless otherwise noted):
  - Sheet 1 of 4 – Building Plans – Beekman Street (A-101);
  - Sheet 2 of 4 – Building Plans – Beekman Street (A-102);
  - Sheet 3 of 4 – Building Plans – High Street. (A-103); and
  - Sheet 4 of 4 – Site Section (A-104).

CONCLUSION:

We look forward to appearing at this Board's regular meeting on June 11th to further discuss the alternative building program utilizing the portions of the NYSDOT's Surplus ROW Property along Beekman Street. At that time, the Applicants also intend on presenting more detailed elevations of the High Street and Beekman Buildings.

[1] Note: The Applicants will provide updated traffic and engineering reports and plans for the alternative layout and responses to the City Engineer and City Planner's comment memoranda dated May 13, 2024 in a forthcoming submission to coincide with the Applicants' submission to NYSDOT regarding the surplus right-of-way. Additionally, we would note that while the City Planner in Comment No. 6 of that memorandum requests a LWRP consistency justification, the Applicants previously provided a Coastal Assessment Form and LWRP consistency statement in their November 28, 2023 submission to this Board. The City's prior Planner in a December 8, 2023 Memorandum acknowledged the Applicants' submission, finding that the "LWRP consistency justification is acceptable and the proposal appears to present no conflicts [with] the City's waterfront area policies".

In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us.

Thank you in advance for your consideration of this matter.

Very truly yours,

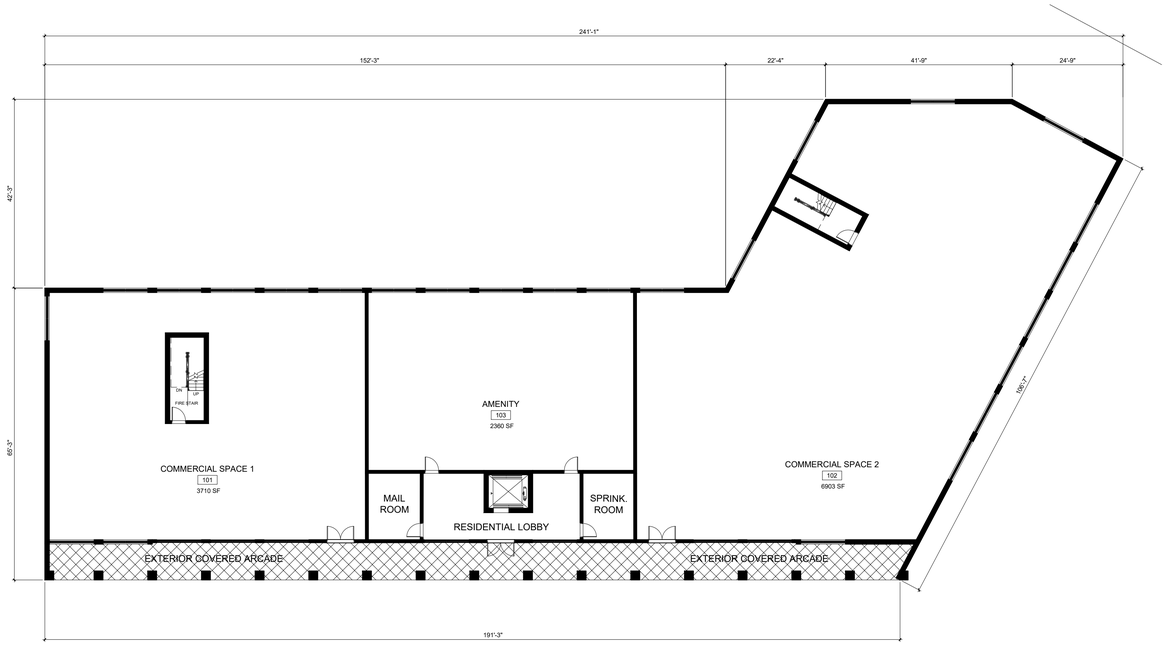
Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Natalie Quinn, KARC Planning Consultants, Inc.
Aryeh J. Siegel Architect
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

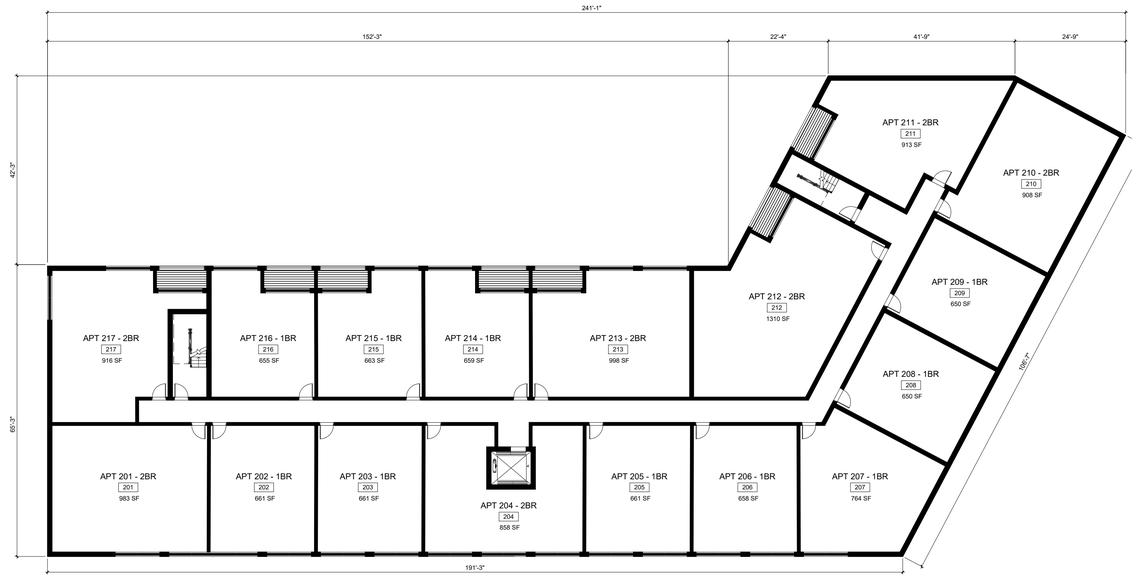
Site Plans

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS



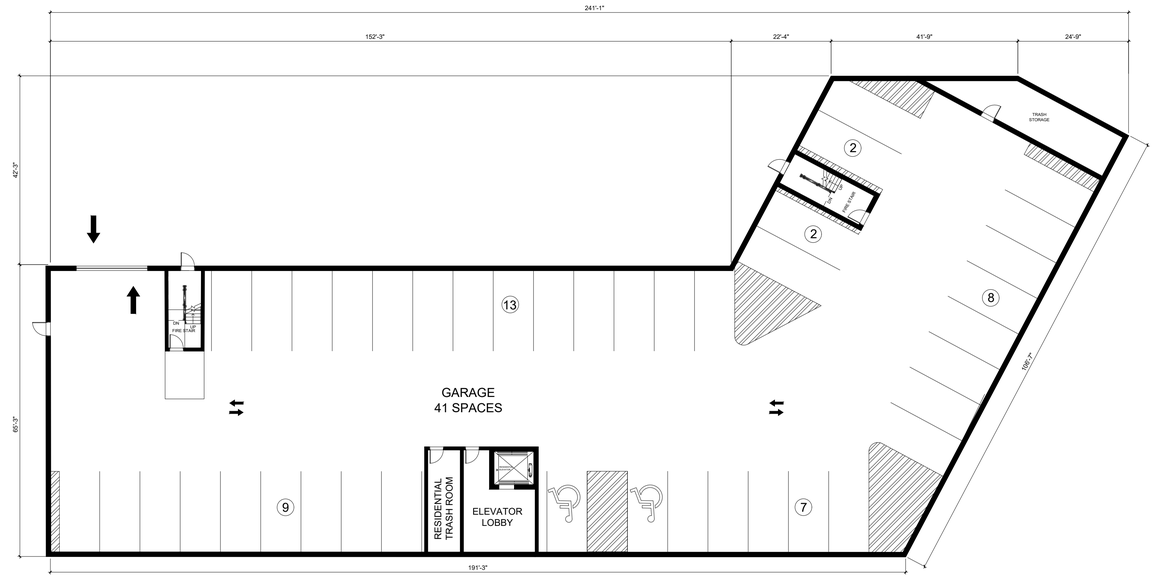
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

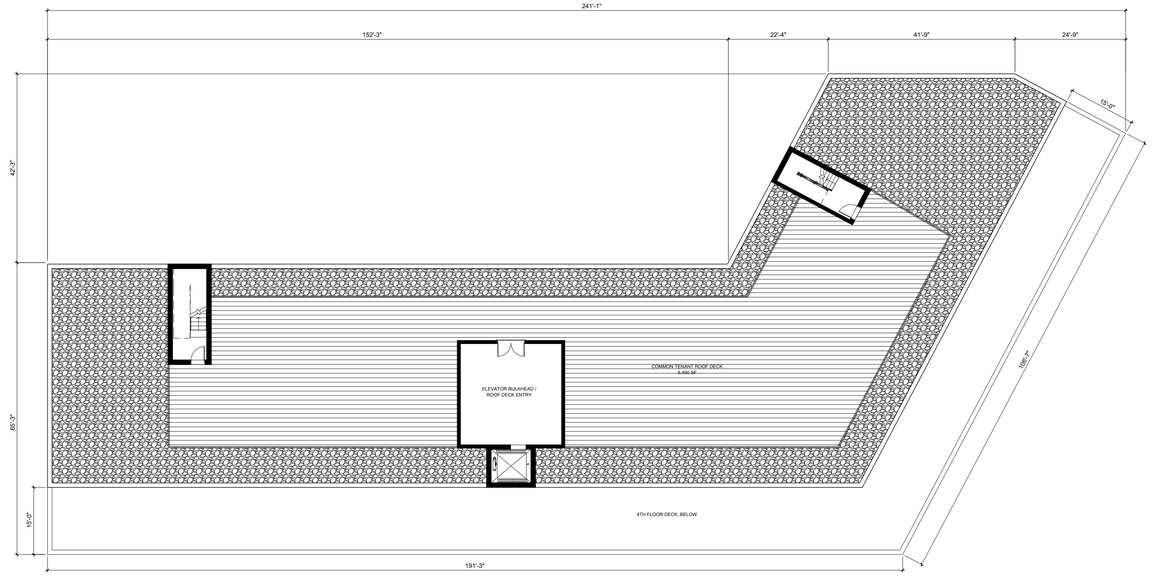
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

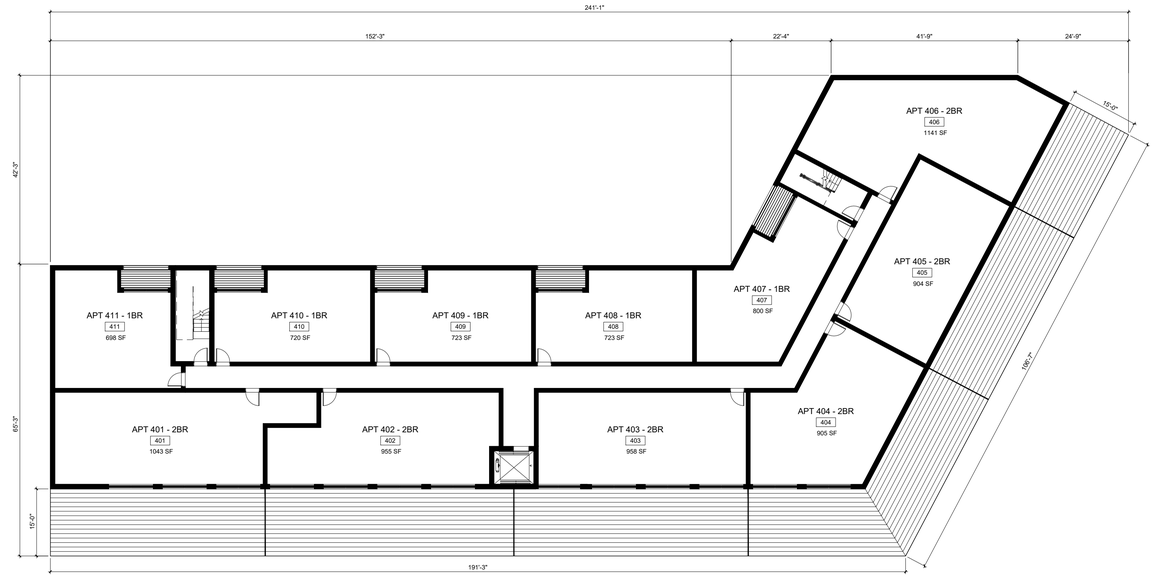
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS



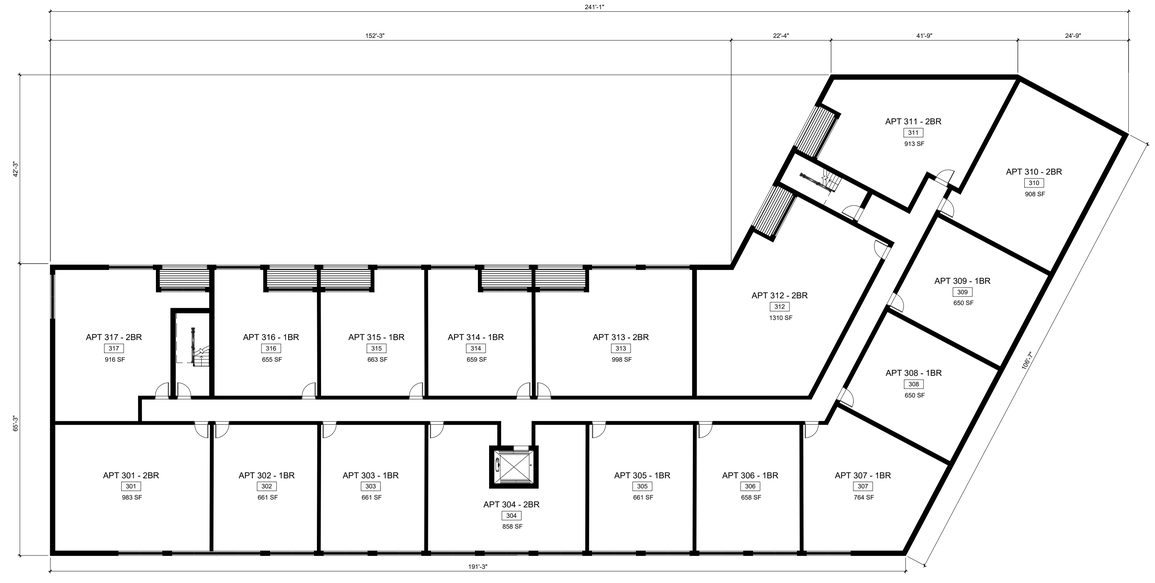
Roof Plan

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



4th Floor Plan

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



3rd Floor Plan

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

Site Plan Application

Sheet A-102 - Building Plans - Beekman Street

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

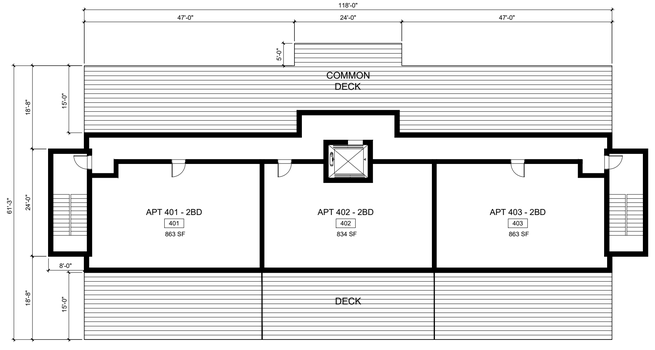
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

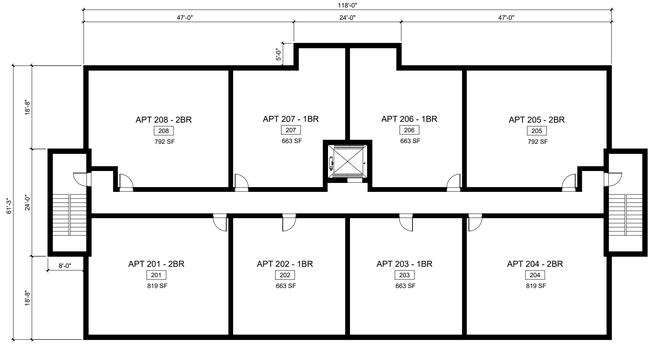
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS



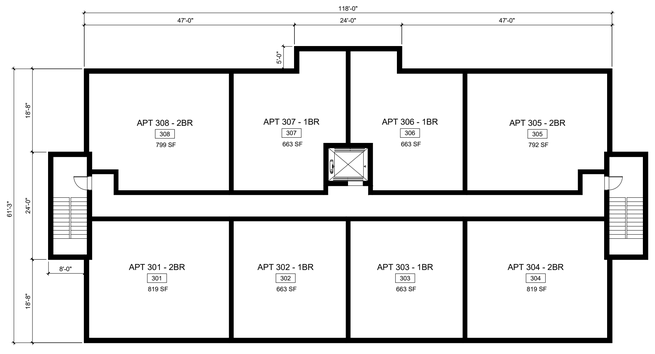
4th Floor Plan

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



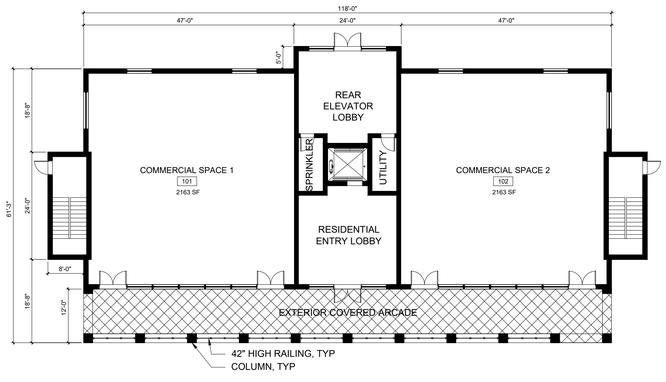
2nd Floor Plan

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



3rd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet A-103 - Building Plans - High Street

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

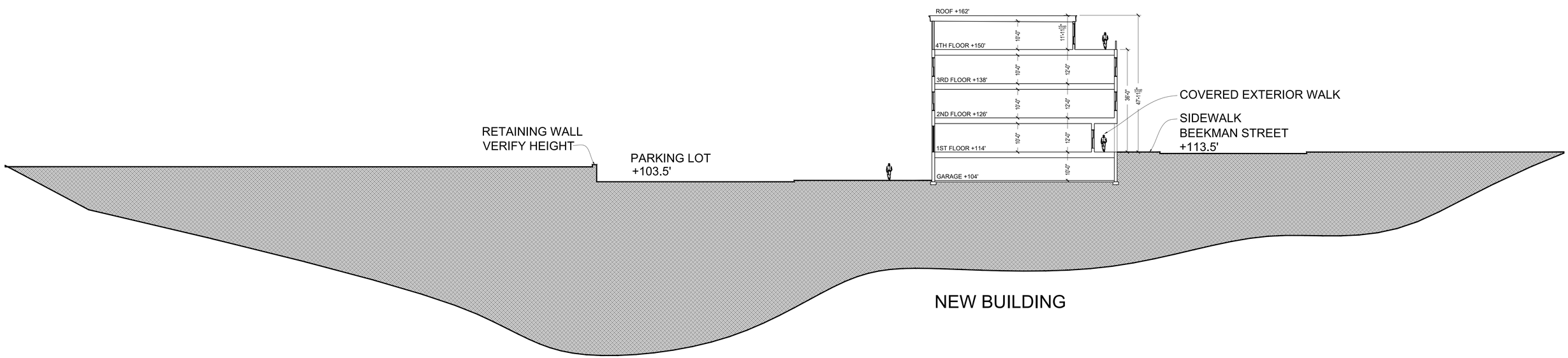
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS



Site Section Diagram

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

Site Plan Application

Sheet A-104 - Site Section Diagram

Owner / Applicant:
Beekman Arts Center LLC
(Tax ID: 5955-19-706012)
268 Main Street
Beacon, NY 12508

Owner / Applicant:
Bayridge Studios LLC
(Tax ID: 5954-26-781983 & 5954-26-689990)
268 Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
Colliers Engineering & Design
555 Hudson Valley Avenue - Suite 101
New Windsor, NY 12553

Surveyor:
Automated Construction Enhanced Solutions, Inc.
1229 Route 300 - Suite 4
Newburgh, NY 12550

45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

SUE SERINO
COUNTY EXECUTIVE

LIVIA SANTIAGO-ROSADO, MD, FACEP
COMMISSIONER

ANTHONY J. RUGGIERO, MPA
ASSISTANT COMMISSIONER

DUTCHESS COUNTY GOVERNMENT
DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

March 5, 2024

City of Beacon Planning Board
John Gunn, Chair
One Municipal Plaza, Suite 1
Beacon, NY 12508

Re: Designation of Lead Agency in Accordance with SEQRA
45 Beekman Street, Beacon, NY 12508, Tax Grid No. 5955-19-706012
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-689990
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-781983

Dear Mr. Gunn,

This department has received a Notice of SEQR Positive Declaration (dated August 23, 2023; received August 28, 2023) and SEQR DEIS Final Scoping Document (dated November 9, 2023; received November 21, 2023) concerning the proposed action at the above parcel.

1. This Department has no objection to the City of Beacon Planning Board continuing as the lead agent for SEQR, and requests that the undersigned continue to be notified of SEQR determinations, proceedings and hearings in this matter.
2. Detailed plans and specifications will have to be submitted to this Department by a New York State licensed professional for approval of proposed water supply and sewage disposal system arrangements. Reference is made to the Dutchess County Sanitary Code Articles 5, 16, and 19.

Should you find that we can be of assistance please contact us at (845) 486-3404.

Sincerely,

William 'Jay' Gieseler, PE
Senior Public Health Engineer
Environmental Health Services

RECEIVED
MAR 08 2024
By MP

cc: file 128806

223 Main Street, Beacon, New York 12508 (845) 838-4801 | Fax: (845) 838-4824
230 North Road, Poughkeepsie, New York 12601 (845) 485-9700 | Fax: (845) 486-3690
131 County House Road, Millbrook, New York 12545 (845) 677-4001 | Fax: (845) 677-4008
85 Civic Center Plaza, Suite 106, Poughkeepsie, NY 12601 (845) 486-3400 | Fax: (845) 486-3545 | TTY: (845) 486-3417

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

RECEIVED
MAR 19 2024
By MP

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board **Date:** 3/19/2024

From (agency name): City of Beacon Zoning Board of Appeals

Subject: **Designation of Lead Agency in Accordance with SEQRA**
45 Beekman Street, Beacon, NY 12508, Tax Grid No. 5955-19-706012
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-689990
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-781983

The City of Beacon Planning Board intends to serve as the Lead Agency for the environmental review of the proposed action consisting of the construction of two (2) 4-story mixed-use buildings that will be comprised of commercial (retail/office) and tenant amenity spaces on the first floors, together with multi-family residences on the upper floors. The parcels are designated as Parcel ID 5955-19-706012, 5954-26-689990, and 5954-26-781983 and are located in the Linkage (L), Residential (R1-7.5) and Historic District and Landmark Overlay zoning districts

The above identified agency: *(please check one below)*

☑ Has no objection to the Planning Board serving as Lead Agency.

☐ Takes no position with respect to the Planning Board serving as Lead Agency.

☐ Objects to the Planning Board serving as Lead Agency.

Jordan Hay
Printed Name

Signature

ZBA Chair
Title

Mercedes Perez, Planning Board Secretary: **mperez@beaconny.gov**

City of Beacon
Planning Board
One Municipal Plaza, Suite 1
Beacon, NY 12508
Phone: 845-838-5002

SEQR
23-284

DESIGNATION OF LEAD AGENCY RESPONSE FORM

To: City of Beacon Planning Board **Date:** _____

From (agency name): New York State

Subject: **Designation of Lead Agency in Accordance with SEQRA**
45 Beekman Street, Beacon, NY 12508, Tax Grid No. 5955-19-706012
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-689990
High Street, Beacon, NY 12508, Tax Grid No. 5954-26-781983

The City of Beacon Planning Board intends to serve as the Lead Agency for the environmental review of the proposed action consisting of the construction of two (2) 4-story mixed-use buildings that will be comprised of commercial (retail/office) and tenant amenity spaces on the first floors, together with multi-family residences on the upper floors. The parcels are designated as Parcel ID 5955-19-706012, 5954-26-689990, and 5954-26-781983 and are located in the Linkage (L), Residential (R1-7.5) and Historic District and Landmark Overlay zoning districts

The above identified agency: *(please check one below)*

☑ Has no objection to the Planning Board serving as Lead Agency.

☐ Takes no position with respect to the Planning Board serving as Lead Agency.

☐ Objects to the Planning Board serving as Lead Agency.

DAVID GROUCHER
Printed Name

Signature

CSI
Title

Mercedes Perez, Planning Board Secretary: **mperez@beaconny.gov**

LANC & TULLY
Engineering and Surveying, P.C.

June 8, 2024

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

RE: 45 Beekman Street
Mixed-Use Building
Tax Nos. 5955-19-706012, 5954-26-689990 & 781983
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a mixed-use building to be located at 152-158 Fishkill Avenue:

- Correspondence dated May 28, 2024, from Cuddy & Feder.
- Plan set titled "Building Plans – 45 Beekman Street", consisting of Sheets A-101 thru A-104, with the latest revision date of May 28, 2024, as prepared by Aryeh Siegel, Architect.

The proposed project entails the demolition of the existing structure located at the intersection of North Avenue & Beekman Street, and the merging of the three (3) parcels into a single parcel; and the construction of two (2) mixed-use buildings. Both buildings are proposed to have commercial space, tenant amenity space on the 1st floor and dwelling units on the 2nd through 4th floors. The applicant is currently pursuing the acquisition of a portion of the NYSDOT right-of-way along Beekman Street. If the applicant is able to acquire this land, the applicant will be able to develop the site in a more consistent manner with the zoning code, as shown on the previously submitted sketch plan. The submitted architectural floor plans show a total of 64 dwelling units consisting of 33 one-bedroom units and 31 two-bedroom units. The project site, with the lots merged, has an area of 2.05± acres and is located in the L (Linkage) Zone, with a small portion of the lot along North Avenue being located in the R1-7.5 Zone and the vacant parcel along High Street being located in the Historic District and Landmark Overly (HDLO) district. The proposed uses, commercial and residential, are permitted uses within the L Zone.

Based on our review of the above document and plans, we have no new engineering comments at this time, but would like to remind that applicant that all previous engineering comments from past reviews still need to be addressed.

This completes our review at this time. Further comments may be provided based on future submissions when more detailed plans are prepared for the project. 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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: June 10, 2024

RE: 45 Beekman Street Site Plan, Beekman Arts Center LLC & Bay Ridge Studios LLC

I have reviewed the following materials regarding the proposed re-use of the building located at 45 Beekman Street:

- Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated May 28, 2024
- Building Plan Set (3 sheets) by Aryeh Siegel, dated November 28, 2023, last revised May 28, 2024
- Site Section Diagram by Aryeh Siegel, dated November 28, 2023, last revised May 28, 2024

Project Description:
The applicant has submitted an alternative site plan sketch contingent upon acquisition of "Surplus ROW Property" along Beekman Street and NYS Route 9D. The proposal still includes construction of two 4-story mixed-use buildings with a total of 64 residential dwelling units. Proposed ground floor commercial space (office/retail) has been reduced from 12,600 SF to 10,613 SF to provide a covered exterior arcade along Beekman Street on the revised building plan set. The 1.78-acre site includes three parcels to be merged into a single lot of record. The proposed buildings and parking facilities (91 parking spaces total) are located in the Linkage (L) district with only the northern driveway onto Tompkins Avenue in the R1-7.5 Residential district. The project site is within the Local Waterfront Revitalization Program (LWRP) area, and immediately abuts parcels that fall within the Historic District and Landmark Overlay Zone along High Street and Thompkins Avenue.

Comments & Recommendations:
The proposed project site is strategically positioned to support the City's vision for improved connection between Main Street and the train station area. This vision is well documented in several of the City's previous planning efforts including the Comprehensive Plan (2007 and 2017 version), Beekman Street Complete Streets Analysis (2017), and Connecting Beacon's Main Street with the Hudson River and Railroad Station Report, aka "Linkage Plan" (2007). Each of these planning efforts highlight the need for streetscape improvements along Beekman Street, including new buildings to create activity and security, wider and improved sidewalks, pedestrian-scaled lighting, benches, and continuous tree plantings and landscaping on both sides of the street.

The majority of my comments remain the same as noted in my previous letter dated May 13, 2024, and are re-noted below.

1. **Building Placement / Frontage/ Front Yard Setback:** Relocation of the Beekman Street Building closer to the sidewalk has improved the project's compliance with the intent of the

Linkage District deign standards as outlined in Section 223-41.21(K)(1), most importantly to "frame" the street with active uses. The added pedestrian arcade along Beekman Street has the ability to further frame and activate the pedestrian space and sidewalk along this prominent corner. We look forward to providing additional comments once architectural elevations and streetscape profiles are provided, as requested below.

2. **Landscaping Plan:** An updated landscaping plan for the revised layout will be required. Existing Conditions should include the location, size, and species of all trees on the site over 6 inches in diameter and identify any trees that are to be removed and those to remain. Areas along the street frontage should be "landscaped and used in a manner that enhances the street life by such means as pocket parks, gardens, fountains, outdoor tables, public art, and outdoor display of items for sale on the premises" per Section 223-41.21(D)(1).

3. **Streetscape Improvements:** Section 223-41.21(G) of the Linkage District regulations outlines streetscape improvements within the street transition zone, pedestrian clearway, building transition zone, and building façade. The Planning Board may wish to request that the Applicant provide streetscape profiles to better assess compliance with the intent of this section. The Board may also wish to discuss the potential of planting street trees within the street transition zone.

4. **Lighting Plan:** An updated lighting plan for the revised layout will be required.

5. **Architecture & Design:** Updated elevations noting major dimensions, materials, colors, rooftop projections, and proposed frontage type(s) for the revised layout will be required.

6. **LWRP Review.** The proposal is located in the area covered by the City's Local Waterfront Revitalization Program (LWRP), requiring a Consistency Determination. The applicant should provide an LWRP consistency justification for the project.

Additional comments will be provided for future submissions as the proposed drawing set and materials are progressed. If you have any questions, 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
Taylor M Palmer, Esq., Attorney for the Applicant

City of Beacon Planning Board Agenda
06/11/2024

Title:

Review of application for Site Plan Approval, roof top deck, 47 E Main Street, submitted by East Main Beacon LLC.

ATTACHMENTS

47 E Main PB 6.11.24 Submission_240528.pdf

Lanc & Tully 47 East Main Street 06-08-24 Review.pdf

KARC Review PB_47 E Main St_6.10.2024.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: East Main Beacon LLC

Address: 47 East Main Street

Beacon , NY 12508

Signature: _____

Date: May 28, 2024

Phone: (845) 440-7171

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle

Beacon NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 47 East Main Street

Tax Map Designation: Section 6054 Block 38 Lot(s) 180717

Land Area: .05 acres

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Add new roof deck for outdoor dining and new stairs and bulkhead from 1st floor

Gross Non-Residential Floor Space: Existing 1,858 gross sf Proposed 555 sf roof deck

TOTAL: 1,858 gross sf - 1st floor interior space unchanged + 555 sf roof deck

Dwelling Units (by type): Existing 0 Proposed 0

TOTAL: 0

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	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $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

* *if required by Chairman*	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)*

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: East Main Beacon LLC

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

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

Applicant Address: 47 East Main Street, Beacon, NY

Project Address: 47 East Main Street, Beacon, NY

Project Tax Grid # 6054-38-180717

Type of Application Planning Board Site Plan Application

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

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

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

Signature of Owner

Title if owner is corporation

Office Use Only:

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 47 East Main Street Roof Deck

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

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

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

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

Proposed work area is limited to the interior and the existing rooftop.

Applicant/Sponsor Name: East Main Beacon LLC

Signature: Robert A. McGlynn

Date: May 28, 2024

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
47 East Main Street Roof Deck

Project Location (describe, and attach a location map):
47 East Main Street, Beacon, NY 12508

Brief Description of Proposed Action:
Construct new roof deck for outdoor dining on existing roof, including new staircase and bulkhead.

Name of Applicant or Sponsor:	Telephone: (845) 440-7171
East Main Beacon LLC	E-Mail: brendan@coopersbeacon.com

Address:
47 East Main Street

City/PO:	State:	Zip Code:
Beacon	NY	12508

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

3. a. Total acreage of the site of the proposed action? .05 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .05 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

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

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

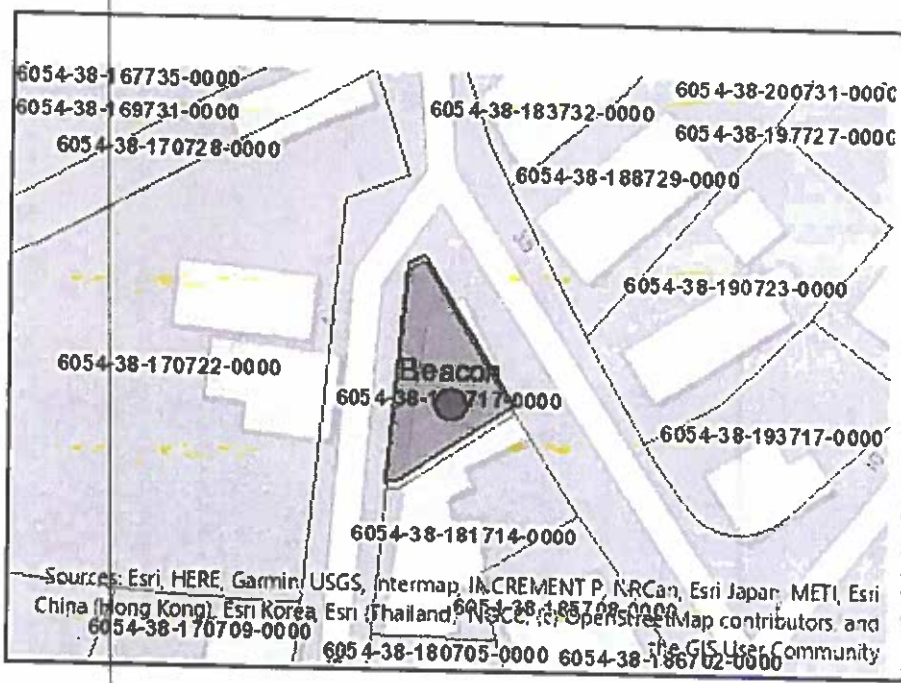
Applicant/sponsor/name: Robert McAlpine Date: May 28, 2024

Signature: Robert McAlpine Title: Member

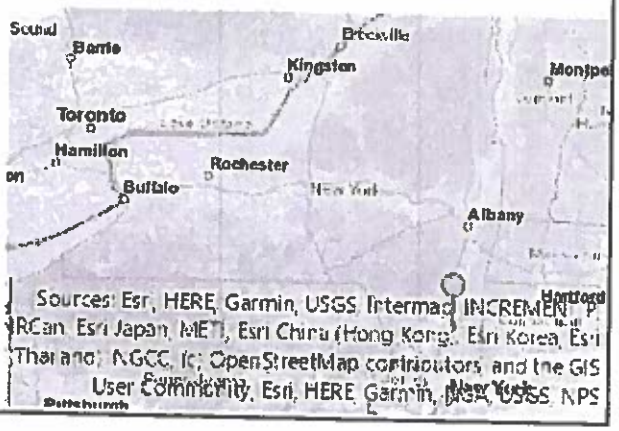
PRINT FORM

EAF Mapper Summary Report

Tuesday, May 28, 2024 12:15 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

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 East Main Beacon LLC	Address of Entity 47 East Main Street, Beacon NY 12508
Place where such business entity was created NY	Official Registrar's or Clerk's office where the documents and papers creating entity were filed NY Secy of State
Date such business entity or partnership was created 9/6/23	Telephone Contact Information 845 440 7171

IF AFFIANT IS A CORPORATION:

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

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) in or with the above referenced Entity. List all persons to whom corporate stock has been pledged, mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Robert McAlpine	36 Slocum Road	631-796-4203	Managing Member
			100% Owner

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.
East Main Beacon LLC	47 East Main Street	845-440-7171	Deed	

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
George Mansfield	

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.

_____

_____

_____

_____

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

SECTION J.

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

Name of the Corporation	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

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.

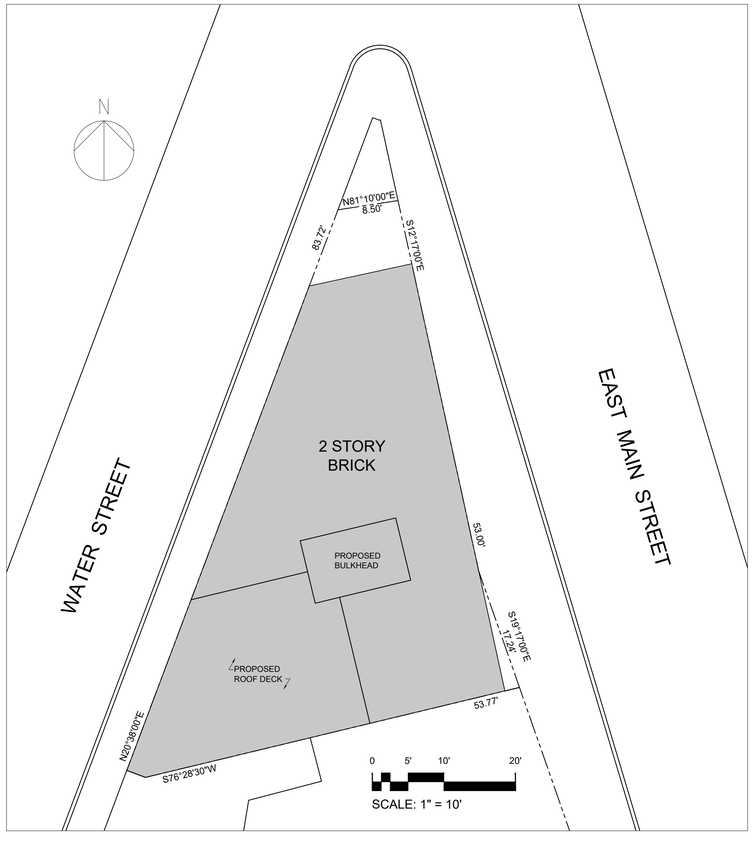
☐ YES ■ NO

I, Robert McAlpine being first duly sworn, according to law, deposes and says that I am (Title) ~~Manager member~~ an active and qualified member of ~~the~~ East Main Borough LLC 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.

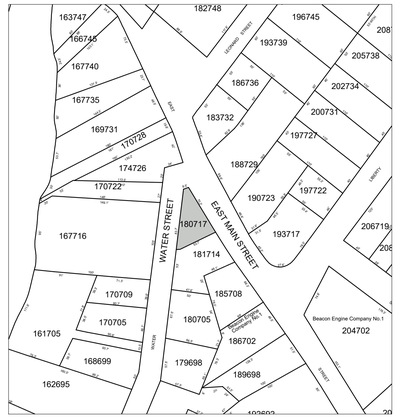
(Print) ROBERT Mc ALPINE

(Signature) Robt Mc

Bulk Zoning Regulations Table												
	Required Setbacks			Proposed Setbacks			Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Required Lot Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
CMS	0'	0'	10'	0'	0'	0' (Existing)	75'	N/A	2 Stories	2 Stories	2,261 SF	None



Site Plan
Scale: 1" = 10'



Location Plan
Scale: N.T.S.

Zoning Summary

Zoning District:	CMS – Central Main Street
Tax Map No.:	6054-38-180717
Lot Area:	2,261 SF (0.05 Acres)
Building Footprint:	2,052 SF
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Restaurant / Tavern
Proposed Use:	Restaurant / Tavern

Parking		
Use & Parking Requirements	**Proposed Area**	**Current Parking Requirement**
Nonretail Commercial		
1 space per 200 square feet	1,458 sf	8 spaces
Total Required		8 spaces
Total Provided		12 spaces*

* Parking spaces rented from Beacon Engine Company No. 1 on Lot 204702

REVISIONS			
NO.	DATE	DESCRIPTION	BY

Index of Drawings

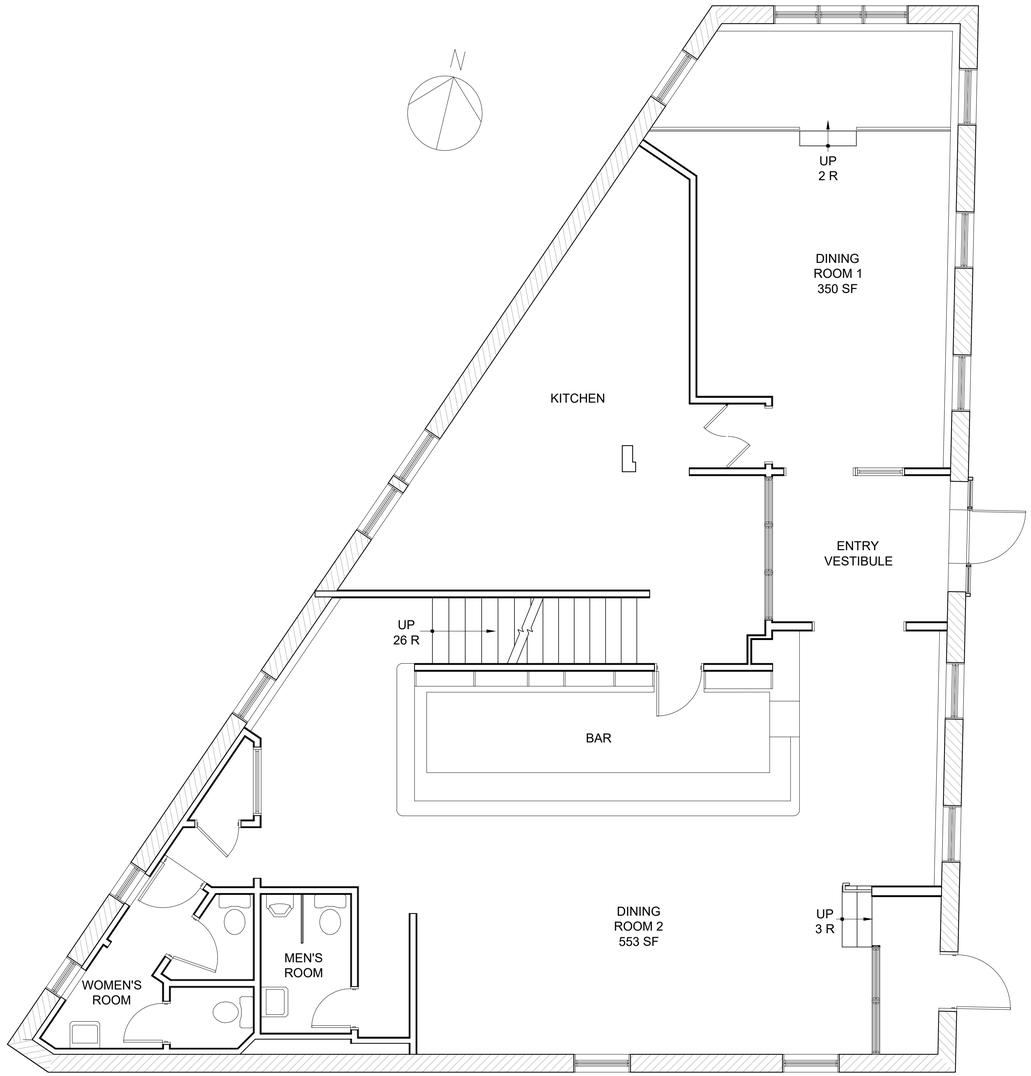
Sheet 1 of 3	Site Plan
Sheet 2 of 3	Proposed Plans
Sheet 3 of 3	Proposed Elevations

Planning Board Application
Sheet 1 of 3 - Site Plan

Owner:
East Main Beacon, LLC
47 East Main Street
Beacon, New York 12508

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

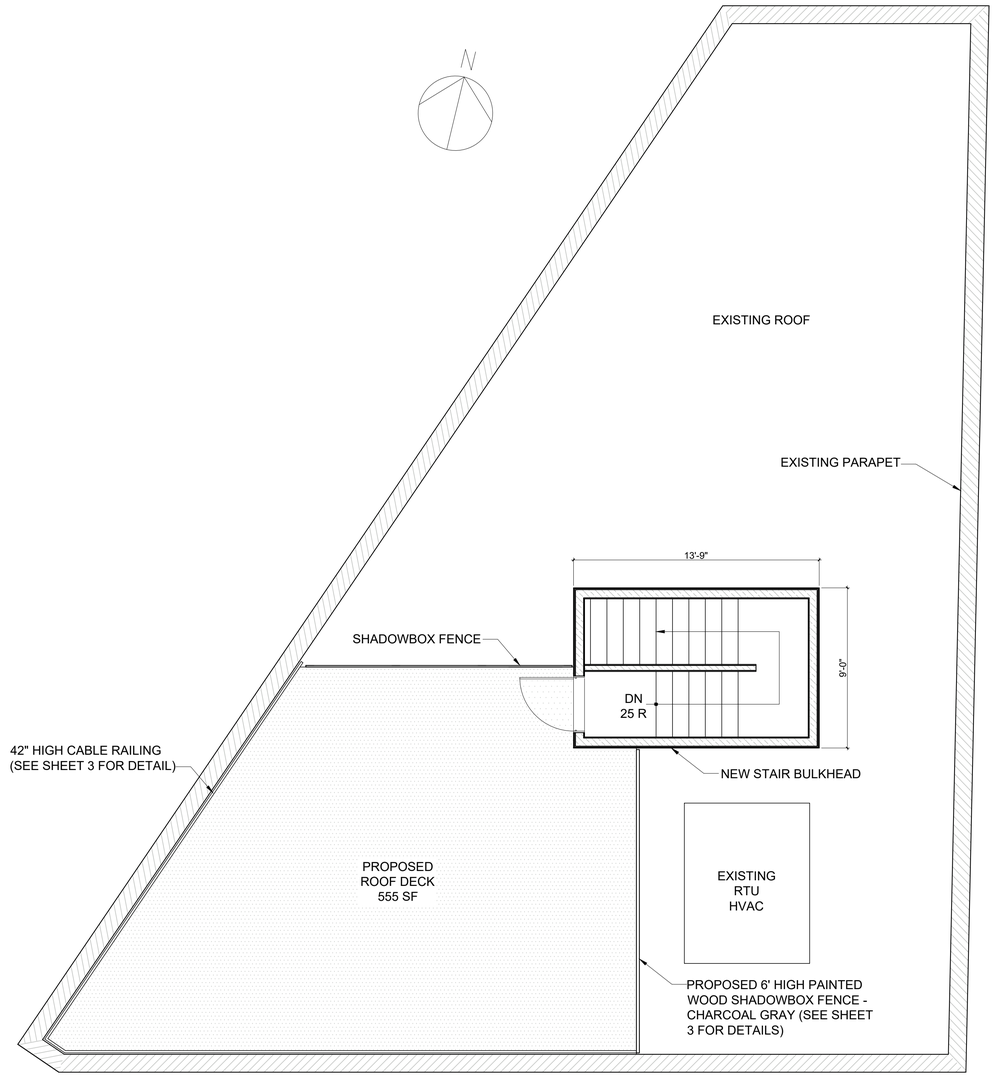
47 East Main Street
Beacon, New York
Scale: As Noted
May 28, 2024



TOTAL DINING AREA: 903 SF

1st Floor Plan

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



TOTAL DINING AREA: 555 SF

Roof Plan

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

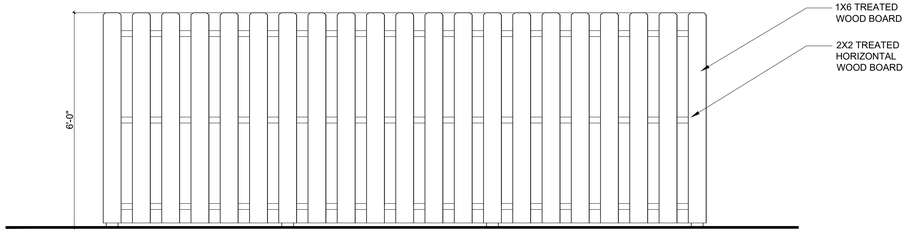
Planning Board Application

Sheet 2 of 3 - Plans

Owner:
East Main Beacon, LLC
47 East Main Street
Beacon, New York 12508

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

47 East Main Street
Beacon, New York
Scale: As Noted
May 28, 2024

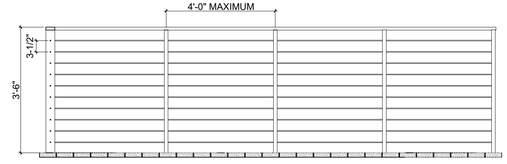


FENCE ELEVATION

FENCE PLAN

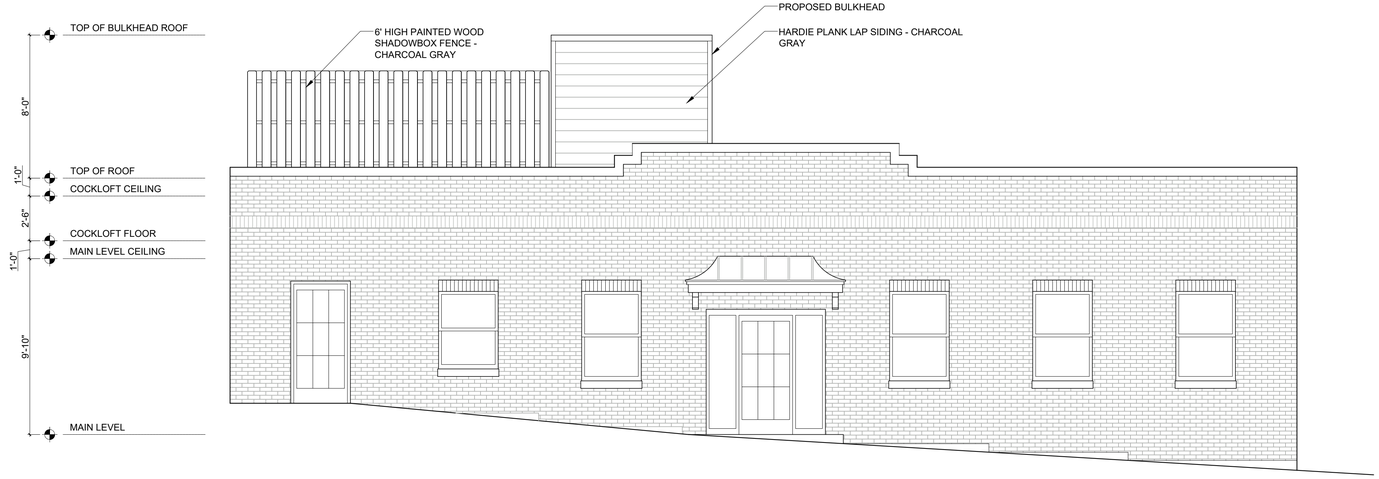
Shadowbox Fence Details

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



Cable Railing Detail

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



Front Elevation

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

Planning Board Application

Sheet 3 of 3 - Elevations

Owner:
East Main Beacon, LLC
47 East Main Street
Beacon, New York 12508

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

47 East Main Street
Beacon, New York
Scale: As Noted
May 28, 2024

LANC & TULLY
Engineering and Surveying, P.C.

June 8, 2024

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

RE: 47 East Main Street
Proposed Roof Deck
Tax No. 6054-38-180717
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed roof deck at 47 East Main Street to allow for outdoor dining:

- Certificate of Inspection Application for I&I inspection to be conducted by City of Beacon Building Department.
- Application for site plan approval, dated May 28, 2024.
- Short Environmental Assessment Form dated May 28, 2024.
- Entity Disclosure Form.
- Plan set titled "47 East Main Street", consisting of Sheets 1 of 3 through 3 of 3, dated May 28, 2024, as prepared by Aryeh Siegel, Architect.

The applicant is proposing to construct a 555 square foot roof deck to allow for outdoor dining atop of the building located at 47 East Main Street. The project is located in the CMS Zone. As the project does not involve any engineering with regards to the site itself, or any utilities, we offer the following general comments:

General Comments:

1. The applicant will need to have an Infiltration & Inflow (I&I) study conducted of the site. The applicant has applied to the City of Beacon Building Department to have this inspection performed by the Beacon Building Department.

2. The Planning Board may want to consider requesting additional architectural renderings of the building showing the proposed improvements from various vantage points.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: June 10, 2024

RE: 47 E Main Street Site Plan Application, East Main Beacon LLC

I have reviewed the following materials regarding the proposed addition of a roof deck at 47 E Main Street:

- Application for Site Plan Approval by East Main Beacon LLC, dated May 28, 2024
- Short Environmental Assessment Form part 1 by Robert McAlpine of East Main Beacon LLC, dated May 28, 2024
- Entity Disclosure Form by Robert McAlpine of East Main Beacon LLC, undated
- Site Plan Set (3 sheets) by Aryeh Sigel, dated May 28, 2024

Project Description:

The applicant is proposing construction of a new roof deck for outdoor dining on top of an existing single-story restaurant/bar. The proposed work includes construction of new stairs and a bulkhead to access the roof deck. The existing floor area of the establishment is 1,858 sq. ft. with a proposed expansion of 555 sq. ft. to encompass the new roof deck. The 0.05-acre site is located in the Central Main Street (CMS) zoning district. The property is adjacent to but does not fall within the Historic District and Landmark Overlay (HDLO) Zone.

1. **SEQRA:** Per N.Y. Comp. Codes R. & Regs. tit. 6 § 617.5 (9) the proposed work appears to be a Type 2 Action under the following classification, “construction or expansion of a primary or accessory/appurtenant, non-residential structure or facility involving less than 4,000 square feet of gross floor area and not involving a change in zoning or a use variance and consistent with local land use controls.”

2. **Roof Accessory Structure Setbacks:** Per section 223-41.18(E)(6) “rooftop accessory structures [within the CMS district] may project up to 15 feet above the maximum permitted height. With the exception of roof gardens and solar collectors, such projections may occupy no more than 20% of the roof area and must be set back at least 15 feet from the edge of the roof along any street frontage.” The proposed bulkhead is approx. 124 sq. ft. with a fenced roof deck of 555 sq. ft., for a total of 679 sq. ft., which is 37% of the roof area. It appears that variances will be required with regards to total square footage as well as the proposed setback of the roof deck fencing, which is less than 15 ft. from Water Street.

3. **Roof Projection Screening & Materials:** Section 223-13(E) states that projecting features such as bulkheads "shall be enclosed within walls. The material and design of such walls shall be in harmony with the main walls of the building on which they are located." The existing building is comprised of brick with the proposed bulkhead clad in Hardie Plank Lap siding in charcoal grey. The Planning Board should determine if the proposed material and design of the bulkhead is in harmony with the existing building. The Applicant should provide color elevations to assist with this determination.

4. **Lighting:** The applicant should clarify if any exterior lighting is proposed for the new roof deck area. If exterior lighting is proposed, all lighting shall demonstrate compliance with the provisions of Section 223-14(B).

5. **Parking Requirement:**
   Per section 223-26(B)(2), expansion of structures erected prior to April 20, 1964 shall not be required to provide parking facilities "unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date, in which case parking spaces shall be provided on the basis of the total units of measurements of the new use or of the alteration or expansion of the existing use." Nonretail commercial uses such as restaurants in the CMS district require two parking spaces per every 1,000 square feet of floor area. The existing building requires 3.7 parking spaces. The addition of 555 sq. ft. required an additional 1.1 spaces, which is a 30% increase.

   However, per Section 223-41.18(G)(4) "For lots of 8,000 square feet or less, where the provision of on-site parking is infeasible, the Planning Board may waive all parking requirements, provided that the total floor area of the building is no greater than 5,000 square feet." I believe a waiver of required parking would be supportable in this instance.

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
Aryeh Siegel, Project Architect

City of Beacon Planning Board Agenda
06/11/2024

Title:

Consider request for one 90-day extension of Site Plan and Subdivision Approval, 37 units, “Beacon Views Townhouses” at Conklin Street, submitted by Beacon Views LLC.

ATTACHMENTS

Beacon Views PB 6.11.24 extension request.pdf

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

May 8, 2024

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

Per the July 12, 2022 resolution for the Preliminary & Final Subdivision & Site Plan Approval for the above referenced project, and the subsequent extensions, the applicant would request an extension of the approval ahead of the July expiration. As the board may recall, coverage under the nationwide Army Corps of Engineers permit has been granted, and the applicant is working with the Dutchess County Health Department on approval of the sewer and water connections. There has been no change in the condition of the site, and there has been no change to the site plans or subdivision plat.

Please place the matter on the agenda for the Planning Board's June 11, 2024 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures (all email only)

cc: Nathan Kahn
Greg Kamedulski
Richard Cantor, Esq.
Aryeh Siegel
Phil Grealy, P.E.
James Bates

Insite File No. 19131.100

City of Beacon Planning Board Agenda
06/11/2024

Title:

Consider request for two (2) six-month extensions of Special Use Permit Approval, Hotel & Accessory Conference/Event Space and Cafe, submitted by Prophecy Theater, LLC.

ATTACHMENTS

1113 Wolcott PB 6.11.24 SUP Extension Request with Exhibit A(6073244.1).pdf

CUDDY +FEDER LLP

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

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

May 28, 2024

VIA E-MAIL
AND FEDERAL EXPRESS

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

Re: Prophecy Theater, LLC – Hotel & Accessory Conference/Event Space and Café
Request for Extension – Special Use Permit Approval
Premises: 1113 Wolcott Avenue, Beacon, New York 12508 (Tax ID: 5954-26-651901)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Prophecy Theater, LLC, we respectfully submit this letter requesting two (2) six-month extensions of the approved Application for a Special Use Permit (the "Approval") for the above-referenced matter.[1] A copy of the Planning Board Approval Resolution dated August 11, 2023 (filed with the City Clerk's Office on August 14, 2023) is enclosed as **Exhibit A.**

Pursuant to Condition C.4 on page 10-11 of the Approval Resolution ". . . this Special Permit Approval . . . shall expire if a bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval" (i.e., August 8, 2024).[2] Pursuant to Condition C.5 on page 11, the Planning Board is authorized to grant multiple six-month extensions of time periods associated with special use permit approvals.[3]

At this time, the Applicant continues to work diligently towards addressing the Approval Resolution's conditions precedent to obtaining the Chairman's endorsement on the final site plans and submitting a bona fide building permit application. These efforts include, but are not limited to, responding to the remaining City engineering and planning comments, drafting and securing the City Attorney's approval as to form for the stormwater agreement, and compiling preliminary structural drawings, which efforts have been coordinated between the Applicant and the

[1] Note: Neither the Approval Resolution nor Zoning Code establish expiration periods for either the Site Plan or Certificate of Appropriateness Approvals. As such, neither Approval requires extension by this Board and the instant request is limited to the Special Permit Approval.

[2] *See also* CITY OF BEACON ZONING CODE § 223-18.F(1).

[3] *See also* CITY OF BEACON ZONING CODE § 223-18.F(2).

Applicant's hotel operator, Foster Supply Hospitality.[4]

We respectfully submit that this extension should be granted given that there are no changes proposed to the parameters of the project, and there have been no material changes to the facts and circumstances that existed when Special Use Permit Approval was granted. Accordingly, the rationale for the issuance of the Planning Board's earlier decision supports the granting of this extension. For these reasons, we respectfully request that the Planning Board grant a one (1) year extension to begin on August 8, 2024, thus extending the Approval through to August 8, 2025.

The Applicant requests placement of this request on the Planning Board's June 11, 2024 Meeting agenda for consideration of the Applicant's extension request. In the meantime, if the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosure

cc: Jennifer L. Gray, Esq.
Allison Fausner, Esq.

[4] For more information about Foster Supply Hospitality, please visit their website: https://www.fostersupplyco.com/.

Exhibit A

Received
Office of the City Clerk
8/14/2023

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SPECIAL PERMIT, SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 1113 WOLCOTT AVENUE – PROPHECY THEATER, LLC

Parcel No. 5954-26-651901

WHEREAS, the Beacon Planning Board received applications for Site Plan, Special Permit and Certificate of Appropriateness approval from Prophecy Theater, LLC (the "Applicant") for expansion of a former 2½ story parsonage building into a thirty (30) room hotel and the repurposing of the church building into an accessory conference center/event space and café, with thirty-three (33) off-street parking spaces, on property located at 1113 Wolcott Avenue, known and designated on the Tax Map as Parcel No. 5954-26-651901 (the "Property") located in R1-40 Zoning District, Historic District and Landmark Overlay ("HDLO") District and within the Local Waterfront Revitalization Program ("LWRP") boundary (the "Project" or "Proposed Action"); and

WHEREAS, as originally proposed in July 2021 the Project included a maximum capacity for the conference center/event space of 500 persons, seven (7) days per week; and

WHEREAS, in response to comments from the Planning Board and the public, the Applicant reduced such proposed maximum capacity to 350, then to 198 in August 2022, then to 180 in October 2022 and finally to 150 in February 2023, and the Applicant also limited the days of the week and the hours of operations that the conference center/event space can host events; and

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

WHEREAS, the Planning Board is the approval authority for a Special Permit for a hotel and hotel-related accessory uses and structures within the HDLO District pursuant to §§ 223-18.B and 223-24.7of the City of Beacon Code; and

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

WHEREAS, the application consists of application materials, full environmental assessment form, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawing, entitled "Special Use Permit Application – 1113 Wolcott Avenue" sheets 1-16, prepared by Hudson Land Design Engineering, Site/Civil Engineer; Aryeh Siegal, Architect; Robert Oswald, Surveyor; and Landscape Restorations, Landscape Designer, dated June 29, 2021, last revised July 25, 2023; and

Sheet	Title
1 of 16	*Site Plan;*
2 of 16	*Full Site Plan;*
3 of 16	*Existing Conditions & Demolition Plan;*
4 of 16	*Landscape & Lighting Plan;*
5 of 16	*Hotel Building Plans & Elevations;*
6 of 16	*Conference/Event Plans;*
7 of 16	*Conference/Event Plans 2;*
8 of 16	*Conference Center Elevations;*
9 of 16	*Grading &Utility Plans;*
10 of 16	*Erosion and Sediment Control Plan;*
11 of 16	*Vehicle Tracking Plan;*
12 of 16	*Site Construction Details;*
13 of 16	*Stormwater Construction Details;*
14 of 16	*Water & Sewer Construction Details;*
15 of 16	*Erosion and Sediment Control Details; and*
16 of 16	*Work Zone Traffic Control Plan.*

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

WHEREAS, by letter dated November 30, 2021 the Building Inspector confirmed that the proposed use is permitted in the HDLO District, specifically a "hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views" subject to the issuance of a special permit by the Planning Board (Zoning Code Sections 223-24.7 and 223-18) and that a conference center or event space with a maximum capacity of 350 persons may be considered accessory to a 30-room hotel; and

WHEREAS, the Applicant, on referral from the Planning Board, appeared before the City of Beacon Zoning Board of Appeals ("ZBA") at its meetings on March 15, 2022, April 19, 2022, and May 17, 2022, to review the Applicant's request for a variance from the off-street parking requirements to permit a total of 32 off-street parking spaces where 136 were required based on a proposal for a 30-room hotel, 50-seat restaurant/café and a conference/event spaces with a 350 person capacity, and provide the Planning Board with comments related to the Planning Board's SEQRA review of the then-Proposed Action; and

WHEREAS, the Applicant reduced the scope of the Proposed Action to a 30 room hotel, 50 seat restaurant/café and a conference/event space with a 180 person capacity (including the café) and therefore the associated parking requirement was reduced from 136 to 81 off-street parking spaces; and

WHEREAS, by letter dated October 3, 2022 the Building Inspector determined that the proposed use requires 81 off-street parking spaces which is less than a 25% increase over the parking requirement for the use existing in 1964 and thus, the Proposed Action qualifies for the parking exemption set forth at Section 223-26.B(2) of the Zoning Code; therefore, no off-street parking variance is required notwithstanding that the Zoning Code requires 81 off-street parking spaces and the Applicant is providing 33 spaces on-site; and

WHEREAS, upon referral from the Planning Board, the Applicant met with the Architectural Review Subcommittee on January 19, 2022 and February 11, 2022; and

WHEREAS, on February 15, 2023, the Planning Board referred the Project to the City of Beacon Traffic Safety Committee and such Committee opined in a subsequent memorandum that sufficient parking for the venue within a quarter mile radius, however the Committee recommended against parking on residential streets such as Rombout Avenue, Stratford Avenue, and Beacon Street; and

WHEREAS, on April 14, 2023 the Planning Board conducted a site visit to the Property and certain neighboring properties; and

WHEREAS, on June 14, 2022, the Planning Board opened a public hearing on the Special Permit and Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing, which was continued month to month until the Public Hearing on the Special Permit and Site Plan application was closed on June 13, 2023; and

WHEREAS, the Applicant submitted a "Traffic and Parking Study", prepared by Colliers Engineering & Design P.C., dated November 30, 2021, last revised February 21, 2021, as well as a "Traffic and Parking Management Plan", prepared by Colliers Engineering & Design P.C., last revised July 21, 2023, both of which have been reviewed by the City's Traffic consultants and Planning Board; and

WHEREAS, the New York State Department of Transportation, in its letter dated April 7, 2022, provided several comments, to which the Applicant responded in its letter dated April 25, 2022; and

WHEREAS, the Applicant submitted a Sound Level Report, prepared by Beacon AV Lab, dated August 29, 2022, together with memoranda prepared by B. Laing Associates, Inc., dated January 31, 2023, and supplements thereto, dated February 28, 2023 and March 31, 2023, which included additional sound monitoring conducted on January 10, 2023, which

information and reports were reviewed by the City's sound consultant, The Noise Consultancy, LLC, and the Planning Board; and

WHEREAS, the New York State Office of Parks, Recreation and Preservation in its letter dated July 21, 2022, opined that the Project will not have an adverse impact on historic or cultural resources; and

WHEREAS, the Applicant submitted a "Hotel Event Space/Café Management Plan", prepared by Prophecy Theater LLC, dated October 25, 2022, last revised February 28, 2023; and

WHEREAS, the Planning Board has considered the standards to issue a Special Permit set forth in § 223-18.B of the Beacon City Code, which are as follows:

(a) The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will not conflict with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.

(b) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.

(c) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic in Article IV than would be the operations of any permitted use, not requiring a special permit.

(d) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, the entrance and exit drives shall be laid out so as to achieve maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.

(e) Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.

(f) The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program; and

WHEREAS, the Planning Board has also reviewed the applicable special permit standards for the Special Permit application within the HDLO District for the redevelopment and expansion of the parsonage into a hotel as well as to convert the existing church building into an accessory event/conference center and café as set forth in § 223-24.7.D(1) of the Beacon City Code, which are as follows:

(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

(b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

(c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

(d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure; and

WHEREAS, the Planning Board has reviewed the application for a certificate of appropriateness against the standards set forth in the City of Beacon Zoning Code §134-6 and applied the design standards in City of Beacon Zoning Code §134-7; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval and considered the standards as set forth in the City of Beacon Code § 223-25.E: and

WHEREAS, on July 11, 2023, the Planning Board adopted a Negative Declaration pursuant to SEQRA after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared in connection with the Project, finding that the Proposed Action would not result in any significant adverse environmental impacts; and

WHEREAS, on July 11, 2023, by resolution, the Planning Board found that the Project is entirely consistent with the LWRP policies which apply to the Project; and

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

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Zoning Code §§ 134-6 and 134-7 that the proposed alterations and rear expansion of the parsonage into a hotel as well as the exterior renovations to the church and interior conversion thereof into a conference/event center with ancillary café are limited and consistent with the historic character of the surrounding area and compatible with the design standards for the Historic District Landmark Overlay Zone and accordingly, thus, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that upon review of the Special Permit application, the Planning Board hereby finds pursuant to Sections 223-18.B and 223-24.7.D of the City of Beacon Zoning Code:

1. The location and size of the use, the nature, hours and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the site and the existing permitted uses on adjacent blocks.
2. The location, nature and height of the buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not conflict with the existing permitted uses on adjacent blocks and will not hinder or discourage the appropriate development use of adjacent land and buildings.
3. Operations in connection with the use as a place of business for a thirty (30) room hotel and accessory conference/event center (with restaurant/café) will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses, the entrance and exit drives are laid out in a manner that achieves maximum safety, and uses will not cause unreasonable traffic congestion or create a traffic hazard.
5. Uses, buildings, and operations will be accessible for emergency services and appropriately located for water, sewer, and other infrastructure requirements.
6. The use will comply with other regulations in the Code and will be compatible with the recommendations in the City's Comprehensive Plan and Local Waterfront Revitalization Program.
7. Any exterior restoration will maintain the architectural and historic integrity of the structure and any new construction will be compatible with neighboring structures.
8. The proposed use is compatible with the neighborhood and the activities permitted within the structure can be adequately buffered from any surrounding residential homes.
9. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.
10. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Special Permit and Site Plan Approvals to the Applicant to convert and expand the rear of the existing parsonage into a 2½ story hotel, and convert the existing church building into an accessory conference/event center with restaurant/café at property located at 1113 Wolcott Avenue as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project and shall meet all conditions contained in such approvals, as required therein. As part of the Applicant's submission to the NYSDOT for a Highway Work Permit, the Applicant shall request the signal phasing modifications for the NYS 9D/Beekman Street/W. Church intersection set forth in the Traffic & Parking Study prepared by Colliers Engineering & Design.

3. The comments contained in the City Engineer's letter to the Planning Board dated August 1, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated August 4, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

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

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

1. The Special Permit for the accessory conference/event center shall be valid for a period of one year from the issuance of a Certificate of Occupancy for the proposed use, subject to renewal upon written request to the Planning Board. Any request for renewal or modifications of the Special Permit specific to the accessory conference/event center shall be subject to a public hearing. The request for renewal shall be submitted at least 90 days prior to the expiration of the Special Permit, unless such time period is otherwise modified by the Planning Board. In the event the renewal application remains pending before the Planning Board after the expiration date of the Special Permit, the Special Permit shall remain valid for such time as the application is pending provided that the Applicant is diligently pursuing the application.

2. Continued operation of the use permitted herein is conditioned upon continued compliance with the applicable special permit standards, the conditions set forth herein, and all other local and State laws and regulations.

3. The Applicant shall comply with all requirements of the approved site plan and remain in compliance at all times during operation.

4. Prior to the issuance of a Certificate of Occupancy, the Applicant shall submit a Stormwater Maintenance and Easement Agreement for review and acceptance by the City Engineer and City Attorney. The Applicant shall record the approved document in the Dutchess County Clerk's Office with proof of recording submitted to the City Building Department.

5. All events shall be subject to the Traffic & Parking Management Plan, prepared by Colliers Engineering & Design, last revised July 21, 2023, including any subsequent revisions authorized by the City Planner, City Engineer or City Traffic Consultant, which Traffic & Parking Management Plan is incorporated herein by reference. Prior to the issuance of a Certificate of Occupancy, to the extent required by the City Traffic Consultant, the Traffic Management Plan shall be revised to be consistent with the Approved Project, including the conditions set forth herein. In the event a condition set forth herein conflicts with a provision of the Traffic & Parking Management Plan, the condition set forth herein shall control.

6. The continued validity of this Special Permit approval shall be subject to the continued availability of sufficient public parking, or private parking secured with an easement or similar agreement, to ensure the availability of parking within a 1,000 ft radius of the Property to accommodate an event of 150 attendees.

7. No event shall have more than 150 attendees. Events occurring on Thursdays shall be limited to a maximum of 130 attendees. Events occurring on Fridays, Saturdays, Sundays and Holidays[1], including Holiday eves, may have up to 150 attendees. No events shall occur on Mondays, Tuesdays or Wednesdays.

8. The restaurant/café shall be closed to the public during an event with more than 100 attendees.

9. On Fridays, Saturdays and Holiday eves, conferences/events shall end no later than 8:30pm and attendees shall disperse no later than 9:00pm.

10. On Sundays, Thursdays and Holidays preceding typical work days, conferences/events shall end no later than 7:30pm and attendees shall disperse no later than 8:00pm.

[1] For the purposes of this Resolution, "Holidays" are inclusive of Memorial Day, Labor Day, Indigenous People's Day and Veterans Day.

11. All notes set forth on the Site Plans listed above shall be deemed to be a condition of this approval as if fully set forth in this Resolution.

12. No outdoor amplification of sound is permitted on the Property without a noise permit pursuant to Chapter 149 of the City Code.

13. The following noise mitigation measures shall be implemented by the Applicant:

    i. A 95 dB(A) limit on amplified music as measured at the east end of the conference/event space;
    ii. Neither interior nor exterior doors may be propped open during musical performances;
    iii. Prior to the issuance of a Certificate of Occupancy, acoustical glass inserts (minimum of one (1) panel with a minimum STC rating of 10) shall be installed on the interior side of the stained-glass windows in the conference/event space. The spacing between the existing window and the acoustical panel should be as wide as possible, given the existing structure of the window. The installation of the panel must provide an effective seal to the existing structure;
    iv. Prior to the issuance of a Certificate of Occupancy, solid fillings shall be installed within any opening of the brick wall on the west side of the deck;
    v. Prior to the issuance of a Certificate of Occupancy, tongue and groove construction of a rough cedar sound mitigating fence along the northwestern boundary line, as shown on the Site Plan;
    vi. Prior to the issuance of a Certificate of Occupancy, acoustically-rated fencing shall be installed around all HVAC units extending to a height which is a minimum of one (1) foot above the exhausts, except that this requirement shall not apply to units installed under the rear deck of the proposed conference center. The fencing may include acoustically-rated louvres, if required for air supply;
    vii. There shall be a prohibition on garbage removal or loading/unloading with the use of mechanical equipment between 9:00pm – 7:00am; and
    viii. Prior to the issuance of a Certificate of Occupancy, signage shall be installed along the property boundaries, as shown on the Site Plan, referencing the surrounding neighborhood, stating: "Residential Quiet Zone. Please be Respectful".

14. The repairs to the conference/event center (church) building listed on Sheet 8 shall be implemented prior to the issuance of a Certificate of Occupancy.

15. The cemetery restoration and maintenance work shall be implemented as set forth on Sheet 9. After consultation with cemetery experts, a longer-term

restoration plan for the cemetery shall be submitted to the City before the issuance of a Certificate of Occupancy.

16. If multiple events are to occur on the same day there shall be a minimum of 2 hours between the end of one event and the beginning of another to prevent overlapping of drop-off/pick-up operations at the site and to allow for turnover of parking spaces on-site and/or at nearby parking locations.

17. Operation of the café and conference/event center, or any other accessory uses to the hotel, shall not precede the opening of the hotel.

18. The Applicant shall engage a professional traffic engineer to perform a post-occupancy monitoring report for a Type A and Type B Event, as defined in the Traffic & Parking Management Plan, which shall be conducted within the first nine (9) months following the issuance of a Certificate of Occupancy. The monitoring shall include those elements set forth at Page 13 of the Traffic & Parking Management Plan, along with any additional elements deemed necessary in coordination with the City Traffic Consultant prior to such monitoring. The Applicant shall fully comply with the description of the post-occupancy monitoring set forth the Traffic & Parking Management Plan. In addition, in the event the City Traffic Consultant recommends modifications to the Traffic & Parking Management Plan based on the monitoring report the Applicant shall implement such modifications except that the Applicant can submit a written request for review of such recommendations by the Planning Board.

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

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

2. If rock is encountered during excavation, it shall be removed by mechanical means. No blasting shall be permitted without approval from the Building Department. No on-site rock processing is proposed, nor shall it be permitted on-site. Further, no rock removal shall occur on the weekends.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. In accordance with Section 223-18.F(1) of the City of Beacon Zoning Code, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:

a. A bona fide application for a Building Permit is not filed within one (1) year of the issuance of this Special Permit Approval; or

b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or

c. If said use ceases for more than six (6) months for any reason.

5. In accordance with Section 223-18.F(2) of the Zoning Law, the Planning Board may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The Planning Board may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.

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

7. As used herein, the term "Applicants" shall include Prophecy Theater, LLC and its successors and assigns, and where applicable its contractors and employees.

8. The approval granted by this resolution does not supersede the authority of any other entity.

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

10. If any provision or condition set forth herein, or portion thereof, is found to be invalid, inoperative or unenforceable, this Resolution shall be null and void unless otherwise determined by the Planning Board.

11. The Planning Board shall retain continuing jurisdiction, including jurisdiction to amend, supplement or otherwise modify the conditions herein subject to a duly noticed public hearing upon referral from the Building Inspector after a finding by the Building Inspector that material and essential conditions of this Approval have been continually violated resulting in adverse impacts to the immediate neighborhood.

Resolution Adopted: August 8, 2023
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

August 11, 2023
Dated

Motion by: Karen Quiana, seconded by: David Jensen:

Kevin Byrne	Voting: Aye	Leonard Warner	Voting: Absent
Donna Francis	Voting: Abstained	J. Randall Williams	Voting: Absent
David Jensen	Voting: Aye	John Gunn, Chairman	Voting: Aye
Karen Quiana	Voting: Aye		

Resolution: Approved 4-0

City of Beacon Planning Board Agenda
06/11/2024

Title:

Consider request for one (1) year extension of Site Plan Approval, three (3) story commercial project at 536 Main Street, submitted by HRSM, LLC.

ATTACHMENTS

536 Main PB 6.11.24 Site Plan Ext. Request with Exhibit A Attached(6073551.1).pdf

CUDDY +FEDER LLP

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White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer
tpalmer@cuddyfeder.com

May 28, 2024

VIA E-MAIL AND FEDERAL EXPRESS
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: HRSM, LLC – Three (3) Story Commercial Project
Request for Extension – Site Plan Approval
Premises: 536 Main Street, Beacon, New York – Tax ID: (6054-30-132779)

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of our client, HRSM, LLC (the "Applicant") the owner of the above-referenced Property, to request a one (1) year extension of the Planning Board's Site Plan Approval for the above-referenced matter (the "Approval"), which Approval is dated June 13, 2023 (filed in the City Clerk's Office on June 14, 2023). A copy of the Approval Resolution is enclosed as **Exhibit A**.

Pursuant to Condition C.3 on page 4 of the Approval Resolution ". . . the Site Plan Approval granted herein shall expire in the event that the Applicant does not receive building permit and commence construction within one (1) year of the adoption date of this Resolution" (i.e., June 13, 2024). Pursuant to City of Beacon Zoning Code Section 223-25.J, the Planning Board is authorized to grant extensions of time periods associated with its approvals.

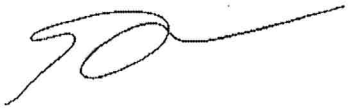
At this time, the Applicant continues to work diligently towards addressing the Approval Resolution's conditions precedent to obtaining a building permit and commencing work. These efforts include, but are not limited to, facilitating two (2) construction access agreements with adjoining neighbors and securing the Chairman's endorsement of the final site plan set. It is worth noting that the Applicant has already obtained the City Planner and Engineer's sign off on the site plans and the City Engineer's approval of the cost estimate for the proposed work.

We respectfully submit that this extension should be granted because there are no changes proposed to the parameters of the project, and there have been no material changes to the facts and circumstances that existed when Site Plan Approval was granted. Accordingly, the rationale for the issuance of the Planning Board's earlier decision supports the granting of this extension. For these reasons, we respectfully request that the Planning Board grant a one (1) year extension to begin on June 13, 2024, thus extending the Approval through to June 13, 2025.

The Applicant requests placement of this request on the Planning Board's June 11, 2024 Meeting Agenda for consideration of the Applicant's request. In the meantime, if the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration in this matter.

Very truly yours,



Taylor M. Palmer

Enclosure

cc: Jennifer L. Gray, Esq.
Allison Fausner, Esq.

Exhibit A

Received
Office of the City Clerk
June 14, 2023

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVAL FOR 536 MAIN STREET

Parcel No. 6054-30-132779

WHEREAS, the City of Beacon Planning Board received an application for Site Plan Approval from HRSM, LLC (the "Applicant") for the construction of a three (3)-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres, (the "Project" or "Proposed Action"), located at 536 Main Street (Parcel ID 6054-30-132779) within the Central Main Street ("CMS") Zoning District, and Historic District and Landmark Overlay ("HDLO") District (the "Property"); and

WHEREAS, the proposed three (3)-story building is proposed to be occupied as a retail showroom, storage and offices for a carpet retailer; and

WHEREAS, the Proposed Action includes a request for a Certificate of Appropriateness from the Planning Board pursuant to the criteria set forth in §§ 134-7 and 223-41.18.J of the City of Beacon Code; and

WHEREAS, the City of Beacon Planning Board ("Planning Board") is the approval authority for the Site Plan and Certificate of Appropriateness pursuant to the City of Beacon Code §§ 223-25 and 134-6.D, respectively; and

WHEREAS, the application for Site Plan approval consists of application forms, correspondence, Full Environmental Assessment Form ("FEAF"), Traffic and Parking Study and professional studies, and other reports submitted to the Planning Board; and

WHEREAS, the Project is shown on a Site Plans entitled "Site Plan Application," dated January 27, 2023, last revised May 30, 2023, as prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY and Aryeh Siegel, Architect, consisting of numbered Sheets 1-8 as follows:

Sheet	Title
1	*Site Plans;*
2	*Existing Conditions and Demolition Plan;*
3	*Building Plans & Elevations;*
4	*Landscape Plan;*

Grading & Utility Plan;
Erosion & Sediment Control Plan;
Construction Details; and
Construction Details; and

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

WHEREAS, on February 22, 2023 the Planning Board circulated its Notice of Intent to Declare Lead Agency to all known Involved and Interested agencies and received no objection; and

WHEREAS, the Planning Board reviewed the Applicant's application and materials at its meetings on February 15, 2023, March 28, 2023, April 11, 2023, May 9, 2023, and June 13, 2023; and

WHEREAS, the application includes a request pursuant to Section 223-41.18.G(3) to waive all 23 off-street parking spaces required by the Zoning Code for the proposed use; and

WHEREAS, Section 223-41.18.G(3) authorizes the Planning Board to modify the parking requirements applicable in the CMS District provided one or more certain circumstances are present, as set forth in Section 223-41.18.G(3), which negate the necessity of all required parking; and

WHEREAS, the Applicant submitted a Traffic and Parking Study, dated January 31, 2023, revised March 31, 2023, prepared by DTS Provident Design Engineering, LLP, White Plains, NY, which was reviewed by the City traffic consultant, and provided justification for the requested waiver of 23 off-street parking spaces for the Project; and

WHEREAS, the Planning Board referred the Project to the City of Beacon Architectural Review Board Subcommittee, which discussed the proposed design on March 3, 2023 and April 28, 2023, to which the Subcommittee provided its recommendations to the Applicant and Planning Board in advance of the Planning Board's meetings on March 28, 2023 and May 9, 2023, respectively, and to which the Applicant submitted revised Site Plans and design renderings per the Subcommittee's comments and recommendations thereof for the Planning Board's consideration; and

WHEREAS, the City of Beacon Tree Advisory Committee met with the Applicant's landscape consultant and received approval for the proposed planting of a Birch Street Tree in front of the Project on the public sidewalk; and

WHEREAS, on May 9, 2023, after taking a "hard look" at each of the relevant areas of environmental concern through review of the FEAF and all associated materials prepared

in connection with the Proposed Action, the Planning Board as Lead Agency, adopted a Negative Declaration pursuant to SEQRA, finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on May 9, 2023, the Planning Board opened and closed a duly noticed public hearing on the Site Plan application, at which time all those in attendance were given the opportunity to be heard on the Project; and

WHEREAS, the Planning Board has reviewed the application for Certificate of Appropriateness pursuant to the requirements set forth in § 134-7 of the City of Beacon Code and the design standards set forth in § 223-41.18.J; and

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

NOW THEREFORE BE IT RESOLVED, the Planning Board of the City of Beacon hereby grants a waiver of the 23 required off-street parking spaces pursuant to the City of Beacon Code §§ 223-41.18.G(3)(a) and (d) due to a showing made by the Applicant that the projected operational characteristics of the proposed use require a different amount of parking, and there is sufficient public parking available within 800 feet of the site and within the CMS District to meet the foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds pursuant to the City of Beacon Code § 134-7 that the proposed infill construction of a 3-story commercial building consisting of 14,304 s.f. of floor area, with 4,768 s.f. of floor area on each level, on an unimproved parcel having a total lot area of 5,870 s.f., or +/- 0.135 acres located at 536 Main Street, will be consistent with the historic character of the surrounding area. The Property is located in the City's HDLO District and was previously improved. The proposed minimalist design of the new building will not negatively impact the historic or architectural features, value or significance of any neighboring historical structures, nor will it detract from the historic district. Accordingly, the Planning Board hereby grants a Certificate of Appropriateness for the Project, as shown on the application materials referenced herein.

BE IT FURTHER RESOLVED, the Planning Board of the City of Beacon hereby grants Site Plan approval, as shown on the applications materials referenced above, subject to the following conditions and modifications set forth below and any other requirements which must be met by law:

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated June 7, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The comments contained in the City Planner's letter to the Planning Board dated June 9, 2023, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

B. Conditions to be satisfied prior to the issuance of a Building Permit:

1. The Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer.

2. The Applicant shall post a performance guaranty with the City of Beacon for the proposed public improvements including the new catch basin along the curb line, storm drainage manhole within the road, storm drainage pipe, pavement restoration, sidewalk restoration and any other proposed public improvement as identified by the City Engineer. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review and acceptance.

3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.

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

1. As used herein, the term "Applicant" shall include HRSM, LLC, and their successors and assigns, and where applicable their contractors and employees.

2. Approval of the Project does not include approval of work on adjacent properties without a written letter of consent, easement or other form of authorization from the owner of the adjacent property in a form acceptable to the City Attorney, such as but not limited to a building permit application.

3. Pursuant to the City of Beacon Code § 223-25.J the Site Plan Approval granted herein shall expire in the event the Applicant does not receive building permit and commence with construction within one (1) year of the adoption date of this Resolution. The Planning Board in its discretion may extend such time pursuant to the City of Beacon Code § 223-25.J.

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

5. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's FEAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the FEAF, the terms of this resolution shall be controlling.

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

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

8. The approval granted by this Resolution do not supersede the authority of any other entity.

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

Resolution Adopted: June 13, 2023
Beacon, New York

John Gunn, Chairman
City of Beacon, Planning Board

June 13, 2023
Date

Motion By: Ms. Quiana, seconded by Mr. Byrne:

Kevin Byrne	Voting AYE	Leonard Warner	Voting AYE
Donna Francis	Voting AYE	J. Randall Williams	Voting EXCUSED
David Jensen	Voting AYE	John Gunn, Chairman	Voting AYE
Karen Quiana	Voting AYE		

Resolution: Approved 6-0
~~Denied~~

City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 146 Main Street; Sign

ATTACHMENTS

146 Main PB 6.11.24 ARB sign.pdf

RECEIVED 5/14/24 130

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: 140 Main St Beacon, ny 12508

Project Architect/Engineer: Lindley Todd, LLC

Owner/Builder: Joseph Donovan, Janet St Goar

Contact Phone No.: 617 335 4446 Email: _____

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: brick

Roofing: epdm

Windows: Color: blk Type: _____

Trim: –

Garage Door: –

Stone/Brick: Y, brick

_____
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



30''

30''

BUILDING DEPARTMENT
City of Beacon

One Municipal Plaza - Suite 1 - Beacon, New York 12508

RECEIVED
MAY 14 2024
By

Application for Sign Permit

INSTRUCTIONS

a. ***This application must be completely filled in and submitted to the Building Inspector.***

b. ***This application must be accompanied by two copies of colored rendering of proposed sign.***

c. ***The plan must include dimensions and square foot calculations.***

d. ***The work covered by this application may not be commenced before the issuance of a sign permit.***

e. ***Upon approval of this application, the Building Department will issue a sign permit to the applicant together with approved, duplicate copy of drawings. Such permit and approved drawings shall be kept on the premises available for inspection throughout the progress of the work.***

f. ***All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Electrical Code.***

g. ***All work to be done in accordance with the plans and specification and no person shall make any change in said plans and specifications without the written consent of the Building Department.***

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ____
Disapproved: _____ 20 ____

_____
Building Inspector

Application for Sign Permit

Date _____

Address of Sign 146 Main St.

PROPERTY OWNER

Name Lindley Todd LLC Phone 617-335-4446
Address 4 Cross St, Beacon

BUSINESS OWNER

Name of Owner Sonia Tay Phone 917 952 0678
Name of Business: COLORANT
Type of Business: Retail
Address 146 Main St Beacon, ny 12508

SIGN COMPANY

Name Signs.com Phone _____
Address _____

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) ✓ Wall ($15) _____ Temporary Sign ($10)

Sign Content: "COLORANT"
Height of sign (if applicable) _____ Sign Dimensions 30 x 30 in
Type of materials to be used: WOOD
Means of anchoring: POST & NAIL AGAINST WOOD OR BRICK

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)

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: 4 Cross St.
Project Address: 146 Main St
Project Tax Grid #: 5954-27-761984
Type of Application: Sign permit

*** 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

Beacon Property List

Location
Hudson Todd LLC
321 Main St
172 Main St
19 Paye St
4 Cross St
10 Cross St
6 South Cedar St
8 South Cedar St
62 South Brett St
23 Beacon St
6 Commerce St
319 Main St
Beacon Todd LLC
18-20 W Main St
The Lindley LLC
1154 North Ave
13 W Church St
139 Main St
7 High St
Main St, The Lindley Todd LLC
134 Main St
142 Main St
144-146 Main St
150 Main St
152 Main St
160 Main St (unimproved)
127 Main St (unimproved)
129 Main St
131-137 Main St
145 Main St
149 Main St
15 W.Church (unimproved)
17 W.Church (unimproved)
19 W.Church (unimproved)
23 W.Church (unimproved)
9 Cross St

8 Cross St.
10 Cross St.
15. Paye Ave.

City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 2 E Main Street; Sign

ATTACHMENTS

2 E Main PB 6.11.24 ARB sign.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/9/2024

Project Address: 2E main St. Beacon, NY 12508

Project Architect/Engineer: Timely Signs - Sign Contractor

Owner/Builder: 10 Boulevard LLC

Contact Phone No.: 631-796-4203 Email:

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials: 1/2" thick aluminum, flat cut, painted white

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

see attached

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

RECEIVED
MAY 16 2024
By

Available Space 172"+/-

145.875"+/-

12"

ROUNDHOUSE

Flat Cut Building Letters - 1/2"thick Aluminum - Stud Mount - Painted White
Total Size: 145.875"w x 12"h | Cap Heights: 12"h

Flat Cut Aluminum



Aluminum



Stud Weld



Painted



Timely Signs

Project Manager: Tyson McCasland 845-331-8710 x1011
Drawn By: Sandra Kelly-Marryshow 845-331-8710 x1014

Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Building Letters
File Title: Roundhouse-Rehab2024-FS
Date: April 29, 2024

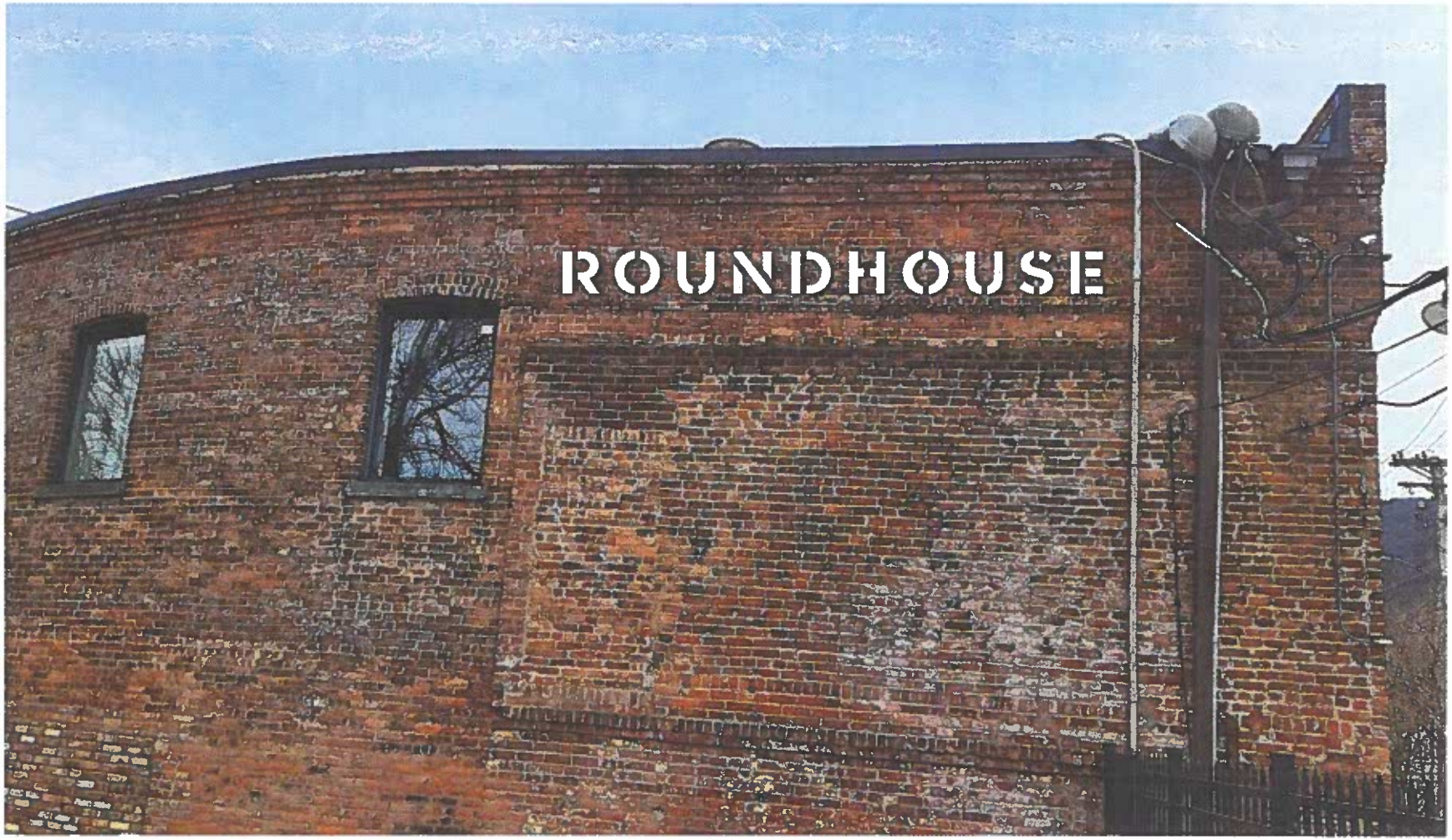
Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2016.

Timely Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | timelysigns.com

* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.



Timely Signs

Project Manager: Tyson McCasland 845-331-8710 x1011
Drawn By: Sandra Kelly-Marryshow 845-331-8710 x1014

Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: Building Letters
File Title: Roundhouse-Rehab2024-FS
Date: April 29, 2024

Client Approval: _____

Date: _____

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Timely Signs of Kingston, Inc. 154 Clinton Avenue | Kingston NY 12401 | p 845.331.8710 | f 845.331.8712 | timelysigns.com

* Please note that the colors represented on this proof are not exact representations of the finished product. All computer screens, cell phone screens and printers display colors in different manners. If exact colors are necessary for this project, the client may request a physical color sample for an additional fee.

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date 5/3/24

Address of Sign 2 E MAIN ST, BEACON, NY 12508

PROPERTY OWNER

Name 10 BOULEVARD LLC Phone 631.796.4203
Address 2 E MAIN ST, BEACON, NY 12508

BUSINESS OWNER

Name of Owner ROBERT A. MCALPINE Phone 631.796.4203
Name of Business: THE ROUNDHOUSE AT BEACON FALLS LLC
Type of Business: HOTEL / RESTAURANT
Address 2 E MAIN ST, BEACON, NY 12508

SIGN COMPANY

Name TIMELY SIGNS OF KINGSTON, INC. Phone 845.331.8710
Address 154 CLINTON AVE., KINGSTON, NY 12401

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) X Wall ($15) _____ Temporary Sign ($10)

Sign Content: NAME OF BUSINESS: "ROUNDHOUSE"
Height of sign (if applicable) _____ Sign Dimensions 12" x 145.875"
Type of materials to be used: 1/2" THICK ALUMINUM FLAT CUT, PAINTED WHITE
Means of anchoring: STUD MOUNT

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.

Robert C. M. C.
(Signature of Owner)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: 10 BOULEVARD LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.
ROBERT A. MCALPINE

List all properties in the City of Beacon that you hold a 5% interest in.
36 Slocum Rd., BEACON NY 12508

Applicant Address: 2 E MAIN ST, BEACON, NY 12508
Project Address: 2 E. MAIN ST. PARCEL IS 8 E MAIN ST
Project Tax Grid #: 130200-6054-30-168792-0000
Type of Application: SIGN PERMIT

*** 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, ROBERT A. MCALPINE, 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. Y
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. X
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. X

Robert A. McAlpine
Signature of Owner

MEMBER
Title if owner is corporation

Timely Signs

Letter of Authorization

This letter serves as authorization for Timely Signs of Kingston, Inc. or its agents to obtain any permits or variances or planning procedures required to erect signage on the following property:

Applicant Information THIS IS THE TENANT or BUSINESS APPLYING FOR THE PERMIT

BUSINESS NAME	The Roundhouse at Beacon Falls LLC
CONTACT NAME	Robert A. McAlpine
STREET ADDRESS	2 E Main St.
CITY / STATE / ZIP	Beacon, NY 12508
PHONE NUMBER	631.796.4203
EMAIL	rmcalpine@roundhousebeacon.com

Property Information THIS IS THE PHYSICAL LOCATION OF WHERE THE SIGN(S) WILL BE LOCATED

FULL STREET ADDRESS: 2 E Main St., Beacon NY 12508

6054	30	168772
SECTION	BLOCK	LOT

Property Owner Information THIS IS THE PROPERTY OWNER INFORMATION

BUSINESS NAME	10 Boulevard LLC
CONTACT NAME	Robert A. McAlpine
STREET ADDRESS	2 E Main St.
CITY / STATE / ZIP	Beacon, NY 12508
PHONE NUMBER	631.796.4203
EMAIL	rmcalpine@roundhousebeacon.com
COMMENTS	

Authorized Signature	Robert A. McAlpine	05/09/2024
	Name	Date

154 CLINTON AVENUE | KINGSTON NY 12401 | 845-331-8710 | FAX 845-331-8712 | TIMELYSIGNS.COM

City of Beacon Planning Board Agenda
06/11/2024

Title:

New Single-Family House – 49 Townsend Street, Lot 10

ATTACHMENTS

49 Townsend Lot 10 PB61124 ARB.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: _____

Project Address: 49 Townsend St Lot 10

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: IRieger@Riegahomes.com

Approval Requested: ____ Certificate of Appropriateness (sign or façade change) ✓ New Single-Family House

Color/Materials:

Siding: Combination Shamrock Vinyl Clapboard & Board & Batton and Heather Shakes

Roofing: Dual Black Asphalt Shingles

Windows: Color: White Type: Vinyl

Trim: White

Garage Door: White

Stone/Brick: None

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

Rieger Homes
Lot #10

49 Townsend Street,
Beacon, NY

Front

Roof Shingles:
Iko Cambridge
Dual Black

Top Front Gable:
Royal Heather
Vinyl Shakes

1st & 2nd floor - Front:
Royal Shamrock
Board & Batten

Note: Royal Shamrock double 4 - clapboard on Left side, right side, rear, & entire detached two car garage



Date: May 21, 2024

Subject: Rieger Homes lot #10 / 49 Townsend Street, Beacon

Proposed Exterior finishes for review by the planning board

The Brett (Craftsman) (Lot #10)

Exterior Materials Are as Follows:

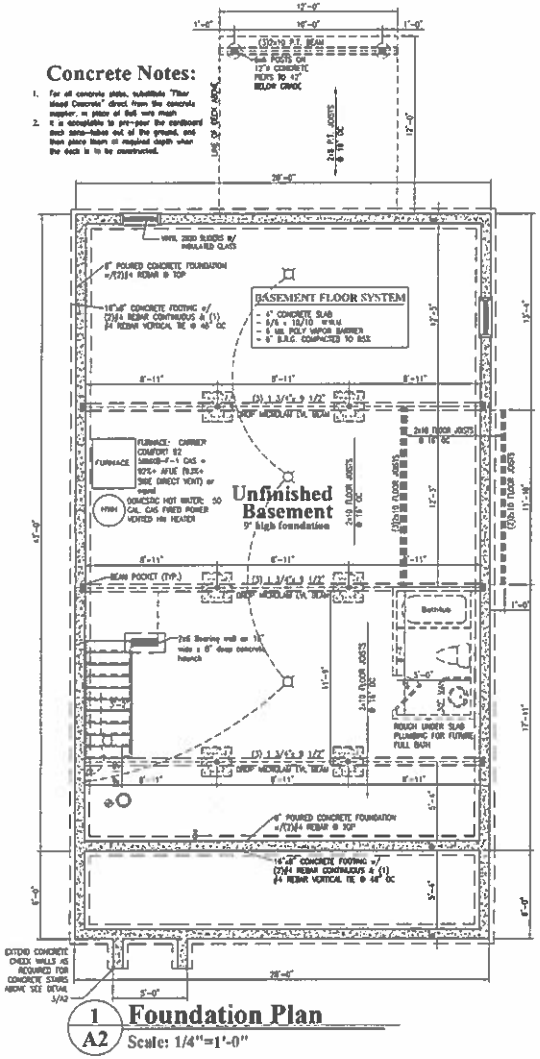
Location, General	Location, Specific & Style	Color
Front Elevation:	First Floor / Board & Batten	Color/ Shamrock
	Second Floor / Board & Batten	Color/ Shamrock
	Top Gable / Vinyl Shakes	Color/ Heather
Sides & Rear Elevation: Clapboard		Color/ Shamrock
Detached garage: All Elevations: Clapboard		Color/ Shamrock
Details:	Trim Details- Drip edge, Facia Soffits, Horizontal Band Boards, Corners, "J" Channel, Windows Gutters, Downspouts, Etc.	Color / White
Main Roof:	Asphalt shingles	Color/ Dual Black,
Porch Roof:	Asphalt shingles	Color/ Dual Black

Manufacturer of Materials Proposed Above Are As Follows:

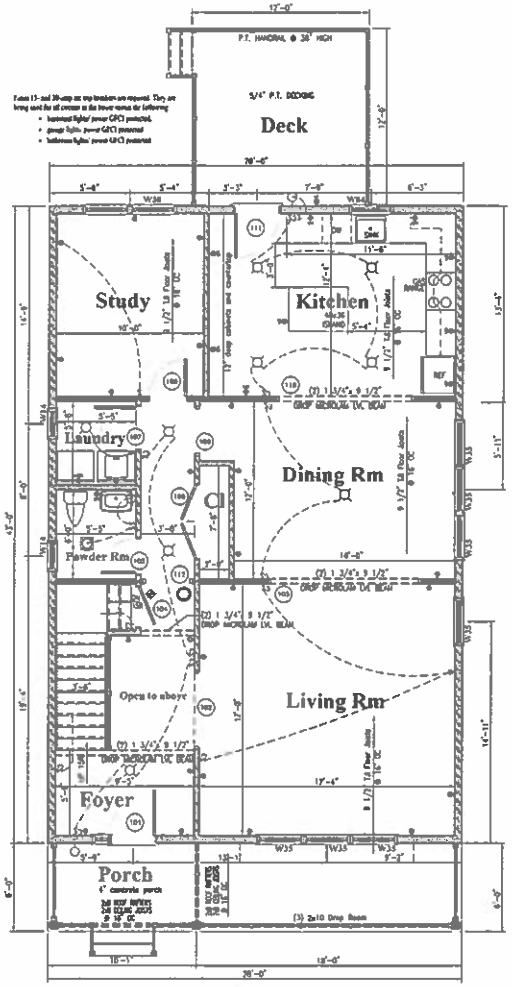
Vinyl Siding Materials Including:

Vinyl Shakes, clapboard & 7" Board & Batten	or equal	**ROYAL**
Main & Porch Roof/ Asphalt Shingles By:	or equal	**IKO Cambridge**
White Railings	or equal	**RDI Railings by Barrette**

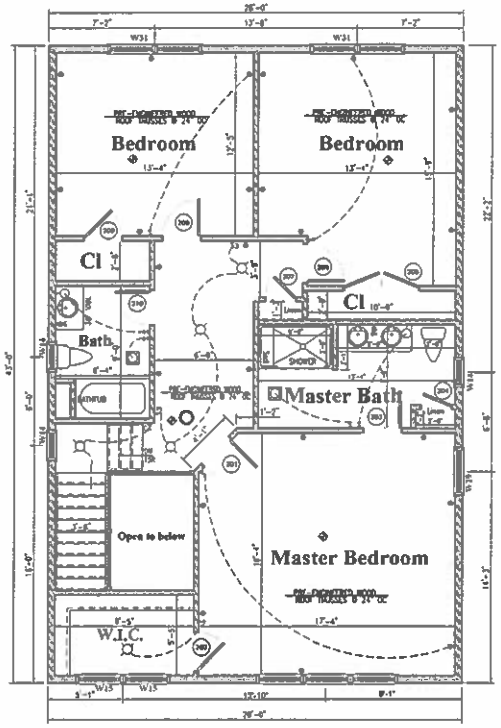
Featured Color:
Dual Black



1 A2 **Foundation Plan**
Scale: 1/4"=1'-0"



2 A2 **1st Floor Plan - 1216 SF**



3 A2 **2nd Floor Plan - 1183 SF**

Rieger Homes
Brett Model
Lot #10

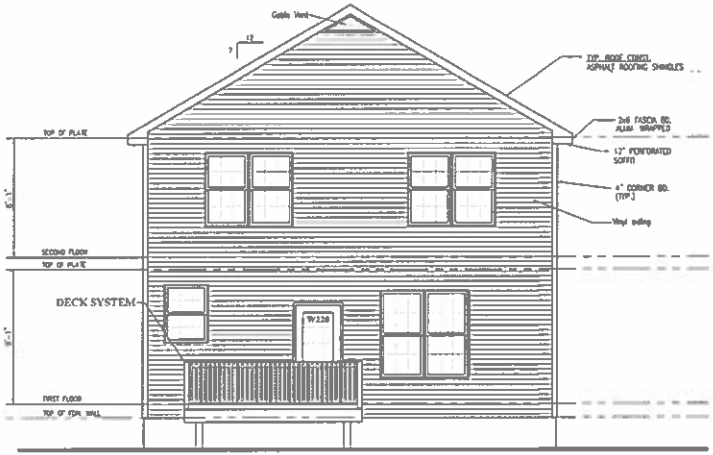
849 Townsend Street, Beacon, NY

FLOOR PLANS

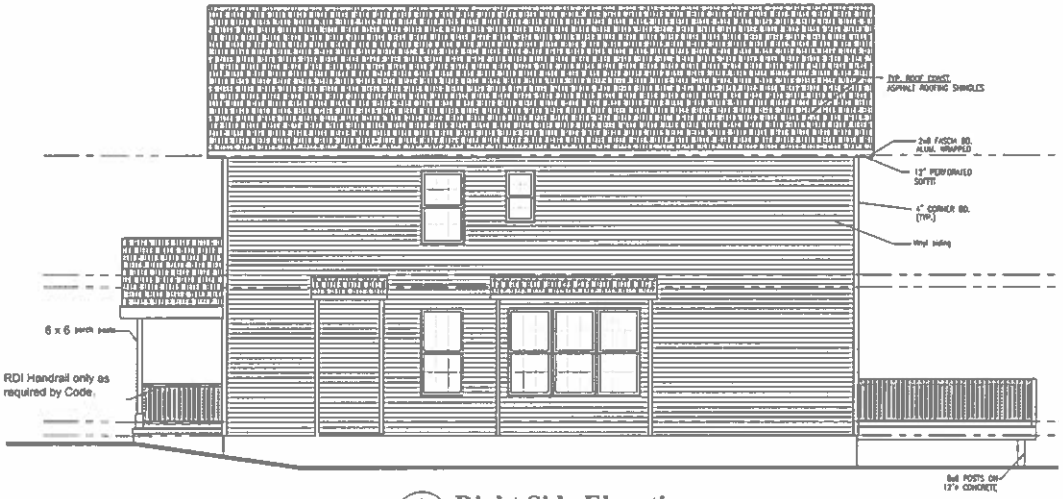
REVISIONS

DATE
5/14/24

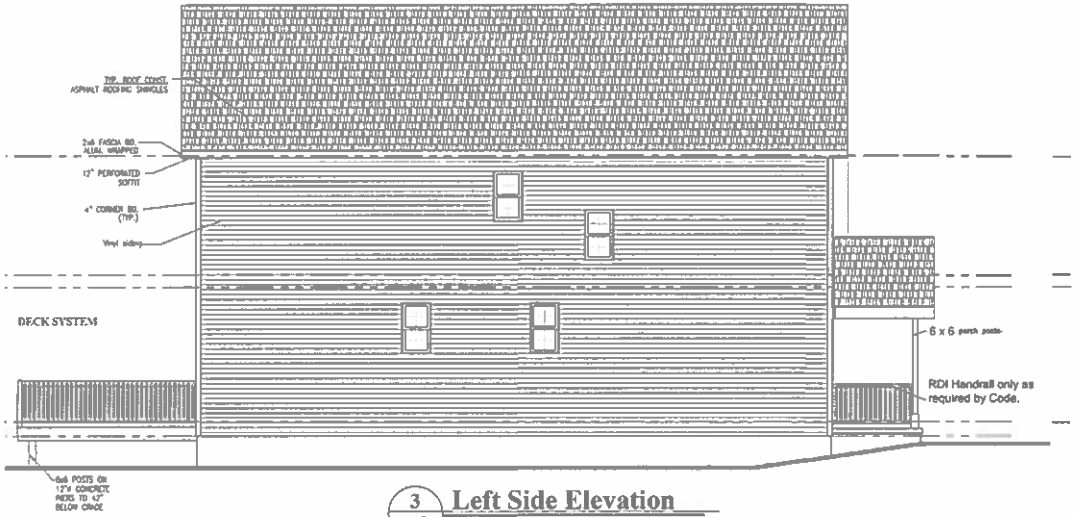
A2
of 5



1 A3 **Rear Elevation**



2 A3 **Right Side Elevation**



3 A3 **Left Side Elevation**



4 A3 **Front Elevation**

Rieger Homes
Brett Model
Lot #10

#49 Townsend Street, Beacon, NY

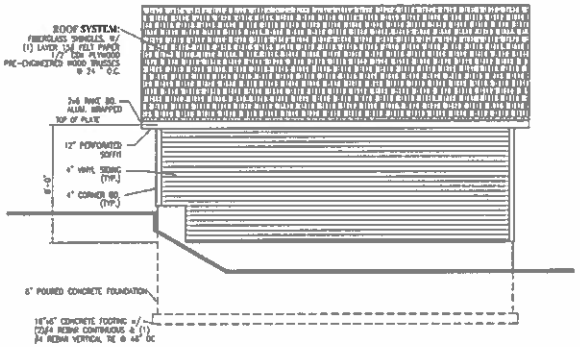
ELEVATIONS

REVISIONS

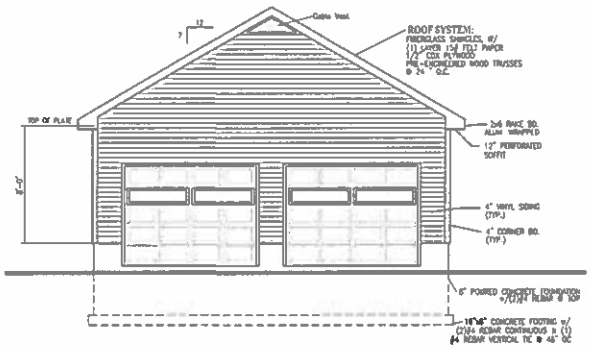
DATE

5/14/24

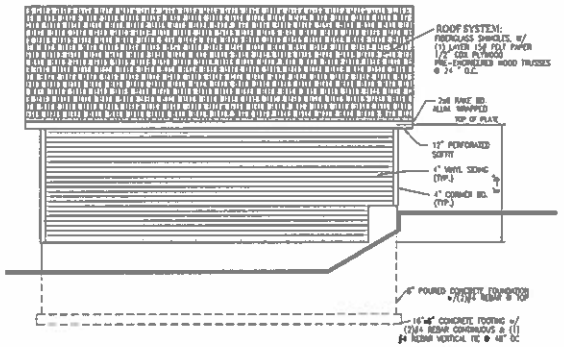
A3



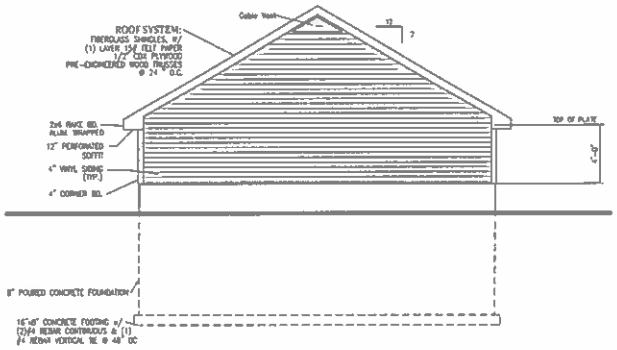
1 A5 **Side Elevation**
Scale: 1/4"=1'-0"



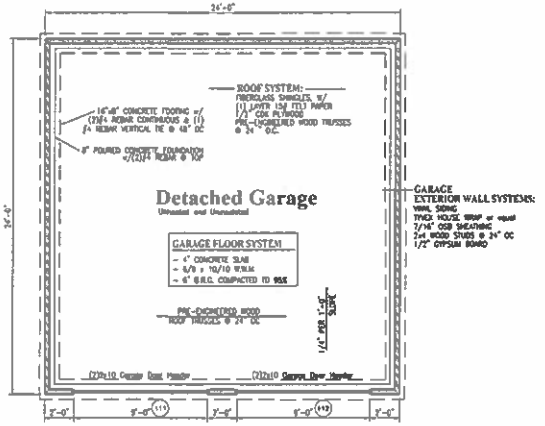
1 A5 **Front Elevation**
Scale: 1/4"=1'-0"



1 A5 **Side Elevation**
Scale: 1/4"=1'-0"



1 A5 **Rear Elevation**
Scale: 1/4"=1'-0"



1 A5 **Floor Plan**
Scale: 1/4"=1'-0"

Rieger Homes
Brett Model
Lot #10

#49 Townsend Street,
Beacon, NY

Detached Garage

Revisions

Date
5/14/24

Project Number
11-04-ED

Sheet Number
A5
of 5

City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 18 South Street; Façade

ATTACHMENTS

18 South PB61124 ARB.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/28/2024

Project Address: 18 South Street Beacon, NY 12508

Project Architect/Engineer:

Owner/Builder: Jeana Fletcher & Harry Teitelman

Contact Phone No.: 646/245/5068 Email: fletcher.jeana@gmail.com

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding:

Roofing:

Windows: Color: Terratone Type: CASEMENT- ANDERSEN

Trim: none

Garage Door: Entry Door: ANDERSEN 194 STRAIGHTLINE GLASS PANEL

Stone/Brick:

Jeana F Letcher

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

18 SOUTH ST
BEACON, NY

JEANA FLETCHER
HARRY TEITELMAN



CONTEXT: 18 South St (closest in view) in relation to the connected rowhouses

View from back of parking lot side of building (next to The Vault)



Main St view from The Vault's parking area



EXISTING: Rear of building from yard



Closeup exterior condition



PROPOSED side renovation:
x3 Casement window
w/ updated “Terratone” color frame



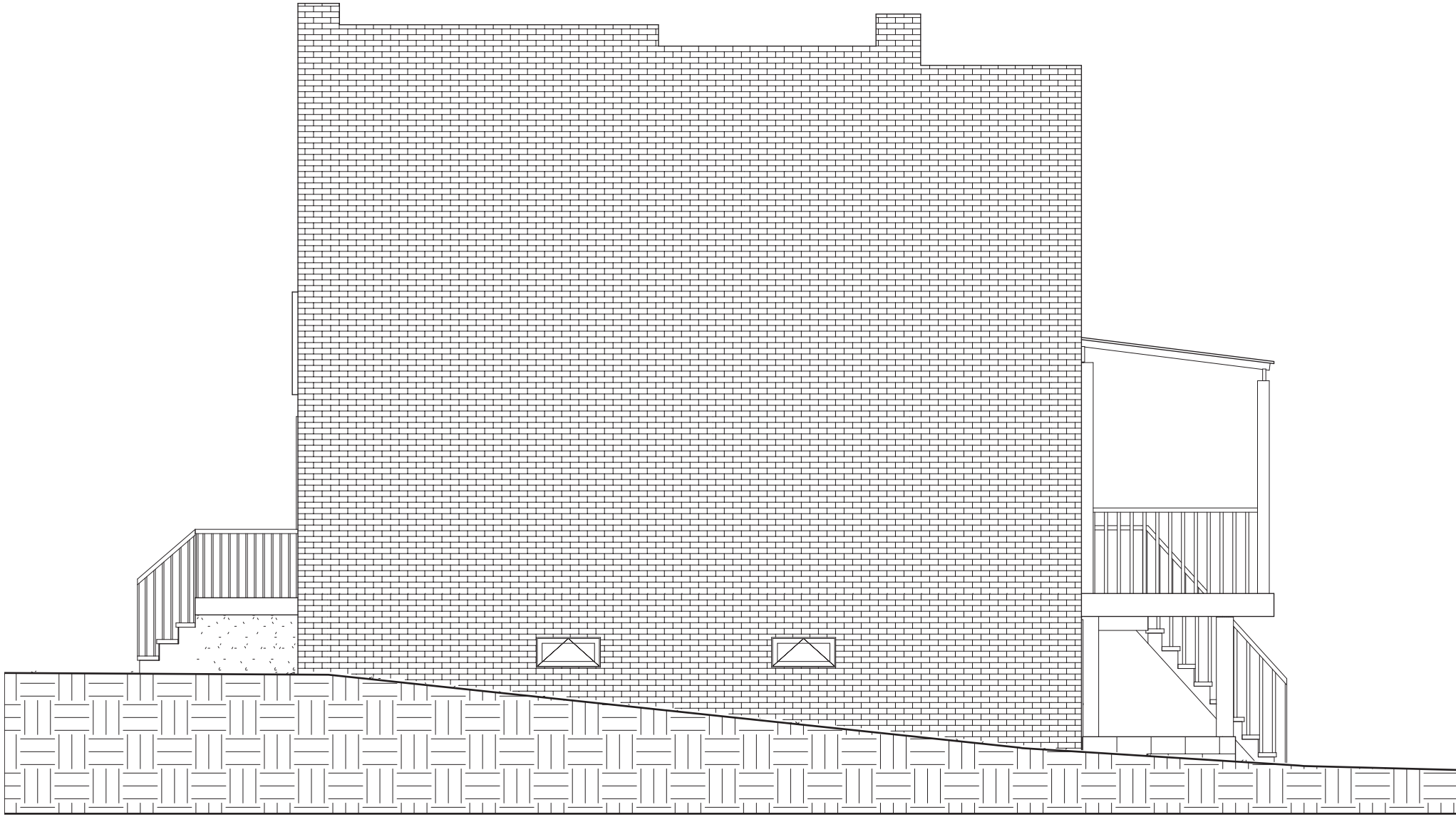
PROPOSED rear renovation:
(gutters not shown, but willl remain)

x7 Casement windows w/ updated “Terratone” color frame

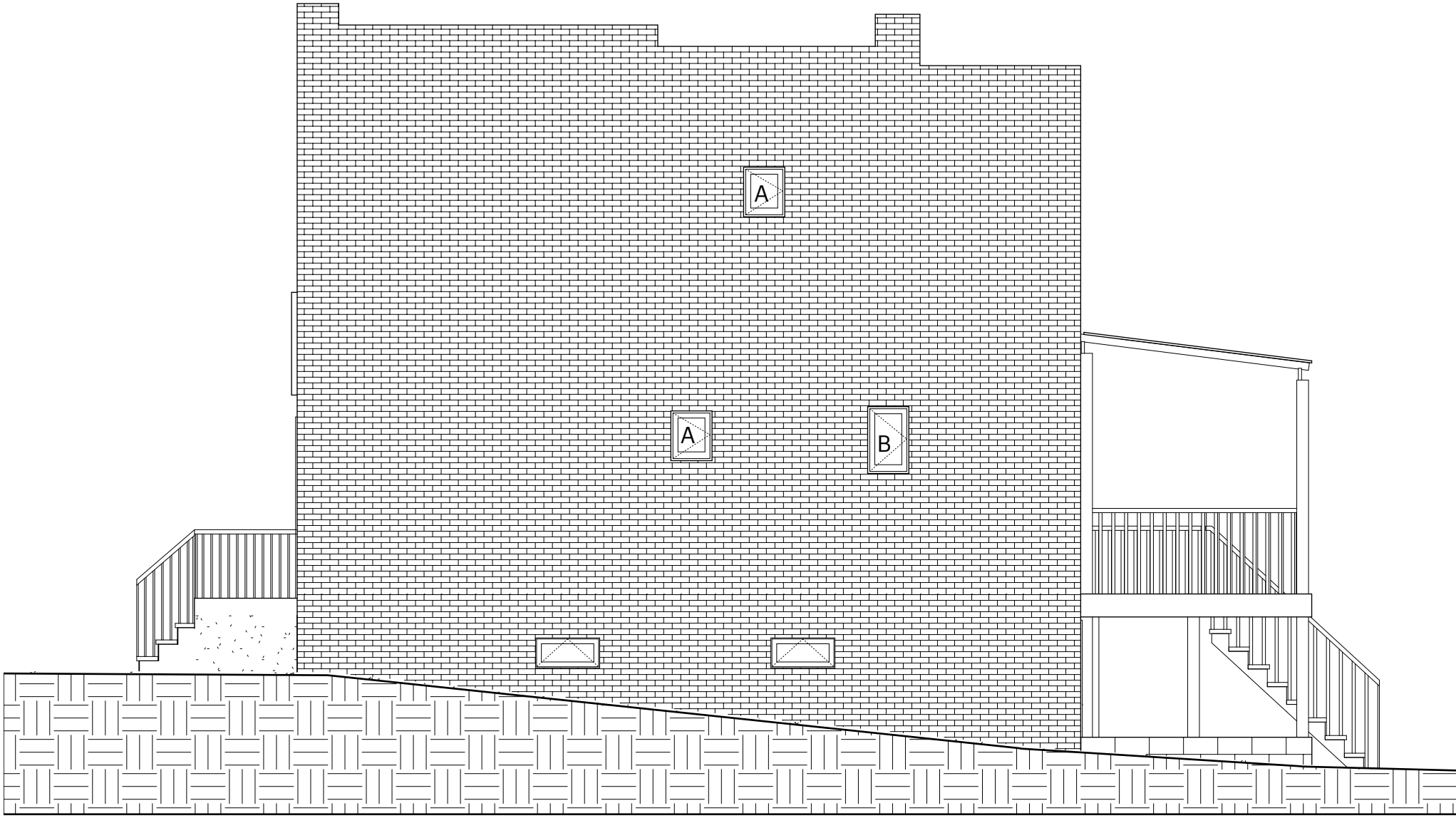
2’ extended porch into yard

Relocated outswing door





1 East Elevation EXISTING
3/16" = 1'-0"



1 East Elevation PROPOSED
3/16" = 1'-0"



1 South Elevation EXISTING
3/16" = 1'-0"

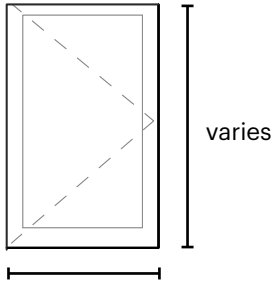


1 North Elevation PROPOSED
3/16" = 1'-0"



1 North Elevation PROPOSED (WITH COLOR SHOWN)
3/16" = 1'-0"

"A-F" PROPOSED WINDOW PRODUCT:
Andersen A-Series Casement



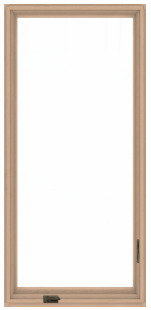
QTY	Label	Width	Height
2	A	1'-7 1/4"	1'-11 1/4"
1	B	1'-7 1/4"	2'-7 1/4"
3	C	2'-7 1/4"	5'-7 1/4"
1	D	2'-11 1/4"	2'-11 1/4"
1	E	2'-7 1/4"	4'-3 1/4"
2	F	2'-3 1/4"	4'-3 1/4"

Exterior Color Terratone



ANDERSEN WINDOWS & DOORS

A-SERIES CASEMENT WINDOW



Interior



Exterior

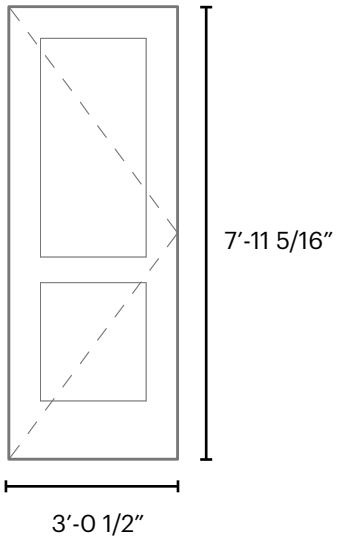
Summary

Product ID#	ACW2858
Unit Width	31 1/4"
Unit Height	67 1/4"
Interior Color	Maple
Interior Stain	Clear Coat
Glass	Low-E4® Glass
Hardware	Contemporary Folding, Stone

Feedback

Anderson Technical Specifications

"1" PROPOSED DOOR PRODUCT:
Andersen Entry Door/ Straightline Glass Panel



Exterior Color Terratone



ANDERSEN WINDOWS & DOORS

PANEL STYLE 194 STRAIGHTLINE GLASS PANEL


Interior


Exterior

Summary

Configuration	Single Door
Interior Color	Hickory
Glass	Low-E4® Glass
Hardware	Newbury®, Oil Rubbed Bronze
Grille Pattern	None
Exterior	Terratone

Feedback

Anderson Technical Specifications

City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 36 Russell Avenue; Façade

ATTACHMENTS

36 Russell PB61124 ARB.pdf

$100.—

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: May 28, 2024

Project Address: 36 Russell Avenue, Beacon

Project Architect/Engineer: _____

Owner/Builder: Charles Brush + Judith Drexler

Contact Phone No.: 530-400-7595 Email: cfbrush@gmail.com

Approval Requested: X Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

~~Siding~~: - cedar fence dog-eared 6 Ft high around back yard with clear stain

~~Roofing~~: - garden fence in side yard 6 FT high wire mesh with posts 8 Ft apart

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

_____
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)

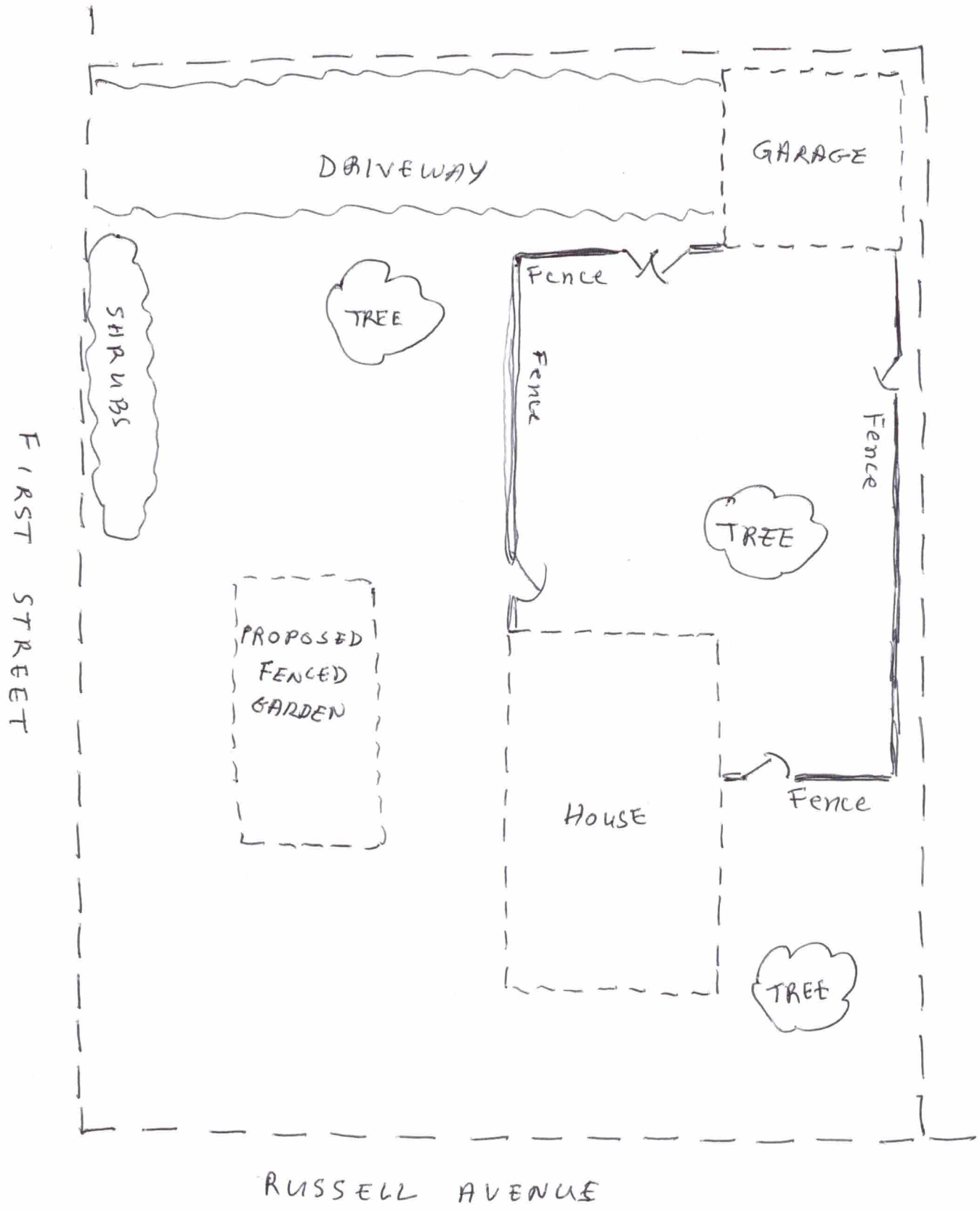
Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00


DRIVEWAY
GARAGE
SHRUBS
TREE
Fence
Fence
Fence
TREE
PROPOSED FENCED GARDEN
HOUSE
Fence
TREE
FIRST STREET
RUSSELL AVENUE

From Russell Avenue





From First Street





Close-up and Gate



Stain



Proposed Garden Fence similar to this



City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 512 Main Street; Sign

ATTACHMENTS

512 Main KAIGHT PB61124 ARB.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 4/24/2024

Project Address: 512 Main Street, Beacon, NY 12508

Project Architect/Engineer: _____

Owner/Builder: Simon Fox Properties I, LLC

Contact Phone No.: 845-202-7787 Email: kate@kaightnyc.com

Approval Requested: x Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: _____

Roofing: _____

Windows: Color: _____ Type: _____

Trim: _____

Garage Door: _____

Stone/Brick: _____

RECEIVED
APR 26 2024
By JH

_____
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

BUILDING DEPARTMENT
City of Beacon

One Municipal Plaza - Suite 1 - Beacon, New York 12508

Application for Sign Permit

INSTRUCTIONS

a. ***This application must be completely filled in and submitted to the Building Inspector.***

b. ***This application must be accompanied by two copies of colored rendering of proposed sign.***

c. ***The plan must include dimensions and square foot calculations.***

d. ***The work covered by this application may not be commenced before the issuance of a sign permit.***

e. ***Upon approval of this application, the Building Department will issue a sign permit to the applicant together with approved, duplicate copy of drawings. Such permit and approved drawings shall be kept on the premises available for inspection throughout the progress of the work.***

f. ***All electrical work to be done by an electrician licensed to work in the City of Beacon and shall comply with the City of Beacon Electrical Code.***

g. ***All work to be done in accordance with the plans and specification and no person shall make any change in said plans and specifications without the written consent of the Building Department.***

BUILDING DEPARTMENT
City of Beacon

Approved: _____ 20 ___
Disapproved: _____ 20 ___

_____
Building Inspector

Application for Sign Permit

Date 04/24/2024

Address of Sign 512 Main Street, Beacon, NY 12508

PROPERTY OWNER

Name Simon Fox Properties I, LLC Phone 914-648-7660
Address PO Box 247, Port Chester, NY 10573

BUSINESS OWNER

Name of Owner Kate McGregor Phone 646-812-2753
Name of Business: KAIGHT, INC.
Type of Business: Clothing Retail
Address 512 Main Street, Beacon, NY 12508

SIGN COMPANY

Name KING STREET SIGN CO. Phone 845 565 8337
Address 1 Colden St. Suite 100, Newburgh, NY 12550

ELECTRICIAN – (For Illuminated Signs)

Name _____ Phone _____
Address _____

TYPE OF SIGN:

_____ Ground ($25) ___x___ Wall ($15) _____ Temporary Sign ($10)

Sign Content: Business Name/Logo
Height of sign (if applicable) _____ Sign Dimensions 22" x 13"
Type of materials to be used: Aluminum composite
Means of anchoring: Steel bar with s-hooks

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)

APPLICATION PROCESSING RESTRICTION LAW
Affidavit of Property Owner

Property Owner: Simon Fox Properties I, LLC
(Applicant)
If owned by a corporation, partnership or organization please list names of persons holding over 5% interest in business.

List all properties in the City of Beacon that you hold a 5% interest in.
475 BEACON MAIN, LLC

Applicant Address: PO Box 247, Port Chester, NY 10573
Project Address: 512 Main Street, Beacon, NY 12508
Project Tax Grid #: 121755
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, Michael Bensimon, 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. X
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. X
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. X

Signature of Owner

Managing Member
Title if owner is corporation

22” BAR LENGTH



13”

22” SIGN LENGTH

City of Beacon Planning Board Agenda
06/11/2024

Title:

Certificate of Appropriateness – 246 Main Street; Façade

ATTACHMENTS

246 Main PB 5.14.24 PB ARB app.pdf

DocuSign Envelope ID: 1B48EDDC-57A5-4C61-A9F7-9F9924670C71

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 04 | 30 | 2024

Project Address: 246 Main St Beacon, NY 12508

Project Architect/Engineer: 917.415.6914

Owner/Builder: Mercaders Holdings, LLC Bud Schmeling

Contact Phone No.: _____ Email: Bud.Schmeling@gmail

Approval Requested: ✓ Certificate of Appropriateness (sign or façade change) _____ New Single-Family House

Color/Materials:

Siding: Board siding for the back addition only

Roofing: _____

Windows: Color: Dark Navy blue Type: Andersen 400

Trim: Repair all damaged trim

Garage Door: _____

Stone/Brick: Lime wash exterior brick

DocuSigned by:
64FA4745B5B14B2...

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

We are writing to submit a proposal for the renovation of 246 main st. Our aim is to enhance the aesthetic appeal, functionality, and longevity of the building through several improvements outlined below:

Exterior Painting:

1. Currently, 80% of the building is painted red, leaving the brickwork unfinished. We propose to white lime wash all exposed brick surfaces for a fresh and uniform appearance.

Trim Repairs and Painting:

2. The trim of the building is in need of repairs. We plan to address these issues and paint the trim a benjamin moore hale color, to complement the white lime washed brick.

Window Replacement:

3. The existing windows are at the end of their lifespan. We intend to replace them with Andersen 400 series windows on the first floor. Additionally, we will paint and match the windows on the second and third floors to the new windows for a cohesive look. In the not so long future all the second and third floor windows will be replaced with the Andersen 400 series.

Siding Replacement:

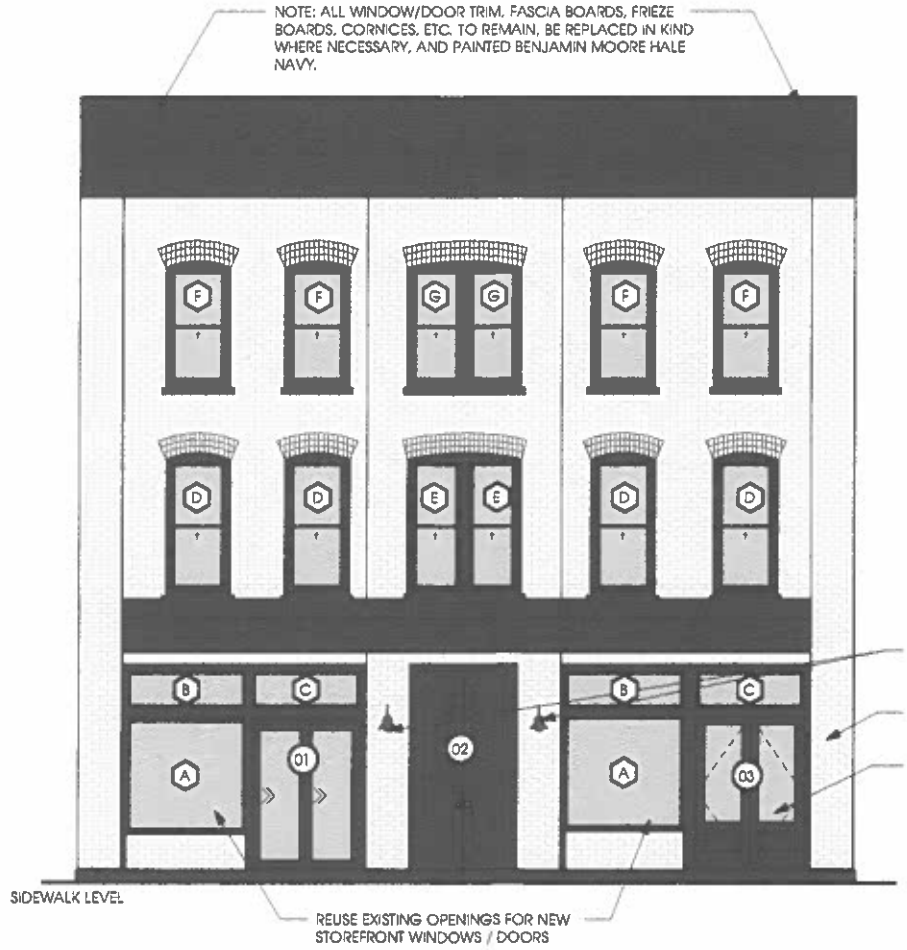
4. The siding in the back of the building is old shingles that are no longer good and require an update. We propose replacing it with boral siding, which offer durability and a modern aesthetic.

Roof Replacement:

5. Both flat roofs will be replaced to match the existing roofing material, ensuring consistency and structural integrity.

These renovations are essential for maintaining the integrity and attractiveness of 246 main st. We are committed to adhering to all building codes and regulations throughout the renovation process.

Thank you for considering our proposal. We are open to any feedback or suggestions you may have and look forward to the opportunity to enhance 246 Main.



DOOR SCHEDULE

TAG	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
01	5' - 0"	6' - 11 11/16"	PREMIUM COLLECTION 2-PANEL BIFOLD PATIO DOOR	WEATHER SHIELD	CUSTOM	WOOD / PAINTED HALE NAVY
02	4' - 6"	8' - 11"	SOLID WOOD DOUBLE DOORS	SIMPSON	CUSTOM	WOOD / PAINTED HALE NAVY
03	5' - 1 5/8"	7' - 2"	OUTSWING WOOD PANEL FRENCH DOORS	SIMPSON	CUSTOM	WOOD / PAINTED HALE NAVY

WINDOW SCHEDULE

TAG	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
A	5' - 6"	5' - 3"	PREMIUM SERIES DIRECT SET	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
B	5' - 6"	1' - 9"	PREMIUM SERIES DIRECT SET TRANSOM	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
C	5' - 0"	1' - 9"	PREMIUM SERIES DIRECT SET TRANSOM	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
D	2' - 8"	6' - 0 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW26510	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
E	2' - 4"	6' - 0 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW24510	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
F	2' - 8"	5' - 3 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW2652	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
G	2' - 4"	5' - 3 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW2452	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH

246 MAIN STREET

RESTAURANT RENOVATION

PROPOSED ELEVATION

Project number Proj. #24-001
Date 2 MAY 2024

A1





DOOR SCHEDULE - MAIN ST

TAG	DOOR SIZE WIDTH	DOOR SIZE HEIGHT	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
01	5' - 0"	6' - 11 11/16"	PREMIUM COLLECTION 2-PANEL BIFOLD PATIO DOOR	WEATHER SHIELD	CUSTOM	WOOD / PAINTED HALE NAVY
02	4' - 6"	8' - 11"	SOLID WOOD DOUBLE DOORS	SIMPSON	CUSTOM	WOOD / PAINTED HALE NAVY
03	5' - 1 5/8"	7' - 2"	OUTSWING WOOD PANEL FRENCH DOORS	SIMPSON	CUSTOM	WOOD / PAINTED HALE NAVY

WINDOW SCHEDULE - MAIN ST

TAG	WINDOW SIZE WIDTH	WINDOW SIZE HEIGHT	DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
A	5' - 6"	5' - 3"	PREMIUM SERIES DIRECT SET	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
B	5' - 6"	1' - 9"	PREMIUM SERIES DIRECT SET TRANSOM	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
C	5' - 0"	1' - 9"	PREMIUM SERIES DIRECT SET TRANSOM	WEATHER SHIELD		WOOD / PAINTED HALE NAVY
D	2' - 8"	6' - 0 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW26510	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
E	2' - 4"	6' - 0 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW24510	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
F	2' - 8"	5' - 3 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW2652	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
G	2' - 4"	5' - 3 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW2452	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH

NOTE: IN PHASE 1 OF CONSTRUCTION, ALL EXISTING SECOND AND THIRD FLOOR DOUBLE HUNG WINDOWS WILL BE REPAIRED, SEALED, AND REPAINTED NAVY BLUE TO MATCH EXTERIOR DETAILS. ALL DOUBLE HUNGS WILL BE UPGRADED PER WINDOW SCHEDULE IN PHASE 2 OF CONSTRUCTION.

246 MAIN STREET

RESTAURANT RENOVATION

PROPOSED MAIN ST ELEVATION

Project number Proj. #24-001

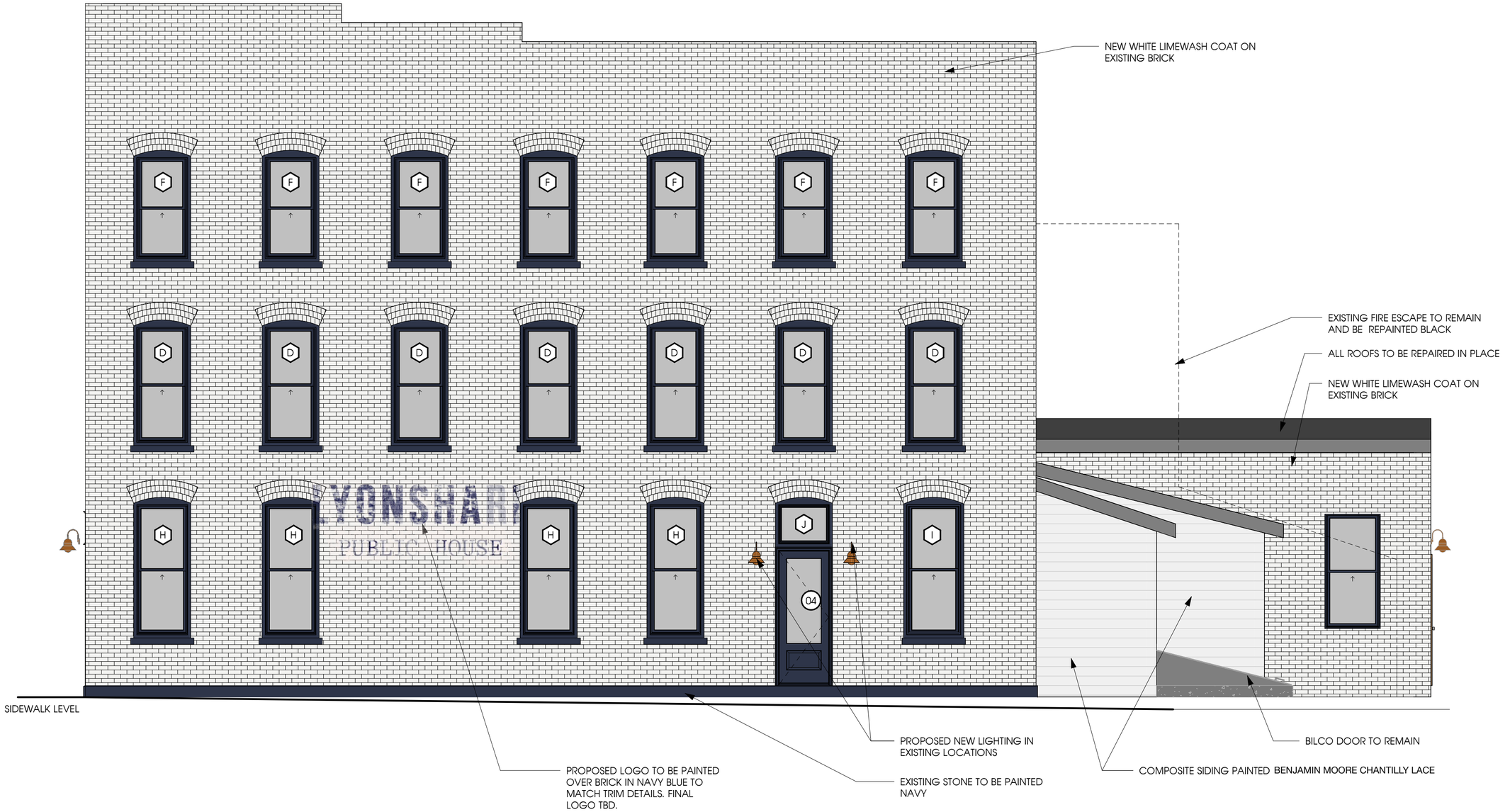
Date 3 JUNE 2024

HS-1

DOOR SCHEDULE - N WALNUT ST						
TAG	DOOR SIZE		DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
	WIDTH	HEIGHT				
04	2' - 9 7/16"	7' - 2"	OUTSWING WOOD PANEL 2/3 GLASS DOOR	SIMPSON	TBD	WOOD / PAINTED HALE NAVY

WINDOW SCHEDULE - N WALNUT						
TAG	WINDOW SIZE		DESCRIPTION	MANUFACTURER	MODEL	MATERIAL / FINISH
	WIDTH	HEIGHT				
D	2' - 8"	6' - 0 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW26510	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
F	2' - 8"	5' - 3 1/2"	400 SERIES DOUBLE HUNG	ANDERSEN	TW2652	VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
H	2' - 9"	6' - 10"	400 SERIES DOUBLE HUNG	ANDERSEN		VINYL WOOD / CUSTOM NAVY TO MATCH
I	2' - 10"	6' - 10"	400 SERIES DOUBLE HUNG	ANDERSEN		VINYL CLAD WOOD / CUSTOM NAVY TO MATCH
J	2' - 8"	2' - 0 3/4"	PREMIUM SERIES DIRECT SET TRANSOM	WEATHER SHIELD		WOOD / PAINTED HALE NAVY

NOTE: IN PHASE 1 OF CONSTRUCTION, ALL EXISTING SECOND AND THIRD FLOOR DOUBLE HUNG WINDOWS WILL BE REPAIRED, SEALED, AND REPAINTED NAVY BLUE TO MATCH EXTERIOR DETAILS. ALL DOUBLE HUNGS WILL BE UPGRADED PER WINDOW SCHEDULE IN PHASE 2 OF CONSTRUCTION.



246 MAIN STREET

RESTAURANT RENOVATION

PROPOSED N WALNUT ST ELEVATION

Project number Proj. #24-001

Date 3 JUNE 2024

HS-2

Hale Navy
Azul Marino de Hale
Bleu Marine

HC-154

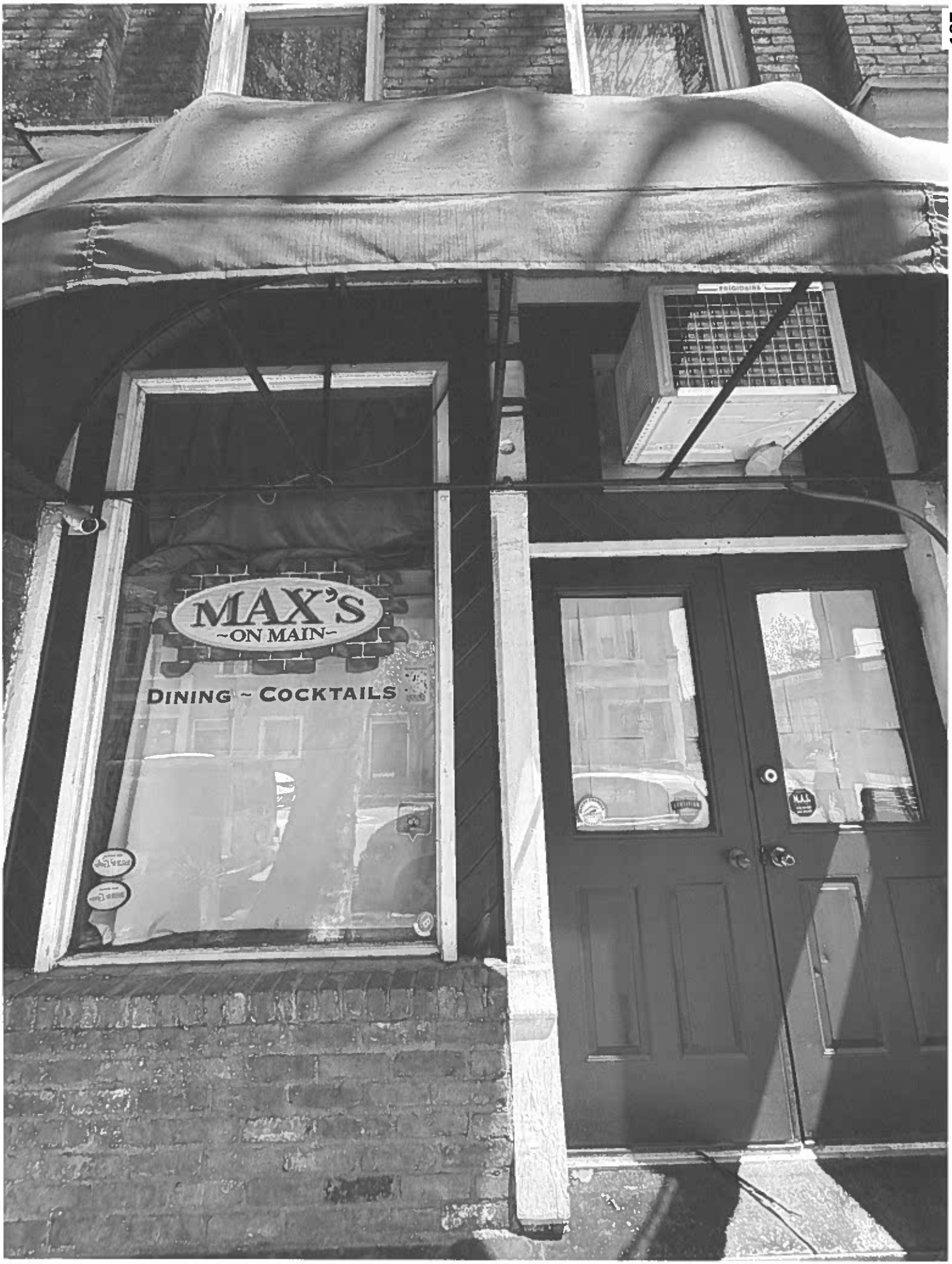
Benjamin Moore®

United States/Estados Unidos:
For assistance 1-855-PAINT-02 Para asistencia
Canada:
For assistance 1-855-PAINT-02 Pour obtenir de l'aide

Color chip may differ slightly from actual paint. El chip de color puede diferir ligeramente de la pintura real. La couleur de l'échantillon peut différer légèrement de la peinture en contenant.

DUH 09/2022
Printed in the USA. Impreso en EE. UU. Imprimé aux É.-U.




MAX'S
~ON MAIN~
DINING ~ COCKTAILS


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