COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

August 13, 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.

Approval of June 11, 2024, minutes

Approval of July 9, 2024, minutes

Regular Meeting

1. 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.
2. Continue review of application for Site Plan Approval, 19 Henry Street, townhomes, submitted by Lori Joseph Builders, Inc.
3. Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty. ***APPLICATION HAS BEEN MOVED TO THE SEPTEMBER 10th AGENDA AT THE REQUEST OF THE APPLICANT***
4. Review of application for Site Plan Approval, accessory dwelling unit, 16 Rock Hill Road, submitted by Donna Schiehsl.

Miscellaneous Business

1. Consider request for an extension of Amended Site Plan Approval, Two Cross Street, submitted by Hudson Todd, LLC. ***REQUEST FOR EXTENSION WITHDRAWN BY APPLICANT***
2. City Council request to review a revised concept site plan for 248 Tioronda Avenue, submitted by 248 Holdings LLC.
3. City Council request to review Local Law to amend Chapters 190 and 223 concerning soil stabilization.
4. City Council request to review Local Law to amend Chapter 223 concerning dimensional regulations.

5. City Council request to review Local Law to amend Chapter 223 concerning the Fishkill Creek Development (FCD) District.

Architectural Review

1. New Single-Family House â€“ 925 Wolcott Avenue
2. New Single-Family House â€“ 39 Howland Avenue

City of Beacon Planning Board Agenda
08/13/2024

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 8.13.24 Supplemental PB Submission with Exhibits A-C & Drawings.pdf

Lanc & Tully 45 Beekman 08-09-24 review.pdf

Creighton Manning 20240812_45 Beekman Rev3_124008.pdf

KARC Review PB_45 Beekman 2024.08.12.pdf

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Taylor M. Palmer, Esq.
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July 30, 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 Including Application to NYSDOT to Purchase Surplus ROW
Property: 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 on the Property (the "Project").

APPLICATION TO NYSDOT TO PURCHASE SURPLUS RIGHT-OF-WAY ("ROW"):

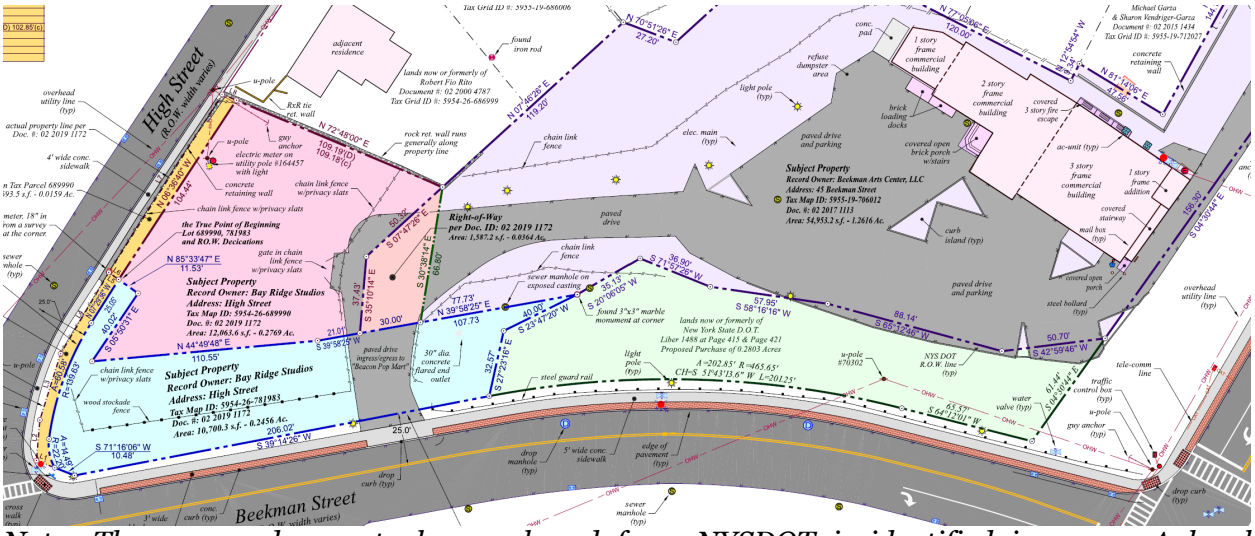
In furtherance of the Applicants' discussions with this Board to date, including the continued discussions at this Board's July 9th meeting Agenda, the Applicants are pleased to report that they formally submitted an Application to Purchase Surplus Property to the NYSDOT dated July 30, 2024 (the "Application for Surplus ROW"). *See* **Exhibit C**. In response to the directives provided by this Board about further activating the Beekman Street frontage, and in response to comments from Dutchess County Planning, as well as from City Staff and Consultants, the Applicants spent considerable time and effort – at great expense – to thoroughly review and analyze the history of the Property and the abutting ROW's following urban renewal and the associated Notices of Appropriation along Beekman Street and NYS Route 9D. Through this process, and in working with City Staff, NYSDOT, the Applicant's traffic consultants and surveyor, together with the Applicant's title company, Stewart Title Insurance Company, the chain of title to the Property and the NYSDOT ROW was ascertained.

Specifically, through its Application to Purchase Surplus ROW, the Applicants are requesting to

purchase a 0.2803-acre portion of the NYSDOT's ROW along Beekman Street. *See* **Exhibit B** to the Application for Surplus ROW, which is enclosed as **Exhibit C**. As is further detailed in the Application to Purchase Surplus ROW, to the extent it is found to be necessary, the Applicants are also seeking to purchase an additional 0.2456 acre portion of the ROW along Beekman Street. *See* **Exhibit E** (page 7 Deed Description of Lot 781983) to the Application for Surplus ROW, which is enclosed as **Exhibit C.**

As is more fully detailed in our prior submissions to this Board, and is enclosed again herein as part of the Application for Surplus ROW, for ease of reference, ***Image 1*** below details the extent of property that the Applicants seek to purchase:

Image 1 –Annotated Excerpt of the NYSDOT Right of Way Purchase Study



Note: The proposed area to be purchased from NYSDOT is identified in green. A legal description of this area is included in ***Exhibit B to the Application for Surplus ROW****. High Street 2 parcel is shown in blue. See* ***Exhibit E (Page 7) to the Application for Surplus ROW*** *for legal description. High Street 1 is shown in pink. And 45 Beekman Street is shown in purple. The orange area represents potential future dedications to the City of Beacon as these areas are within 25' of the centerline of the High Street right-of-way.*

Importantly, and as is more fully detailed in the enclosed Application for Surplus ROW and in the enclosed Memorandum prepared by Colliers Engineering & Design ("CED") dated July 30, 2024 (**Exhibit B**), the requested area of surplus property to be purchased will not change the existing NYSDOT ROW along NYS Route 9D (North Avenue) where the NYSDOT currently controls

approximately 45-50 ft. of additional ROW on the east side of NYS Route 9D between the existing curb line and the 45 Beekman Street property. In addition, along Beekman Street, the property purchase will leave approximately 15± ft. of available ROW on the north side of Beekman Street under NYSDOT control.

THE SOUTHBOUND RIGHT TURN LANE ANALYSIS:

In addition to the foregoing, as requested by the Planning Board, the Applicant's traffic consultant, CED conducted further analysis regarding a separate southbound right turn lane on North Avenue (NYS Route 9D) for vehicles turning onto Beekman Street. As is more fully detailed in CED's Southbound Right Turn Lane Memorandum (the "Right Turn Memo"), the key improvements to the overall Level of Service in this corridor were previously highlighted in CED's Traffic Impact Study ("TIS") – namely "fair share" traffic signal phasing and timing modifications. *See* **Exhibit B.**

Further, the Right Turn Memo provides that the TIS "… did not find that a southbound right turn lane is merited or necessary to mitigate any minimal potential traffic generated by the Project…" So, while the addition of a separate southbound right turn lane would provide some further improvements over the conditions with just the recommended traffic signal phasing and timing modifications in the TIS, the most significant improvements to overall LOS of the intersection come from the phasing and timing modifications previously discussed and recommended in the TIS. *See* **Exhibit B**.

RESPONSE TO COMMENTS MEMORANDUM:

Additionally, the Applicant respectfully submits copies of the memoranda prepared Aryeh Seigel Architect, which provides annotated responses to the applicable comments noted in in the memorandum prepared by the City's Planning Consultant dated July 8, 2024 (the "Architect Response to Comments Memorandum"). *See* **Exhibit A.** As is more fully detailed in the Architect Response to Comments Memorandum and the enclosed Site Plans, the Site Plans have been updated as follows:

1) The roof plan for the 45 Beekman building now reflects a 15' setback;[1]

[1] Note: The Applicant's Architect also advises that the same detail will be included on the High Street building as its further developed.

2) The original site section was updated to show its relationship with the residential properties along High Street;

3) A new site section was developed through High Street, together with a third site section that cuts along the sidewalk facing Beekman to show the relationship there as well; and

4) A detail was added regarding the pedestrian clearway.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated July 30, 2024, providing responses to the City Planning Consultant, KARC Planning Consultants', Memoranda dated July 8, 2024;

Exhibit B: Southbound Right Turn Lane Memorandum and Concept Plan prepared by Colliers Engineering and Design, P.C., dated July 30, 2024; and

Exhibit C: An Application to NYSDOT to Purchaser Surplus Property, dated July 30, 2024.

In further support of this Application, we respectfully submit five (5) copies of the following additional enclosures:

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised July 30, 2024, numbered and titled as follows (unless otherwise noted):
  - Sheet 1 of 5 – Building Plans – Beekman Street (A-101).
  - Sheet 2 of 5 – Building Plans – Beekman Street (A-102).
  - Sheet 3 of 5 – Building Plans – High Street. (A-103).
  - Sheet 4 of 5 – Site Section (A-104).
  - Sheet 5 of 5 – Elevations (A-105).

CONCLUSION:

We look forward to appearing at this Board's regular meeting on August 13th to more fully discuss these project changes and to answer any questions the Board may have regarding the Applicant's request to the NYSDOT to Purchase Surplus Property.

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.
Starke W. Hipp, P.E., Creighton Manning Engineering, LLP
Aryeh J. Siegel Architect
Colliers Engineering & Design, P.C.
Allison Fausner, Esq.

Exhibit A

ARYEH SIEGEL
ARCHITECT

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

Re: 45 Beekman Street & High Street, Beacon, New York
Site Plan Application – Responses to Comments

July 30, 2024

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in KARC Planning Consultant's Memorandum, dated July 8, 2024.

KARC Planning Consultant's Comment Responses:

1. Building Placement / Frontage/ Front Yard Setback:

Streetscape Improvements: Section 223-41.21(G) of the Linkage District code outlines required and encouraged streetscape improvements within the Street Transition Zone, Pedestrian Clearway, and Building Transition Zone. The Applicant is proposing many streetscape improvements such as a covered arcade, sidewalk extensions, landscaping, tree grates and benches. It is recommended that the Applicant provide streetscape profiles (similar to Figure 21-17 below) with notated dimensions and improvements so that the Planning Board and staff can better assess the proposed pedestrian experience and compliance with the above referenced section.

Response: This submission includes details from the site sections which show how the proposed building complies with the code requirements.

Specific considerations include:

1. A Pedestrian Clearway, at least eight (8) feet wide, with unobstructed space for pedestrian activity, shall be provided along all storefront frontages.

   Response: There is a total of 8 feet of width at the for the 3-foot-wide Street Transition Zone and the 5 foot wide Pedestrian Clearway. The Code requires a 5 foot wide Pedestrian Clearway except that it is required to be 8 foot wide in front of storefronts. There is an additional Building Transition Zone between the sidewalk and the front of the covered arcade which varies in width. The 8 foot wide covered arcade provides additional pedestrian clearance in front of the storefront.

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Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

There are currently trees shown in the Street Transition Zone. Because of the nature of this proposed streetscape configuration, we submit that there is adequate pedestrian clearway.

In light of this unique streetscape layout, we would like to get input from the Planning Board about whether the currently proposed setup meets the intent of the Code, or if we should look at expanding the sidewalk to a consistent 8 feet width and reducing the Building Transition Zone.

2. The Planning Board may require the planting of street trees with the Street Transition Zone, on average 30-40 feet apart. The proposed tree grates in front of Building #2 appear to be somewhat in the middle of the pedestrian clearway / sidewalk. Can these proposed tree grates or tree pits be relocated within the Street Transition Zone?

   Response: See response to Item 1 above.

3. Within the Building Transition Zone, the Planning Board may require planters, landscaping, display areas, and outdoor dining areas to enhance the appearance of the streetscape. It appears as if the proposed covered arcade will serve as the Building Transition Zone, but it is unclear from the provided renderings and floor plans how this space will be utilized and appear to pedestrians.

   Response: See response to Item 1 above. There is a variable width Building Transition Zone between the sidewalk and the covered arcade. We see those working in combination to provide an expanded transition zone.

4. The proposed treatment on the exterior of the arcade at the southeast corner of Building #1 is unclear, and from the renderings looks dark and closed off. This is arguably the most prominent and important corner of the proposed development and as such should be a focal point and key pedestrian entrance to Building #1.

   Response: We are working on the development of the design of the building, and we intend to open up the corner to enhance its focus and pedestrian use.

2. Architecture & Design:

Elevations noting major dimensions, materials, colors, rooftop projections (including mechanicals), and proposed frontage type(s) for the revised layout will be required. Sheet A-105 provides 3D renderings, but there appear to be discrepancies in terms of color and materials, and no dimensions or material callouts are provided. Traditional elvations will be required. Specific considerations pursuant to the design standards outlined in Section 223-41.21(K) include:Larger buildings should incorporate significant breaks in façade and roofline at minimum every 35 feet.

1. Storefront entrances should be prominent and easily identifiable.
2. 70% transparency is required on first floor commercial façades.
3. Materials and colors shall complement historic buildings on the block. For reference, photos of properties within the adjacent HDLO Zone on High Street and Tompkins are included below.

Response: Comment acknowledged. We will provide elevation drawings as the design is developed. The requirements provided in the design standards will be followed. There are several types of buildings in the immediate area, and we plan to incorporate elements relating to the historic houses as well as historic Main Street buildings.

3. Pedestrian & Traffic Improvements

The applicant's Traffic & Parking Study will need to be reviewed by the Board's transportation consultant. It should also be noted that Section 223-41.21(G)(4) states that the Planning Board may require that an applicant building greater than 10,000 square feet in floor area pay for the provision of related street improvements to improve pedestrian and/or bicycle safety.

Response: Comment acknowledged. Please refer to the responses from the project traffic consultant.

4. Parking Location

Where parking is located to the side of proposed buildings, it must be located 40 ft from the property line. Three (3) parking stalls on the southwest portion of the lot are located within the 40 ft setback from High Street and will therefore require a variance from the ZBA or redesign.

Response: Comment acknowledged. Please refer to the responses from Colliers.

5. Landscaping Plan:

The proposed landscaping plan provides a supportable mix of plant species, providing plantings of varied heights and color profiles. The Planning Board should discuss if additional plantings can be added along the western edge of the driveway onto Tompkins Avenue in order to provide a buffer between the proposed project and 7 Tompkins Avenue. Additionally, as discussed above in Comment 1b, the Planning Board should discuss the feasibility of providing street trees every 30-40 feet along Beekman Street.

Response: Comment acknowledged. Please refer to the responses from Colliers.

6. Lighting Plan

An updated lighting plan was provided on Sheet 13. However, the provided building renderings appear to show decorative uplighting along the building façade and corridor lighting within the proposed covered arcade. The Planning Board should request clarification as to whether this lighting was modeled within the provided photometric plan. If not, the location of this lighting should be shown on forthcoming elevations and included within the lighting plan and photometrics. Lighting along Beekman Street should be pedestrian-scaled and decorative light sources must be under 600 lumens.

Response: Comment acknowledged. The renderings provided in the previous submittal are intended to show schematic design concepts for the building. We are not proposing decorative uplighting at this time. We will specify lighting in the arcade. Please refer to the responses from Colliers.

7. Rooftop Common Space

Section 223-13(E) permits rooftop accessory structures to "project up to 15 feet above the maximum 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 front edge of the roof." Although the term is not defined in the code, I do not believe the proposed rooftop common space is considered a "rooftop garden" and therefore compliance with the regulations above should be demonstrated on Sheets A-102 and A-103.

Response: Comment acknowledged. The rooftop common space has been modified to maintain a minimum 15 foot setback from the edge of the roof.

8. Easement Agreement

The proposed sidewalk connection to NYS Route 9D & 52 extends beyond the proposed property boundary. Any proposed easement agreements may require *review by the Board's Legal Counsel.*

Response: Comment acknowledged.

9. LWRP Review

The LWRP consistency justification is acceptable and the proposal appears to present no conflicts with the City's waterfront area policies.

Response: Comment acknowledged.

Please refer to Collier's letter for responses to Lanc & Tully comments. Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

Exhibit B

400 Columbus Avenue, Suite 180E
Valhalla, New York 10595
Main: 877 627 3772
colliersengineering.com

Colliers
Engineering & Design

Memorandum

To:	City of Beacon Planning Board
From:	Richard D'Andrea, P.E., PTOE
Date:	July 30, 2024
Subject:	45 Beekman & High Street, City of Beacon North Avenue (NYS Route 9D) at Beekman Street – Southbound Right Turn Lane
Project No.:	23010468A

As requested by the Planning Board at the most recent Planning Board Meeting on Tuesday July 9, 2024, and in furtherance of the discussions regarding the 45 Beekman & High Street Project (the Project), which includes the analyses previously conducted by our office as part of the Traffic & Parking Study (TIS) for the Project, Colliers Engineering & Design (CED) has conducted a further analysis of the possibility of adding a separate southbound right turn lane on North Avenue (NYS Rout 9D) for vehicles turning onto Beekman Street.

It should be noted that CED's analysis in the TIS did not find that a southbound right turn lane is merited or necessary to mitigate any minimal potential traffic that may be generated by the Project. Based on CED's analysis of existing and conservative potential future traffic conditions in the TIS, CED recommended certain "fair share" improvements to the North Avenue/Beekman Street intersection, many of which have been included in prior analyses for other project in the area. For ease of reference, those recommended fair share improvements include the following:

- Traffic signal phasing modifications to allow the Beekman Street and Church Street approaches to operate as "split" phases, i.e. a separate phase for each approach, where these phases currently run concurrently.
- Traffic signal timing adjustments associated with the above phasing modifications.
- Relocate the existing signalized pedestrian crossing of North Avenue from the north side of the intersection to the south side of intersection such that crossing pedestrians do not conflict with the traffic flows to and from Beekman Street at this intersection.

The above recommended improvements would require physical changes to the traffic signal and pedestrian accommodations at the intersection that require the review and approval of the NYSDOT. Importantly, these improvements should be implemented as part of the 45 Beekman & High Street Project in conjunction with other recently approved projects that have been required to provide a fair share contribution to these improvements. Our office has also requested a meeting with NYSDOT to discuss these modifications.

Colliers Engineering & Design

As detailed in the TIS, with the above identified improvements, the intersection is projected to experience significant improvements in overall traffic operations during the Weekday AM and PM Peak Hours improving from an overall LOS F with a delay of 115.3 seconds under existing conditions to an overall LOS C with a delay of 20.2 seconds during the Weekday AM Peak Hour. Similarly, during the Weekday PM Peak Hour the intersection is expected to improve from an overall LOS F with a delay of 188.4 seconds under existing conditions to an overall LOS C with a delay of 30.0 seconds. The detailed analysis results from the TIS are also summarized in Exhibits No. 1 and 2 below for ease of refence.

Separate analyses were also conducted to assess potential traffic conditions with a separate southbound right turn lane. The analysis results are summarized in Exhibits No. 1 and 2 below for comparison to the previously discussed results from the TIS. As can be seen below, the addition of a separate southbound right turn lane provides some further improvements over the conditions with just the recommended traffic signal phasing and timing modifications. However, it is important to highlight that the majority of the improvements to overall LOS of the intersection come from the phasing and timing modifications previously discussed and recommended.

In addition to the analysis of traffic conditions with a separate southbound right turn lane, a concept plan (attached Sheet No. CP-01), has also been prepared that identifies a potential layout for the right turn lane and the associated other intersection modifications. This plan indicates the layout of a 100-ft. long southbound right turn lane. This would require widening of North Avenue on the west side of the roadway along the 45 Beekman Street site frontage along with reconstruction of the sidewalk in this area to provide a 12-ft. wide right turn lane. As is also shown on the plan, even with the implementation of a southbound right turn lane, an additional 35 to 40+ ft. of NYSDOT Right-of-Way area would still remain along the west side of North Avenue. This is important in the context of the Applicant's pending Application to Purchase Surplus NYSDOT Right-of-Way property, which the Applicant is pursuing in an effort to further activate the street frontage along Beekman Street. As is more fully detailed in the Application to Purchase Surplus Property, the requested area of surplus property will not change the existing NYSDOT ROW along NYS Route 9D (North Avenue) where the NYSDOT currently controls approximately 45-50 ft. of additional ROW on the east side of NYS Route 9D between the existing curb line and the 45 Beekman Street property. In addition, along Beekman Street, the property purchase will leave approximately 15± ft. of available ROW on the north side of Beekman Street under NYSDOT control.

Based on the analysis summarized above, it is the opinion of CED that the recommended traffic signal phasing and timing modifications previously identified as part of the TIS will provide significant improvements to the operation of the North Avenue/Beekman Street intersection and will mitigate any traffic impacts associated with the 45 Beekman & High Street Project as well several other recently approved Projects in the area that will contribute traffic to this intersection. These improvements should be implemented as part of the 45 Beekman & High Street Project in conjunction with other recently approved Projects that have been required to provide a fair share contribution to these improvements.

Colliers Engineering & Design

The provision of an additional separate southbound right turn lane would provide some additional operational benefits, but the need for a right turn lane at this location is primarily a result of traffic destined to the Beacon MTA station and not a result of additional traffic generated by the Project or any one Project in particular. It is recommended that, if desired by the City, the right turn lane improvement be pursued as a regional improvement utilizing other funding sources for the design and construction of the right turn and other associated intersection modifications. It should also be noted that the 45 Beekman Street & High Street Project and or the Applicant's pending Application to Purchase Surplus property from the NYSDOT would not prohibit any future modifications to the North Avenue/Beekman Street intersection.

Colliers Engineering & Design

Exhibit No. 1 – Weekday AM Peak Hour Analysis Results

Approach/Movement			2023 Existing		2026 No-Build		2026 Build	
			LOS	Delay	LOS	Delay	LOS	Delay
Existing Geometry / Signal								
Beekman Street	EB	LT	C	30.0	C	28.5	C	27.2
		R	C	25.1	C	23.1	C	21.2
W. Church Street	WB	LTR	C	25.4	C	23.4	C	21.7
NYS Route 9D	NB	L	B	19.7	C	22.0	C	24.2
		TR	C	25.4	C	27.8	C	27.8
NYS Route 9D	SB	L	B	12.2	B	15.5	B	17.4
		TR	F	191.4	F	262.2	F	264.9
	Overall		**F**	**115.3**	**F**	**151.5**	**F**	**149.0**
With Recommended Signal Phasing & Timing Modifications								
Beekman Street	EB	LT	-	-	-	-	D	41.1
		R	-	-	-	-	C	34.6
W. Church Street	WB	LTR	-	-	-	-	D	45.3
NYS Route 9D	NB	L	-	-	-	-	B	14.5
		TR	-	-	-	-	A	9.4
NYS Route 9D	SB	L	-	-	-	-	A	7.6
		TR	-	-	-	-	C	21.0
	Overall		**-**	**-**	**-**	**-**	**C**	**20.2**
With Recommended Signal Phasing & Timing Modifications and Additional Southbound Right Turn Lane								
Beekman Street	EB	LT	-	-	-	-	D	41.1
		R	-	-	-	-	C	34.6
W. Church Street	WB	LTR	-	-	-	-	D	45.3
NYS Route 9D	NB	L	-	-	-	-	A	8.2
		TR	-	-	-	-	A	9.4
NYS Route 9D	SB	L	-	-	-	-	A	7.6
		T	-	-	-	-	B	11.9
		R	-	-	-	-	A	4.5
	Overall		**-**	**-**	**-**	**-**	**B**	**14.1**

Colliers Engineering & Design

Exhibit No. 2 – Weekday PM Peak Hour Analysis Results

Approach/Movement			2023 Existing		2026 No-Build		2026 Build	
			LOS	Delay	LOS	Delay	LOS	Delay
Existing Geometry / Signal								
Beekman Street	EB	LT	F	394.9	F	375.4	F	415.9
		R	B	17.1	B	17.3	B	17.7
W. Church Street	WB	LTR	B	18.1	B	19.3	B	19.3
NYS Route 9D	NB	L	C	31.3	C	31.3	C	31.3
		TR	D	36.9	D	43.1	D	42.8
NYS Route 9D	SB	L	C	24.7	C	27.3	C	27.3
		TR	F	207.9	F	291.1	F	300.8
	Overall		**F**	**188.4**	**F**	**216.6**	**F**	**223.9**
With Recommended Signal Phasing & Timing Modifications								
Beekman Street	EB	LT	-	-	-	-	D	52.3
		R	-	-	-	-	C	25.6
W. Church Street	WB	LTR	-	-	-	-	D	46.2
NYS Route 9D	NB	L	-	-	-	-	B	18.6
		TR	-	-	-	-	B	14.1
NYS Route 9D	SB	L	-	-	-	-	B	12.0
		TR	-	-	-	-	C	31.2
	Overall		**-**	**-**	**-**	**-**	**C**	**30.0**
With Recommended Signal Phasing & Timing Modifications and Additional Southbound Right Turn Lane								
Beekman Street	EB	LT	-	-	-	-	D	52.3
		R	-	-	-	-	C	25.6
W. Church Street	WB	LTR	-	-	-	-	D	46.2
NYS Route 9D	NB	L	-	-	-	-	B	13.2
		TR	-	-	-	-	B	14.1
NYS Route 9D	SB	L	-	-	-	-	B	12.0
		T	-	-	-	-	B	19.9
		R	-	-	-	-	A	4.4
	Overall		**-**	**-**	**-**	**-**	**C**	**23.4**

R:\Projects\2023\23010468A\Correspondence\OUT\240730RGD_Memo_North Ave Right Turn Lane.docx

TOMPKINS AVENUE
(R.O.W. WIDTH VARIES)

LANDS NOW OR FORMERLY OF
OWNER: MICHAEL GARZA
& SHARON VENDRIGER-GARZA
DOCUMENT # 02 2015 1434
TAX GRID ID #: 5955-19-712027

LANDS NOW OR FORMERLY OF
OWNER: THOMAS J. MELLO
DOCUMENT # 02 2015 2550
TAX GRID ID #: 5955-19-707036

LANDS NOW OR FORMERLY OF
OWNER: THOMAS J. MELLO
DOCUMENT # 02 2015 2550
TAX GRID ID #: 5955-19-705055

LANDS NOW OR FORMERLY OF
OWNER: CHRISTOPHER J. KENNEDY
TAX GRID ID #: 5955-19-698003

LANDS NOW OR FORMERLY OF
OWNER: CHRISTOPHER J. KENNEDY
TAX GRID ID #: 5955-19-698006

PROPOSED 4 STORY MIXED-USE BUILDING #1
10,566 SQ.FT. COMMERCIAL
(45) APARTMENTS
(41 GARAGE PARKING SPACES)

GARAGE ENTRANCE

75' RIGHT TURN LANE TAPER

100' RIGHT TURN LANE

WIDEN NORTH AVENUE TO PROVIDE A SOUTHBOUND SEPARATE RIGHT TURN LANE

INSTALL NEW SIDEWALK CURB RAMP

REMOVE CROSSWALK

MODIFY TRAFFIC SIGNAL FOR RIGHT TURN LANE AND ALLOW FOR SPLIT PHASING ON BEEKMAN STREET & WEST CHURCH STREET APPROACHES

PROVIDE NEW SIGNALIZED CROSSWALK

NORTH AVENUE AKA
N.Y.S. ROUTES 9D & 52
(R.O.W. WIDTH VARIES)

WEST CHURCH STREET

STEEL GUARD RAIL

20 0 20 40
SCALE : 1" = 20'
Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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2023\2301\0468A\IT\transportation\Concept\R-PL01-CNPT.dwg08-CP01-CONCEPT PLAN By: BDIAZ

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REV	DATE	DRAWN BY	DESCRIPTION

PRELIMINARY

CONCEPT PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

NORTH AVENUE
(NYS ROUTE 9D)
AT BEEKMAN STREET/
CHURCH STREET

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

Colliers Engineering & Design
WESTCHESTER
400 Columbus Avenue,
Suite 180E
Valhalla, NY 10595
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COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. DOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/26/24	RGD	PJG

PROJECT NUMBER:	DRAWING NAME:
230010468A	R-PL01-CNPT

SHEET TITLE:
CONCEPT PLAN
FUTURE SB RIGHT TURN LANE

SHEET NUMBER:
CP-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	131	5	70	9	10	8	39	453	3	3	515	257
Future Volume (vph)	131	5	70	9	10	8	39	453	3	3	515	257
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-10%			-6%			3%	
Storage Length (ft)	0		95	0		0	75		0	75		100
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	25			25			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99	0.97		0.98		0.99	0.99		0.99		0.96
Frt			0.850		0.959			0.999				0.850
Flt Protected		0.954			0.984		0.950			0.950		
Satd. Flow (prot)	0	1714	1494	0	1828	0	1754	1844	0	1743	1782	1560
Flt Permitted		0.954			0.984		0.314			0.425		
Satd. Flow (perm)	0	1711	1459	0	1827	0	578	1844	0	775	1782	1506
Right Turn on Red			No			Yes			Yes			Yes
Satd. Flow (RTOR)					9							242
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		408			328			388			335	
Travel Time (s)		9.3			7.5			8.8			7.6	
Confl. Peds. (#/hr)	1		2	2		1	7		14	14		7
Confl. Bikes (#/hr)						1			1			1
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Heavy Vehicles (%)	4%	25%	7%	2%	2%	2%	6%	6%	2%	2%	5%	2%
Adj. Flow (vph)	141	5	75	10	11	9	42	487	3	3	554	276
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	146	75	0	30	0	42	490	0	3	554	276
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.01	1.01	1.01	0.94	0.94	0.94	0.96	0.96	0.96	1.02	1.02	1.02
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	2
Detector Template	Left			Left								
Leading Detector (ft)	20	41	41	20	41		41	41		41	41	41
Trailing Detector (ft)	0	-7	-7	0	-7		-7	-7		-7	-7	-7
Detector 1 Position(ft)	0	-7	-7	0	-7		-7	-7		-7	-7	-7
Detector 1 Size(ft)	20	6	6	20	6		6	6		6	6	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		1	1		1		1	1		1	1	1
Detector 2 Size(ft)		40	40		40		40	40		40	40	40
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Turn Type	Split	NA	pm+ov	Split	NA		pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	4	4	5	8	8		5	2		1	6	4

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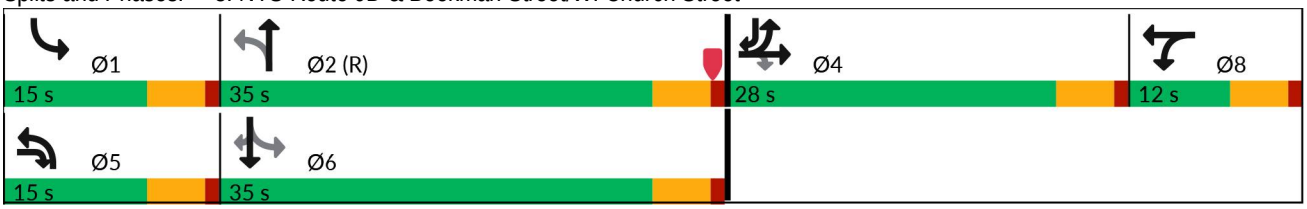
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases			4				2			6		6
Detector Phase	4	4	5	8	8		5	2		1	6	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	3.0	5.0	5.0		3.0	10.0		3.0	10.0	5.0
Minimum Split (s)	10.0	10.0	8.0	10.0	10.0		8.0	15.0		8.0	15.0	10.0
Total Split (s)	28.0	28.0	15.0	12.0	12.0		15.0	35.0		15.0	35.0	28.0
Total Split (%)	31.1%	31.1%	16.7%	13.3%	13.3%		16.7%	38.9%		16.7%	38.9%	31.1%
Maximum Green (s)	23.0	23.0	10.0	7.0	7.0		10.0	30.0		10.0	30.0	23.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	5.0
Lead/Lag			Lead				Lead	Lag		Lead	Lag	
Lead-Lag Optimize?			Yes				Yes	Yes		Yes	Yes	
Vehicle Extension (s)	2.0	2.0	1.0	2.0	2.0		1.0	2.0		1.0	2.0	2.0
Recall Mode	None	None	None	None	None		None	C-Max		None	Max	None
Walk Time (s)	8.0	8.0										8.0
Flash Dont Walk (s)	15.0	15.0										15.0
Pedestrian Calls (#/hr)	2	2										2
v/c Ratio		0.57	0.25		0.23		0.09	0.41		0.00	0.53	0.23
Control Delay (s/veh)		43.3	20.8		35.3		7.4	8.7		6.6	12.1	1.0
Queue Delay		0.0	0.0		0.0		0.0	0.2		0.0	0.4	0.0
Total Delay (s/veh)		43.3	20.8		35.3		7.4	8.9		6.6	12.6	1.0
Queue Length 50th (ft)		80	28		12		8	97		0	212	23
Queue Length 95th (ft)		121	44		38		m18	142		m0	#448	0
Internal Link Dist (ft)		328			248			308			255	
Turn Bay Length (ft)			95				75			75		100
Base Capacity (vph)		438	382		150		514	1188		620	1027	1277
Starvation Cap Reductn		0	0		0		0	205		0	150	209
Spillback Cap Reductn		0	0		0		0	0		0	0	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.33	0.20		0.20		0.08	0.50		0.00	0.63	0.26

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 90	
Offset: 0 (0%), Referenced to phase 2:NBTL, Start of Red	
Natural Cycle: 60	
Control Type: Actuated-Coordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: NYS Route 9D & Beekman Street/W. Church Street



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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	131	5	70	9	10	8	39	453	3	3	515	257
Future Volume (veh/h)	131	5	70	9	10	8	39	453	3	3	515	257
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		0.99	1.00		0.96	1.00		0.97	0.99		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1506	1773	2263	2263	2263	2046	2046	2106	1817	1773	1817
Adj Flow Rate, veh/h	141	5	75	10	11	9	42	487	3	3	554	276
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Percent Heavy Veh, %	4	25	7	2	2	2	6	6	2	2	5	2
Cap, veh/h	177	6	223	20	22	18	423	1256	8	520	1062	1090
Arrive On Green	0.13	0.13	0.13	0.03	0.03	0.03	0.02	0.62	0.62	0.00	0.60	0.60
Sat Flow, veh/h	1387	49	1491	694	763	625	1948	2031	13	1731	1773	1491
Grp Volume(v), veh/h	146	0	75	30	0	0	42	0	490	3	554	276
Grp Sat Flow(s),veh/h/ln	1437	0	1491	2082	0	0	1948	0	2043	1731	1773	1491
Q Serve(g_s), s	8.9	0.0	4.1	1.3	0.0	0.0	0.8	0.0	10.8	0.1	16.4	5.6
Cycle Q Clear(g_c), s	8.9	0.0	4.1	1.3	0.0	0.0	0.8	0.0	10.8	0.1	16.4	5.6
Prop In Lane	0.97		1.00	0.33		0.30	1.00		0.01	1.00		1.00
Lane Grp Cap(c), veh/h	183	0	223	61	0	0	423	0	1263	520	1062	1090
V/C Ratio(X)	0.80	0.00	0.34	0.49	0.00	0.00	0.10	0.00	0.39	0.01	0.52	0.25
Avail Cap(c_a), veh/h	367	0	413	162	0	0	597	0	1263	708	1062	1090
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	0.91	0.00	0.91	0.75	0.75	0.75
Uniform Delay (d), s/veh	38.1	0.0	34.3	43.0	0.0	0.0	8.2	0.0	8.6	7.6	10.5	4.1
Incr Delay (d2), s/veh	3.0	0.0	0.3	2.3	0.0	0.0	0.0	0.0	0.8	0.0	1.4	0.4
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.2	0.0	1.5	0.7	0.0	0.0	0.3	0.0	4.6	0.0	6.1	2.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	41.1	0.0	34.6	45.3	0.0	0.0	8.2	0.0	9.4	7.6	11.9	4.5
LnGrp LOS	D		C	D			A		A	A	B	A
Approach Vol, veh/h		221			30			532			833	
Approach Delay, s/veh		38.9			45.3			9.3			9.4	
Approach LOS		D			D			A			A	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.2	60.7		16.5	7.0	58.9		7.6				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	30.0		23.0	10.0	30.0		7.0				
Max Q Clear Time (g_c+I1), s	2.1	12.8		10.9	2.8	18.4		3.3				
Green Ext Time (p_c), s	0.0	0.9		0.4	0.0	1.7		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh	14.1	
HCM 7th LOS	B	

Notes

User approved pedestrian interval to be less than phase max green.

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Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	314	13	68	2	8	7	85	434	13	5	530	160
Future Volume (vph)	314	13	68	2	8	7	85	434	13	5	530	160
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		2%			-10%			-6%			3%	
Storage Length (ft)	0		95	0		0	75		0	75		100
Storage Lanes	0		1	0		0	1		0	1		1
Taper Length (ft)	25			25			86			86		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98		0.99	0.99		0.99		0.96
Frt			0.850		0.943			0.996				0.850
Flt Protected		0.954			0.995		0.950			0.950		
Satd. Flow (prot)	0	1759	1568	0	1806	0	1690	1892	0	1743	1817	1560
Flt Permitted		0.954			0.995		0.230			0.403		
Satd. Flow (perm)	0	1753	1568	0	1806	0	408	1892	0	739	1817	1509
Right Turn on Red			No			Yes			Yes			Yes
Satd. Flow (RTOR)					8			2				147
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		408			328			388			335	
Travel Time (s)		9.3			7.5			8.8			7.6	
Confl. Peds. (#/hr)	2					2	6		2	2		6
Confl. Bikes (#/hr)						1			1			1
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	10%	3%	2%	2%	3%	2%
Adj. Flow (vph)	341	14	74	2	9	8	92	472	14	5	576	174
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	355	74	0	19	0	92	486	0	5	576	174
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.01	1.01	1.01	0.94	0.94	0.94	0.96	0.96	0.96	1.02	1.02	1.02
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	2
Detector Template	Left			Left								
Leading Detector (ft)	20	41	41	20	41		41	41		41	41	41
Trailing Detector (ft)	0	-7	-7	0	-7		-7	-7		-7	-7	-7
Detector 1 Position(ft)	0	-7	-7	0	-7		-7	-7		-7	-7	-7
Detector 1 Size(ft)	20	6	6	20	6		6	6		6	6	6
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		1	1		1		1	1		1	1	1
Detector 2 Size(ft)		40	40		40		40	40		40	40	40
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 2 Channel												
Detector 2 Extend (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Turn Type	Split	NA	pm+ov	Split	NA		pm+pt	NA		pm+pt	NA	pm+ov
Protected Phases	4	4	5	8	8		5	2		1	6	4

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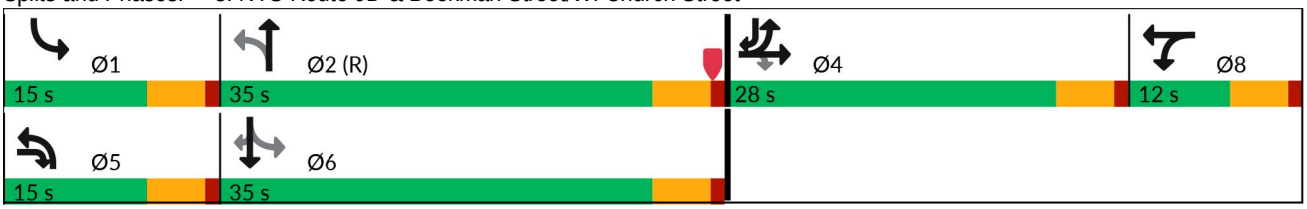
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases			4				2			6		6
Detector Phase	4	4	5	8	8		5	2		1	6	4
Switch Phase												
Minimum Initial (s)	5.0	5.0	3.0	5.0	5.0		3.0	10.0		3.0	10.0	5.0
Minimum Split (s)	10.0	10.0	8.0	10.0	10.0		8.0	15.0		8.0	15.0	10.0
Total Split (s)	28.0	28.0	15.0	12.0	12.0		15.0	35.0		15.0	35.0	28.0
Total Split (%)	31.1%	31.1%	16.7%	13.3%	13.3%		16.7%	38.9%		16.7%	38.9%	31.1%
Maximum Green (s)	23.0	23.0	10.0	7.0	7.0		10.0	30.0		10.0	30.0	23.0
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0		4.0	4.0		4.0	4.0	4.0
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0		1.0	1.0		1.0	1.0	1.0
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	5.0
Lead/Lag			Lead				Lead	Lag		Lead	Lag	
Lead-Lag Optimize?			Yes				Yes	Yes		Yes	Yes	
Vehicle Extension (s)	2.0	2.0	1.0	2.0	2.0		1.0	2.0		1.0	2.0	2.0
Recall Mode	None	None	None	None	None		None	C-Max		None	Max	None
Walk Time (s)	8.0	8.0										8.0
Flash Dont Walk (s)	15.0	15.0										15.0
Pedestrian Calls (#/hr)	2	2										2
v/c Ratio		0.86	0.14		0.15		0.27	0.43		0.01	0.63	0.15
Control Delay (s/veh)		55.1	15.4		32.1		10.5	14.7		15.8	32.6	3.4
Queue Delay		5.6	0.0		0.0		0.0	0.9		0.0	40.5	0.0
Total Delay (s/veh)		60.7	15.4		32.1		10.5	15.7		15.8	73.1	3.4
Queue Length 50th (ft)		188	27		6		26	158		2	314	2
Queue Length 95th (ft)		#324	40		28		50	389		m3	#534	76
Internal Link Dist (ft)		328			248			308			255	
Turn Bay Length (ft)			95				75			75		100
Base Capacity (vph)		449	591		147		389	1107		548	914	1186
Starvation Cap Reductn		0	0		0		0	364		0	374	0
Spillback Cap Reductn		54	65		0		0	100		0	10	0
Storage Cap Reductn		0	0		0		0	0		0	0	0
Reduced v/c Ratio		0.90	0.14		0.13		0.24	0.65		0.01	1.07	0.15

Intersection Summary

Area Type: Other
Cycle Length: 90
Actuated Cycle Length: 90
Offset: 40 (44%), Referenced to phase 2:NBTL, Start of Red
Natural Cycle: 70
Control Type: Actuated-Coordinated
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
m Volume for 95th percentile queue is metered by upstream signal.

Splits and Phases: 3: NYS Route 9D & Beekman Street/W. Church Street



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Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	314	13	68	2	8	7	85	434	13	5	530	160
Future Volume (veh/h)	314	13	68	2	8	7	85	434	13	5	530	160
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width Adj.	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		0.96	1.00		0.97	1.00		0.97
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1847	1847	1847	2263	2263	2263	1986	2091	2106	1817	1803	1817
Adj Flow Rate, veh/h	341	14	74	2	9	8	92	472	14	5	576	174
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	10	3	2	2	3	2
Cap, veh/h	378	16	413	5	20	18	350	1069	32	427	887	1081
Arrive On Green	0.22	0.22	0.22	0.02	0.02	0.02	0.04	0.53	0.53	0.00	0.49	0.49
Sat Flow, veh/h	1693	69	1558	216	971	863	1891	2018	60	1731	1803	1499
Grp Volume(v), veh/h	355	0	74	19	0	0	92	0	486	5	576	174
Grp Sat Flow(s),veh/h/ln	1762	0	1558	2050	0	0	1891	0	2078	1731	1803	1499
Q Serve(g_s), s	17.6	0.0	3.3	0.8	0.0	0.0	2.1	0.0	12.9	0.1	21.5	3.4
Cycle Q Clear(g_c), s	17.6	0.0	3.3	0.8	0.0	0.0	2.1	0.0	12.9	0.1	21.5	3.4
Prop In Lane	0.96		1.00	0.11		0.42	1.00		0.03	1.00		1.00
Lane Grp Cap(c), veh/h	393	0	413	43	0	0	350	0	1101	427	887	1081
V/C Ratio(X)	0.90	0.00	0.18	0.44	0.00	0.00	0.26	0.00	0.44	0.01	0.65	0.16
Avail Cap(c_a), veh/h	450	0	463	159	0	0	482	0	1101	613	887	1081
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	0.00	0.87	0.00	0.87	0.77	0.77	0.77
Uniform Delay (d), s/veh	34.0	0.0	25.5	43.5	0.0	0.0	13.1	0.0	13.0	12.0	17.1	4.1
Incr Delay (d2), s/veh	18.3	0.0	0.1	2.6	0.0	0.0	0.1	0.0	1.1	0.0	2.8	0.2
Initial Q Delay(d3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.4	0.0	1.2	0.4	0.0	0.0	0.8	0.0	6.0	0.0	9.0	2.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d), s/veh	52.3	0.0	25.6	46.2	0.0	0.0	13.2	0.0	14.1	12.0	19.9	4.4
LnGrp LOS	D		C	D			B		B	B	B	A
Approach Vol, veh/h		429			19			578			755	
Approach Delay, s/veh		47.7			46.2			14.0			16.3	
Approach LOS		D			D			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	5.4	52.7		25.1	8.7	49.3		6.9				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	30.0		23.0	10.0	30.0		7.0				
Max Q Clear Time (g_c+I1), s	2.1	14.9		19.6	4.1	23.5		2.8				
Green Ext Time (p_c), s	0.0	0.9		0.4	0.0	1.1		0.0				

Intersection Summary		
HCM 7th Control Delay, s/veh		23.4
HCM 7th LOS		C

Notes

User approved pedestrian interval to be less than phase max green.

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Exhibit C

CUDDY +FEDER LLP

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Fishkill, New York 12524
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cuddyfeder.com

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

July 30, 2024

VIA EMAIL
New York State Department of Transportation
Region 8 Office of Right of Way
4 Burnett Boulevard
Poughkeepsie, NY 12603
C/o Carly Fitz-Henley

Re: Application to Purchase Surplus Property
Notice of Appropriation Recorded 8/8/78 in Liber 1488, P. 421 as Map No. 12, Parcel No. 13
Notice of Appropriation Recorded 8/8/78 in Liber 1488, P. 415 as Map No. 5, Parcel No. 5
Notice of Appropriation Recorded on 8/8/78 in Liber 1488 at P. 418 as Map No. 10, Parcel No. 11 also known as High Street (Tax Map No. 5954-26-781983)
Abutting Properties: High Street, Beacon, Dutchess County (Tax Map No. 5954-26-689990 & 5954-26-781983) and 45 Beekman Street, Beacon, NY (Tax Map No. 5955-19-706012)

Dear Ms. Fitz-Henley:

On behalf of Beekman Arts Center LLC and Bay Ridge Studios LLC (collectively, the "Applicants"), the owners of the above-referenced Abutting Properties, in consultation with the Applicants' Traffic Consultants, Colliers Engineering & Design, P.C., we respectfully submit this letter and its referenced enclosures in support of an Application to Purchase Surplus Property.[1]

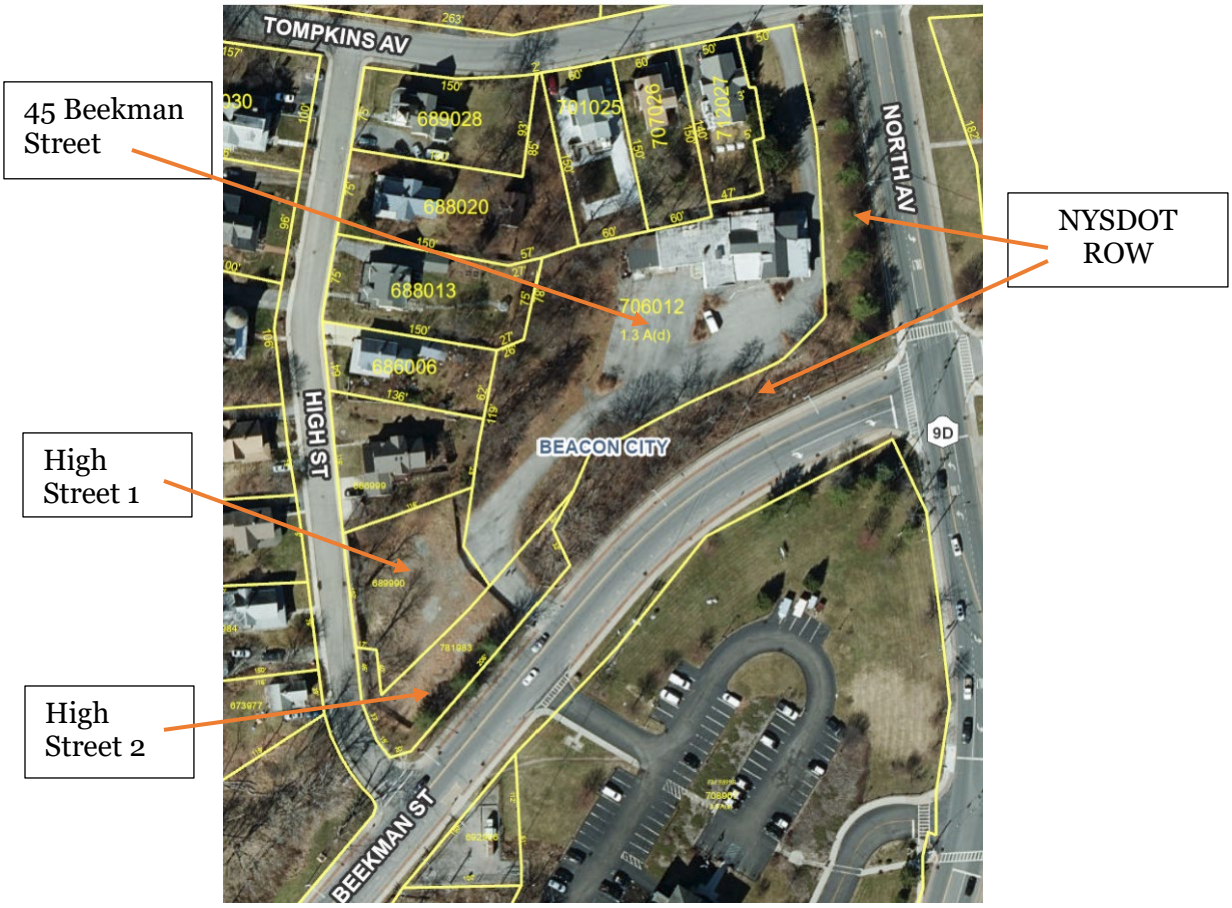
Through this Application, the Applicants are requesting to purchase a 0.2803-acre portion of the New York State Department of Transportation's ("NYSDOT") right-of-way ("ROW") along Beekman Street in the City of Beacon, Dutchess County. *See* **Exhibit B** – Legal Description of Area to be Purchased from NYSDOT. As is further detailed herein, to the extent it is found to be necessary, the Applicants are also seeking to purchase an additional 0.2456 acre portion of the right-of-way along Beekman Street. *See* **Exhibit E** – Deed (Page 7, Description as to Lot 781983).

[1] Note: A copy of the completed Application Form is annexed hereto as **Exhibit A**. Please note that that the purchasing entity will be Bay Ridge Studios LLC. Both entities, Bay Ridge Studios LLC and Beekman Arts Center LLC, have the same ownership structure.

BACKGROUND: NEW YORK STATE DEPARTMENT OF TRANSPORTATION PROPERTY AND THE APPLICANTS' ABUTTING PROPERTIES:

Beekman Arts Center LLC currently owns the property located at 45 Beekman Street in the City of Beacon in Dutchess County, Tax Map No. 5955-19-706012. This property directly abuts certain lands acquired by the NYSDOT that are identified on the enclosed Notices of Appropriation as Map No. 12, Parcel No. 13 and Map No. 5, Parcel No. 5. *See* **Exhibits B & C** – NYSDOT Notices of Appropriation. These lands comprise an oversized ROW area along North Avenue (NYS Route 9D) and Beekman Street as shown on ***Image 1*** below as "NYSDOT ROW":

Image 1 – Dutchess County Parcel Access Viewer: Annotated Excerpt of the NYSDOT ROW and Abutting Properties



Bay Ridge Studios LLC obtained title to two (2) properties identified as High Street, Tax Map No. 5954-26-689990 ("High Street 1") and High Street, Tax Map No. 5954-26-781983 ("High Street

2") on January 9, 2019 by deed from William F. Vassalo as shown on the Dutchess County Parcel Access Property Cards and Parcel Access Viewer on ***Image 1***, above. *See also* **Exhibit E** – Deed and Property Cards for the High Street Parcels.

However, after a thorough review of the relevant title records by Stewart Title Insurance Company ("Stewart") post-closing, Stewart identified an apparent "break" in High Street 2's chain of title that occurred since the NYSDOT's 1977 appropriation of certain lands along Beekman Street and High Street. *See* **Exhibit F** – Notice of Appropriation identifying High Street 2 on Map No. 10 as Parcel No. 11. As is further detailed in Stewart's Title Report, two (2) decades after the State's appropriation of High Street 2 from the Beacon Community Development Agency, that same Agency conveyed the parcel to William J. Vassalo and Frederick N. Antalek in 1998. *See* **Exhibit G** – Stewart Title Report (Page 3). William F. Vassalo then conveyed the parcel to Bay Ridge Studios LLC in 2019, at which time Bay Ridge Studios LLC was insured as the owner of the High Street 2 parcel. However, following initial discussions with the NYSDOT in connection with the Applicants' preparation of this Application to Purchase Surplus Property, Stewart advised Bay Ridge Studios LLC that it was unable to locate any records that reflected NYSDOT's transfer back to – or proof of a reversionary interest vested in – the Beacon Community Development Agency.

THE APPLICANTS, AS ABUTTING PROPERTY OWNERS, SEEK TO PURCHASE CERTAIN NYSDOT PROPERTY IN CONNECTION WITH AND IN FURTHERANCE OF A PENDING DEVELOPMENT PROJECT IN THE CITY OF BEACON:

The Applicants presently have pending applications before the City of Beacon Planning Board to develop the 45 Beekman Street property with a four (4)-story mixed-use building along the Beekman Street right-of-way and an additional four (4)-story mixed-use building on the High Street parcels (the "Project").[2] The Parcels involved in this Application to Purchase Surplus Property are classified in the City's Linkage ("L") Zoning District, which the City of Beacon established in order to assist with the transition between the City's Main Street core and waterfront area based upon the planning and development goals, objectives, and recommendations set forth in the City of Beacon Comprehensive Plan, dated April 3, 2007 (the "Comprehensive Plan") and the Comprehensive Plan Update, dated 2017 ("Comprehensive Plan Update").[3]

---

[2] Note: The Project was designed in furtherance of the City's efforts to bring mixed-use, high density residential developments to portions of Beekman Street located within the L District where the Project is located.

[3] *See* CITY OF BEACON COMPREHENSIVE PLAN UPDATE (2017), at page 152 ("In keeping with the 2007 Comprehensive Plan recommendations, the City adopted the Linkage Zoning District, to promote residential development that reinforces connections between the Main Street and waterfront area.") Notably, these planning objectives resulted from feedback from City residents regarding improving the connection between the train station and Main Street by "encouraging residential development along

Following the Applicants' initial submissions to and presentations before the City of Beacon Planning Board in late 2023, the Applicants began investigating the chain of title to the ROW areas along Beekman Street and NYS Route 9D (North Avenue) in response to comments made by the Planning Board and its consultants in order to more fully assess the Project design and to activate the respective streets in conformance with the City's Comprehensive Planning objectives. In particular, those objectives call for buildings to be located/positioned close to the sidewalk along the Beekman Street frontage in order to activate the streetscape. Accordingly, the Applicants worked with City Staff, including the City Attorney, City Engineer, City Planner and City Administrator to review local records regarding the lands believed to be the NYSDOT's ROW. Indeed, the Dutchess County Planning Department, in its General Municipal Law § 239 review of the Project, similarly recommended locating the proposed buildings closer to the street and sidewalks. In order to achieve these local goals, objectives and recommendations, the Applicants prepared the instant Application to Purchase Surplus Property.

Ultimately, these investigations were intended to determine whether and to what extent the State or City of Beacon owned the expansive ROW areas. As noted above, these investigations revealed that NYSDOT owns the ROW areas along North Avenue (NYS Route 9D) and Beekman Street. Accordingly, this Application to Purchase Surplus Property includes a request for the 0.2803-acres of land located along Beekman Street. These investigations also brought to light the chain of title concerns related to the High Street 2 parcel. Thus, as a precautionary measure, in addition to the portion of the NYSDOT ROW located along Beekman Street, which portion is more fully described in **Exhibit B**, this Application to Purchase Surplus Property also includes the High Street 2 parcel to the extent that the State currently owns that parcel, and its internal records lack any evidence of a transfer to Beacon Community Development Agency after 1977. *See* **Exhibit E** – Page 7, Description as to Lot 781983.

Accordingly, in consultation with the City of Beacon and the Applicants' Traffic Consultants, the Applicants respectfully submit this Application to Purchase Surplus Property in order to obtain the following NYSDOT property:

1. 0.2803 acres of ROW along Beekman Street, described in **Exhibit B**, which lands include the following:

    - The entire 0.075-acre parcel depicted in Map No. 12 as Parcel No. 13 in the NYSDOT Notice of Appropriation recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488, Page 421 (**Exhibit C)**; and

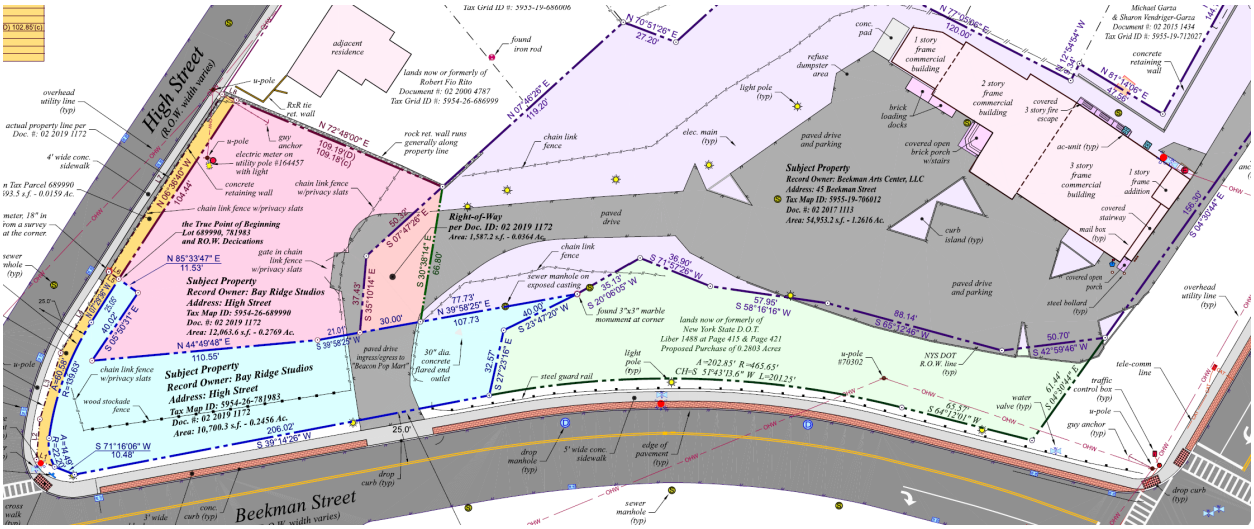
Beekman Street to provide for a more attractive and interesting streetscape"). COMPREHENSIVE PLAN, at page 59.

- A 0.2053-acre portion of the 1.515-acre parcel depicted in Map No. 5, Parcel No. 5 in the NYSDOT Notice of Appropriation recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488, Page 415 (**Exhibit D**); and

2. *If applicable*, High Street 2 as described in **Exhibit E** (Page 7), which is a 0.2456-acre portion of the parcel depicted in Map No. 10 as Parcel No. 11 in the NYSDOT Notice of Appropriation recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488, Page 418 (**Exhibit F**).

The enclosed plan sheet entitled "NYSDOT Right of Way Taking Study" delineates the extent of each of the three (3) above referenced NYSDOT appropriations. The extent of property the Applicants seek to purchase is also detailed on the enclosed plan sheet entitled "Boundary Survey", and excerpt of which is shown in ***Image 2*** below:

Image 2 –Annotated Excerpt of the NYSDOT Right of Way Purchase Study



*<u>Note</u>: The proposed area to be purchased from NYSDOT is identified in green. A legal description of this area is included in **Exhibit B**. High Street 2 parcel is shown in blue. See **Exhibit E (Page 7)** for legal description. High Street 1 is shown in pink. And 45 Beekman Street is shown in purple. The orange area represents potential future dedications to the City of Beacon as these areas are within 25' of the centerline of the High Street right-of-way.*

It is worth noting that the requested area of surplus property to be purchased will not change the existing NYSDOT ROW along NYS Route 9D (North Avenue) where the NYSDOT currently controls approximately 45-50 ft. of additional ROW on the east side of NYS Route 9D between

the existing curb line and the 45 Beekman Street property. In addition, along Beekman Street, the property purchase will leave approximately 15± ft. of available ROW on the north side of Beekman Street under NYSDOT control.

INDEX OF ENCLOSURES:

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

Exhibit A: Completed Application to Purchase Surplus Property;

Exhibit B: Legal Description of Area to be Purchased from NYSDOT;

Exhibit C: NYSDOT Notice of Appropriation for the property depicted in Map No. 12 as Parcel No. 13 recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488, Page 421;

Exhibit D: NYSDOT Notice of Appropriation for the property depicted in Map No. 5 as Parcel No. 5 recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488, Page 415;

Exhibit E: Deed from William F. Vassalo to Bay Ridge Studios, LLC recorded in the Dutchess County Clerk's Office on February 14, 2019 as Doc# 02-2019-1172 & Dutchess County Parcel Access Property Cards for the High Street Parcels;

Exhibit F: NYSDOT Notice of Appropriation for the property depicted in Map No. 10 as Parcel No. 11 recorded in the Dutchess County Clerk's Office on August 8, 1978 in Liber 1488 at page 418; and

Exhibit G: Title Report prepared by Stewart Title Insurance Company last amended June 26, 2024.

In further support of the Application, enclosed please find the following attachments:

- Plan Sheet entitled "NYS DOT Right of Way Taking Study" prepared by Automated Construction Enhanced Solutions, Inc. dated July 11, 2024, which plan delineates the full extent of each of the three (3) above referenced NYSDOT appropriations; and
- Plan Sheet entitled "Boundary Survey" prepared by Automated Construction Enhanced Solutions, Inc. dated November 3, 2023, last revised July 21, 2024, which plan delineates the requested NYSDOT property.

Should you require anything further, please do not hesitate to contact me. Thank you in advance for your consideration.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Christopher White, City of Beacon Administrator
Nicholas Ward-Willis, Esq. & Jennifer L. Gray, Esq., City of Beacon Attorneys
Colliers Engineering & Design, P.C.
Automated Construction Enhanced Solutions, Inc.
Allison Fausner, Esq., Cuddy & Feder LLP

6044839.v7

Exhibit A

APPLICATION TO PURCHASE SURPLUS PROPERTY

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
OFFICE OF RIGHT-OF-WAY

(For office use only) **Region** _____

Inquiry # _____

SPCN _____

Name(s)	Bay Ridge Studios LLC & Beekman Arts Center LLC		
Address	114-11 Lefferts Blvd		
	South Ozone Park, NY 11420		
Email	Keyfood1288@aol.com	Telephone	917-468-8473

Requested Property Information

Abutting Property Address or Tax Map	45 Beekman Street (Tax ID: 5955-19-706012) & High Street (Tax ID: 5954-26-781983)
City, Village, or Town	Beacon
County	Dutchess
Highway Route No.	U.S. Route 9D & Beekman Street
Approximate Size (sq. ft. or acres)	0.2803 acres + 0.2456 acres (*see enclosed narrative*)

Describe the requested property. Attach a sketch or aerial map depicting the requested property's shape, approximate dimensions, and its location in relation to the highway and abutting properties:

***See enclosed plans.*

Describe the intended use of the property:

***See enclosed narrative.*

I/We understand that the Department will make a preliminary review to determine property ownership, existing highway boundaries, and whether the parcel is excess to transportation needs.

I/We understand that it is the Department's policy to offer all surplus properties for sale publicly, unless constrained from doing so by law, and that I (we) may be required to purchase the property through a public bidding process.

I/We understand that if the property is approved for sale, costs of survey and map preparation will be my (our) responsibility and must be completed to NYSDOT specifications prior to conveyance.

I/We understand that only the Department's Property Executive Review Group (PERG) can declare a parcel surplus, approve it for sale and set the terms and conditions of any sale.

_____ 07/29/24
Signature - Bay Ridge Studios LLC. By: Saleh Hassen **Date**

_____ 07/29/24
Signature – Beekman Arts Center LLC. By: Saleh Hassen **Date**

Exhibit B

Metes and Bounds - Legal Description
Legal DOT R.O.W. To Be Purchased

ALL that certain plot, piece, or parcel of land, with the building and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, being bounded and more particularly described as follows in accordance with a boundary survey performed by Jonathan N. Millen, PLS dated November 3, 2023, and last revised May 4, 2024:

Beginning at a point on the northerly Right of Way (R.O.W.) line of Beekman Street, said R.O.W. line having been adjusted from the prior location as described in **Liber 1488 at Page 415** of Deeds and calculated to be equal with the southeasterly corner of the lands now or formerly of Bay Ridge Studios as described in Document #: 02 2019 1172 of Deeds, said adjusted R.O.W. line being a minimum of twenty five feet from the center of the painted double yellow lines of Beekman Street as they existed on July 16, 2024, said point being the southwesterly corner of said parcel land and **The True Point Of Beginning**:

THENCE leaving said R.O.W. line and running along the division line between said lands of Bay Ridge Studios and the parcel herein described the following two (2) courses and distances:
1) N 27°23'16" W a distance of 32.57 feet to a point;
2) N 23°46'05" E a distance of 40.00 feet to a point, said point being marked by a three inch square marble monument found;

THENCE leaving said division line and running along the division line between the lands now or formerly of Beekman Arts Center, LLC as described in Document #: 02 2017 1113 of Deeds, aka the northerly Right of Way (R.O.W.) line of Beekman Street, aka the division line between the lands now or formerly of New York State Department Of Transportation as described in Liber 1488 at Page 415 of Deeds, and the parcel herein described the following two (2) courses and distances:
3) N 20°06'05" E a distance of 35.13 feet to a point;
4) N 71°57'26" E a distance of 36.90 feet to a point;

THENCE leaving said division line and running along the division line between the lands now or formerly of New York State Department Of Transportation as described in Liber 1488 at Page 421 of Deeds and the parcel herein described while continuing along said R.O.W. line of Beekman Street the following three (3) courses and distances:
5) N 58°16'16" E a distance of 57.95 feet to a point;
6) N 65°12'46" E a distance of 88.14 feet to a point;
7) N 42°59'46" E a distance of 50.70 feet to a point;

THENCE continuing to run along said division line for a portion then leaving said division line and running along the division line between the lands now or formerly of New York State Department Of Transportation as described in Liber 1488 at Page 415 of Deeds and the parcel herein described the following course and distance:
8) S 04°30'44" E a distance of 61.44 feet to a point on said adjusted R.O.W. line of Beekman Street;

Integrity • Trust • Commitment • Excellence • Reliability • Community • Service
Boundary • Geodetic/GPS • As-Built • Construction • FEMA/Flood Map • Site Planning • Subdivision • ALTA/ASCM • Route/ROW
1229 Route 300 – Suite 4 - Newburgh, NY 12550
Office:845-943-7198 • Field:914-906-8830 E-Mail: jmillenlls@acessurveying.com

THENCE leaving said division line and running along said adjusted R.O.W. line of Beekman Street the following two (2) courses and distances:
9) S 64°12'01" W a distance of 65.57 feet to a point;
10) along a tangent curve turning to the left having an **arc length of 202.85 feet**, a **radius of 465.65 feet**, a **chord bearing of S 51°43'14" W**, and a **chord length of 201.25 feet** to a point; said point also being **The True Point Of Beginning**.

Containing an area of 12,210.2 square feet, 0.2803 acres more or less.

Basis Of Bearings:
The horizontal datum for the bearings described hereon is the North American Datum of 1983 (**NAD83**) as defined in the ***New York State Plane Coordinate System East*** (**NYSPCE**) and is the basis for the direction of **Grid North**. The project baseline bearing reference for **Grid North** was established by GPS observation performed on September 21, 2023. The subject property lines are as per the latest record Deed and aligned to this datum.

Prepared on July 20, 2024 by Jonathan N. Millen, LLS (Lic. No. 050746)

Exhibit C

ROW 91-R1 (1/68)
(Section A)

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY DIVISION

APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK

PROJECT: PIN 8327.00-222 PROC. 6493	DESCRIPTIONS AND MAPS MAP NOS.	PARCEL NOS.
CITY OF BEACON RTE. 9D ARTERIAL DUTCHESS COUNTY	12	13

NOTICE OF APPROPRIATION

Pursuant to the statute set forth in the above descriptions and maps

TO: X BEACON COMMUNITY DEVELOPMENT AGENCY

X CITY OF BEACON

✓ J.W. FONTENEAU, INC.

TAKE NOTICE that on the 17 day of November, 19 77, there was filed in the office of the Department of State a certified copy of each of the above designated descriptions and maps of property; and that on the _____ day of AUG 8 1978, 19___, there was filed in the office of the clerk of the county, in which such property is situated, a copy of each of such descriptions and maps.

TAKE FURTHER NOTICE that title to the property, easements, interests or rights described in said descriptions and maps vested in The People of the State of New York upon such filing in the office of said county clerk.

COMMISSIONER OF TRANSPORTATION
OF THE STATE OF NEW YORK

Dated: AUG 8 1978

BY J.E. Collison
Director of Real Property

J.E. COLLISON

CLERK'S MINUTES
1978 | 2796
FEE PAID | INDEXED BY NO

D-Notice of App.
1978 | 5109
FEE PAID | INDEXED BY P

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 8 DAY OF Aug. 1978
AT 1 H. 07 M. P. M. RECORDED IN
BOOK No. 1488 OF Deeds
AT PAGE 421 AND EXAMINED

J. John Heatmann CLERK

LIBER 1488 PAGE 421

421

DUTCHESS COUNTY CLERK'S OFFICE RECEIVED
AUG 8 1 02 PM '78

Sarah Doc #: DEED 1488 421 Printed Page 1 of 1

C-236a (10/69)

PIN 8327.00

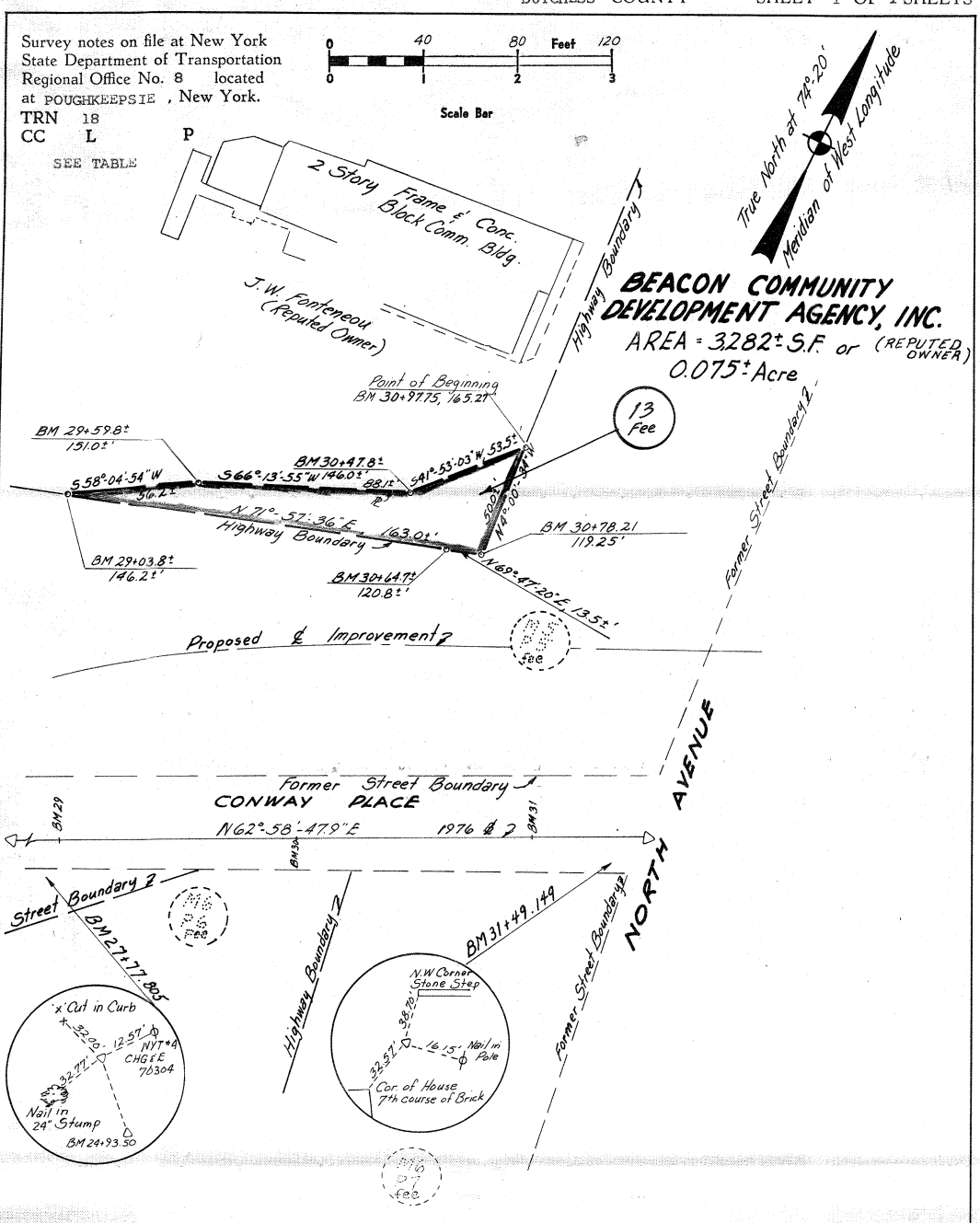
12

MAP NO. 12
PARCEL NO. 13

City of Beacon
Route 9D Arterial

DUTCHESS COUNTY SHEET 1 OF 1 SHEETS

Survey notes on file at New York State Department of Transportation Regional Office No. 8 located at POUGHKEEPSIE, New York.
TRN 18
CC L P
SEE TABLE



TABULATION OF REDEVELOPMENT PARCELS INVOLVED								
HIGHWAY PARCEL NO.	REDEVELOPMENT BLOCK NO.	REDEVELOPMENT PARCEL NO.	LIBER	PAGE	REDEVELOPMENT PARCEL AREA	AREA REQUIRED FOR HIGHWAY	AREA OF REMAINDER	ESTATE REQUIRED
13	14-1				3,282±Sq.Ft.	3,282± Sq.Ft.	NONE	FEE/ACCESS

All that piece or parcel of property hereinafter designated as Parcel No.13, situate in the City of Beacon, County of Dutchess, State of New York, as shown on the accompanying map and described as follows:

Parcel No.13

Beginning at a point on the westerly boundary of the existing Beacon Arterial-Route 9D, Wolcott Avenue to I-84, Relocated Beekman Street highway at the intersection of the said boundary with the division line between the property of BEACON COMMUNITY DEVELOPMENT AGENCY, INC. (reputed owner) on the southeast and the property of J.W. Fonteneou (reputed owner) on the northwest, said point being 165.27 feet distant northwesterly, measured at right angles, from Station BM 30+97.75 of the hereinafter described survey base line for the construction of the City of Beacon, Route 9D Arterial ——————————; thence S 41°-53'-03"W along said division line 53.5± feet to a point 146.0± feet distant northwesterly, measured at right angles, from Station BM 30+47.8± of said base line; thence continuing along said division line S 66°-13'-55"W, 88.1± feet to a point 151.0± feet distant northwesterly, measured at right angles, from Station BM 29+59.8± of said base line; thence S 58°-04'-54"W along said division line 56.2± feet to its intersection with the northerly boundary of said existing highway, the last mentioned point being 146.2± feet distant northwesterly, measured at right angles, from Station BM 29+03.8± of said base line; thence N 71°-57'-36"E, along the said boundary 163.0± feet to a point 120.8± feet distant northwesterly, measured at right angles, from Station BM 30+64.7± of said base line; thence N 69°-47'-20"E, along the last mentioned boundary of said existing highway 13.5± feet to the point of beginning; being 3,282± square feet or 0.075± acre more or less.

The above mentioned survey base line is a portion of the 1976 survey base line for the construction of the City of Beacon, Route 9D Arterial —————————— as shown on a map and plan on file in the Office of the State Department of Transportation and described as follows:

Beginning at Station BM 27+77.805; thence N 62°-58'-47.9"E, to Station BM 31+49.149.

All bearings referred to TRUE NORTH at the 74°-20' Meridian of West Longitude.

an angle point in said highway boundary, said point being 119.25 feet, distant northwesterly measured at right angles from Station BM30+78.21 of said base line; thence northerly along said highway boundary N 4°-00' -34"W, 50.0± feet to

I hereby certify that, to the best of my knowledge, this is an accurate description and map made from an accurate survey, prepared under my direction.

Date Sept 23 1977

E.W. GARDELL
Eric W Gardell
Senior Civil Engineer
P.L.S. License No. 45874

LICENSED PROFESSIONAL ENGINEER & LAND SURVEYOR ERIC W. GARDELL 45874 STATE OF NEW YORK

I hereby certify that the property described and mapped above is necessary for this project and the acquisition thereof is recommended.

Date Sept. 26 1977

W. H. KIKILLUS
W. H. Kikillus
REGIONAL DESIGN ENGINEER
FOR THE REGIONAL DIRECTOR OF TRANSPORTATION
REGION NO. 8

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY

City of Beacon
Route 9D Arterial

DUTCHESS COUNTY

Map No. 12
Parcel No. 13

Total Area = 3,282± Sq.Ft. 0.075± Acre

BEACON COMMUNITY DEVELOPMENT AGENCY, INC.
(Reputed Owner)

Description and map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee for purposes connected with the highway system of the State of New York pursuant to Sections 30 and 349-c of the Highway Law, and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to statute set forth above and the authority delegated to me by official order of the commissioner of transportation, the above description and map are hereby officially approved; and said description and the original tracing of this map are hereby officially filed in the office of the department of transportation.

Date NOVEMBER 10 1977

J. E. COLLISON
Director Real ESTATE Division

I have compared the foregoing copy of description and map with the original thereof, as filed in the office of the department of transportation and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

ESTATE
Real Division

JC

MNA

Exhibit D

ROW 91-R1 (1/68)
(Section A)

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
REAL PROPERTY DIVISION

APPROPRIATION OF PROPERTY BY THE PEOPLE OF THE STATE OF NEW YORK

PROJECT: PIN 8327.00-222 PROC. 6493
CITY OF BEACON
RTE. 9D ARTERIAL
DUTCHESS COUNTY

DESCRIPTIONS AND MAPS
MAP NOS. 5 PARCEL NOS. 5

NOTICE OF APPROPRIATION

Pursuant to the statute set forth in the above descriptions and maps

TO: BEACON COMMUNITY DEVELOPMENT AGENCY, formerly known as Beacon Urban Renewal Agency
J.W. FONTENEAU, INC.
CITY OF BEACON
HERITAGE SAVINGS BANK, formerly known as Beacon Savings Bank

TAKE NOTICE that on the 17 day of NOVEMBER, 19 77, there was filed in the office of the Department of State a certified copy of each of the above designated descriptions and maps of property; and that on the ____ day of AUG 8 1978, 19____, there was filed in the office of the clerk of the county, in which such property is situated, a copy of each of such descriptions and maps.

TAKE FURTHER NOTICE that title to the property, easements, interests or rights described in said descriptions and maps vested in The People of the State of New York upon such filing in the office of said county clerk.

COMMISSIONER OF TRANSPORTATION
OF THE STATE OF NEW YORK

Dated: AUG 8 1978

JE Collison

Director of Real Property ~~ESTATE DIV.~~

J.E. COLLISON,

CLERK'S MINUTES

1978	FILE NO. 2792
FEE PAID NC	INDEXED BY AM

11/22/ D-Notice of Approp.

1978	FILE NO. 5104
FEE PAID NC	INDEXED BY P

DUTCHESS COUNTY CLERK'S OFFICE
RECEIVED ON THE 8 DAY OF Aug. 1978
AT 12 H 17 M P. M. RECORDED IN
BOOK No. 1488 OF Deeds
AT PAGE 415 AND EXAMINED

JJohnHeatherington CLERK

BOOK 1488 PAGE 415

415

DUTCHESS COUNTY CLERK'S OFFICE RECEIVED
AUG 8 12 17 PM '78

Sarah Doc #: DEED 1488 415 Printed Page 1 of 1

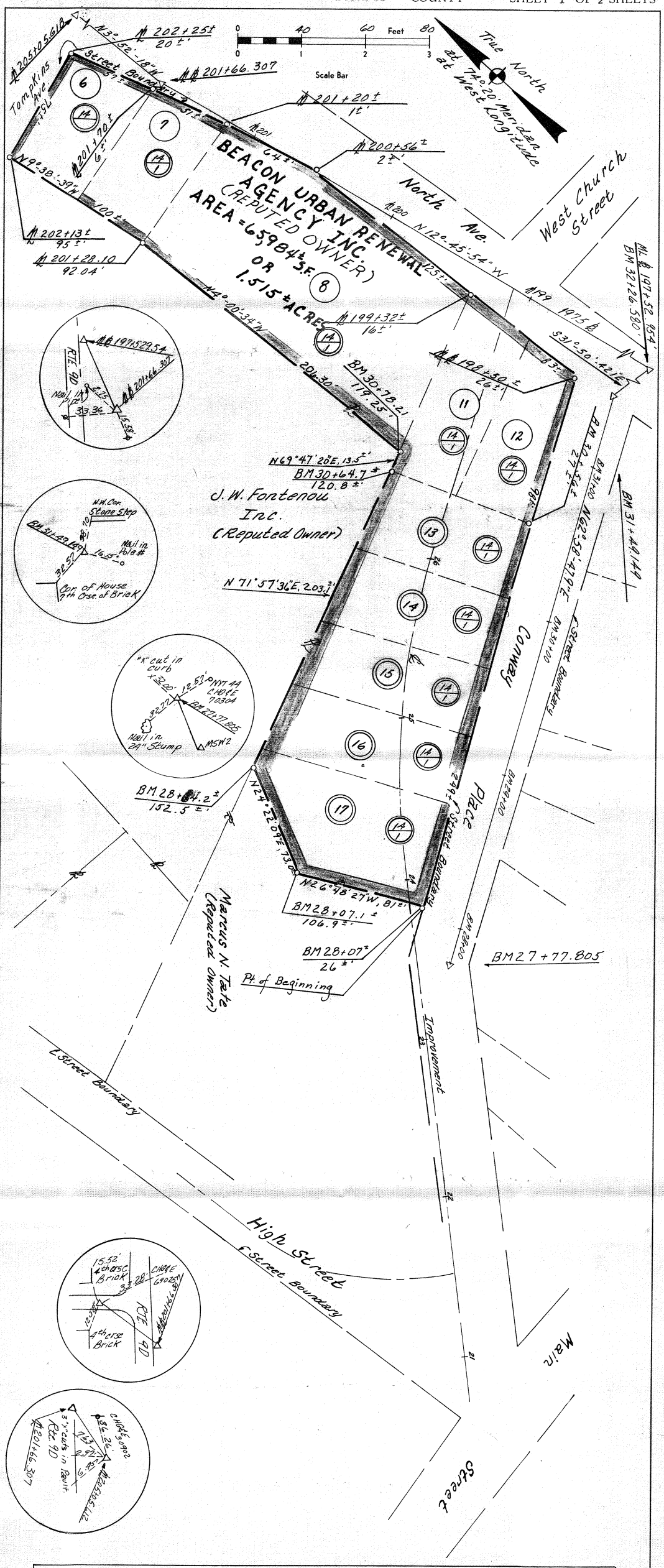
C-234 (7/67)

3

MAP NO. 5
PARCEL NO. 5

City of Beacon
Route 9D Arterial

DUTCHESS COUNTY SHEET 1 OF 2 SHEETS



TABULATION OF REDEVELOPMENT PARCELS INVOLVED								
HIGHWAY PARCEL NO.	REDEVELOPMENT BLOCK NO.	REDEVELOPMENT PARCEL NO.	LIBER	PAGE	REDEVELOPMENT PARCEL AREA	AREA REQUYRED FOR HIGHWAY	AREA OF REMAINDER	ESTIMATE REQUIRED
5	14/1	6			4,200	4,200	NONE	FEE
5	14/1	7	1424	133	4,300	4,300	NONE	FEE
5	14/1	8	1424	130	20,300	20,300	NONE	FEE
5	14/1	11	1424	41	5,154	5,154	NONE	FEE
5	14/1	12	1071	31	4,462	4,462	NONE	FEE
5	14/1	13	1413	925	4,970	4,970	NONE	FEE
5	14/1	14	1413	396	5,200	5,200	NONE	FEE
5	14/1	15	1419	126	5,076	5,076	NONE	FEE
5	14/1	16	1413	469	5,322	5,322	NONE	FEE
5	14/1	17	1409	545	7,000	7,000	NONE	FEE

Continued on Sheet No. 2

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY
City of Beacon
Route 9D Arterial
DUTCHESS COUNTY

Map No. 5
Parcel No. 5

BEACON URBAN RENEWAL AGENCY, INC.
(Reputed Owner)

Sheet 1 **of** 2 **Sheets**

SSC 2 ✓ MNA

Survey notes on file at New York State Department of Transportation Regional Office No. 8 located at POUGHKEEPSIE, New York.
TRN 18
CC L P
SEE TABLE

All that piece or parcel of property hereinafter designated as Parcel No. 5, situate in the City of Beacon, County of Dutchess, State of New York, as shown on the accompanying map and described as follows:

Parcel No. 5

Beginning at a point on the northerly boundary of the existing City Street (Conway Place) at the intersection of the said boundary with the division line between the property of Marcus N. Tate (reputed owner) on the west and the property of Beacon Urban Renewal Agency, Inc. (reputed owner) on the east, said point being 26± feet distant northerly, measured at right angles, from Station BM 28+07± of the hereinafter described survey base line for the construction of the City of Beacon, Route 9D Arterial _____, thence N 26°-48'-27"W, along said division line 81± feet to a point 108.9± feet distant northerly, measured at right angles, from Station BM 28+07.1± of said base line; thence continuing along said division line N 24°-22'-09"E, 73.0± feet to a point at an intersection on the division line between the property of J. W. Fontenou Inc. (reputed owner) on the north, Beacon Urban Renewal Agency, Inc. (reputed owner) on the south, said point being 152.5± feet distant northerly, measured at right angles, from Station BM 28+64.2± of said base line; thence N 71°-57'-36"E, along said division line 203.1± feet to a point 120.8± feet distant northerly, measured at right angles, from Station BM 30+64.7± of said base line; thence N 69°-47'-20"E, 13.5± feet to a point 119.25 feet distant northerly, measured at right angles, from Station BM 30+78.21; thence continuing along said division line N 4°-00'-34"W, 206.30 feet to a point 92.04 feet distant westerly, measured at right angles, from Station ℳ 201+28.10 of said base line; thence N 9°-38'-39"W, along said division line 100± feet to its intersection with the southerly boundary of the existing City Street (Tompkins Avenue), said point being 95± feet distant westerly, measured at right angles, from Station ℳ 202+13± of said base line; thence northeasterly along said street boundary 75± feet to a point at the intersection with the westerly boundary of the existing City Street (North Avenue), said point being 20± feet distant westerly measured at right angles, from Station ℳ 202+25± of said base line; thence along said street boundary, the following five (5) courses and distances: (1) southeasterly 57± feet to a point 6± feet distant westerly, measured at right angles, from Station ℳ 201+70± of said base line; thence (2) southeasterly 51± feet to a point 1± foot distant westerly, measured at right angles, from Station ℳ 201+20± of said base line; thence (3) southeasterly 64± feet to a point 2± feet distant easterly, measured at right angles, from Station ℳ 200+56± of said base line; thence (4) southeasterly 125±feet to a point 16± feet distant westerly, measured at right angles, from Station ℳ 199+32± of said base line; thence (5) southeasterly 83± feet to a point on the first mentioned boundary of said existing City Street (Conway Place), said point being 26± feet distant westerly, measured at right angles, from Station ℳ 198+50± of said base line; thence southwesterly along said street line 98± feet to a point 27± feet distant northerly, measured at right angles, from Station BM 30+56± of said base line; thence continuing along last mentioned street line southwesterly 249± feet to the point of beginning; being 65,984± square feet or 1.515 acres more or less.

The above mentioned survey base line is a portion of the 1975 survey base line for the construction of the City of Beacon, Route 9D Arterial _____ as shown on a map and plan on file in the Office or the State Departme : of Transportation and described as follows:

Beginning at Station BM 27+77.805; thence N 62°-58'-47.9"E, to Station BM 31+49.149; thence S 31°-50'-42.1"E, to Station ℳ 197+52.954=BM 32+26.580; thence N 12°-45'-54"W, to Station ℳ 201+66.307; thence N 3°-52'-18"W, to Station ℳ 205+05.618.

All bearings referred to TRUE NORTH at 74°-20' Meridian of West Longitude.

I hereby certify that, to the best of my knowledge, this is an accurate description and map made from an accurate survey, prepared under my direction.

Date Nov 9 1976

E. W. GARDELL
Eric W Gardell
Senior Civil Engineer
P.L.S. License No. 45874

I hereby certify that the property described and mapped above is necessary for this project, and the acquisition thereof is recommended.

Date Nov. 10 1976

W. H. KIKILLUS
W. H. Kikillus
REGIONAL DESIGN ENGINEER
FOR THE REGIONAL DIRECTOR OF TRANSPORTATION
REGION NO. 8

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY

City of Beacon
Route 9D Arterial
DUTCHESS COUNTY

Map No. 5
Parcel No. 5

Total Area = 65,984± Sq.Ft. = 1.515± Acres

BEACON URBAN RENEWAL AGENCY, INC.
(Reputed Owner)

Description and map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee for purposes connected with the highway system of the State of New York pursuant to Sections 30 and 349-c of the Highway Law, and the Eminent Domain Procedure Law.

Pursuant to statute set forth above and the authority delegated to me by official order of the commissioner of transportation, the above description and map are hereby officially approved; and said description and the original tracing of this map are hereby officially filed in the office of the department of transportation.

Date NOVEMBER 10 19 77

J. E. COLLISON
Director Real ESTATE Division

I have compared the foregoing copy of description and map with the original thereof, as filed in the office of the department of transportation and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

ESTATE
Real Division

Exhibit E

Dutchess County Clerk Recording Page

Record & Return To:

SIMEON SOTERAKIS ESQ
CORAN OBER PC
25-02 FRANCIS LEWIS BLVD
FLUSHING, NY 11358

Date Recorded: 2/14/2019
Time Recorded: 4:19 PM

Document #: 02 2019 1172

Received From: APPELLATE LAND SERVS LTD

Grantor: VASSALO WILLIAM F
Grantee: BAY RIDGE STUDIOS LLC

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$330.00
Transfer Tax Amount:	$3,000.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	4715

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 7

***** Do Not Detach This Page**
***** This Is Not A Bill**

County Clerk By: rmu
Receipt #: 4782
Batch Record: 32

Bradford Kendall
County Clerk

0220191172

kgent Doc #: 0220191172 Printed Page 1 of 7

C130 3000-
6P 75-
250-
5-
3330
6P 10.
3340

C/O 6P
75-
25
3000
3330
68. 10
3340-

12442-69111
Bargain & sale deed, with covenant against grantor's acts

THIS INDENTURE, made the 9th day of January, 2019
BETWEEN

WILLIAM F. VASSALO, having a mailing address of 15 Sunset Hill Road, Fishkill, NY 12524,

party of the first part, and

BAY RIDGE STUDIOS LLC, a New York limited liability company, having a mailing address of 25-02 Francis Lewis Boulevard, Flushing, NY 11358,

party of the second part,

S: 5954
B: 26
L: 781983
&
689990

WITNESSETH, that the party of the first part, in consideration of TEN AND 00/100 ($10.00) DOLLARS, lawful money of the United States and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL those certain plots, pieces or parcels of land, situate, lying and being in the City of Beacon, County of Dutchess, State of New York, being more particularly bounded and described on Schedule A , annexed hereto and made a part hereof.

SUBJECT TO any and all covenants, rights of way, easements and grants and restrictions of record.

BEING AND INTENDED TO BE the same premises described in a deed dated December 13, 2001 made by Frederick N. Antalek to William F. Vassalo, the grantor herein, and recorded in the Dutchess County Clerk's Office on January 3, 2002 as Document #02 2002 90.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the

kgent Doc #: 0220191172 Printed Page 2 of 7

right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

William F. Vassalo
WILLIAM F. VASSALO

STATE OF NEW YORK)
).ss:
COUNTY OF Orange)

On the 9th day of January, 2019, before me, the undersigned, a Notary Public in and for the State, personally appeared, WILLIAM F. VASSALO, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Aaron Fitch
Notary Public

AARON C. FITCH
Notary Public, State of New York
No. 02FI6295253
Qualified in Orange County
Commission Expires December 30, 2021

kgent Doc #: 0220191172 Printed Page 3 of 7

BARGAIN AND SALE DEED
WITH COVENANT AGAINST GRANTOR'S ACTS
****

WILLIAM F. VASSALO

to

BAY RIDGE STUDIOS LLC
****

High Street & 10 High Street
C/Beacon; C/Dutchess; S/New York
Section: 5954; Block: 26; Lots: 781983 & 689990

RECORD AND RETURN TO:
Simeon Soterakis, Esq.
Coran Ober P.C.
25-02 Francis Lewis Blvd.
Flushing, NY 11358

kgent Doc #: 0220191172 Printed Page 4 of 7

SCHEDULE A

Description of Property

kgent Doc #: 0220191172 Printed Page 5 of 7

Stewart Title Insurance Company

Title Number: **APS1810549D**
Page **1**

SCHEDULE A DESCRIPTION

AS TO LOT: 689990

ALL that certain plot piece or parcel of land, situate in the City of Beacon, County of Dutchess and State of New York bounded and described as follows:

BEGINNING at a point on the easterly line of High Street, said point being the intersection of the easterly line of High Street with the southerly line of lands now or formerly Luisi (Liber 1635 p 302);

RUNNING THENCE along lands now or formerly Luisi (Liber 1635 p 302) North 86 degrees 17 minutes 14 seconds East 116.72 feet to a point;

THENCE over and through lands of J.W. Fonteneou, Inc., South 21 degrees 16 minutes 40 seconds West 50.32 feet and South 21 degrees 40 minutes 00 seconds East 37.43 feet to a point;

THENCE along the northerly line of Conway Place, South 53 degrees 28 minutes 39 seconds West 21.01 feet and South 58 degrees 19 minutes 02 seconds West 110.55 to a point;

THENCE along the easterly line of High Street, North 07 degrees 38 minutes 43 seconds East 40.02 feet, North 80 degrees 56 minutes 59 seconds West 17.51 feet and North 06 degrees 05 minutes 04 seconds East 102.83 feet, to the point of BEGINNING.

TOGETHER with a right of way over lands formerly of J.W. Fonteneou, Inc., more particularly described as follows:

BEGINNING at a point being North 86 degrees 17 minutes 14 seconds East 116.72 feet from the intersection of the easterly line of High Street, with the southerly line of lands now or formerly Luisi (Liber 1635 p 302);

RUNNING THENCE over and through lands of J.W. Fonteneou, Inc., South 17 degrees 08 minutes 00 seconds East 66.78 feet to a point;

THENCE along the northerly line of Conway Place, South 53 degrees 28 minutes 39 seconds West 30.01 feet to a point;

THENCE over and through lands of J.W. Fonteneou, Inc., North 21 degrees 40 minutes 00 seconds West 37.43 feet and North 21 degrees 16 minutes 40 seconds East 50.32 feet to the point of BEGINNING.

kgent Doc #: 0220191172 Printed Page 6 of 7

AS TO LOT: 781983

ALL that certain plot piece or parcel of land, situate in the City of Beacon, County of Dutchess and State of New York bounded and described as follows:

BEGINNING at a point formed by the proposed intersection of the northwesterly line of Beekman Street with the easterly line of High Street;

RUNNING THENCE in a northerly direction along the proposed easterly line of High Street North 21 degrees 41 minutes 00 seconds West 19.86 feet, North 08 degrees 58 minutes 46 seconds West 33.82 feet and North 04 degrees 16 minutes 00 seconds East 46.00 feet to a point;

THENCE easterly along lands now or formerly Antalek and Vassalo South 80 degrees 56 minutes 59 seconds East 17.51 feet to a point;

THENCE southerly continuing along lands nor or formerly Antalek and Vassalo South 07 degrees 38 minutes 43 seconds West 40.02 feet to a point;

THENCE easterly still continuing along lands now or formerly Antalek and Vassalo North 58 degrees 19 minutes 32 seconds East 110.55 feet and North 53 degrees 28 minutes 39 seconds East 128.74 feet to a point;

THENCE southerly through lands reputedly of People of the State of New York South 37 degrees 17 minutes 34 seconds West 40.00 feet and South 13 degrees 53 minutes 02 seconds East 32.57 feet to a point on the proposed northwesterly line of Beekman Street;

THENCE westerly along the proposed northwesterly line of Beekman Street South 52 degrees 44 minutes 40 seconds West 206.02 feet and South 84 degrees 46 minutes 20 seconds East 20.00 feet to the point or place of BEGINNING.

CONTAINING 11,246 square feet more or less.

kgent Doc #: 0220191172 Printed Page 7 of 7

Parcel Number
130200-5954-26-689990-0000

Parcel Location
High St

Municipality
Beacon City

Owner Name
Bay Ridge Studios LLC *(P)*

Primary Owner Mailing Address
114-11 Lejjerts Blvd
S. Ozone Oark, NY 11420

Parcel Details

Lot Size (acres):	0.29 Ac(d)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(130200) Beacon City SD
Land Use Class:	(340) Vacant indus		

Assessment Information (Current)

Land:	Total:	County Taxable:	Town Taxable:	School Taxable:	Village Taxable:
$210,000	$210,000	$210,000	$210,000	$210,000	$0

Tax Code:	Roll Section:	Uniform %:	Full Market Value:
N (Non-Homestead)	1 (Taxable)	100	$210,000

Tentative Roll:	Final Roll:	Valuation Date:
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	Sale Date:	Deed Book:	Deed Page:	Sale Condition:	No. Parcels:
$750,000	1/9/2019	22019	1172	J	2

Site Information

Site 1

Water Supply:	Sewer Type:	Desirability:	Zoning Code: *	Used As:
(3) Comm/public	(3) Comm/public	(2) Typical	LI	-

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 7/16/2024. Developed and maintained by OCIS - Dutchess County, NY.

Parcel Number
130200-5954-26-781983-0000

Parcel Location
High St

Municipality
Beacon City

Owner Name
Bay Ridge Studios LLC *(P)*

Primary Owner Mailing Address
25-02 Francis Lewis Blvd
Flushing, NY 11358

Parcel Details

Lot Size (acres):	0.258 Ac (D)	**Split Town:**	-
Filed Map:	-	**Agri. District:**	None
File Lot #:	-	**School District:**	(130200) Beacon City SD
Land Use Class:	(330) Vacant comm		

Assessment Information (Current)

Land:	**Total:**	**County Taxable:**	**Town Taxable:**	**School Taxable:**	**Village Taxable:**
$210,000	$210,000	$210,000	$210,000	$210,000	$0

Tax Code:	**Roll Section:**	**Uniform %:**	**Full Market Value:**
N (Non-Homestead)	1 (Taxable)	100	$210,000

Tentative Roll:	**Final Roll:**	**Valuation Date:**
5/1/2024	7/1/2024	7/1/2023

Last Sale / Transfer

Sale Price:	**Sale Date:**	**Deed Book:**	**Deed Page:**	**Sale Condition:**	**No. Parcels:**
$750,000	1/9/2019	22019	1172	J	2

Site Information

Site 1

Water Supply:	**Sewer Type:**	**Desirability:**	**Zoning Code: ***	**Used As:**
(3) Comm/public	(3) Comm/public	(3) Normal	RMF-1.5	(Z98) Non-contrib

ABSOLUTELY NO ACCURACY OR COMPLETENESS GUARANTEE IS IMPLIED OR INTENDED. ALL INFORMATION ON THIS MAP IS SUBJECT TO CHANGE BASED ON A COMPLETE TITLE SEARCH OR FIELD SURVEY.

***Please see the Dutchess County Zoning Map for the most up-to-date zoning information.**

This report was produced using ParcelAccess on 7/16/2024. Developed and maintained by OCIS - Dutchess County, NY.

Exhibit F

C-236a (10/69)

PIN 8327

9

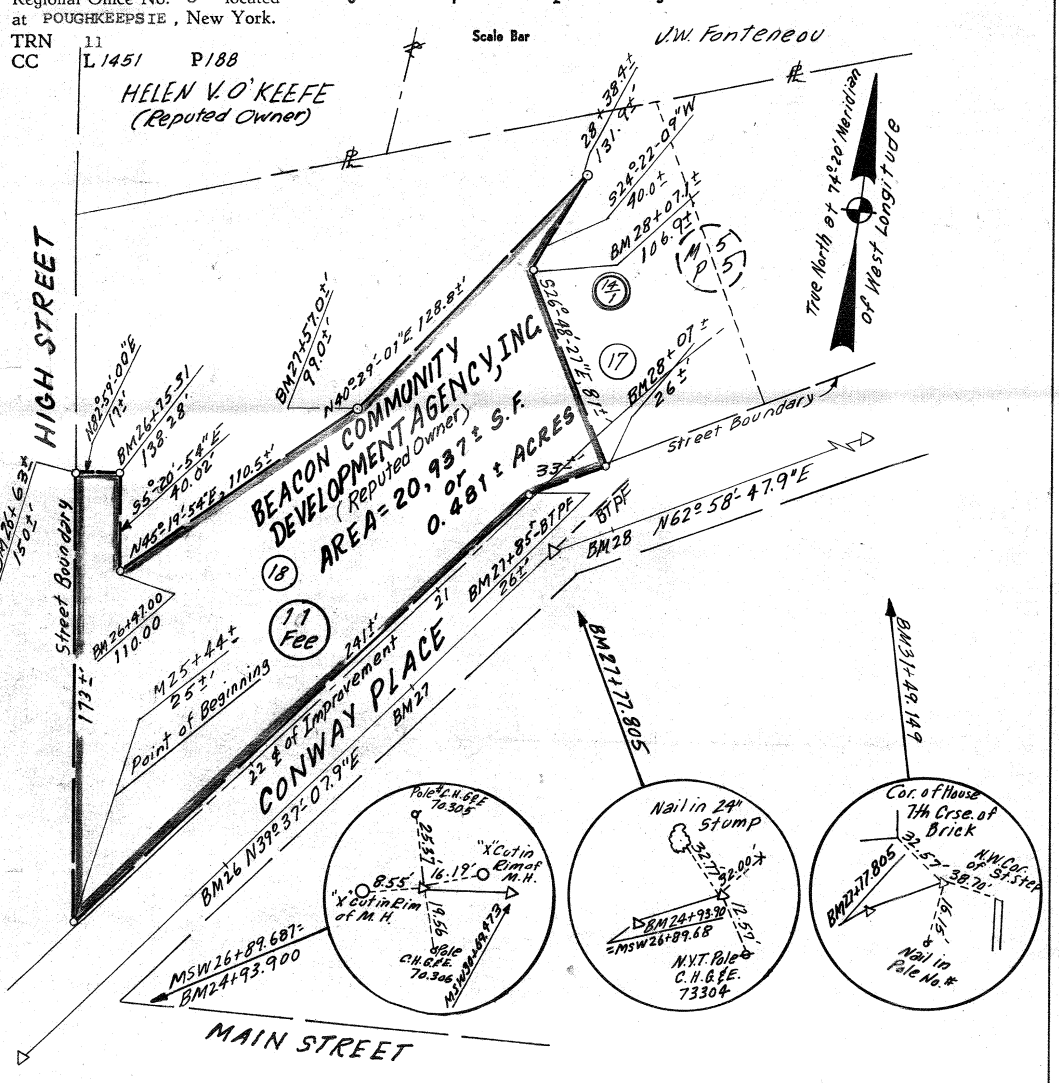
MAP NO. 10
PARCEL NO. 11

City of Beacon
Route 9D Arterial

DUTCHESS COUNTY SHEET 1 OF 1 SHEETS

Survey notes on file at New York State Department of Transportation Regional Office No. 8 located at POUGHKEEPSIE, New York.

TRN 11
CC L 1451 P 188



TABULATION OF REDEVELOPMENT PARCELS INVOLVED

HIGHWAY PARCEL NO.	REDEVELOPMENT BLOCK NO.	REDEVELOPMENT PARCEL NO.	LIBER	PAGE	REDEVELOPMENT PARCEL AREA	AREA REQUIRED FOR HIGHWAYS	AREA OF REMAINDER	ESTATE REQUIRED
11	14-1	18	1451	186	38,200±Sq.Ft.	20,937±Sq.Ft.	17263	FEE/ACCESS

All that piece or parcel of property hereinafter designated as Parcel No. 11, situate in the City of Beacon, County of Dutchess, State of New York, as shown on the accompanying map and described as follows:

Parcel No. 11

Beginning at a point on the easterly boundary of the existing City Street (High Street) at the intersection of the said boundary with the northwesterly boundary of existing City Street (Conway Place), said point being 25± feet distant northwesterly, measured at right angles, from Station BM 25+44± of the hereinafter described survey base line for the construction of the City of Beacon, Route 9D Arterial ——————————; thence northerly along the first mentioned street boundary 173± feet to a point 150± feet distant northwesterly, measured at right angles, from Station BM 26+63± of said base line; thence through the property of Beacon Community Development Agency, Inc. (reputed owner) the following six (6) courses and distances: (1) N 82°-59'-00"E, 17± feet to a point 138.28 feet distant northwesterly, measured at right angles, from Station BM 26+75.31 of said base line; thence (2) S 5°-20'-54"E, 40.02 feet to a point 110.00 feet distant northwesterly, measured at right angles, from Station BM 26+47.00 of said base line; thence (3) N 45°-19'-54"E, 110.5± feet to a point 99.0± feet distant northwesterly, measured at right angles, from Station BM 27+57.0± of said base line; thence (4) N 40°-29'-01"E, 128.8± feet to a point 131.9± feet distant northwesterly, measured at right angles, from Station BM 28+38.4± of said base line; thence (5) S 24°-22'-09"W, 40.0± feet to a point 106.9± feet distant northwesterly, measured at right angles, from Station BM 28+07.1± of said base line; and (6) S 26°-48'-27"E, 81± feet to a point 26± feet distant northwesterly, measured at right angles, from Station BM 28+07± of said base line; the last mentioned point being on the northwesterly boundary of the existing City Street (Conway Place), thence southwesterly along said boundary 33± feet to a point 26± feet distant northwesterly, measured at right angles, from Station BM 27+85± back tangent produced forward of said base line; thence southwesterly along the last mentioned boundary of said existing City Street 241± feet to the point of beginning; being 20,937± square feet or 0.481 acre more or less.

The above mentioned survey base line is a portion of the 1976 survey base line for the reconstruction of the City of Beacon, Route 9D Arterial —————————— as shown on a map and plan on file in the Office of the State Department of Transportation and described as follows:

Beginning at Station BM 24+93.900=MSW 26+89.687; thence N 39°-37'-07.9"E, to Station BM 27+77.805; thence N 62°-58'-47.9"E, to Station BM 31+49.149.

All bearings referred to TRUE NORTH at 74°-20' MERIDIAN OF WEST LONGITUDE.

I hereby certify that, to the best of my knowledge, this is an accurate description and map made from an accurate survey, prepared under my direction.

Date August 23 1977

E. W. GARDELL
Senior Civil Engineer
P.L.S. License No. 45874

I hereby certify that the property described and mapped above is necessary for this project, and the acquisition thereof is recommended.

Date Sept. 2 1977

W. H. KIKILLUS
REGIONAL DESIGN ENGINEER
FOR THE REGIONAL DIRECTOR OF TRANSPORTATION
REGION NO. 8

NEW YORK STATE DEPARTMENT OF TRANSPORTATION
DESCRIPTION AND MAP FOR THE ACQUISITION OF PROPERTY

City of Beacon
Route 9D Arterial
DUTCHESS COUNTY

Map No. 10
Parcel No. 11

Total Area = 20,937± Sq.Ft. or 0.481± Acre

BEACON COMMUNITY DEVELOPMENT AGENCY, INC.
(Reputed Owner)

Description and map of property which the Commissioner of Transportation deems necessary to be acquired by appropriation in the name of the People of the State of New York in fee for purposes connected with the highway system of the State of New York pursuant to Sections 30 and 349c of the Highway Law., and the Eminent Domain Procedure Law.

There is excepted from this appropriation all the right, title and interest, if any, of the United States of America in or to said property.

Pursuant to statute set forth above and the authority delegated to me by official order of the commissioner of transportation, the above description and map are hereby officially approved; and said description and the original tracing of this map are hereby officially filed in the office of the department of transportation.

Date NOVEMBER 10 19 77

J. E. COLLISON
Director Real ESTATE Division

I have compared the foregoing copy of description and map with the original thereof, as filed in the office of the department of transportation and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

ESTATE
Real Division

58

Exhibit G

CERTIFICATE OF TITLE ISSUED BY

STEWART TITLE

INSURANCE COMPANY

Title Number NY11970

Certifies to the proposed insured named in Schedule A that an Examination of title to the premises described in Schedule A has been made in accordance with its usual procedure and agrees to issue its standard form of title insurance policy in favor of the proposed insured, covering premises described in Schedule A, in the amounts hereinafter set forth, insuring the fee and/or mortgage and the marketability thereof, after the closing of the transaction in conformance with procedures approved by the Company excepting (a) all loss or damage by reason of the estates, interests, defects, objections, liens, encumbrances and other matters set forth herein that are not disposed of to the satisfaction of the Company prior to such closing or issuance of the policy (b) any question or objection coming to the attention of the Company before the date of closing, or if there be no closing, before the issuance of said policy.

This Certificate shall be null and void (1) if the fees therefore are not paid (2) if the prospective insured, his attorney or agent makes any untrue statement with respect to any material fact or suppresses or fails to disclose any material fact or if any untrue answers are given to material inquiries by or on behalf of the Company (3) upon delivery of the policy. Any claim arising by reason of the issuance hereof shall be restricted to the terms and conditions of the standard form of insurance policy. If title, interest or lien to be insured was acquired by the prospective insured prior to delivery hereof, the Company assumes no liability except under its policy when issued.

THIS REPORT IS NOT A TITLE INSURANCE POLICY. PLEASE REVIEW THIS REPORT WITH A REAL ESTATE PROFESSIONAL REPRESENTING YOUR INTEREST IN THIS TRANSACTION. PLEASE READ IT CAREFULLY. THE REPORT MAY SET FOR THE EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.

STEWART TITLE
INSURANCE COMPANY

Countersigned by:

Andrea Levine

Andrea Levine, Esq.
Commercial Services
Stewart Title Insurance Company
2 Grand Central Tower, 33rd Floor
New York, New York 10017
(212) 758-0050

STEWART TITLE INSURANCE COMPANY INCORPORATED 1987 NEW YORK

John Frates
President and General Counsel

David Hisey
Secretary

Stewart Title Insurance Company
2 Grand Central Tower
33rd Floor
New York, New York 10017
212-758-0050

TITLE NO. NY11970

SCHEDULE A - CERTIFICATION
(Amended June 26, 2024)

Effective Date: April 18, 2024

Policy or Policies to be issued:
[X] ALTA (6-17-06) Owner's Policy
[X] ALTA (6-17-06) Loan Policy

Proposed Insured:
[X] Purchaser/Borrower: Beekman Arts Center LLC and Bay Ridge Studios LLC
[X] Mortgagee: To Be Determined

Amount of Insurance:
[X] Fee: To Be Determined
[X] Mortgage: To Be Determined

Premises (For Information Only):

County:	DUTCHESS		
PARCELS:	A	B	**C**
Section:	5955	5954	**5954**
Blocks:	19	26	**26**
Lots:	706012	781983	**689990**
Address:	45 Beekman Street Beacon, NY	High Street Beacon, NY	**High Street** **Beacon, NY**

The estate or interest in the land described in and covered by this certificate is a fee simple estate and title thereto at the Effective Date hereof is vested in:

Beekman Arts Center, LLC

Title acquired by Deed dated January 18, 2017, recorded February 8, 2017 in Document No. 02-2017-1113 made by Hibernation Auto Storage, Inc. (As to Lot 706012)

Bay Ridge Studios, LLC

Title acquired by Deed dated January 9, 2019, recorded February 14, 2019 in Document No. 02-2019-1172 made by William F. Vassalo. (As to Lot 781983 **and Lot 689990**). **Subject to Exception 25 herein.**

Deed Chain for Lot 781983
(Added June 25, 2024 per AL)

Grantor: George Ketcham and Josephine Ketcham
Grantee: Marcus N. Tate and Barbara J. Tate
Dated: September 25, 1956
Recorded: September 27, 1956 in Liber 928 Page 214

Grantor: Marcus N. Tate and Barbara J. Tate
Grantee: The Beacon Community Development Agency
Dated: March 4, 1977
Recorded: March 9, 1977 in Liber 1451 Page 186

Appropriation by the New York State Department of Transportation
Dated: November 7, 1977
Recorded: August 8, 1978 in Liber 1488 Page 418

Grantor: City of Beacon Community Development Agency
Grantee: William J. Vassalo and Frederick N. Antalek
Dated: June 17, 1998
Recorded: July 9, 1998 in Document No.: 02-1998-5269

Grantor: Frederick N. Antalek
Grantee: William F. Vassalo
Dated: June 17, 1998
Recorded: July 9, 1998 in Document No.: 02-2002-90

Grantor: William F. Vassalo
Grantee: Bay Ridge Studios LLC
Dated: January 9, 2019
Recorded: February 14, 2019 in Document No.: 02-2019-1172

SCHEDULE A – LEGAL DESCRIPTION
(AMENDED 6/12/2024) - CONTINUED

AS TO LOT 689990:
ALL that certain plot, piece or parcel of land, situate in the City of Beacon, County of Dutchess and State of New York bounded and described as follows:

BEGINNING at a point on the easterly line of High Street, said point being the intersection of the easterly line of High Street with the southerly line of lands now or formerly Luisi (Liber 1635 page 302);

RUNNING THENCE along lands now or formerly Luisi (Liber 1635 page 302) North 86 degrees 17 minutes 14 seconds East 116.72 feet to a point;

THENCE over and through lands of J.W. Fonteneou, Inc. South 21 degrees 16 minutes 40 seconds West 50.32 feet and South 21 degrees 40 minutes 00 seconds East 37.43 feet to a point;

THENCE along the northerly line of Conway Place, South 53 degrees 28 minutes 39 seconds West 21.01 feet and South 58 degrees 19 minutes 02 seconds West 110.55 to a point;

THENCE along the easterly line of High Street, North 07 degrees 38 minutes 43 seconds East 40.02 feet, North 80 degrees 56 minutes 59 seconds West 17.51 feet and North 06 degrees 05 minutes 04 seconds East 102.83 feet, to the point of BEGINNING.

TOGETHER with a right of way over lands formerly of J.W. Fonteneou, Inc., more particularly described as follows:

BEGINNING at a point being North 86 degrees 17 minutes 14 seconds East 116.72 feet from the intersection of the easterly line of High Street, with southerly line of lands now or formerly Luisi (Liber 1635 page 302);

RUNNING THENCE over and through lands of J.W. Fonteneou, Inc., South 17 degrees 08 minutes 00 seconds East 66.78 feet to a point;

THENCE along the northerly line of Conway Place, South 53 degrees 28 minutes 39 seconds West 30.01 feet to a point;

THENCE over and through lands of J. W. Fonteneou, Inc., North 21 degrees 40 minutes 00 seconds West 37.43 feet and North 21 degrees 16 minutes 40 seconds East 50.32 feet to the point of BEGINNING.

AS TO LOT 781983:
ALL that certain plot piece or parcel of land, situate in the City of Beacon, County of Dutchess and State of New York bounded and described as follows:

BEGINNING at a point formed by the proposed intersection of the northwesterly line of Beekman Street with the easterly line of High Street;

RUNNING THENCE in northerly direction along the proposed easterly line of High Street North 21 degrees 41 minutes 00 seconds West 19.86 feet, North 08 degrees 58 minutes 46 seconds West 33.82 feet and North 04 degrees 16 minutes 00 seconds East 46.00 feet to a point;

SCHEDULE A – LEGAL DESCRIPTION
(AMENDED 6/12/2024) - CONTINUED

THENCE easterly along lands now or formerly Anlatek and Vassalo South 80 degrees 56 minutes 59 seconds East 17.51 feet to a point;

THENCE southerly continuing along lands nor or formerly Anlatek and Vassalo South 07 degrees 38 minutes 43 seconds West 40.02 feet to a point;

THENCE easterly still continuing along lands now or formerly Anlatek and Vassalo North 58 degrees 19 minutes 32 seconds East 110.55 feet and North 53 degrees 28 minutes 39 seconds East 128.74 feet to a point;

THENCE southerly through lands reputedly of People of The State of New York South 37 degrees 17 minutes 34 seconds West 40.00 feet and South 13 degrees 53 minutes 02 seconds East 32.67 feet to a point on the proposed northwesterly line of Beekman Street;

THENCE westerly along the proposed northwesterly line of Beekman Street South 52 degrees 44 minutes 40 seconds West 206.02 feet and South 84 degrees 46 minutes 20 seconds East 20.00 feet to the point or place of BEGINNING.

SCHEDULE B

I. BLANKET POLICY

If the application is for insurance under a master of blanket policy, all of the following items under this Schedule B will be excepted from coverage in the Certificate of Title Insurance to be issued hereon unless disposed of to the satisfaction of the Company on or prior to closing.

II. IDENTITY PARTIES

The identity of parties at the closing of this title should be established to the satisfaction of the closer.

III. SECTION 13 OF LIEN LAW

Deeds and mortgages must contain the covenant required by Section 13 of the Lien Law and such covenant must be absolute and not conditional. The covenant is not required in deeds from referees or other persons appointed by a court for the sole purpose of selling property.

IV. ASSIGNMENT OF MORTGAGE OR OTHER LIENS

When the transaction is an assignment of a mortgage or other lien, an estoppel certificate executed by the owner of the fee and by the holders of all subsequent encumbrances must be obtained. When the transaction is a mortgage, the amount actually advance should be reported to the Company.

V. MATTERS AFTER EFFECTIVE DATE OF CERTIFICATE

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by the Certificate.

VI. CORPORATE GRANTOR

If the present transaction consists in whole or in part of a conveyance or lease by a corporate grantor or lessor, there must be compliance with section 909 of the business corporation Law. We will require the written consent to such conveyance or lease by all of the holders of the outstanding shares of the said corporation and the instrument on closing should so recite. In lieu thereof the consent of the holders of two-thirds of all of the outstanding shares entitled to vote thereon obtained at a meeting duly noticed and called for the purpose of obtaining such consent in the manner provided for in Section 605 of the Business Corporation Law is required and the instrument on closing should so recite.

If neither of the above is obtained, then, the proofs, showing the basis upon which the conveyance or lease is to be made must be submitted to counsel prior to closing.

VII. CORPORATE MORTGAGOR

If the present transaction consists in whole or in part of the making of a new mortgage, there must be compliance with Section 911 of the Business Corporation Law. We will require a certified copy of the resolution of the board of directors of any corporate mortgagor authorizing the making of said mortgage. Proof must also be shown that the consent of stockholders of the mortgagor corporation is not required by its certificate or incorporation or amendments thereto for the making of said mortgage.
The mortgage should contain a recital showing that it was made and executed pursuant to the resolution of the board of directors of the mortgagor.

VIII. CONTRACT

If this certificate requires a conveyance of the fee estate and the contract therefor has not been submitted to the Company, it should be furnished for consideration prior to closing.

IX. PROOF OF NO OTHER NAME

Proof is required to show that the persons certified as owners herein have not been known by any other name in the 10 years last past. If they have been known by any other name, all searches must be amended and run against such name and title is subject to returns, if any, on such amended searches.

SCHEDULE B

[NOTE: ATTENTION SHOULD BE GIVEN TO EXCEPTIONS I — IX PRINTED ON SCHEDULE B HEREIN AS THEY MAY CONTAIN PROVISIONS AFFECTING THE TRANSACTION TO BE INSURED HEREIN.]

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE (AND THE COMPANY WILL NOT PAY COSTS, ATTORNEY'S FEES OR EXPENSES) WHICH ARISE BY REASON OF THE FOLLOWING EXCEPTIONS UNLESS THEY ARE DISPOSED OF TO OUR SATISFACTION:

1. Taxes and any applicable tax liens, restored tax deferrals and abatements, in rem actions, tax sales, assessments, water rates and sewer usage charges are set forth on the annexed tax search.

2. No open mortgages of record encumber the premises.

3. Until a guaranteed survey is received and read into this title certificate, Policy will not insure courses, distances and dimensions of the premises and will except any state of facts an accurate survey would show.

4. Rights of tenants or persons in possession.

5. Covenants and Restrictions made between E. Lakin Tompkins and Charles E. Secore and Sarah Secore, dated May 28, 1924 recorded June 5, 1924 in Liber 444 page 422. (As to Lot 706012)

6. Covenants and Restrictions made between Ethel F. Van Buren and Elsa F. Van Buren and Joseph W. Fonteneou, dated December 15, 1954 recorded December 16, 1954 in Liber 877 page 266. (As to Lot 706012)

7. Covenants and Restrictions made between Joseph W. Fonteneou and Joseph W. Fonteneou and Irene S. Fonteneou, dated June 7, 1955 recorded July 10, 1955 in Liber 890 page 313. (As to Lot 706012)

8. Utility Easement granted by J.W. Fonteneou to Central Hudson Gas and Electric Corporation and New York Telephone Company dated March 16, 1956 recorded March 27, 1956 in Liber 915 page 308. (As to Lot 706012)

9. Covenants and Restrictions made between Joseph W. Fonteneou and J.W. Fonteneou, dated September 1, 1955 recorded September 1, 1955 in Liber 923 page 124. (As to Lot 706012)

10. Covenants and Restrictions made between John A. Munger and Mary E. Munger and The Village of Fishkill Landing, dated February 11, 1902 recorded September 10, 1915 in Liber 390 page 313. (As to Lot 706012)

11. Covenants and Restrictions made between Irene S. Fonteneou and J.W. Fonteneou, dated June 27, 1978 recorded July 27, 1978 in Liber 1487 page 484. (As to Lot 706012)

SCHEDULE B
(CONTINUED)

12. **Amended 6/4/2024 LR/AH/kj:**
Utility Easement granted by Joseph W. Fonteneou to Central Hudson Gas and Electric Corporation and New York Telephone Company, dated October 17, 1985 recorded December 9, 1985 in Liber 1698 page 96. (As to Lot 706012 **and Lot 689990**)

13. Covenants and Restrictions dated January 20, 1883 recorded February 9, 1883 in Liber 211 page 551. (As to Lot 781983)

14. Notice of Appropriation made by The Beacon Community Development Agency and New York State Department of Transportation, dated November 17, 1977 recorded August 8, 1978 in Liber 1488 page 418. (As to Lot 781983)

15. **Amended 6/4/2024 LR/AH/kj:**
Covenants and Restrictions made between Frederick N. Antalek and William F. Vassalo, dated December 13, 2001 recorded January 3, 2002 in Document No. 02-2002-90. (As to Lot 781983 **and Lot 689990)**

16. **Amended 6/4/2024 LR/AH/kj:**
Utility Easement granted by William F. Vassalo to Bay Ridge Studios LLC, dated January 9, 2019 recorded February 14, 2019 in Document No. 02-2019-1172. (As to Lot 781983 **and Lot 689990)**

17. Searches for judgments, federal tax liens, bankruptcies and Patriot searches have been run against the names Beekman Arts Center, LLC and Bay Ridge Studios, LLC, the certified fee owners and examination discloses no returns.

18. RE: Beekman Arts Center, LLC (a New York limited liability company and the certified fee owner):

(a) Proof is required that the Articles of Organization have been filed with the Secretary of State.

(b) Proof is required of compliance with the publication requirements as set forth in Limited Liability Company Law.

(c) The Articles of Organization and Operating Agreement must be submitted to this Company for review prior to closing. Additional exceptions and requirements may be raised.

(d) Proof is required at closing that there have been no changes to the Articles of Organization and Operating Agreement subsequent to compliance with (c) above.

(e) A subsistence certificate for said limited liability company must be submitted to this company for review prior to closing.

(f) Consent of members and resolution authorizing the transaction to be insured herein must be submitted to this company for review prior to closing.

SCHEDULE B
(CONTINUED)

19. RE: Bay Ridge Studios, LLC (a New York limited liability company and the certified fee owner):

(a) Proof is required that the Articles of Organization have been filed with the Secretary of State.

(b) Proof is required of compliance with the publication requirements as set forth in Limited Liability Company Law.

(c) The Articles of Organization and Operating Agreement must be submitted to this Company for review prior to closing. Additional exceptions and requirements may be raised.

(d) Proof is required at closing that there have been no changes to the Articles of Organization and Operating Agreement subsequent to compliance with (c) above.

(e) A subsistence certificate for said limited liability company must be submitted to this company for review prior to closing.

(f) Consent of members and resolution authorizing the transaction to be insured herein must be submitted to this company for review prior to closing.

20. Variations between the tax map and record description. Upon receipt of a guaranteed survey additional requirements and exceptions may be raised.

21. The closing instrument must recite that said premises are the same as those described Document No. 02-2017-1113.

22. The contract of sale for the premises described in Schedule A herein must be submitted to this Company for review prior to closing. Additional exceptions may be raised.

23. The identity and characterization of the proposed insured [purchaser, mortgagor, mortgagee] and the nature of the transaction must be disclosed at which time this company may raise additional exceptions and/or requirements as appropriate.

24. **OMITTED 6/12/2024 LR/AL/kj:**
~~The last deed of record is defective and must be corrected to include a description of subject premises if the intent was to convey the subject premises. Said deed is recorded against premises to be insured.~~

25. **AMENDED 6/13/2024 LR/AL/kj:**
Title to Lot 781983 is certified as found **For Information Only**, as records indicate possible ownership to the State of New York by Condemnation Proceedings. Additional requirements and exceptions may be raised.

SCHEDULE B
(CONTINUED)

26. NOTE: The Dutchess County Clerk requires that all instruments intended for recording be executed in black ink.

27. NOTE: All checks in excess of $1,000 must be in the form of bank, certified or attorney escrow checks.

28. **Added 6/4/2024 LR/AH/kj:**
Right of Way contained in a deed made between J.W. Fonteneou, Inc. and Joseph W. Fonteneou, dated February 12, 1988 recorded February 23, 1988 in Liber 1787 page 506, as repeated in subsequent instruments.

29. **Added 6/25/2024 AL:**
Proof is required that William J. Vassalo, one of the Grantees in the deed recorded in Document No. 02-1998-5269, is the same person as Willim F. Vassalo, grantee in the deed recorded in Document No. 02-2002-90 and grantor in the deed recorded in Document No. 02-2019-1172. Additional exceptions may be raised.

TAX SEARCH

Taxes, tax liens, tax sales, assessments, water rates and sewer usage charges and, if applicable, street vault charges which are liens on real property

SEE ANNEXED

Our policy does not insure against taxes, tax liens, tax sales, assessments, water rates, sewer usage charges, street vault charges and other matters relating to taxes which have not become a lien as of the date of policy or installments due after the date of policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut.

MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

Set forth below are the unpaid taxes, water rates, assessments which are properly filed and indexed liens as of the date of this search.

County: Dutchess
Swis Code: 130200
Town/City: City of Beacon
Address: HIGH STREET

Title Number: STWNYC NY11970/A

Area: City of Beacon City
Owner: BAY RIDGE STUDIOS LLC.

School Dist: BEACON

Tax Class: 330 Vacant Land Located in Commercial Areas

District:
Section: 5954
Block: 26
Lot: 781983
NON-EXEMPT

Acreage: .258
Account#:
Land AV: $210,000
Total AV: $210,000

2024 CITY TAX

TOTAL:	$2,391.04	OPEN+PEN	YEAR: 1/1-12/31 DUE.: 2/1

2023/2024 SCHOOL TAX

TOTAL:	$3,639.88	OPEN+PEN	YEAR: 7/1-6/30 DUE.: 9/1

WATER VACANT LAND

NO ARREARS

POSTING DATE: 5/16/24
SUBJECT TO CONTINUATION

CITY/COUNTY: 845-838-5004
SCHOOL: 845-838-6900 EXT 2006

Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore, please request the seller or borrower to have receipts for bills available at the closing.

MUNICIPAL DATA SERVICES, INC.

4187424 15643910

Parcel #: 130200 5954 26
781983-0000

MUNICIPAL DATA SERVICES

25 Hyatt Street – Suite 301
Staten Island, NY 10301
Phone – (718) 815-0707
Fax – (718) 815-9101
www.munidata.com

Set forth below are the unpaid taxes, water rates, assessments which are properly filed and indexed liens as of the date of this search.

County: Dutchess **Title Number:** STWNYC NY11970
Swis Code: 130200
Town/City: City of Beacon **Area:** City of Beacon City
Address: 45 BEEKMAN STREET **Owner:** BEEKMAN ARTS CENTER LLC.

School Dist: BEACON CITY **Tax Class:** 453 Large Retail Outlets
District: **Acreage:** 1.27
Section: 5955 **Account#:**
Block: 19 **Land AV:** $200,000
Lot: 706012 **Total AV:** $900,000
NON-EXEMPT

2024 CITY TAX
TOTAL: $10,247.33 YEAR: 1/1-12/31
DUE.: 2/1

PARTIAL PAYMENT MADE OF $10247.33 PENALTY BALANCE OF $104.53 OPEN

2023/2024 SCHOOL TAX
TOTAL: $15,599.47 PAID YEAR: 7/1-6/30
DUE.: 9/1

WATER/SEWER ACCOUNT #2684
TOTAL $126.99 PAID
FROM 12/14/23 TO 3/18/24
SUBJECT TO FINAL READING.

NO ARREARS

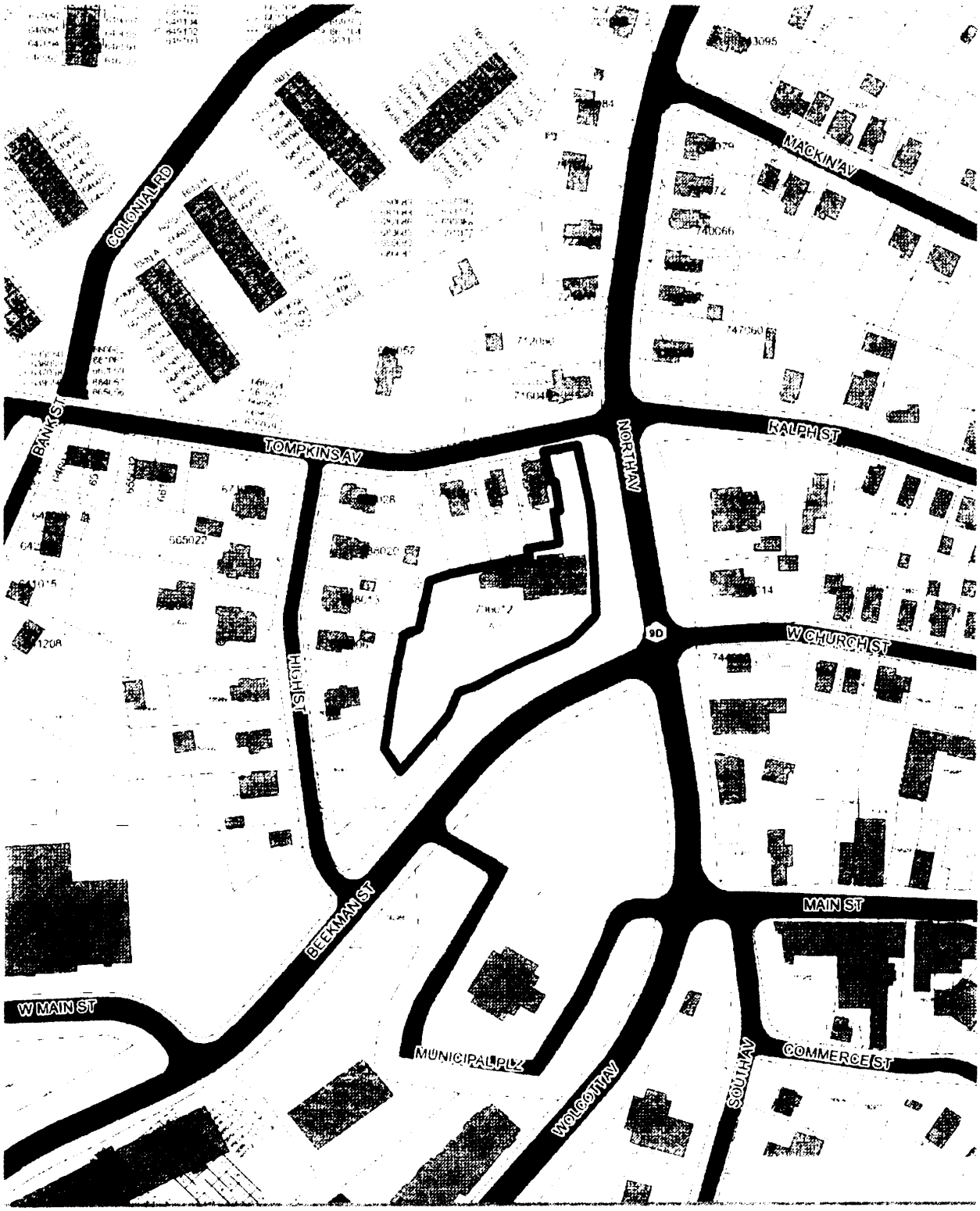
POSTING DATE: 5/16/24
SUBJECT TO CONTINUATION

CITY/COUNTY/WATER/SEWER: 845-838-5004
SCHOOL: 845-838-6900 EXT 2006

Our policy does not insure against such items which have not become a lien up to the date of the policy or installments due after the date of the policy. Neither our tax search nor our policy covers any part of streets on which the premises to be insured abut. Recent payments of any open items returned on this tax search may not be reflected on the public records. Therefore, please request the seller or borrower to have receipts for bills available at the closing.

MUNICIPAL DATA SERVICES, INC.

4187423 15643907



Parcel #: 130200-5955-19-706012-0000

MORTGAGES

This certificate does not purport to show all the terms and provisions of the following mortgage(s). Interested parties should communicate with the holder(s) thereof to consider the terms thereof, the obligation(s) secured thereunder and the effect of any unrecorded agreements in modification thereof.

No open mortgages of record

FOR INFORMATION ONLY

MUNICIPAL, DEPARTMENTAL AND OTHER INFORMATIONAL SEARCHES

Any searches or returns reported herein are furnished **FOR INFORMATION ONLY** and are not a part of this certificate. They will not be insured and the company assumes no liability for the accuracy thereof. They will not be continued to the date of closing.

NONE REQUESTED

TITLE NO. NY11970

NYS & NYC TRANSFER TAX

NYS REAL ESTATE TRANSFER TAX (NYS RETT) *(NY Tax Law § 1402, 20 NYCRR 575.2)*:

- $2.00 for each $500.00 of consideration or any fraction thereof ($4.00 per thousand).
- Payable 15 days after transfer. Paid by Seller, unless agreed otherwise.
- Applies to all conveyances of interests in real property, including conveyances of a controlling interest (50% or more) in an entity owning real property, and includes the conveyance of shares in a cooperative housing corporation, when the consideration is exceeds $500.
- **Continuing lien deduction** permitted when transfer is (i) a 1-3 family dwelling (ii) a residential condominium unit or cooperative apartment that has been or officially combined as a legal single family unit ("combined condominium units or cooperative apartments" are defined as two or more condominium units that remain as separate condominium tax lots and separate units in either the condominium declaration or cooperative plan but which are occupied as a single unit), or (iii) total consideration paid is less than $500,000.

ADDITIONAL TRANSFER TAX IMPOSED BY MUNICIPALITIES (NOTE: Separate Tax Return Required):

- Suffolk County Peconic Tax (affects townships of East Hampton, Shelter Island, Southampton, Riverhead and Southold) 2% of consideration with allowances
- City of Yonkers 1.5% of full consideration
- City of Peekskill 1% of full consideration
- City of Mt. Vernon 1% after a deduction for the first $100,000 of consideration
- Town of Red Hook 2% after deduction of Dutchess County residential real property median price
- Town of Warwick .75% after a deduction for the first $100,000 ($50,000 if vacant) of consideration
- Eric County $2.50 for each $500 of consideration
- Columbia County $1.00 for each $500 of consideration

****SUBJECT TO CHANGE: It is the responsibility of the parties to confirm if the municipality where the property is situate imposes any additional transfer tax and the amount due, allowances, and/or exemptions. The above is provided for information only.****

NYC REAL PROPERTY TRANSFER TAX (NYC RPT) *(NY City Adm. Code § 11-2101 et seq.):*

- 1-3 family, residential condo or coop: 1% if $500,000 or less / 1.425% if more than $500,000
- Commercial, vacant and bulk sales: 1.425% if $500,000 or less / 2.625% if more than $500,000
- Tax does not apply to transfers for a consideration of less than $25,000.
- Payable 30 days after transfer. Paid by Seller, unless agreed otherwise.
- When consideration is $400,000 or more, a copy of the contract of sale must be attached to the RPT tax return.

MANSION TAX *(NY Tax Law § 1402-a)*:

- 1% of consideration where price is $1,000,000 or more.
- Payable 15 days after transfer. Paid by Purchaser.
- Applies to any premises that is or may be used in whole or in part as a personal residence at the time of conveyance, and includes a 1-3 family house, an individual condominium, or a cooperative apartment unit.
- Mansion tax applies to mixed-use properties over $1 mil, but only on the percentage that is residential.

GROSS UP – PURCHASER PAYS TRANSFER TAX *(Tax Law §1404, 20 NYCRR 575.4)*:

- Computation of the Tax: (1) Where a grantee agrees, as part of the consideration for the conveyance, to pay the transfer tax imposed by Tax Law § 1402 and described in 20 NYCRR 575.2, the tax is computed as follows: (i) Compute the tax based upon consideration exclusive of the transfer tax liability assumed by the grantee. (ii) Add the tax computed under (i) to the consideration used in (i) and compute the tax on the total amount.
- If the gross up brings the consideration over $1 million, mansion tax is due and payable. 20 NYCRR 575.4(b)(2) states: “The payment of the transfer tax by the grantee for the grantor would also constitute additional consideration to the grantor in computing the additional tax imposed by section 1402-a of the Tax Law on the grantee.”
-

MORTGAGE TAX (OUTSIDE NYC):

1.05% - Dutchess, Nassau, Orange, Putnam, and Suffolk
MCTD counties imposing the basic tax ($.50), special additional tax ($.25), and additional tax ($.30).

1.30% - Rockland and Westchester (except Yonkers)
Counties imposing the basic tax ($.50), special additional tax ($.25), additional tax ($.30), and a local tax ($.25).

1.80% - City of Yonkers
City imposes the basic tax ($.50), special additional tax ($.25), additional tax ($.30), local tax ($.50), and Westchester local tax ($.25).

1.25% - Albany, Cattaraugus, Chautauqua, Columbia, Essex, Genesee, Greene, Rensselaer, Schenectady, Steuben, Warren, Wayne, and Wyoming
Counties imposing the basic tax ($.50), special additional tax ($.25), and additional tax ($.25), and a local tax ($.25).

TITLE NO. NY11970

NYS & NYC TRANSFER TAX

1.00% - Allegany, Cayuga, Clinton, Delaware, Erie, Franklin, Fulton, Livingston, Monroe, Niagara, Oneida, Onondaga, Ontario, Orleans, Oswego, Saratoga, Schuyler, Seneca, Tompkins, and Washington

Counties outside the MCTD imposing the basic tax ($.50), special additional tax ($.25), and additional tax ($.25) tax only.

0.75% - Chemung, Chenango, Jefferson, Madison, Montgomery, Otsego, St. Lawrence, Tioga, and Ulster

Counties imposing the basic tax ($.50) and special additional tax ($.25) only.

1.00% - Broome, Cortland, Hamilton, Herkimer, Lewis, Schoharie, Sullivan, and Yates

Counties imposing the basic tax ($.50), special additional tax ($.25), and a local tax ($.25).

NYC MORTGAGE TAX: New York City counties of New York, Bronx, Kings, Queens, and Richmond imposing the basic tax, special additional tax, additional tax, and New York City tax.

Property Type	Mortgage Amount	Basic NYS Tax	NYC Tax	Total NYC Tax
Residential 1-3 family homes & individual residential condo units	**less than $500,000**	**1.05 %**	**1.00 %**	**2.05 %**
Residential 1-3 family homes & individual residential condo units	**$500,000 or more**	**1.05 %**	**1.125%**	**2.175%**
Commercial, Vacant Land, & Combined Residential Condo Units	**less than $500,000**	**1.05 %**	**1.00 %**	**2.05 %**
Commercial, Vacant Land, & Combined Residential Condo Units	**$500,000 or more**	**1.05 %**	**1.75 %**	**2.80 %**

FOR INFORMATION:

Rates: Mortgage tax rates are calculated based on each $100 and remaining major fraction thereof on principal debt secured by a mortgage.

1-2 Family and Residential Condominiums: The borrower is responsible for the applicable tax rate minus $30.00 if property is a residential 1-2 family or a residential condominium and the loan is $10,000 or more.

Institutional Lender: An institutional lender is responsible for the special additional mortgage tax of .25% involving 1-6 family residential dwellings.
See, Tax Law § 253(1-a). If the property is commercial and/or vacant land, the borrower is responsible for the entire tax.

Natural Person Lender: A .25% exemption is permitted pursuant to Tax Law § 253 for transactions where the mortgaged premises consist of real property improved by a structure containing six or fewer residential dwelling units each with separate cooking facilities. Natural person means a human being, as opposed to an artificial person, who is the beneficial owner of a mortgage (the mortgagee). A 253 affidavit must be submitted.

$10,000 Residential Property Exclusion: If the mortgage creates a lien on real property principally improved or to be improved by a 1-2 family residence or dwelling, the **first $10,000** of the principal amount secured by the mortgage can be excluded when computing the additional tax component of the mortgage recording tax ($.30). See, T&F Tax Bulletin TB-MR-5 found at http://www.tax.ny.gov/pubs_and_bulls .

Form MT-15, Mortgage Recording Tax Return: For mortgages affecting property located in **more than one county** where tax rates vary, the taxpayer can either pay the tax in the county with the higher tax rate OR the taxpayer may file Form MT-15 and compute the mortgage recording tax at the applicable rate in each locality. The MT-15 form can be found at http://www.tax.ny.gov/forms .

NYC Aggregation: For purposes of determining the tax rate under paragraph D of § 253-a.1 of the Tax Law, for mortgages on real property located in NYC, there is a rebuttable presumption that all mortgages offered for recording within a period of **12 consecutive months** having the same or related mortgagors must be aggregated.

TITLE NO. NY11970

PRIVACY POLICY NOTICE

PURPOSE OF THIS NOTICE:

Title V of the Gramm-Leach Bailey Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with notice of its privacy policies and practices, such as the type and information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy practices of Stewart Title Insurance Company, and/or its agents.

We may collect nonpublic information about you from the following sources:

Information we receive from you, such as on applications or other forms.
Information about your transactions we secure from our files, or from our affiliates or other.
Information we receive from a consumer reporting agency.
Information that we receive from others involved in your transaction, such as the real estate agent or Lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect from our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

We may also disclose this information about customers or former customers to the following types of nonaffiliated companies that perform marketing services on our behalf or with whom we have joint marketing agreements:

Financial service providers such as companies engaged in banking, consumer finance, securities and insurance.
Non-financial companies such as envelope stuffers and other fulfillment service providers.

WE DO NOT DISCLOSE ANY NON-PUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulation to guard your nonpublic personal information.

TITLE NO. NY11970

REPORT OF CLOSING

Instructions to Closer: PRINT name of insured fully and completely and write all material legibly. Indicate if parties are husband and wife. Show addresses of all parties to instruments.

Closer must indicate which instruments are to be insured.

Send Fee policy to_____ Address _____

Send Mortgage policy to Address _____

Fee Policy
Name of Insured _____

Title No. Amount of insurance Date of Policy

Mortgage Policy
Name of Insured _____

Title No. Amount of insurance Date of Policy

PRINT
CLOSING INSTRUMENTS

1. Kind of instrument _____

   By _____
   To or with
   _____
   _____

Dated	Recorded	Liber/Page

Trust Clause	Stamps affixed $	Bond assigned

Consideration or amount	Principal Due	Rate of interest

Description_____
_____

Other Information and recital _____
_____
_____
_____

(SEE NEXT PAGE FOR ADDITIONAL INSTRUMENTS)

REPORT OF CLOSING

2. Kind of instrument

_____

By _____
To or with

_____

_____

Dated	Recorded	Liber/Page

Trust Clause	Stamps affixed $	Bond assigned

Consideration or amount	Principal Due	Rate of interest

Description_____

_____

Other Information and recital _____

_____

_____

_____

3. Kind of instrument

_____

By _____
To or with

_____

_____

Dated	Recorded	Liber/Page

Trust Clause	Stamps affixed $	Bond assigned

Consideration or amount	Principal Due	Rate of interest

Description_____

_____

Other Information and recital _____

_____

_____

_____

REPORT OF CLOSING

4. Kind of instrument _____
By _____
To or with
_____
_____

Dated	Recorded	Liber/Page

Trust Clause	Stamps affixed $	Bond assigned

Consideration or amount	Principal Due	Rate of interest

Description_____
_____

Other Information and recital _____
_____
_____
_____

Insurance Law Section 440, Subdivision 5, requires that title companies offer, at or prior to closing, an optional policy to cover the homeowner for the future market value of his home. You may, therefore, elect to obtain protection in excess of your purchase price. If you do not wish this additional optional coverage, please waive by signing in the space following this notice.

_____X

_____X

_____X

Stewart Title Insurance Company

E-Tax Forms Questionnaire

File #_____

GRANTOR:

Names should appear EXACTLY as they will on Deed including middle initials, punctuation and A/K/As , if any .

NAME: _____

ADDRESS: _____

TAX ID OR SSN _____

NAME: _____

ADDRESS: _____

TAX ID OR SSN _____

SINGLE MEMBER LLC _____
(Single member name and EIN or SS #)

MULTIPLE MEMBERS LLC _____
(As of May 18, 2015, must list all multiple members EIN or SS #)

GRANTOR ATTORNEY INFO:

NAME: _____

ADDRESS & TEL NO. _____

GRANTEE:

Names should appear EXACTLY as they will on Deed including middle initials, punctuation and A/K/As , if any .

NAME: _____

ADDRESS: _____

TAX ID OR SSN _____

NAME: _____

ADDRESS: _____

TAX ID OR SSN _____

SINGLE MEMBER LLC _____
(Single member name and EIN or SS #)

MULTIPLE MEMBERS LLC _____
(As of May 18, 2015, must list all multiple members EIN or SS #)

GRANTEE ATTORNEY INFO:

NAME: _____

ADDRESS & TEL NO. _____

Name and Address for receipt of Tax Bills: (if none given, Grantee will be used)

_____

Type of document to be recorded:_____

Property Information:

Address:_____

Borough: _____ Block: _____ Lot(s): _____

Contract of Sale Date: _____ Date of Transfer: _____

% of Interest Transferred: _____ % of Property which is residential: _____

Consideration: _____ Is the purchaser paying Transfer Tax? _____

RPT Condition of Transfer: Check all conditions that apply:

___ ARMS LENGTH
___ IN EXERCISE OF OPTION TO PURCHASE
___ FROM COOPERATIVE SPONSOR TO COOPERATIVE CORP.
___ BY REFEREE OR RECEIVER (complete Schedule A)*
___ PURSUANT TO MARITAL SETTLEMENT/DIVORCE DECREE (complete Schedule I)*
___ DEED IN LIEU OF FORCLOSURE (complete Schedule C)*
___ PURSUANT TO LIQUIDATION OF AN ENTITY (Schedule D)*
___ FROM PRINCIPAL TO AGENT, DUMMY, STRAWMAN OR CONDUIT OR VICE-VERSA (complete Schedule E)*
___ PURSUANT TO TRUST AGREEMENT OR WILL (attach copy)
___ GIFT TRANSFER NOT SUBJECT TO INDEBTEDNESS
___ GIFT TRANSFER SUBJECT TO INDEBTEDNESS
___ TO A BUSINESS ENTITY IN EXCHANGE FOR AN INTEREST IN THE BUSINESS ENTITY (complete Schedule F)*
___ TO A GOVERNMENT BODY
___ CORRECTION DEED
___ BY OR TO A TAX EXEMPT ORGANIZATION (Schedule G)*___
PROPERTY PARTLY WITHIN AND PARTLY WITHOUT NYC
___ SUCCESSFUL BID PURSUANT TO FORECLOSURE
___ BY BORROWER SOLELY AS SECURITY FOR A DEBT OR TRANSFER BY LENDER SOLELY TO RETURN SUCH SECURITY
___ WHOLLY OR PARTLY EXEMPT AS A MERE CHANGE OF IDENTITY OR FORM OF OWNERSHIP (complete Schedule M)*
___ TO A REIT OR TO A CORPORATION OR PARTNERSHIP CONTROLLED BY A REIT (complete Schedule R)*
___ TRANSFER OF STOCK (CO-OP Schedule B, Stock in Real Property Sch. H)*
___ TRANSFER OF PARTNERSHIP INTEREST IN REAL PROPERTY (Sch. H)*
___ OTHER TRANSFER IN CONNECTON WITH FINANCING (describe):_____
___ OTHER (describe): _____

RP-5217NYC Conditions: Check all that apply:

___ SALE BETWEEN RELATIVES OR FORMER RELATIVES
___ SALE BETWEEN RELATED COMPANIES OR BUSINESS PARTNERS
___ ONE OF BUYERS IS ALSO A SELLER
___ BUYER OR SELLER IS GOVERNMENT AGENCY OR LENDING INSTITUTION
___ DEED TYPE NOT WARRANTY OR BARGAIN AND SALE
___ SALE OF FRACTIONAL OR LESS THAN FEE INTEREST
___ SIGNIFICANT CHANGE IN PROPERTY BETW. TAXABLE STATUS AND SALE
___ SALE OF BUSINESS IS INCLUDED IN SALE PRICE
___ OTHER UNUSUAL FACTORS AFFECTING SALE PRICE (specify below)
_____

TP-584 TYPE OF CONVEYANCE: Check all that apply:

___ CONVEYANCE OF FEE INTEREST
___ ACQUISITION OF A CONTROLLING INTEREST (state percentage acquired _____ %)
___ TRANSFER OF A CONTROLLING INTEREST (state percentage transferred _____ %)
___ CONVEYANCE TO COOPERATIVE HOUSING CORPORATION
___ CONVEYANCE PURSUANT TO OR IN LIEU OF FORECLOSURE OR ENFORCEMENT OF SECURITY INTEREST (attach Schedule E)*
___ CONVEYANCE WHICH CONSISTS OF MERE CHANGE OR FORM OR OWNERSHIP OR ORGANIZATION (attach Schedule F)*
___ CONVEYANCE FOR WHICH CREDIT FOR TAX PREVIOUSLY PAID WILL BE CLAIMED (attach Schedule G)*
___ COOPERATIVE APARTMENT(S)
___ SYNDICATION
___ AIR RIGHTS OR DEVELOPMENT RIGHTS
___ CONTRACT ASSIGNMENT
___ OPTION ASSIGNMENT OR SURRENDER
___ LEASEHOLD GRANT
___ LEASEHOLD ASSIGNMENT OR SURRENDER
___ CONVEYANCE OF AN EASEMENT
___ CONVEYANCE FOR WHICH EXEMPTION FROM TRANSFER TAX CLAIMED (describe):_____
___ CONTINUING LIEN DEDUCTION $_____
___ PROPERTY PARTLY WITHIN AND PARTLY OUTSIDE STATE
___ CONVEYANCE PURSUANT TO DIVORCE OR SEPARATION
___ OTHER (describe):_____

*** If additional schedules are required, please contact Stewart Title Insurance Company and forms will be provided**

STEWART TITLE
INSURANCE COMPANY

CERTIFICATE OF TITLE

STEWART TITLE
INSURANCE COMPANY

2 Grand Central Tower, 33rd Floor
New York, New York 10017

NYS DOT Right of Way Taking Study

North
Basis of Bearings
per
NYSPCE - NAD83

NOTE:
Line Table for area removed to accommodate for a min. distance of 25' from centerline of pavement for: Doc. #: 02 2019 1172: Tax Lot's 781983 & 689990

LINE	BEARING	DISTANCE
L1	S 71°16'06" W	9.52'
L2	N 35°11'14" W	19.86'
L3	N 22°29'00" W	33.82'
L4	N 09°14'14" W	46.00'
L5	N 85°32'47" E	5.95'
L6	S 85°32'47" W	5.95'
L7	N 07°25'10" W	102.83'
L8	N 72°48'00" E	7.54'

Tompkins Avenue
(R.O.W. width varies)

High Street
(R.O.W. width varies)

Beekman Street
(R.O.W. width varies)

North Avenue aka N.Y.S. Routes 9D & 52
(R.O.W. width varies)

9D

52

lands now or formerly of
Owner: Michael Garza
& Sharon Vendriger-Garza
Document #: 02 2015 1434
Tax Grid ID #: 5955-19-712027

NYS-DOT
Beacon Community Development Agency, Inc.
Acquisition of Property
Map No. 10 - Parcel No. 13
Area: 0.481 Ac.

NYS-DOT
Beacon Urban Renewal Agency, Inc.
Acquisition of Property
Map No. 5 - Parcel No. 5
Area: 1.515 Ac.

NYS-DOT
Beacon Community Development Agency, Inc.
Acquisition of Property
Map No. 12 - Parcel No. 13
Area: 0.075 Ac.

0' 30' 60' 90' 120'
GRAPHIC SCALE: 1" = 30'

Sheet 1

Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR
CERTIFIED TO BE CORRECT AND ACCURATE
N.Y. LIC. No. 050746

STATE OF NEW YORK · JONATHAN N. MILLEN · 050746 · LICENSED LAND SURVEYOR

NYS DOT Right of Way Taking Study

of the lands of

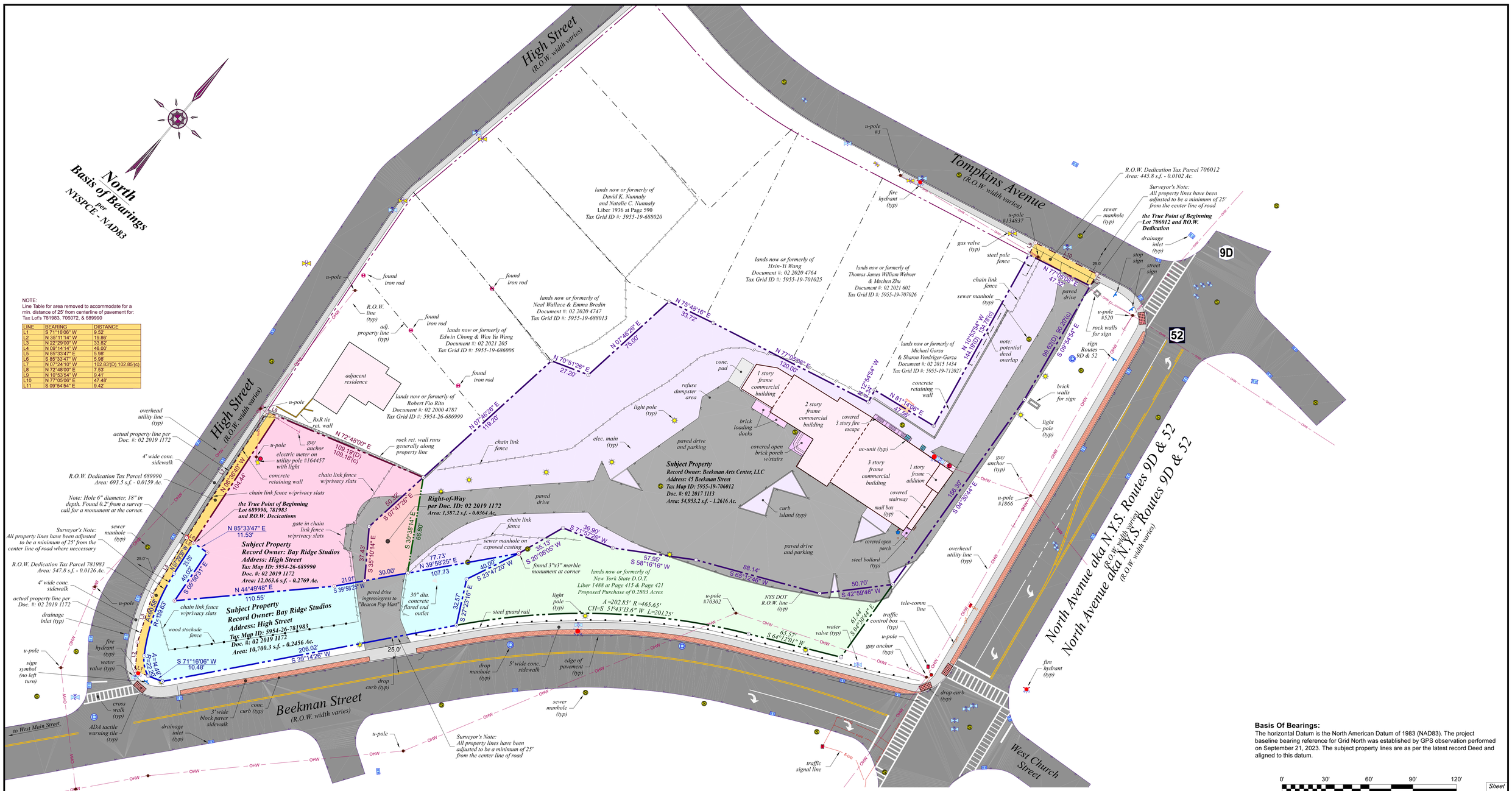
Beekman Arts Center, LLC & Bayridge Studios, LLC

Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

Prepared For Tax Map Parcels
5955-19-706012, 5955-19-689990 & 5955-19-781983
aka 45 Beekman Street, Beekman Street & High Street
situated in the
City of Beacon
County of Dutchess, New York 12508

DATE: 07/11/2024	SCALE: 1"=30'	JOB No. 23075HAS	DRAWN BY: jmm

Survey



NOTE:
Line Table for area removed to accommodate for a min. distance of 25' from centerline of pavement for: Tax Lot's 781983, 706072, & 689990

LINE	BEARING	DISTANCE
L1	S 71°16'06" W	9.52'
L2	N 35°11'14" W	19.86'
L3	N 22°29'00" W	33.82'
L4	N 09°14'14" W	46.00'
L5	N 85°33'47" E	5.98'
L6	S 85°33'47" W	5.98'
L7	N 07°24'10" W	102.83'(D) 102.85'(c)
L8	N 72°48'00" E	7.53'
L9	N 10°53'54" W	9.41'
L10	N 77°05'06" E	47.48'
L11	S 09°54'54" E	9.42'

SURVEYOR'S NOTES:

1. Copyright © 2024. Jonathan N. Millen, L.L.S. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and/or copyright holder is obtained.
2. Unauthorized alteration of an item in any way, or addition to a survey map for any person, unless acting under the direction of a licensed land surveyor, is a violation of section 7209, subdivision 2, of the New York State Education Law.
3. **Only maps bearing the surveyor's *signature overlaid with embossed seal* are genuine true and correct copies of the surveyor's original work and opinion. Anything other than copies with an embossed-seal and signature may contain unauthorized and undetectable modifications, deletions, additions, and changes, and are not to be relied upon. A copy of this document without a proper application of the surveyor's embossed seal should be assumed to be an *unauthorized copy*.**
4. Certifications on this map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. This survey is subject to the findings of a Title Report and or Title Search.
8. Surveyed as per deeds, prior survey maps, filed maps, physical evidence and existing monumentation found at the site.
9. Subject to any conditions, restrictions, covenants and/or right-of ways/easements of record, if any.

CERTIFICATION NOTES:

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

SURVEYORS' CERTIFICATION:

I hereby certify to the hereon listed parties that this survey was performed in accordance with the NYS Minimum Technical Standards Section 6 Suburban class and represents the results of an actual *on the ground field survey*, per record description, of the land shown hereon, located at 45 Beekman, Beekman & High Street in the City of Beacon, County of Dutchess, State of New York. Completed on April 25, 2024, performed in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc., and is to the best of my knowledge, belief and information, accurate and correct. Except as shown hereon: "there are no encroachments either way across property lines; title lines and lines of actual possession are the same".

Signature _____ Date _____

Jonathan N. Millen, LLS
1229 Route 300 - Suite 4
Newburgh, NY 12550

CERTIFIED TO:

I hereby certify to:
Beekman Arts Center, LLC
Bayridge Studios, LLC
The City of Beacon

REFERENCES:

1. The Official Tax Assessor's Maps for the City of Beacon, Dutchess County, New York 12508.
2. Various Deeds of Record - Liber and Page or Document ID as shown:

See Sheet 2 for Topographic Details & Utilities
See Sheet 3 for Drainage System & Underground Utilities
See Sheet 4 for Sanitary System & Underground Utilities

Basis Of Bearings:
The horizontal Datum is the North American Datum of 1983 (NAD83). The project baseline bearing reference for Grid North was established by GPS observation performed on September 21, 2023. The subject property lines are as per the latest record Deed and aligned to this datum.

0' 30' 60' 90' 120'
GRAPHIC SCALE: 1" = 30'

Sheet 1 of 4

DATE	REVISION
07/21/2024	MISC. REVISIONS PER LEGAL DESCRIPTIONS

Boundary Survey

of the lands of

Beekman Arts Center, LLC & Bayridge Studios, LLC

Jonathan N. Millen, LLS
PROFESSIONAL LAND SURVEYOR N.Y. LIC. No. 050746
CERTIFIED TO BE CORRECT AND ACCURATE

JONATHAN N. MILLEN, L.L.S.

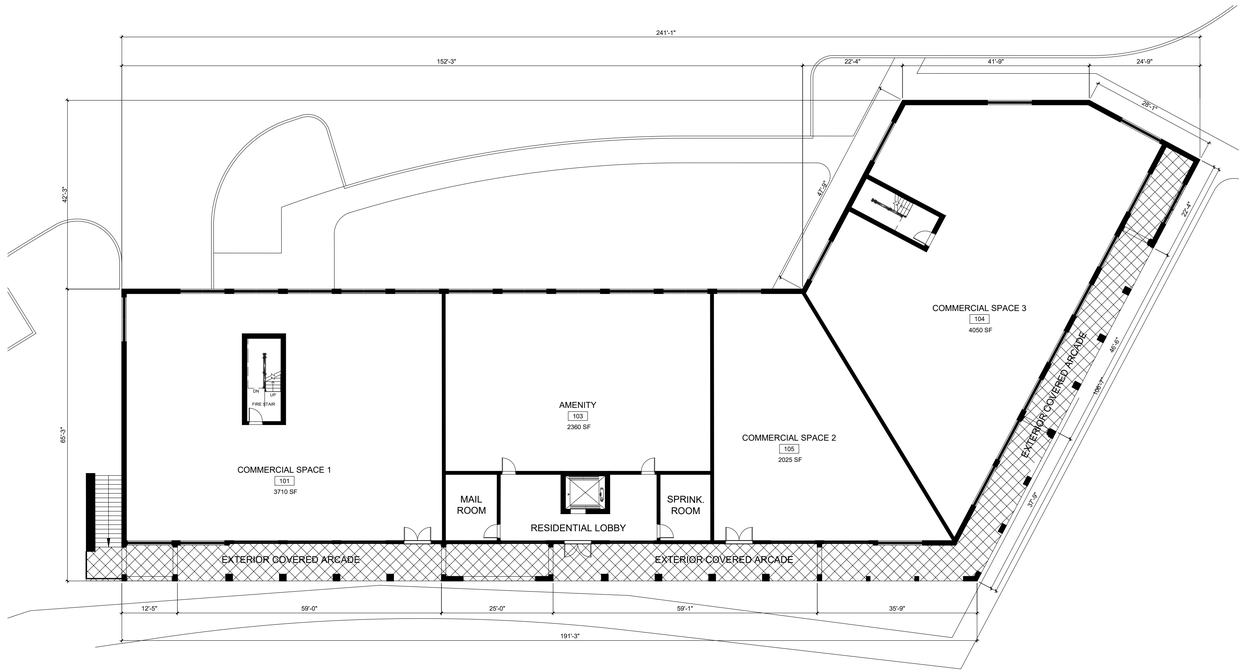
Automated Construction Enhanced Solutions, Inc.
Professional Land Surveying
1229 Route 300 - Suite 4 - Newburgh, NY 12550
Office: 845-943-7198 Field: 914-906-8830 Web: acessurveying.com

Prepared For Tax Map Parcels
5955-19-706012, 5955-19-689990 & 5955-19-781983
aka 45 Beekman Street, Beekman Street & High Street
situated in the
City of Beacon
County of Dutchess, New York 12508

DATE: 11/03/2023	SCALE: 1"=30'	JOB No. 23075HAS	DRAWN BY: jnm

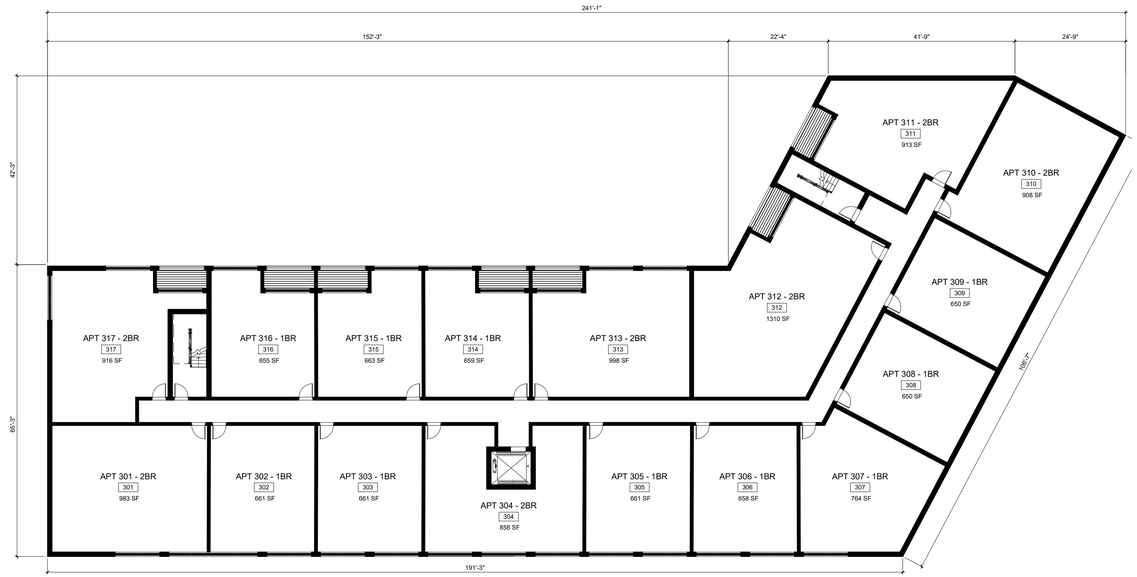
Site Plans

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
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS



1st Floor Plan

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



2nd Floor Plan

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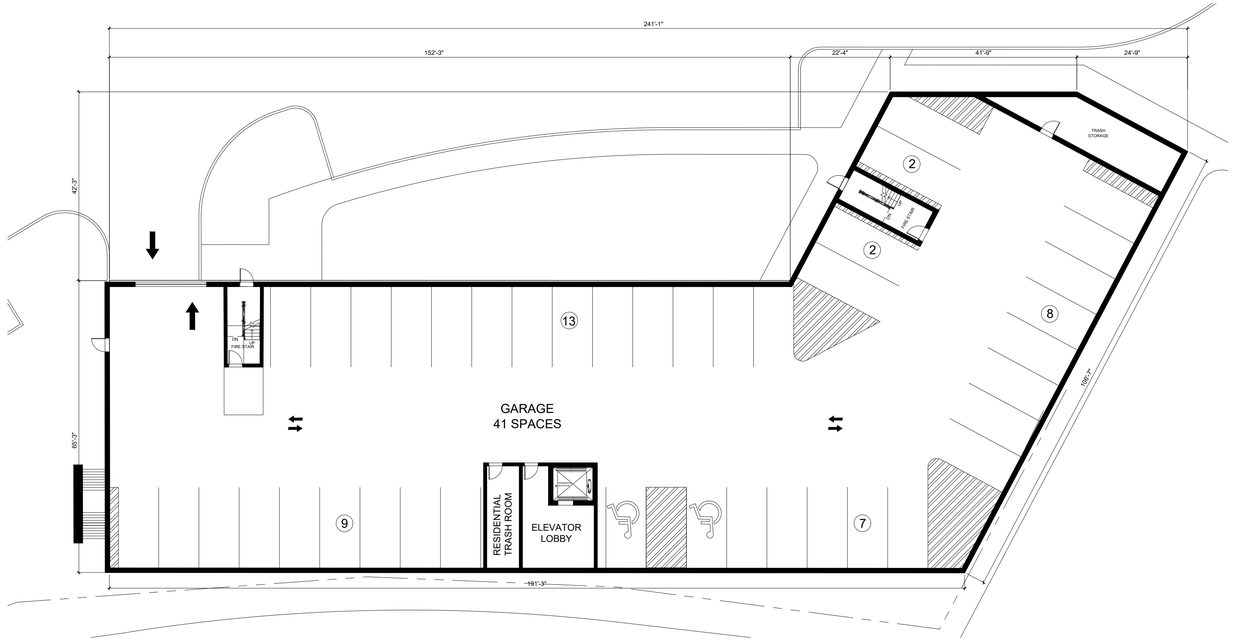

Garage Plan

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
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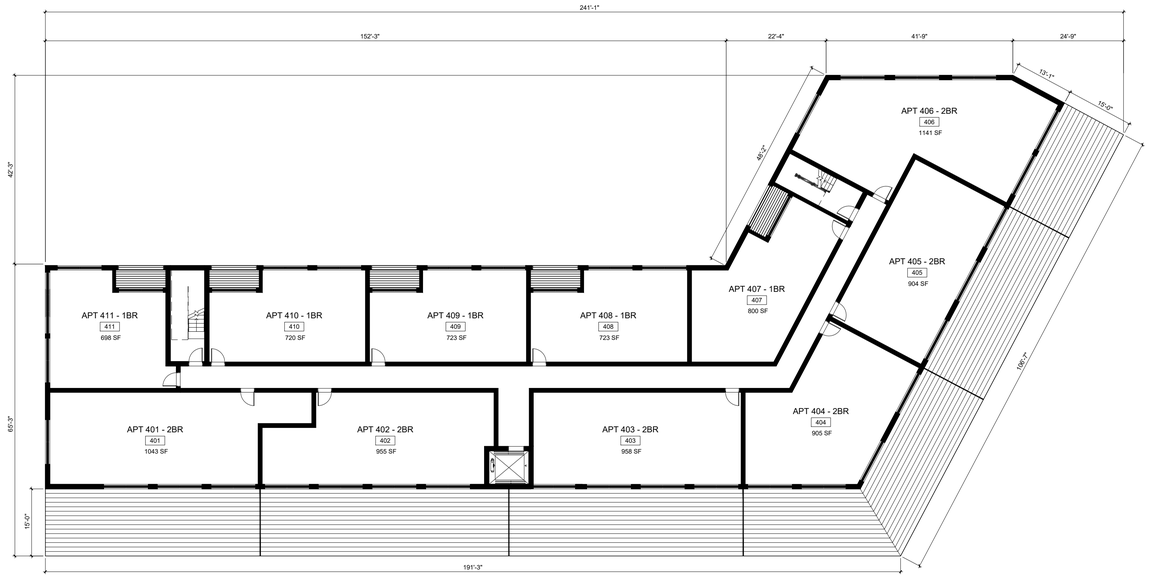
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS



4th Floor Plan

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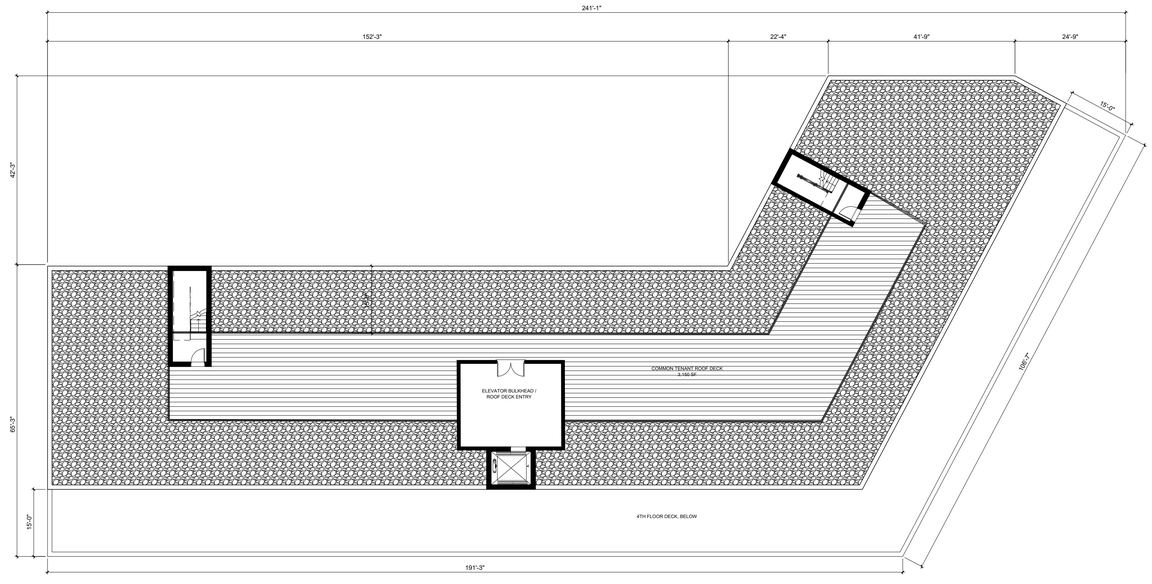

Roof Plan

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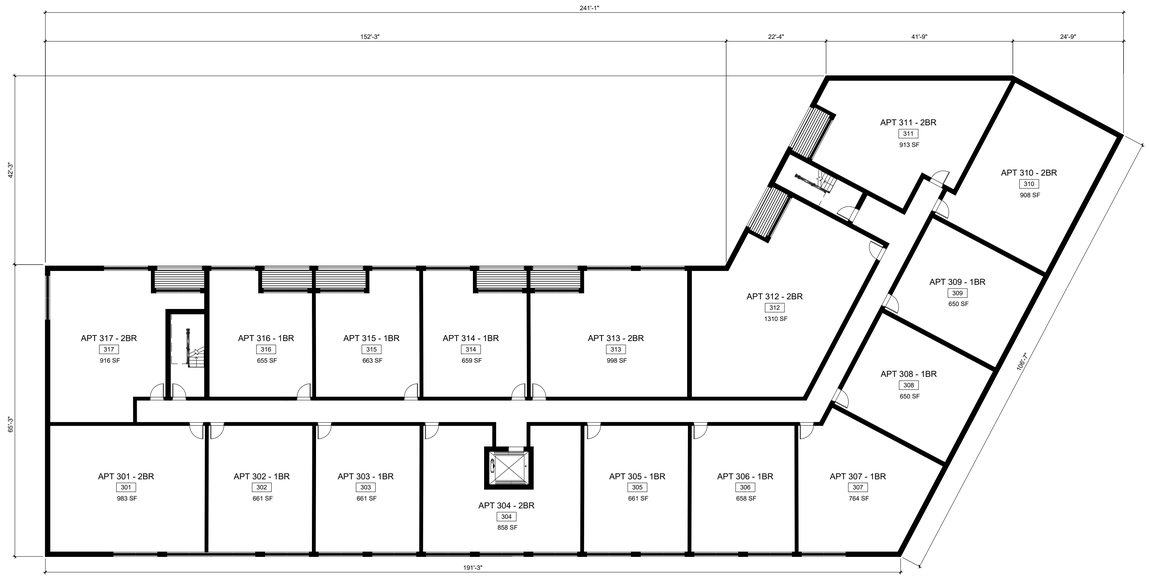

3rd Floor Plan

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"
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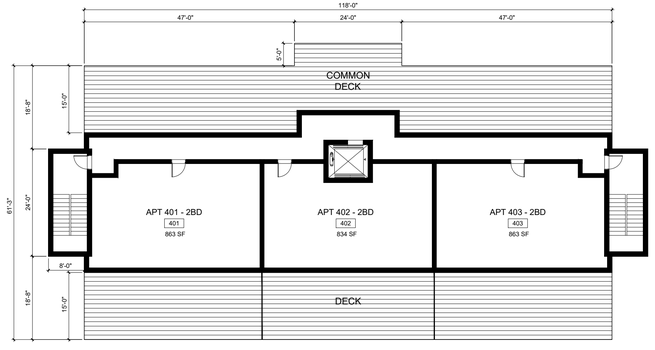
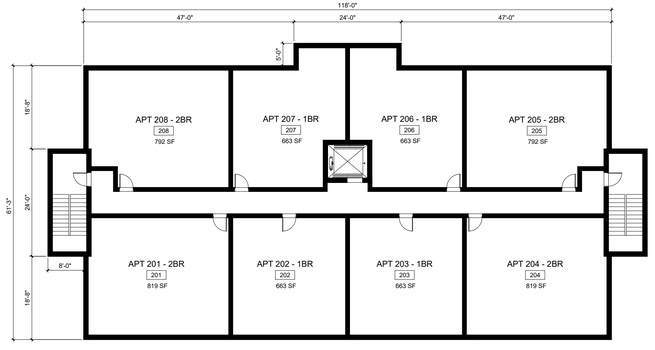


4th Floor Plan

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



2nd Floor Plan

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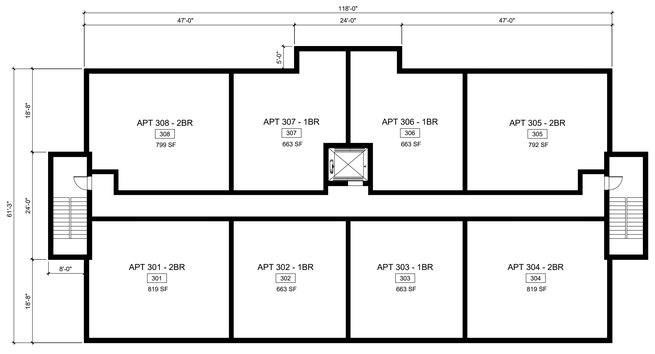
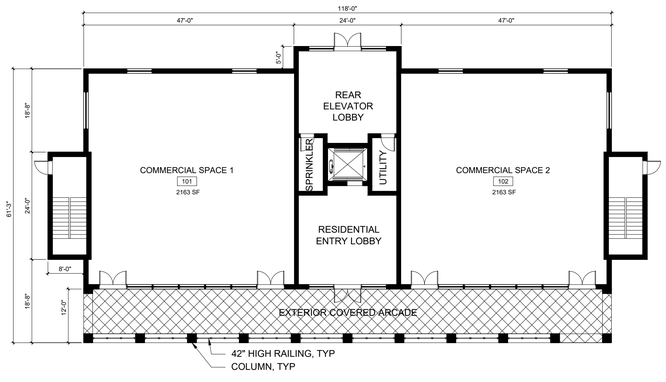


3rd Floor Plan

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"
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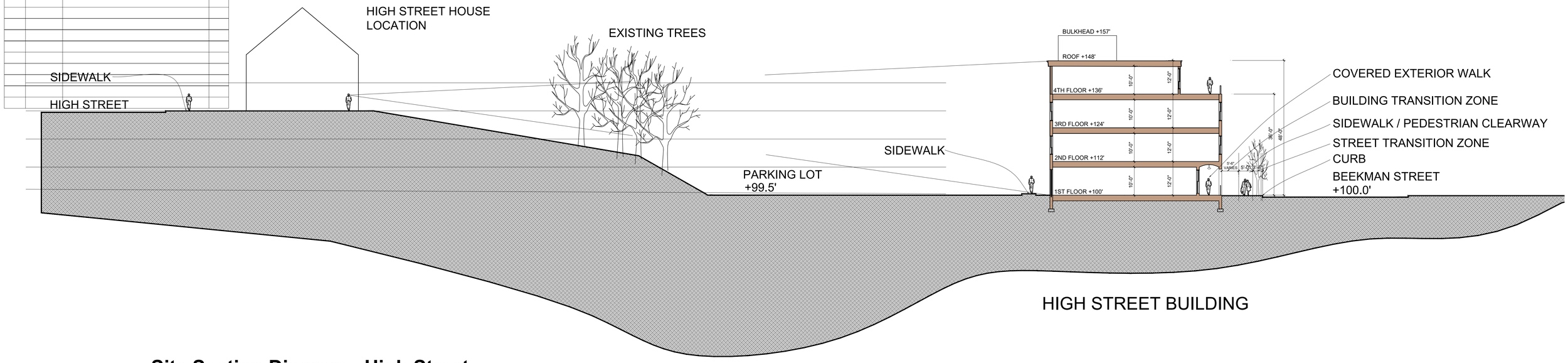
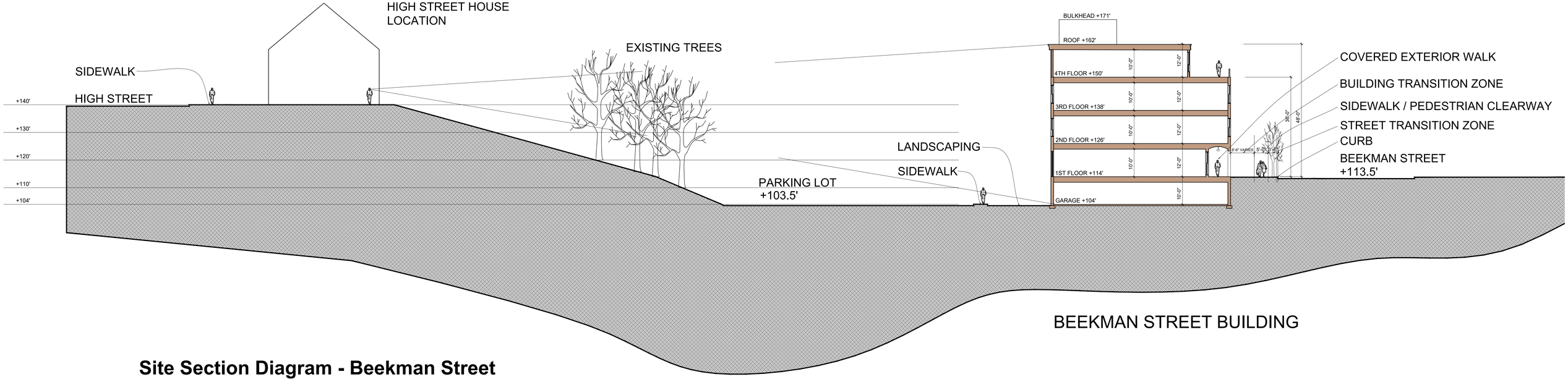


Site Section Diagram - High Street

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



Site Section Diagram - Beekman Street

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
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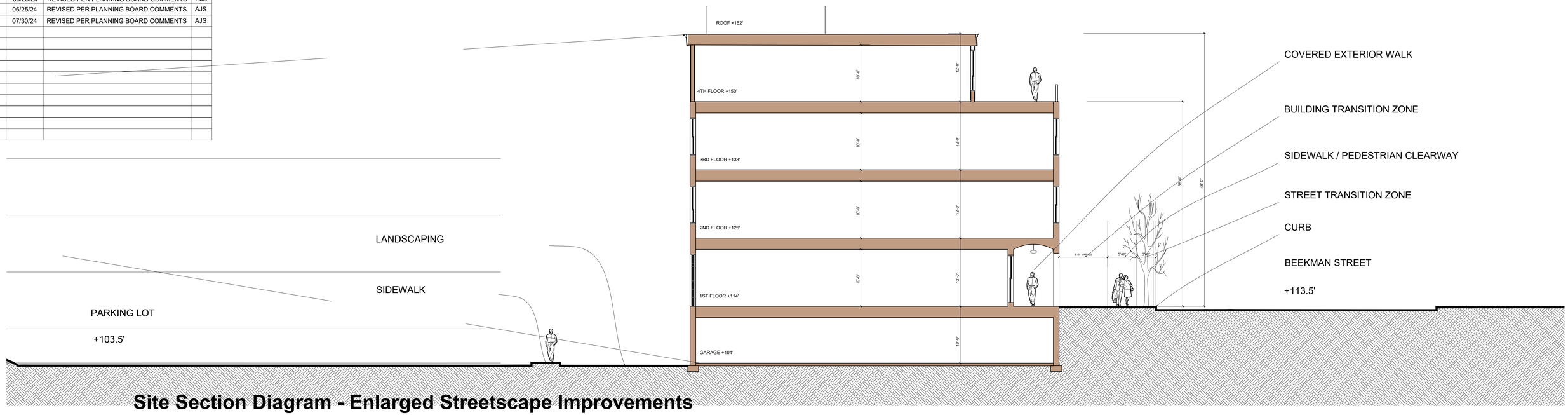
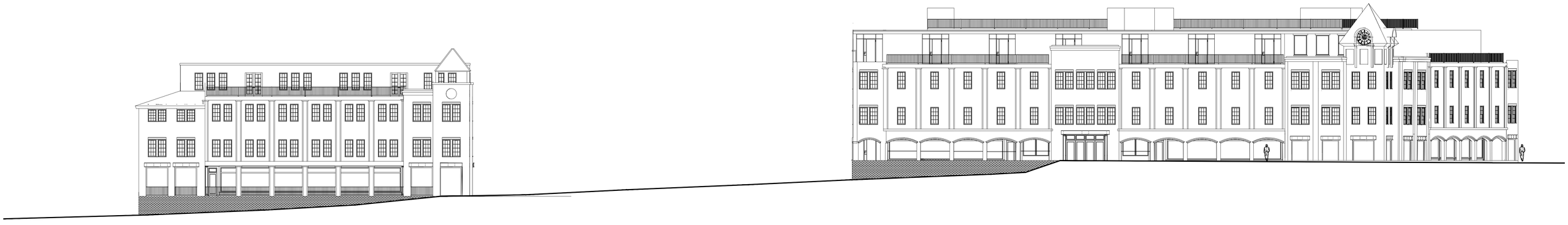


Site Section Diagram - Enlarged Streetscape Improvements

Scale: $\frac{1}{8}$" = 1'-0"



HIGH STREET BUILDING

BEEKMAN STREET BUILDING

Site Section Diagram - At Sidewalk Along Beekman Street

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

NOTE: THE ELEVATIONS SHOWN IN THE SITE SECTION DIAGRAM ARE SCHEMATIC, AND ARE MEANT TO SHOW THE GENERAL SCALE OF THE BUILDING IN RELATION TO THE SIDEWALK FROM BEEKMAN STREET.

Site Plan Application

Sheet A-105 - 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

LANC & TULLY
Engineering and Surveying, P.C.

August 9, 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 45 Beekman Street:

- Correspondence dated July 30, 2024, from Cuddy & Feder.
- Response letter dated July 30, 2024, from Aryeh Siegel, Architect.
- Southbound Right Turn Lane Memorandum dated July 30, 2024, as prepared by Colliers Engineering & Design.
- Copy of application package made to NYSDOT dated July 30, 2024, as prepared by Cuddy & Feder.
- Building & Site Section plans, consisting of Sheets A-101 through A-105, with the latest revision date of July 30, 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 site plan drawing set. The submitted architectural floor plans show a total of 62 dwelling units consisting of 33 one-bedroom units and 29 two-bedroom units, which is a reduction of 2 two-bedroom dwelling units from the previous submission. 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.

As the submittal is primarily additional information as related to the traffic study, along with updated architectural floor plans and site sections, our comments are very limited at this time. We would like to remind that applicant that all previous engineering comments from past reviews still need to be addressed. With the above noted, we offer the following on this submission:

General Comments:

1. Based upon the additional traffic analysis provided by Colliers within the submittal package, it appears that the Level-of-Service (LOS) for the Beekman Street left-turn and W. Church Street left & right turns in the AM peak hour analysis are getting worse with the proposed timing modifications. Delays at these intersections are expected to increase by 20 seconds. Have other modifications or timing adjustments been studied to determine if these increases in delays could be reduced further for these intersections without having a substantial negative impact on the other intersections or turning movements?

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

August 12, 2024

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

RE: Site Plan, Traffic and Parking Study Review #3 for **Proposed Mixed Use Development,** 45 Beekman Street & High Street, City of Beacon, Dutchess County, New York; CM Project No. 124-008

Chairperson Gunn:

Creighton Manning Engineering, LLP (CM) has performed a review of the following documents:

- Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated July 30, 2024 (providing responses to the City Planning Consultant, KARC Planning Consultants', Memoranda dated July 8, 2024)
- Southbound Right Turn Lane Memorandum and Concept Plan Prepared by Colliers Engineering and Design, P.C. (CED), dated July 30, 2024
- An Application to NYSDOT to Purchaser Surplus Property, dated July 30, 2024

Upon review of the aforementioned documents, CM offers the following comments:

<u>July 8, 2024 KARC Comments on Site Plan Application:</u>

3. Pedestrian & Traffic Improvements:

KARC Comment: *The applicant's Traffic & Parking Study will need to be reviewed by the Board's transportation consultant. It should also be noted that Section 223-41.21(G)(4) states that the Planning Board may require that an applicant building greater than 10,000 square feet in floor area pay for the provision of related street improvements to improve pedestrian and/or bicycle safety.*

Aryeh Siegel Response: *Comment acknowledged. Please refer to the responses from the project traffic consultant.*

CM Response: **No additional responses were provided in the CED July 30 letter. KARC may find that this comment is still unresolved.**

<u>July 30, 2024 Comment on CED Southbound Right Turn Lane Memorandum</u>

CED previously analyzed the intersection of NYS Route 9D/Beekman Street/Church Street in the Traffic Impact Study (TIS) last revised June 24, 2024 and found that under 2026 No-Build and Build Conditions with the existing signal timing and phasing plan, the intersection operates at an overall LOS F with particularly high delays on the southbound NYS Route 9D and eastbound Beekman Street approaches. In this TIS, CED analyzed the intersection under an alternative signal timing and phasing condition where the eastbound and westbound phases operated under a "split phase" and no longer ran concurrently, the northbound and southbound left-turn phases were changed from a lagging left turn phase to a leading left turn phase, and the signalized pedestrian signal was moved to the south leg of the intersection as to not conflict with the traffic to and from Beekman Street north of the intersection. The TIS reports an improvement of the operations in which the intersection operates at overall LOS C during all peak hours.

In the Southbound Right Turn Lane Memo provided by CED dated July 30, 2024, a formal analysis of the intersection of NYS Route 9D/Beekman Street/Church Street with an exclusive southbound right turn lane was conducted, along with a comparison to the previously analyzed signal timing, phasing, and pedestrian signal

alternatives (referred to as the "fair share" improvements) from the TIS. A concept plan outlining the proposed work for the construction of the southbound right turn lane was also provided. CED concluded that, although the addition of the southbound right turn lane does provide additional operational improvements, the proposed "fair share" improvements alone mitigate traffic impacts associated with the 45 Beekman Street & High Street project and should be implemented as part of the project. CED also concludes that high southbound delays are mostly caused by vehicles coming to and from the Beacon MTA station, not associated with the project, and that other regional funding should be used for the southbound right turn lane improvement.

Upon review of the level of service analyses for the study intersection, Synchro model inputs, and CED conclusion, CM offers the following comments:

1. The AM and PM 2023 Existing, 2026 No-Build, and 2026 Build level of service analyses at NYS Route 9D/Beekman Street/Church Street prepared by CED match what was reported in the previous TIS and correctly indicates poor overall LOS F conditions during both peak hours. The AM and PM 2026 Build with "fair share" improvements also match what was reported in the TIS and are correctly reflected as showing significant operational benefit. While some movements will experience an increase in delays, the most significant movements will see a substantial decrease, resulting in an overall decrease in delay.
2. The AM and PM 2026 Build with "fair share" improvements and the southbound right turn lane show an additional minor improvement of about 6 or 7 seconds in overall delay.
3. CM agrees with the conclusion drawn by CED that the traffic signal timing, phasing, and pedestrian improvements alone will be adequate in mitigating operational issues caused by the proposed project. Completion of the "fair share" improvements should be part of the project's conditions of approval. We note that the volume of pedestrians crossing the north leg of the intersection is one in the AM peak hour and two in the PM peak hour. Relocating the crosswalk from the north leg to the south leg may reduce the number of pedestrian conflicts but it may not be significant with so few pedestrians crossing. And subject to their origin/destination, it might result in those pedestrians having to cross more legs of the intersection. Any changes at the intersection will review NYSDOT approval.
4. The southbound right turn volumes are approximately 255 vph in the AM peak hour and 160 vph in the PM peak hour. Although not necessary as project related mitigation, pursuit of the additional southbound right turn lane should be considered to provide additional capacity.

If you have any questions about the above comments, please do not hesitate to contact me at (518) 689-1834.

Respectfully,
Creighton Manning Engineering

Kenneth Wersted, PE, PTOE
Associate

N:\Projects\2024\124-008 Beacon - 2024 Traffic Reviews\Working\1- 45 Beekman\Reviews\20240806_45 Beekman Rev3_124008.docx

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: August 12, 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 July 30, 2024
- Exhibit A – Response to Comments Memorandum by Aryeh Siegel Architect, dated July 30, 2024
- Exhibit B – Southbound Right Turn Lane Memorandum and Concept Plan by Colliers Engineering & Design, dated July 30, 2024
- Exhibit C – Application to NYSDOT to Purchaser Surplus Property, dated July 30, 2024
- Architectural Plan Set (5 sheets) by Aryeh Siegel, dated November 28, 2023, last revised July 30, 2024

Project Description:
The applicant has submitted an alternative site plan proposal contingent upon acquisition of "Surplus ROW Property" along Beekman Street. The proposal includes construction of two 4-story mixed-use buildings with a total of 64 residential dwelling units, 14,892 sq. ft. commercial space, and 88 off-street parking spaces. The 2.06-acre site includes three parcels and ROW acquisition to be merged into a single lot of record. The property is located primarily within the Linkage (L) district, with only the northern driveway onto Tompkins Avenue located in the R1-7.5 Residential district, with frontages on Beekman Street, High Street, and Tompkins Avenue. Multifamily residential, retail, and office uses are permitted within this portion of the Linkage 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.

Many of the comments below remain unchanged from my previous letter and will be refined or removed upon the submission of additional materials by the applicant. Comment #1 has been updated in response to the site sections provided.

Comments & Recommendations:

1. **Streetscape Improvements:** Section 223-41.21(G) of the Linkage District code outlines required and encouraged streetscape improvements within the Street Transition Zone, Pedestrian Clearway, and Building Transition Zone:

    a) A **Pedestrian Clearway**, at least eight (8) feet wide, with unobstructed space for

pedestrian activity, shall be provided along all storefront frontages. Sheets A-104 and A-105 show a proposed 5 ft pedestrian clearway adjacent to a Building Transition Zone that ranges from 5 ft. 6 in. in front of the High Street Building to 8 ft. 6 in. in front of the Beekman Street Building. As the Pedestrian Clearway is the only streetscape standard that has a required width, it would be preferable for space to be reallocated from the Building Transition Zone to the Pedestrian Clearway to provide a consistent 8 ft unobstructed walkway. The Planning Board should discuss the feasibility of this reallocation with the Applicant.

b) Street trees are shown within the **Street Transition Zone** on Sheets A-104 and A-105, but these do not appear to align with the location of the tree grates shown on Sheet 12 of the Site Plan Set in front of Building #2. The location and spacing of proposed street trees should be clarified on the Landscaping Plan (Sheet 12). The Planning Board should also discuss the feasibility of additional street in front of the Beekman Street Building.

c) The proposed treatment on the exterior of the arcade at the southeast corner of Building #1 is unclear, and from the renderings looks dark and closed off. This is arguably the most prominent and important corner of the proposed development and as such should be a focal point and key pedestrian entrance to Building #1. The applicant has stated that they intend to refine the design and "open up" this corner in future submissions.

2. **Architecture & Design:** Elevations noting major dimensions, materials, colors, rooftop projections (including mechanicals), and proposed frontage type(s) for the revised layout will be required. Sheet A-105 provides 3D renderings, but there appear to be discrepancies in terms of color and materials, and no dimensions or material callouts are provided. Traditional elevations will be required. Specific considerations pursuant to the design standards outlined in Section 223-41.21(K) include:
   - Larger buildings should incorporate significant breaks in façade and roofline at minimum every 35 feet.
   - Storefront entrances should be prominent and easily identifiable.
   - 70% transparency is required on first floor commercial façades.
   - Materials and colors shall complement historic buildings on the block. For reference, photos of properties within the adjacent HDLO Zone on High Street and Tompkins are included below.

3. **Pedestrian & Traffic Improvements.** The applicant's Traffic & Parking Study will need to be reviewed by the Board's transportation consultant. It should also be noted that Section 223-41.21(G)(4) states that the Planning Board may require that an applicant building greater than 10,000 square feet in floor area pay for the provision of related street improvements to improve pedestrian and/or bicycle safety.

4. **Parking Location.** Where parking is located to the side of proposed buildings, it must be located 40 ft from the property line. Three (3) parking stalls on the southwest portion of the lot are located within the 40 ft setback from High Street and will therefore require a variance from the ZBA or redesign.

5. **Landscaping Plan:** The proposed landscaping plan provides a supportable mix of plant species, providing plantings of varied heights and color profiles. The Planning Board should discuss if additional plantings can be added along the western edge of the driveway onto Tompkins Avenue in order to provide a buffer between the proposed project and 7 Tompkins Avenue. Additionally, as discussed above in Comment 1b, the Planning Board should discuss the feasibility of providing street trees every 30-40 feet along Beekman Street.

6. **Lighting Plan:** A lighting plan and renderings were previously provided which appeared to show inconsistencies in the proposed lighting approach. The applicant has indicated that the provided renderings are schematic only, no uplighting is proposed, and that lighting of the arcade will be clarified in a future submission. Lighting along Beekman Street should be pedestrian-scaled and decorative light sources must be under 600 lumens.

KARC
PLANNING CONSULTANTS, INC.

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
08/13/2024

Title:

Continue review of application for Site Plan Approval, 19 Henry Street, townhomes, submitted by Lori Joseph Builders, Inc.

ATTACHMENTS

19 Henry PB 8.13.24 Supplemental Submission cvr ltr.pdf

19 Henry PB 8.13.24 Exhibit A - Response memo Hudson Land Design 7.30.24.pdf

19 Henry PB 8.13.24 Exhibit B - Response ltr Day Stokosa Eng 7.30.24.pdf

19 Henry PB 8.13.24 Exhibit C - Aerial Images of Premises and Surrounding Areas(6147826.1).pdf

19 Henry PB 8.13.24 Rear Parking â€œExhibit Aâ€ Hudson Land Design 7.30.24.pdf

19 Henry PB 8.13.24 Revised Elevations Day Stokosa Eng 7.29.24.pdf

19 Henry PB 8.13.24 Revised Site Plan Set Hudson Land Design 4.30.24.pdf

Lanc & Tully 19 Henry Street - 08-08-24 review.pdf

KARC Review PB_19 Henry Street 2024.08.12.pdf

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
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cuddyfeder.com

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

July 30, 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 Approval for Proposed Townhomes
Supplemental Submission
Premises: 19 Henry Street, Beacon, New York – Transitional ("T") District
Tax Parcel ID: (5954-36-955796)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Lori Joseph Builders, Inc. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in furtherance of an Application for Site Plan Approval (the "Application") to develop four (4) townhouse units (the "Project").

FURTHER REFINED SITE PLANS:

Following the discussion at the Board's July 9th meeting Agenda, the Applicant's architectural designer, Day Stokosa Engineering P.C. ("Day Stokosa") further refined the building design. As is more fully detailed in the enclosed narrative prepared by Day Stokosa, as requested by this Board, Day Stokosa prepared elevations showing all sides of the proposed structure with dimensions and material callouts. The floor plans for the first and second floor have also been updated to demonstrate that each room has access to light and air in conformance with Section 223-14.D of the City Code, and to include the details regarding the Residential Code compliance of the interior walls separating the units.

In addition to the foregoing, and as is more fully detailed in the enclosed Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C. ("HLD"), dated

July 30, 2024 ("Response to Comments Memo"), additional Site Plan Updates include:

- Details showing two (2) refuse containers within the respective proposed garages;
- Replacing the existing, wide, sidewalk to its full 8.5' width;
- Adding a detail for a monolithic curb and sidewalk detail;
- Updating the driveway apron detail to reflect the portion of the sidewalk intended for pedestrian travel, and the level grade across the driveways that will reduce tripping hazards while maintaining ADA compliant cross slope; and
- Showing the potential impacts associated with constructing a parking lot at the rear of the property abutting residential properties.

As noted in the Response to Comment Memo and as shown on the referenced Rear Parking Exhibit enclosure, the presently proposed Project has a total lot coverage of 55% (which includes proposed patios). However, with the addition of a one-way in and one-way out driveway, and the new parking area, the total lot coverage would increase by 30% up to 85% of total coverage. The Rear Parking Exhibit also shows that the parking area would encompass nearly the entire rear area of the property, which eliminates the possibility of decks/porches and greenspace behind the building for the residents' use and enjoyment. *See* **Exhibit A**.

Lastly, as has been discussed with the Board in detail, the Applicant respectfully submits that the Project, as refined, contemplates and considers the urban fabric of Henry Street and the surrounding mix of uses. As is more fully shown in the enclosed Drone Photographs exhibit, the Applicant submits that the proposed setback for the building is in keeping with the character of the neighborhood. *See* **Exhibit B**. Ultimately, this Application is unique to the property on which it is located, and any future land use Application (including any potential future redevelopment of the Henry Street Professional Building Office Building located at 33 Henry Street, for example) will be considered on its own merits. The Project is zoning-compliant, and the Applicant has made significant changes to the Project in order to respond to the Board's comments.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated July 30, 2024, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated June 30, 2024 and the City Planning Consultant KARC Planning Consultants' memorandum, dated July 5, 2024; and

Exhibit B: Correspondence from Day Stokosa Engineering P.C. dated July 30, 2024, responding to the Planning Board's comments made at the July 9, 2024 Planning Board meeting; and

Exhibit C: Drone Photographs of the Premises and the Surrounding Area.

In further support of this Application, we respectfully submit the following attachments:

- Revised Elevations entitled "New 4 Unit Townhome for Henry Street Beacon, New York" prepared by Day Stokosa Engineering P.C., dated July 29, 2024;
- Rear Parking Exhibit entitled "Exhibit A" prepared by Hudson Land Design Professional Engineering, P.C. dated July 30, 2024; and
- Revised Site Plan Set entitled "Site Plan", prepared by Hudson Land Design Professional Engineering, P.C. dated April 30, 2024, revised July 30, 2024, numbered and titled as follows (unless otherwise noted):
    - Sheet 1 of 6 – Cover Sheet (CV-1);
    - Sheet 2 of 6 – Existing Conditions & Removals Plan (XC-1);
    - Sheet 3 of 6 – Site Plan (SP-1);
    - Sheet 4 of 6 – Erosion & Sediment Control Plan (ESC-1);
    - Sheet 5 of 6 – Landscaping and Lighting Plan (LL-1); and
    - Sheet 6 of 6 – Construction Details (CD-1).

We look forward to appearing at this Board's regular meeting on August 13, 2024 to continue the review of the Project, and for the Planning Board to consider setting the Public Hearing for this

Board's September 10, 2024 meeting Agenda. 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: Jennifer L. Gray, Esq.
Natalie Quinn, KARC Planning Consultants, Inc.
Lanc & Tully, P.C.
Hudson Land Design Professional Engineering, P.C.
Allison Fausner, Esq.

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

July 30, 2024

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

Re: 19 Henry Street Residential Site Plan
Lori Joseph Builders, Inc. (Applicant)
19 Henry Street
Tax Parcel: 5954-36-955796, ±0.258 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) is pleased to submit five (5) copies of the following documents in support of the Project:

The following materials are submitted in support of the project:

- 5 copies of a Site Plan Set (Consisting of 6 sheets);
- 5 copies of a Exhibit , and
- 5 copies of a Revised Building Rendering.

These items have been revised based on Lanc & Tully's June 25, 2024 comment letter, and KARC's July 5, 2024 comment memorandum and are submitted to the City of Beacon Planning Board for continued review. Exhibit A is a rear parking layout showing a 30% increase in impervious lot coverage. The following are point-by-point responses to each of the comments contained within the consultant review letters:

KARC July 25, 2024 Comment Memorandum:

1. Comment acknowledged.
2. The building has been moved as close to the front lot line where it still allows for a vehicle to be parked in the driveway outside the public right-of-way.
3. Comment acknowledged. The Applicant is proposing two (2) parking spaces per unit. One (1) in each garage and one (1) in each driveway.

4. At the request of the Planning Board, the Applicant evaluated the impacts of constructing a parking lot at the rear of the property, closest to the abutting residential properties. Please see the attached Exhibit A. Exhibit A shows a one-way in and one-way out driveway configuration located on the east and west side of the proposed building. The rear parking configuration requires 47 feet of parking area and a back-up aisle when providing a five-foot offset from the rear property line. Exhibit A also shows that the parking area would encompass nearly the entire rear area of the property, which eliminates the possibility of decks/porches and greenspace behind the building for the residents' use and enjoyment. The rear parking configuration also results in additional impervious surfaces, increasing the lot coverage to approximately 85%, which represents a 30% increase over the proposed driveway & garage configuration shown on the Revised Site Plans.
5. Comment acknowledged. Revised building elevations are provided with this submission. The elevations will be finalized once the board approves the layout/configuration.
6. The proposed bay windows are 13'- 3" wide and extend 2'- 6" into the side yard setbacks. The 13'- 3" encroachment accounts for 23.2 % of the total building side length of 57 feet. Therefore, the bay window encroachment is in conformance with City Code Section 223-13(C.). See revised rendering for dimensions. A note has been added to Sheet 3 of the Revised Site Plan stating same.
7. The revised building rendering includes proposed floor plans showing compliance with City Code Section 223-14(d).
8. The plan has been updated to indicate turf grass in all areas that are not proposed to be paved or landscaped with decorative plantings. A green hatch has been added to the Landscape Plan to indicate where turf grass is proposed.
9. The revised renderings and site plans show two (2) roll-out garbage bins within each garage.
10. The Applicant's Attorney, Cuddy & Feder LLP, has been in contact with the City Attorney regarding the ownership structure of the townhouse units.

<u>Lanc & Tully June 25, 2024 Comment Letter:</u>

1. The Applicant's Attorney, Cuddy & Feder LLP, has been in contact with the City Attorney regarding the ownership structure of the townhouse units.
2. Comment Acknowledged.

<u>Sheet 3 of 5</u>

1. The sidewalk has been revised to show that it will be replaced in its full width which is approximately 8.5 feet. A monolithic curb and sidewalk detail has been added to Sheet 6 of the Revised Site Plan set. The driveway apron detail has been revised to indicate that the 5' wide portion of the sidewalk intended for pedestrian travel will be setback from the curb approximately 3.5 feet from the curb face and will stay at a level grade as it crosses driveways. The driveway apron will provide the transition from road pavement grade to the sidewalk grade. Keeping the 5' section of sidewalk setback from the aprons will reduce potential tripping hazards that can occur when the sidewalk travel path is through the apron as is with typical concrete aprons in the city. The setback sidewalk

path also maintains an ADA compliant cross slope. The typical City concrete driveway apron uses the sidewalk cross slope as its ramp, which is greater than the 2.0% max. cross slope permitted by ADA.

2. A note has been added to Sheet XC-1 stating that the existing lateral shall be removed in its entirety and the main repaired with a JCM 108 Universal Clamp Coupling. A detail of the coupling has also been added to Sheet XC-1.
3. Sheet 3 has been updated to indicate that the entire road width will be milled and topped with asphalt after the trenches have been restored with binder course to match the existing pavement thickness.
4. Note #11 has been added to the "Site Specific Notes" on Sheet 3 indicating that the sump pump discharge shall be connected to the roof leader drainage system.
5. Comment acknowledged.
6. The proposed refuse containers are shown on the rendering and on the site plan within the garages. The garages are 12' x 20', which provides enough room for a passenger vehicle and two (2) roll-out refuse containers.

Sheet 5 of 5

1. A monolithic curb and sidewalk detail has been added to the plans, and the individual curb detail has been removed. Please note that a Sheet has been added to the Revised Site Plan set. Therefore, there are now 6 sheets to the plan set.

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: Gary Joseph (via email)
Daniel G. Koehler, P.E. (HLD file)

DAY | STOKOSA
ENGINEERING P.C.

3 Van Wyck Lane
Wappingers Falls, New York 12590
Phone: 845-223-3202

July 30, 2024

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

Re: 19 Henry Street – Townhouse Proposal

Dear Chairman Gunn and Members of the Board,

I am writing in response to the recent request for additional information regarding our building design submission. We have addressed your comments and made the necessary revisions as follows:

Elevations and Material Callouts
We have added additional images of the left, right, and rear elevations to this submission. To assist in visualizing the transition between elevations, we have included isometric views. Material callouts are now incorporated to ensure all design aspects are clearly communicated.

Rear Rendering Comparisons
To the right of sheet 1, you will find comparisons between the current proposed plan and the rear parking area. These renderings provide a clearer understanding of the visual and spatial impact of both designs.

Second Floor Plan and Compliance
A dimensioned second-floor plan has been added, demonstrating that each room has adequate access to light and ventilation from a street or yard, in accordance with Section 223-14.D of the City Code. Additionally, we have included a light and ventilation table for each unit, showing percentage values for each habitable room. The wall schedule has also been added to provide detailed information and confirm compliance with Section R302.2 of the 2020 NYS Residential Code regarding the demising wall.

Window Bays and Design Symmetry
The window bays have been dimensioned to demonstrate compliance with Section 223-13(c). Despite the left side of the building featuring a shorter wall than the right side, we have maintained symmetry in the design with dimensional uniformity in the window bays.

Conceptual Design and Landscape Integration
The elevations portray a conceptual design that integrates ecological and cultural elements. Our renderings illustrate how the front yard can be transformed into a reflection of unit individuality, while the rear yard offers spaces for communal gathering. The digital illustrations represent

potential interactions between architecture and landscape, conveying a narrative where both elements complement each other. The design allows for creative enhancements in vertical and horizontal planes such as borders, decorative trees, definition of pathways, and small natural ecosystems.

We hope these additions and clarifications address your concerns effectively. Please let us know if there are any further questions or if additional information is required.

Thank you for your continued review and consideration.
Sincerely,

Gianna Gasparro-Pece
Architectural Designer
Day & Stokosa Engineering P.C.
ggasparro@daystokosaeng.com

APPROXIMATE BUILDING STEBACKS ON HENRY STREET

THE VINYL FOUR

THE PRUDENTIAL

PARKING FIRE LANE

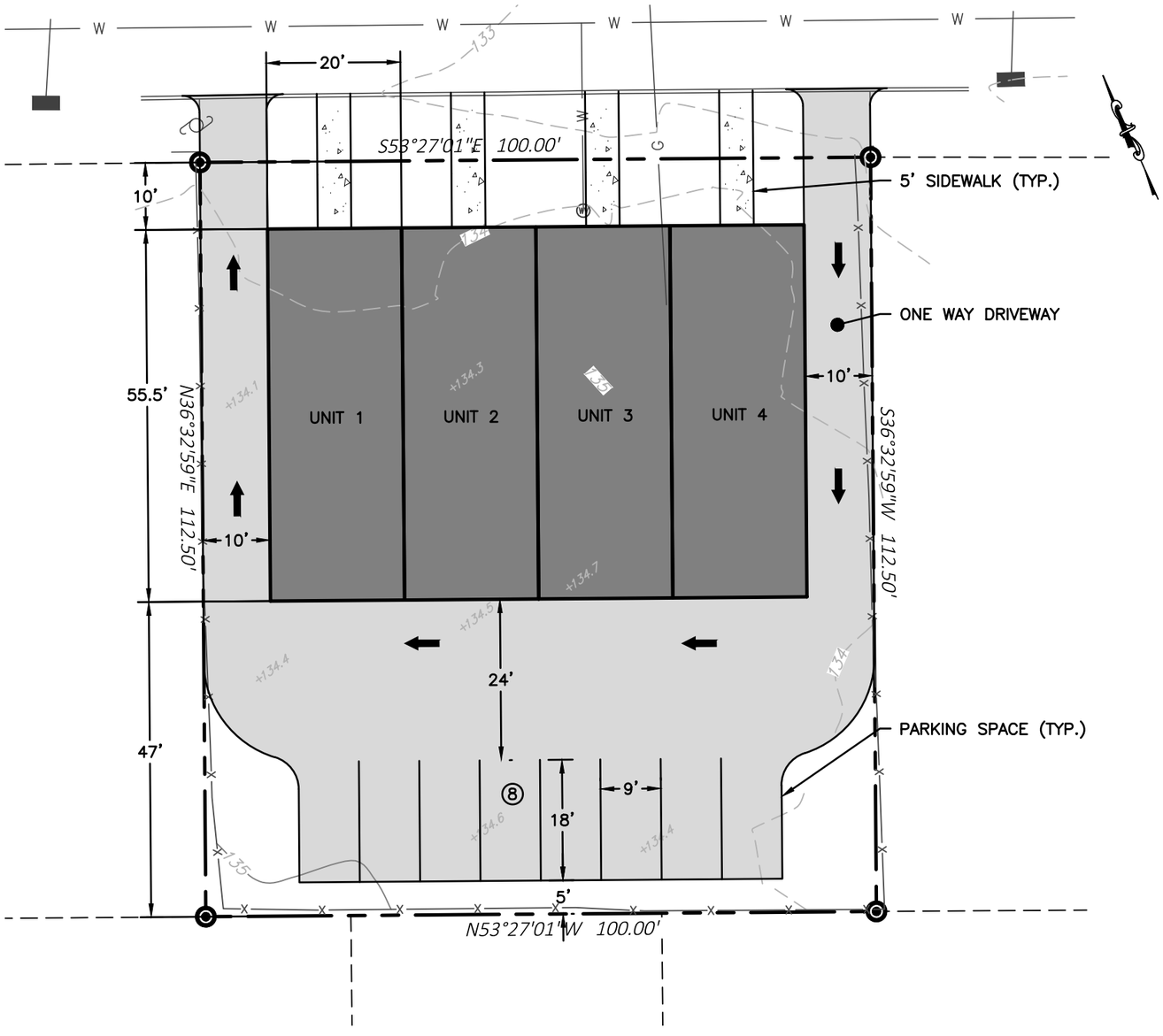
RITE AID
RITE AID
Sun River Health
Beacon Health Center
NO PARKING FIRE LANE

PARKING FIELD
Sun River Health

NO PARKING FIRE LANE
NO PARKING FIRE LANE

IMPERVIOUS COVERAGE:

LOT AREA = 11,250 SQFT
IMPERVIOUS AREA = ±9,551 SQFT
LOT COVERAGE = ±85%



GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

DRAWN BY: CMB	CHECKED BY: DGK

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

EXHIBIT A

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	7/30/2024
SCALE:	1"=20'
TITLE:	EX-A
SHEET:	1 OF 1

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NEW 4 UNIT TOWNHOME FOR

HENRY STREET

BEACON, NEW YORK

GRAPHIC MATERIAL LEGEND

UNIT 1

- JAMES HARDIE PLANK COLOR: LINDEN GREEN
- JAMES HARDIE SHINGLE COLOR: CHANTILLY LACE

UNIT 2

- JAMES HARDIE PLANK COLOR: SHADOWED WHITE
- JAMES HARDIE SHINGLE COLOR: ARCTIC WHITE
- JAMES HARDIE PLANK COLOR: CELESTIAL BLUE

UNIT 3

- JAMES HARDIE SHINGLE COLOR: BLUE HARBOR

UNIT 4

- JAMES HARDIE PLANK COLOR: GRAY SHADOW
- JAMES HARDIE SHINGLE COLOR: WHITE SMOKE
- JAMES HARDIE TRIM COLOR: ARCTIC WHITE

ALL UNITS

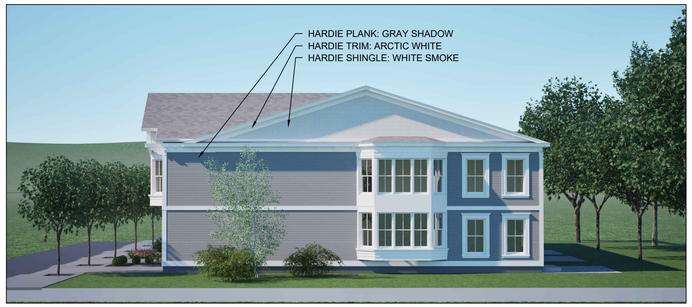
- STANDING SEAM METAL ROOF
- ARCHITECTURAL ASPHALT SHINGLES
- PAINTED CONCRETE FOUNDATION

FRONT ISOMETRIC

FRONT OVERHEAD ISOMETRIC

REAR OVERHEAD ISOMETRIC

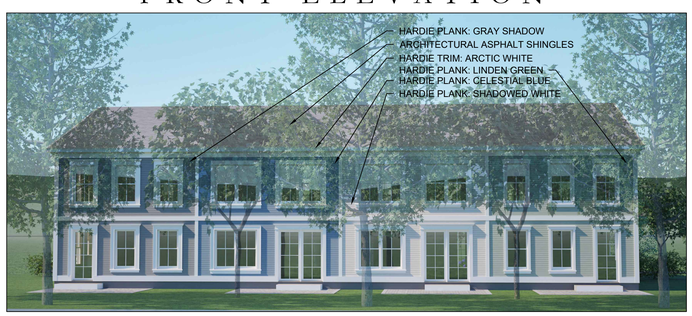
FRONT ELEVATION



RIGHT ELEVATION

ELEVATION SHOWING REAR PARKING & ADDITIONAL 30% OF COVERAGE IN PROPOSED LANDSCAPED AREA

NOTE:
WINDOW BAY & LANDSCAPING OMITTED TO ACCOMODATE DRIVEWAY ENTRANCE / EXIT.

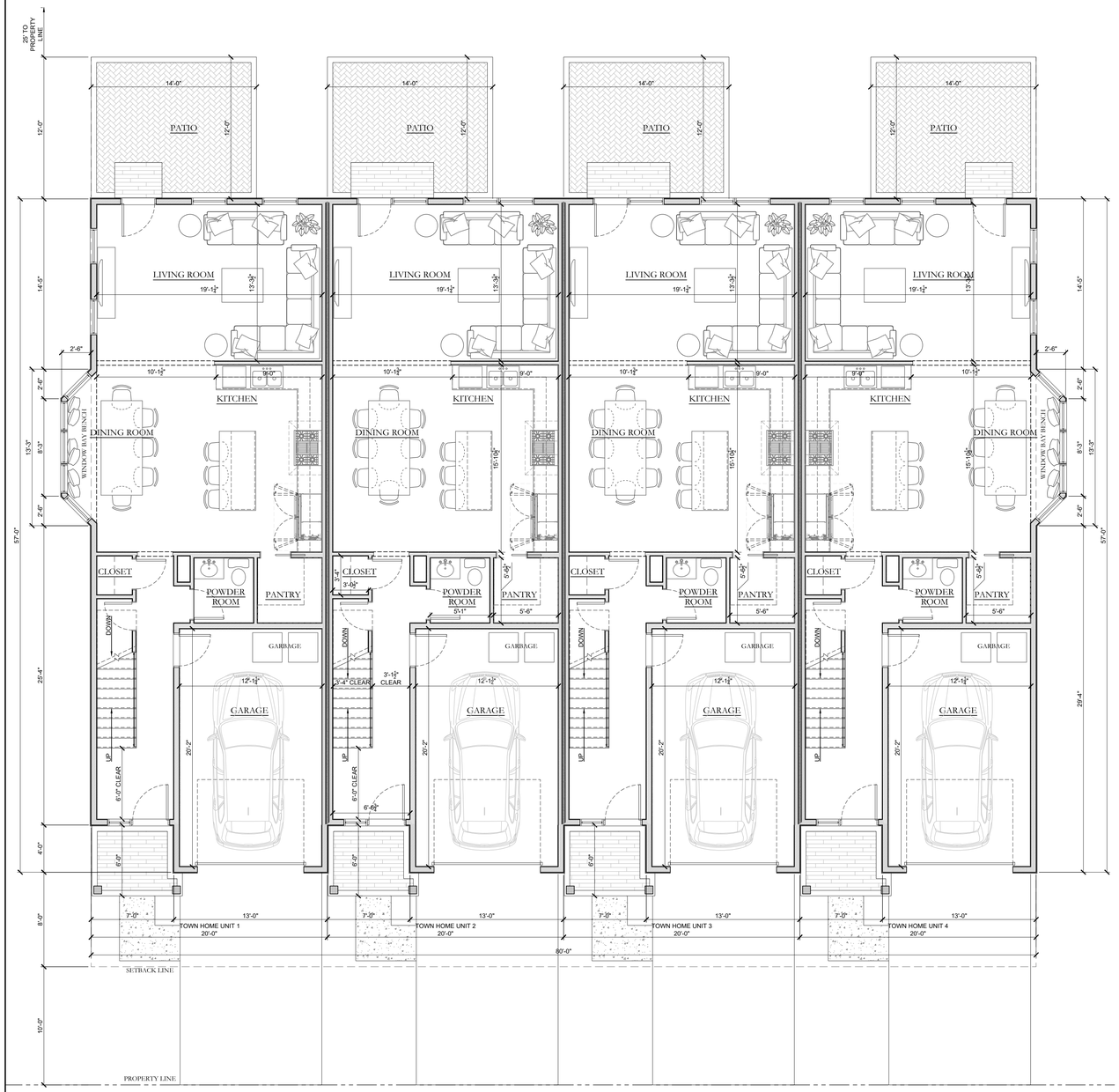


REAR ELEVATION

LEFT ELEVATION

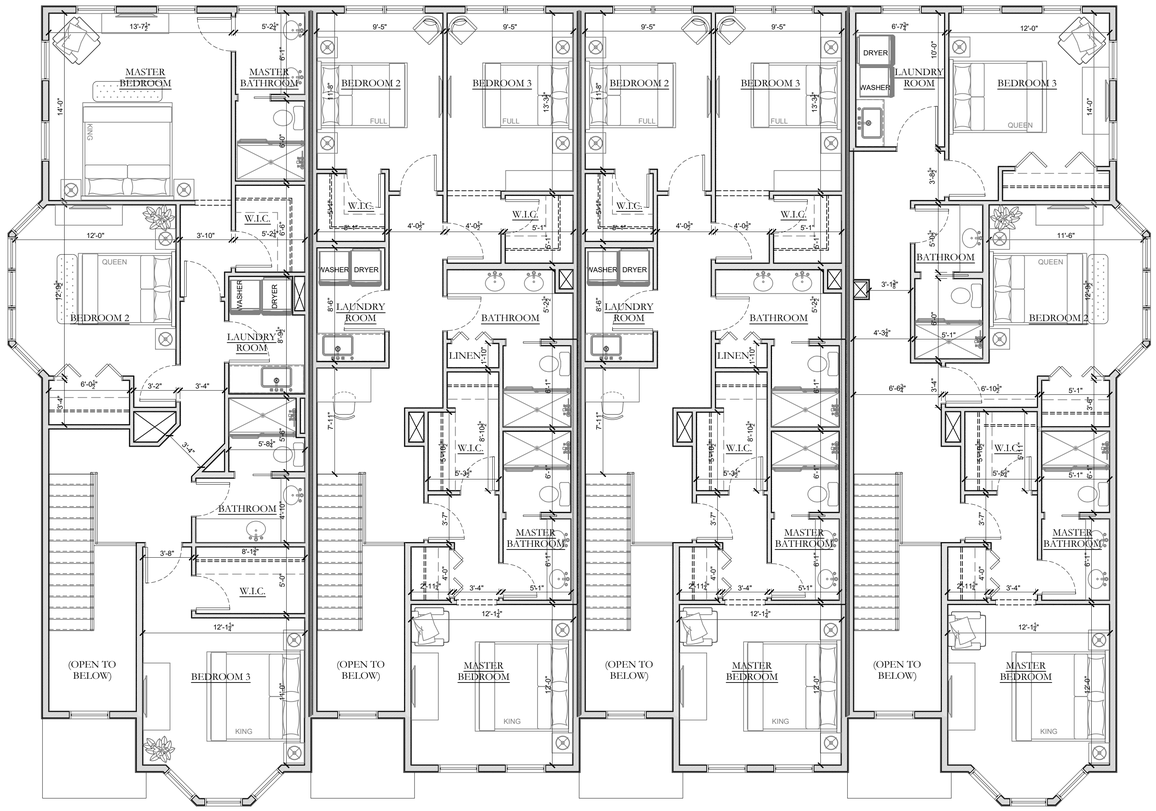
SCALE: NTS | DRAWN BY: GG-P
DATE: 07-29-2024 | SHEET NO.: 1 OF 2

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York
(845)-223-3202



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN

SCALE: 3/16" = 1'-0"

WALL TYPE SCHEDULE

FIRE RATED DEMISING WALL

1'-0½"

UL ASSEMBLY DESIGN NO. U3347
(2 HOUR, STC 61)
- 2X4 WOOD STUDS 24" O.C. MAX
- 3 1/2" SOUND ATTENUATION BATT INSULATION (R-10 MIN)
- 3/4" MIN. AIR SPACE
- 2" H-STUDS 24" O.C.
- ALUMINUM ASW CLIPS
- 1" EXP SHAFTLINER OR SHAFTLINER XP (FSW-7, FSW) FRICTION FIT BETWEEN 2" H-STUDS
- 1" SHAFTLINER OR MINERAL WOOL FIREBLOCKING 10' O.C.
- 1/2" MIN GYP BOARD ON EACH SIDE FACING APARTMENT

UNIT 1: LIGHT AND VENT CALCULATIONS

LOCATION	FLOOR AREA	LIGHT		VENT	
ROOM	(SQ.FT.)	REQUIRED	ACTUAL	REQUIRED	ACTUAL
LIVING ROOM	254	20.32	56.45	10.16	41.84
DINING ROOM	159	12.72	49.28	6.36	27.84
MASTER BDRM	191	15.28	45	7.64	25.12
BEDROOM #2	155	12.4	49.28	6.2	27.84
BEDROOM #3	168	13.44	31.44	6.72	17.64

UNIT 2 & 3: LIGHT AND VENT CALCULATIONS

LOCATION	FLOOR AREA	LIGHT		VENT	
ROOM	(SQ.FT.)	REQUIRED	ACTUAL	REQUIRED	ACTUAL
LIVING/DINING	416	33.28	45.4	16.64	29.28
MASTER BDRM	179	14.32	22.5	7.16	12.56
BEDROOM #2	116	9.28	22.5	4.64	12.56
BEDROOM #3	147	11.76	22.5	5.88	12.56

UNIT 4: LIGHT AND VENT CALCULATIONS

LOCATION	FLOOR AREA	LIGHT		VENT	
ROOM	(SQ.FT.)	REQUIRED	ACTUAL	REQUIRED	ACTUAL
LIVING ROOM	254	20.32	56.45	10.16	41.84
DINING ROOM	159	12.72	49.28	6.36	27.84
MASTER BDRM	196	15.68	31.44	7.84	17.64
BEDROOM #2	160	12.8	49.28	6.4	27.84
BEDROOM #3	145	11.6	45	5.8	25.12

SCALE: AS NOTED | DRAWN BY: GG-P
DATE: 07-29-2024 | SHEET NO.: 2 OF 2

DAY | STOKOSA
ENGINEERING P.C.
3 Van Wyck Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

19 HENRY STREET

SITE PLAN

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 5954-36-955796
TOTAL LOT AREA: ±0.258 ACRES
ZONING DISTRICT: T

SITE LOCATION MAP SCALE: 1" = 200'

ADJOINING OWNERS WITHIN 200'
PARCEL: OWNER & ADDRESS
1. HUDSON RIVER HEALTH CARE INC., 341 MAIN STREET, BEACON NY 12508
2. FISCH DEVELOPMENT CORP., 761 HUNTINGTON DRIVE, FISHKILL NY 12524
3. BEACON 355 LLC, 355 MAIN STREET, BEACON NY 12508
4. KARIMI ENTERPRISES LLC, 361 MAIN STREET, BEACON NY 12508
5. U S POST OFFICE, 369 MAIN STREET, BEACON NY 12508
6. CITY OF BEACON, 1 MUNICIPAL PLAZA, BEACON NY 12508
7. U S POST OFFICE, 369 MAIN STREET, BEACON NY 12508
8. CITY OF BEACON, 1 MUNICIPAL PLAZA, BEACON NY 12508
9. GARAGEWORKS STUDIOS LLC, 49 SHEA LANE, BEACON NY 12508
10. GARTH MARK, 7 HENRY STREET, BEACON NY 12508
11. LORRAINE KOSCAL, 17 PINE STREET, CORNWALL ON THE HUDSON NY 12520
12. MATHEW KANE, 30 WILKES STREET, BEACON NY 12508
13. MATHEW KANE, 20 MASE STREET, BEACON NY 12508
14. JOHN TAYLOR, 1115 5TH AVENUE APT 14C, NEW YORK NY 10128
15. CARL SCHAEFER JR., PO BOX 716, BEACON NY 12508
16. CALEB HONEYCHURCH, 92 CATHERINE STREET, BEACON NY 12508
17. MATHEW KEAVENEY, 94 CATHERINE STREET, BEACON NY 12508
18. ALBERTO MORA, PO BOX 1267, BEACON NY 12508
19. SEAN KRAFT, 30 WILKES STREET, BEACON NY 12508
20. PATRICK WHITE, 106 CATHERINE STREET, BEACON NY 12508
21. DWAYNE PRUITT, 110 CATHERINE STREET, BEACON NY 12508
22. DWAYNE PRUITT, 110 CATHERINE STREET, BEACON NY 12508
23. THOMAS JOSEPH LABELLA, 39 SOUTH CHESTNUT STREET, BEACON NY 12508
24. CATHERINE STREET PROPERTIES LLC., 105 CATHERINE STREET, BEACON NY 12508
25. CATHERINE STREET PROPERTIES LLC., 105 CATHERINE STREET, BEACON NY 12508

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-1)
SHEET 4: EROSION & SEDIMENT CONTROL PLAN (ESC-1)
SHEET 5: LANDSCAPE AND LIGHTING PLAN (LL-1)
SHEET 6: CONSTRUCTION DETAILS (CD-1)

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

OWNER/APPLICANT:
GARY JOSEPH
LORI JOSEPH BUILDERS, INC.
49 SHEA LANE
BEACON, NEW YORK 12508
PH: 845-416-1808

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.

_____ _____
GARY JOSEPH 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	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

Dig Safely. New York Call 811 before you dig

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

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

COVER SHEET

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 6

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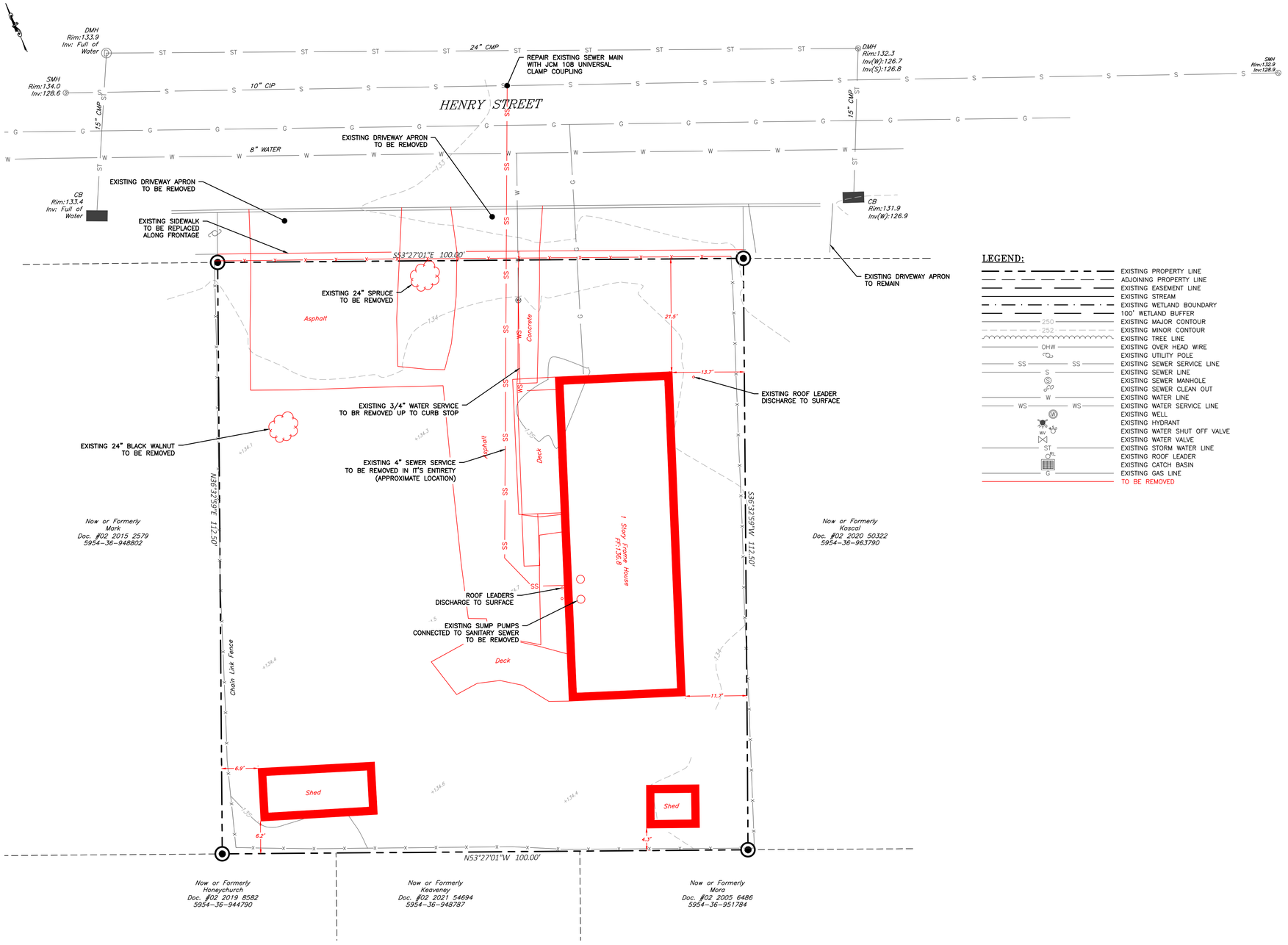

LEGEND:

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

PROJECT INFORMATION:

PARCEL OWNER:	LORI JOSEPH BUILDERS INC. 49 SHEA LANE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	19 HENRY STREET, BEACON, NY 12508
TAX PARCEL ID:	5954-36-955796
PARCEL AREA:	±0.258-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 "MAP OF A SURVEY PREPARED FOR LORI JOSEPH BUILDERS" PREPARED BY BRENDAN JOHNSON PLS, DATED APRIL 11, 2024.

SURVEY NOTES:

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

ENCROACHMENT NOTE:

THE APPROVAL OF THIS PLAN DOES NOT CONSTITUTE ANY ENDORSEMENT, APPROVAL OR AUTHORIZATION OF ANY KIND FOR THE CONTINUATION OR REMOVAL OF ANY EXISTING ENCROACHMENTS ON THE SUBJECT PROPERTY.

NOTES:
1. EXISTING LATERAL CONNECTION SHALL BE CUT FLUSH WITH OUTER SURFACE OF SEWER MAIN.
2. SURFACE AREA OF SEWER MAIN SHALL BE CLEANED FREE OF DEBRIS AND PROTRUSIONS PRIOR TO PLACEMENT OF COUPLING.

JCM 108 UNIVERSAL CLAMP COUPLING
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	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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STATE OF NEW YORK · MICHAEL A. BOSENKO · 098456 · LICENSED PROFESSIONAL ENGINEER
SEAL

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

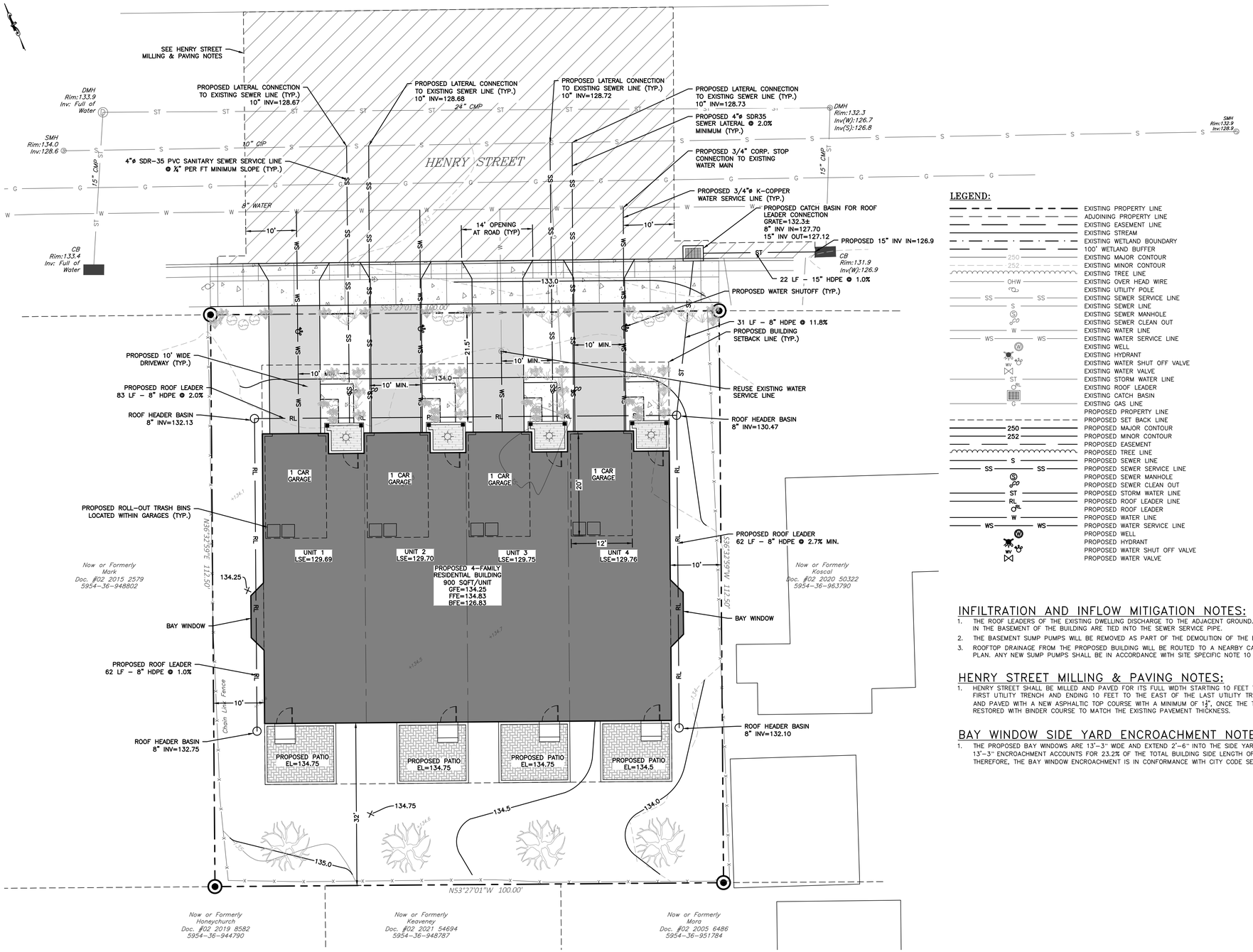
EXISTING CONDITIONS & REMOVALS PLAN

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	1"=10"
TITLE:	XC-1
SHEET:	2 OF 6

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
- WV EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- G EXISTING GAS LINE
- 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
- 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

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

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	5,000 SQUARE FEET MIN	11,250 S.F.	11,250 S.F.
LOT WIDTH:	50 FEET MINIMUM	100 FEET	100 FEET
LOT DEPTH:	100 FEET MINIMUM	112.5 FEET	112.5 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	10 FEET MINIMUM	21.5 FEET	21.5 FEET
SIDE YARD:	10 FEET MINIMUM	6.9 FEET	10 FEET[2]
REAR YARD:	20 FEET MINIMUM	4.3 FEET	32.0 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX	±15%	40%
AREA PER UNIT:	2,500 S.F. MIN.[1]	11,250 S.F.	2,812.5 S.F.

[1] ONE HALF OF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT

[2] BAY WINDOW PROJECTING INTO SIDE YARD IS 2.5 FEET, WHICH IS PERMITTED UNDER SECTION 223-13 C. OF THE CITY OF BEACON CODE.

OFF STREET PARKING TABULATION:

USE	CODE REFERENCE	SIZE	REQUIRED SPACES	PROPOSED SPACES
RESIDENTIAL(1- & 2-FAMILY DWELLING):	1 SPACES PER UNIT. PER ARTICLE III GENERAL REGULATIONS § 223-26 F.	4 UNITS	2 X 4 = 8	8*

* INCLUDES 1 GARAGE PARKING SPACE AND 1 DRIVEWAY PARKING SPACE PER UNIT.

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.

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 COORDINATION 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.

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 TO EACH UNIT SHALL BE 3/4"ø K-COPPER. UNIT 3 WILL UTILIZE THE EXISTING WATER SERVICE LINE FOR THE EXISTING HOUSE.
6. THE SEWER SERVICE LINES TO EACH UNIT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED). UNIT 3 WILL USE THE EXISTING SEWER SERVICE LINE FOR THE EXISTING HOUSE.
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. 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. 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. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. 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:

    UNITS 1 & 2: SLSD LEFT = ±270 FEET TO THE INTERSECTION WITH SOUTH CHESTNUT STREET. SLSD RIGHT = ±621 FEET TO THE INTERSECTION WITH TELLER AVENUE. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±250 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE INTERSECTION WITH SOUTH CHESTNUT STREET, AND ±601 FEET WHEN APPROACHING THE DRIVEWAY FROM THE INTERSECTION WITH TELLER AVENUE.

    UNITS 3 & 4: SLSD LEFT = ±310 FEET TO THE INTERSECTION WITH SOUTH CHESTNUT STREET. SLSD RIGHT = ±581 FEET TO THE INTERSECTION WITH TELLER AVENUE. STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE ±290 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE INTERSECTION WITH SOUTH CHESTNUT STREET, AND ±561 FEET WHEN APPROACHING THE DRIVEWAY FROM THE INTERSECTION WITH TELLER AVENUE.

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

INFILTRATION AND INFLOW MITIGATION NOTES:

1. THE ROOF LEADERS OF THE EXISTING DWELLING DISCHARGE TO THE ADJACENT GROUND. TWO SUMP PUMPS IN THE BASEMENT OF THE BUILDING ARE TIED INTO THE SEWER SERVICE PIPE.
2. THE BASEMENT SUMP PUMPS WILL BE REMOVED AS PART OF THE DEMOLITION OF THE EXISTING DWELLING.
3. ROOFTOP DRAINAGE FROM THE PROPOSED BUILDING WILL BE ROUTED TO A NEARBY CATCH BASIN PER THIS PLAN. ANY NEW SUMP PUMPS SHALL BE IN ACCORDANCE WITH SITE SPECIFIC NOTE 10 ON THIS PLAN.

HENRY STREET MILLING & PAVING NOTES:

1. HENRY STREET SHALL BE MILLED AND PAVED FOR ITS FULL WIDTH STARTING 10 FEET TO THE WEST OF THE FIRST UTILITY TRENCH AND ENDING 10 FEET TO THE EAST OF THE LAST UTILITY TRENCH, TACK COATED, AND PAVED WITH A NEW ASPHALTIC TOP COURSE WITH A MINIMUM OF 1½", ONCE THE TRENCHES HAVE BEEN RESTORED WITH BINDER COURSE TO MATCH THE EXISTING PAVEMENT THICKNESS.

BAY WINDOW SIDE YARD ENCROACHMENT NOTES:

1. THE PROPOSED BAY WINDOWS ARE 13'-3" WIDE AND EXTEND 2'-6" INTO THE SIDE YARD SETBACKS. THE 13'-3" ENCROACHMENT ACCOUNTS FOR 23.2% OF THE TOTAL BUILDING SIDE LENGTH OF 57 FEET. THEREFORE, THE BAY WINDOW ENCROACHMENT IS IN CONFORMANCE WITH CITY CODE SECTION 223-13(C.).

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	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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

SITE PLAN

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	1"=10"
TITLE:	SP-1
SHEET:	3 OF 6

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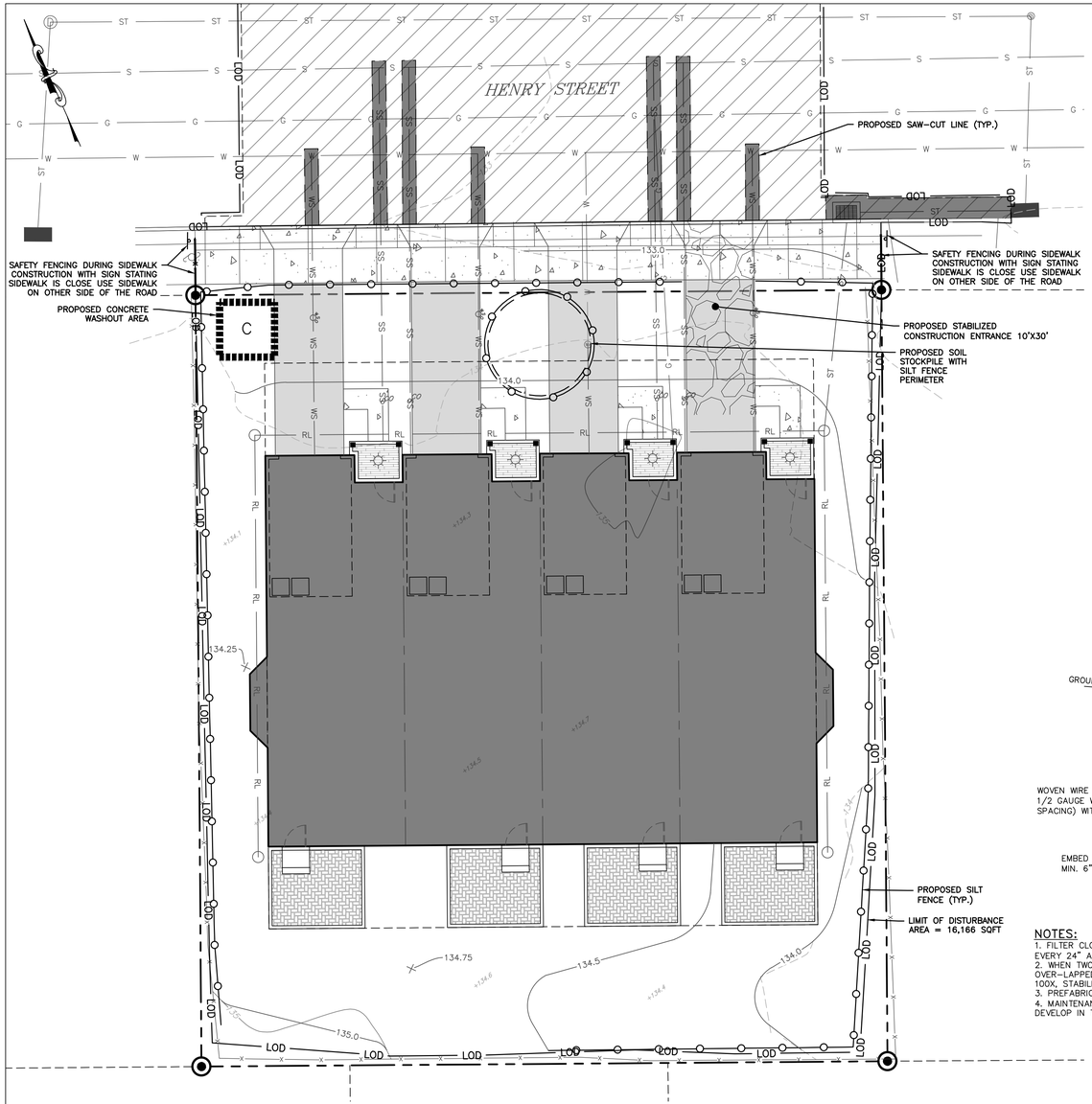
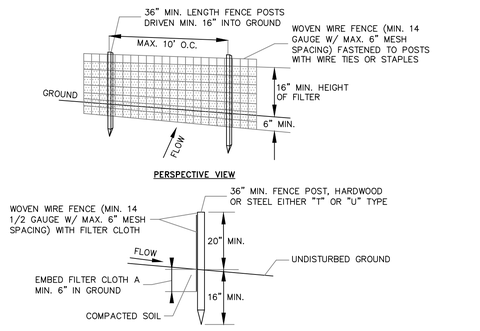


LEGEND:

- 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
- G EXISTING GAS LINE
- 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
- 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
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



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

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.

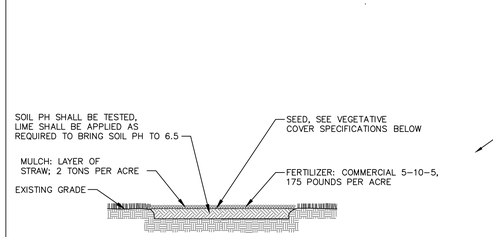
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC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

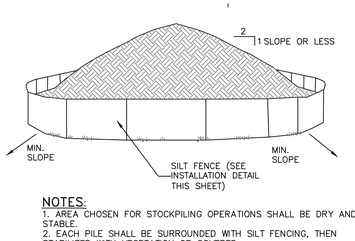
DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS 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.

INDIANA BAT PROTECTION NOTES:

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

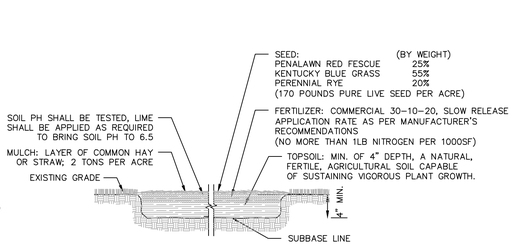


TEMPORARY SEEDING DETAIL
NOT TO SCALE

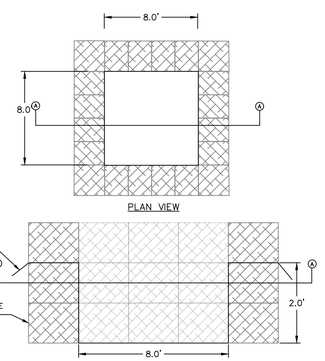


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

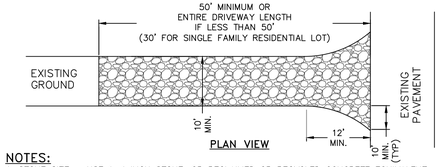


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



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



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	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Dig Safely. New York. Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

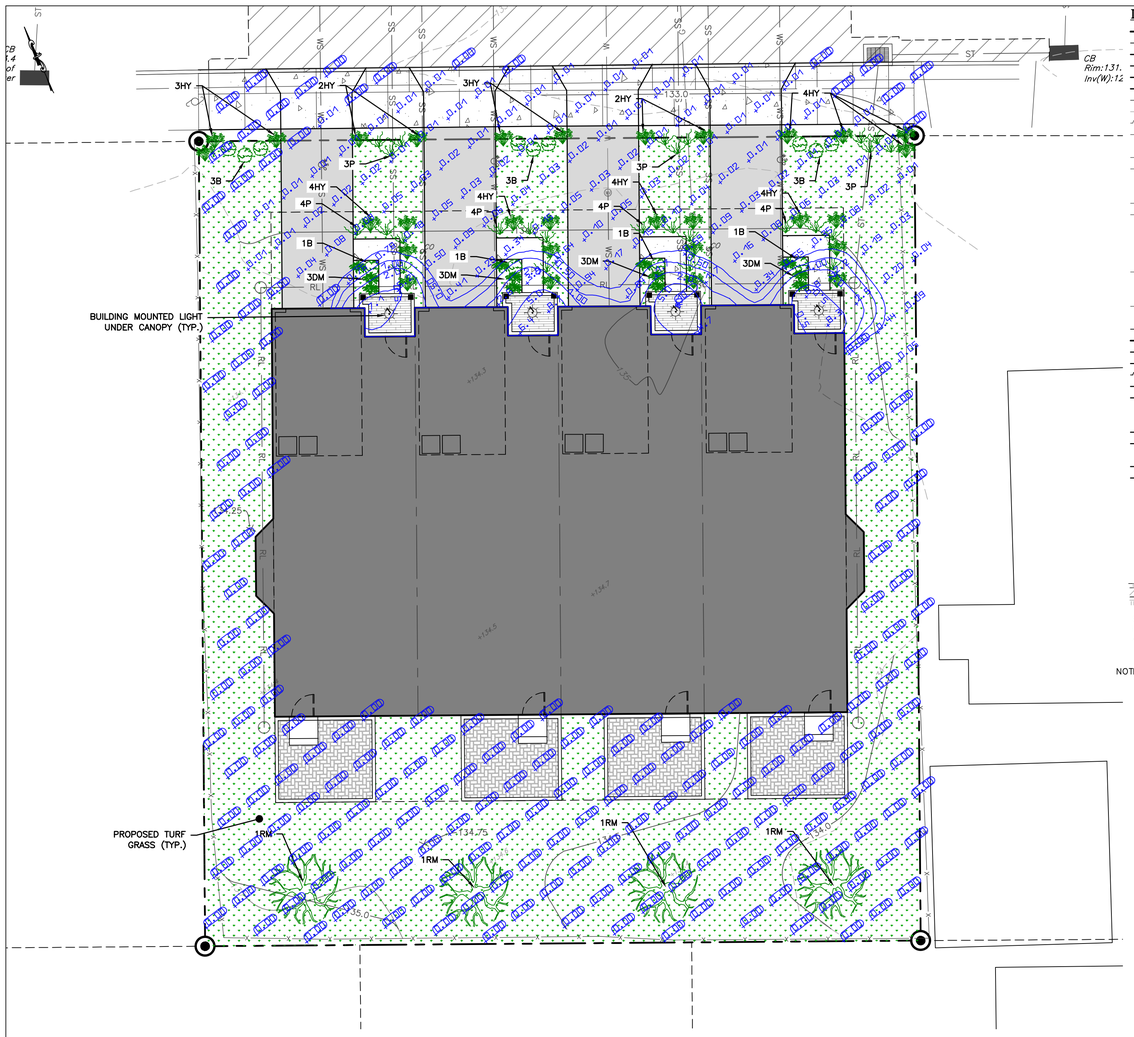
EROSION & SEDIMENT CONTROL PLAN

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	1"=10"
TITLE:	ESC-1
SHEET:	4 OF 6

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



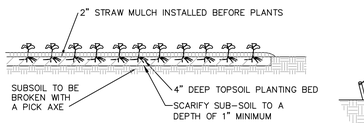
LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 10'

CALCULATION SUMMARY						
Name	Parameter	Min	Max	Average	Min/average	Min/max
PROPERTY BOUNDARIES	Perpendicular illuminance	0.00 fc	10.3 fc	0.27 fc	0.000	0.000

LUMINAIRE SCHEDULE									
INDEX	MANUFACTURER	NAME	ITEM NUMBER	COLOR TEMPERATURE	LUMINOUS FLUX	WATTS	CRI	QUANTITY	MOUNTING HEIGHT
1	WAC	AETHER ATOMIC	R1ASDL-WT(W-3000K)	3000K	824 lm	13 W	90	4	~8'

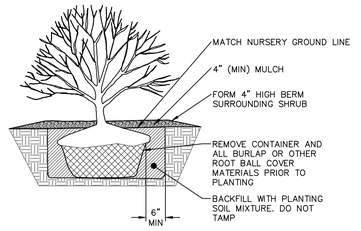
LEGEND:

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



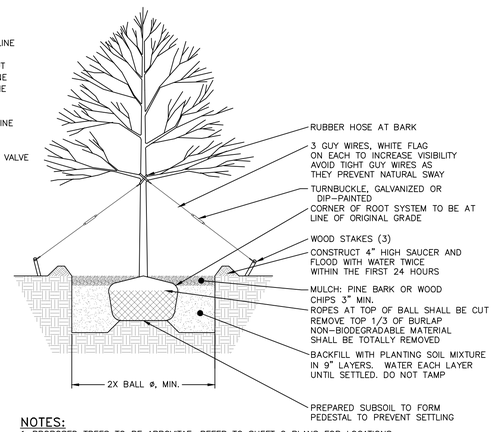
NOTES:
1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED.
3. HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH
4. PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL EVENT. THEN PREPARE PLANTING SOIL.
5. PLANTING SHALL TAKE PLACE IMMEDIATELY AFTER SOIL PREPARATION. IF NECESSARY, UTILIZE JUTE NETTING TO STABILIZE SOIL UNTIL PLANTING CAN BE ACCOMPLISHED.

PLUG PLANTING DETAIL
NOT TO SCALE



NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANTINGS TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	PLANT TIME
	4	ACER RUBRUM	RED MAPLE	6 FT HEIGHT	SPRING/FALL
	12	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	QUART	SPRING/FALL
	8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2 GALLON	SPRING/FALL
	22	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	2 GALLON	SPRING/FALL
	10	POLYSTICHUM ACROSTICHOIDES	EVERGREEN CHRISTMAS FERN	2 GALLON	SPRING/FALL

LANDSCAPE NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
5. TREES SHALL BE PLANTED CLEAR OF EXISTING OR PROPOSED UTILITY LINES.
6. QUALITY ASSURANCE:
   A. PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
   B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
   C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
   D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL.
7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
   A. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
8. PROPOSED LANDSCAPING IN FRONT OF BUILDINGS SHALL BE PERENNIAL SHRUBS AND GRASSES THAT ARE NOT DEEP ROOTED SPECIES TO PREVENT INTRUSION WITH PROPOSED UNDERGROUND UTILITIES

LIGHTING NOTES:

1. ALL LIGHTING SHALL BE DARK SKY COMPLIANT WITH CUTOFF SHIELDS AS NOTED.
2. ANY UNWANTED GLARE ACROSS PROPERTY LINES WILL BE CORRECTED BY THE OWNER BY MODIFICATION OF THE LIGHTS AND/OR ADDITION OF SHIELDS.
3. ALL FIXTURES SHALL BE SET AT 0° TILT ANGLE.
4. EXISTING LIGHTING LEVELS ALONG HENRY STREET NOT MODELED.

AETHER ATOMIC
R1ASDL, R1ASPL - Square Downlight

LUMINAIRE 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	6/25/24	ADDED SHEET PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

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SEAL

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

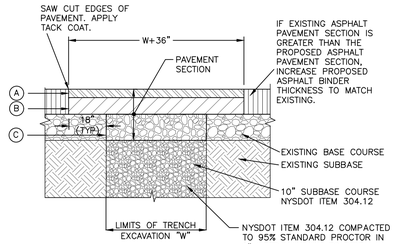
LANDSCAPE AND LIGHTING PLAN

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	1"=10"
TITLE:	LL-1
SHEET:	5 OF 6

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



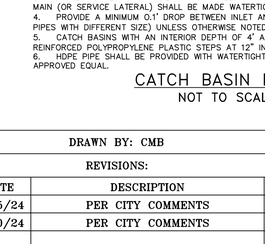
LEGEND

(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.

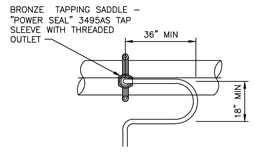
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

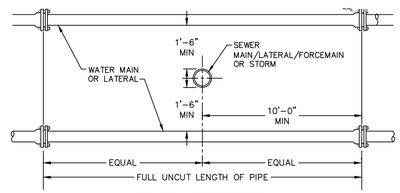
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



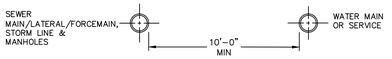
NOTES:

1. 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



VERTICAL SEPARATION

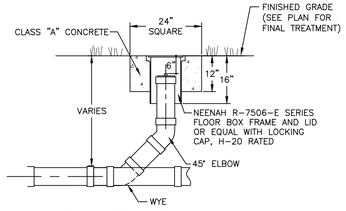


HORIZONTAL SEPARATION

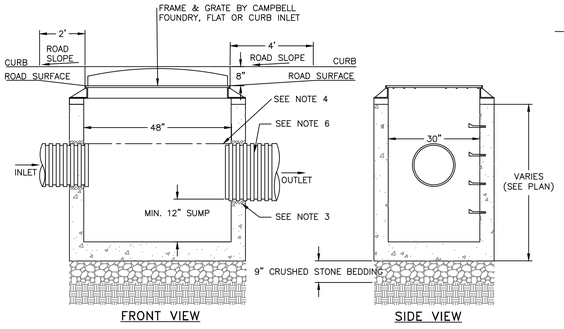
NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



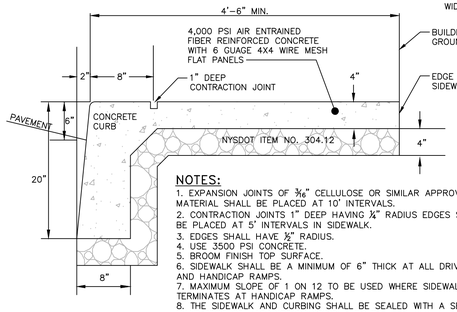
CLEANOUT DETAIL
NOT TO SCALE



NOTES:

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

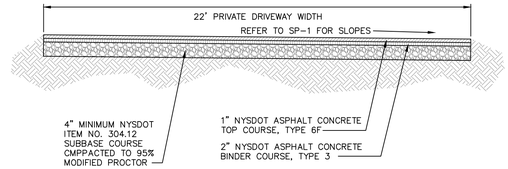
CATCH BASIN DETAIL
NOT TO SCALE



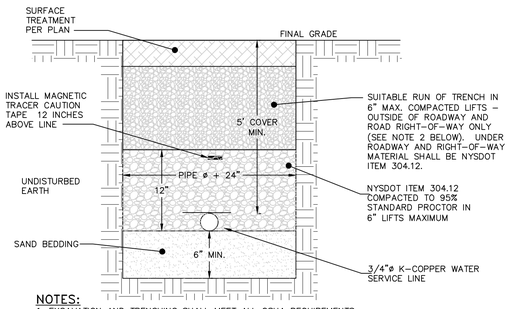
NOTES:

1. EXPANSION JOINTS OF ⅜" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ½" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALK AND CURBING SHALL BE SEALED WITH A SEALER THAT PROTECTS AGAINST DE–ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



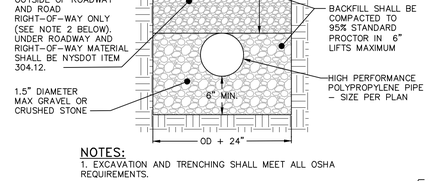
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:

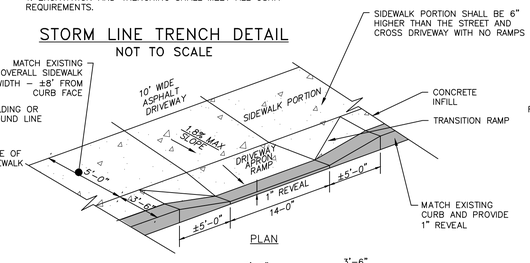
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

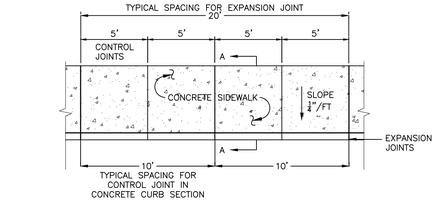


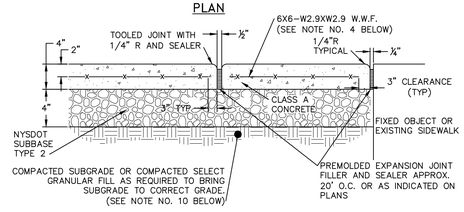
NOTE:

1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION.
2. CONCRETE SHALL BE 6" THICK THROUGH DRIVEWAY AND APRON.

STORM LINE TRENCH DETAIL
NOT TO SCALE

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

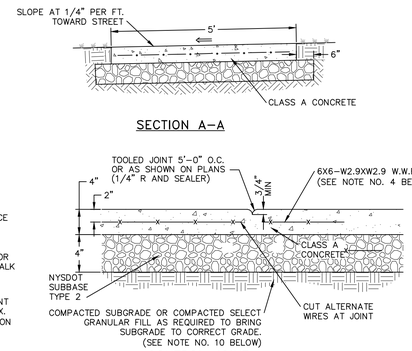




NOTES:

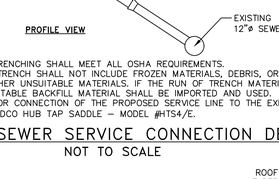
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

EXPANSION JOINT



CONTROL JOINT

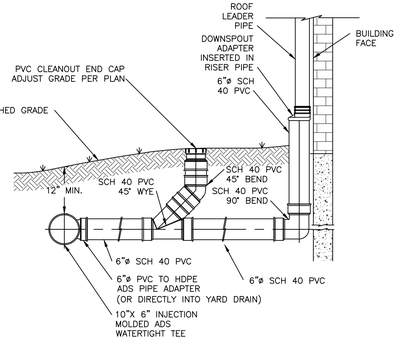
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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.

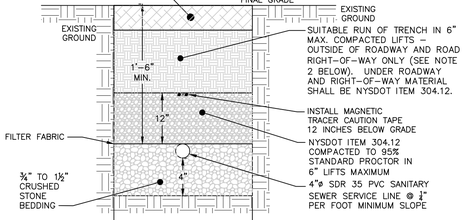
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. ALL ROOF LEADER PIPES SHALL BE 6"ø SCH 40 PVC @ 2.0% SLOPE MIN. UNLESS SPECIFIED OTHERWISE.
2. PVC JOINT CONNECTIONS SHALL BE MADE WITH PVC CEMENT.
3. ROOF LEADER HEADER PIPES SHALL BE 10"ø HDPE PIPE.
4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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

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	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE
10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENKAMP 084468 LICENSED PROFESSIONAL ENGINEER

SEAL

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

CONSTRUCTION DETAILS

19 HENRY STREET

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–36–955796

JOB #:	2024:014
DATE:	4/30/2024
SCALE:	AS SHOWN
TITLE:	CD–1
SHEET:	6 OF 6

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.

August 8, 2024

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

RE: 19 Henry Street
Proposed Townhomes
Tax Nos. 5954-36-955796
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a townhouse building to be located at 19 Henry Street:

- Correspondence dated July 30, 2024, from Cuddy & Feder.
- Response correspondence dated July 30, 2024, from Hudson Land Design.
- Aerial photos with approximate building setbacks on Henry Street.
- Reduced plan titled Exhibit A – 19 Henry Street", dated July 30, 2024, as prepared by Hudson Land Design.
- Elevation and floor plan sheets titled "New 4 Unit Townhome for Henry Street", dated July 29, 2024, as prepared Day/Stakosa Engineering, P.C.
- Plan set titled "19 Henry Street", with the latest revision date of July 30, 2024, as prepared by Hudson Land Design and consisting of the following drawings:
  - Sheet 1 of 6 – Cover Sheet
  - Sheet 2 of 6 – Existing Conditions & Removal Plan
  - Sheet 3 of 6 – Site Plan
  - Sheet 4 of 6 – Erosion & Sediment Control Plan
  - Sheet 5 of 6 – Landscape and Lighting Plan
  - Sheet 6 of 6 – Construction Details

The proposed project entails the demolition of the existing 1-story residential building and accessory structures, and the construction of four 2-story townhomes on the parcel located at 19 Henry Street. The 0.258± acre parcel is located in the "T" (Transitional) Zone, which does allow for multifamily dwellings.

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

Sheet 2 of 5:

1. The plan shall clearly define in red the removal of the existing sidewalk along the front of the project site for consistency with the other removals proposed as part of the project.

Sheet 3 of 5:

1. Note No. 2 under "Infiltration and Inflow Mitigation Notes" should be modified to reflect the disconnection of the sump pumps prior to the signing of the plans. It should also be noted that the disconnection of the sump pumps shall be verified/confirmed by the City of Beacon Building Department.

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. **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: August 12, 2024

RE: 19 Henry Street Site Plan, Lori Joseph Builders, Inc.

I have reviewed the following revised materials regarding the proposed construction of a 4-unit townhouse development at 19 Henry Street:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated July 30, 2024
- Response to Comments Memorandum by Hudson Land Design, dated July 30, 2024
- Response to Comments by Day Stokosa Engineering, dated July 30, 2024
- Drone Photographs of the Premises and Surrounding Areas, undated
- Elevations (2 sheet) by Day Stokosa Engineering, dated July 29, 2024
- Rear Parking – Exhibit A (1 sheet) by Hudson land Design, dated July 30, 2024
- Site Plan Set (6 sheets) by Hudson Land Design, dated April 30, 2024, revised July 30, 2024

Project Description:
The applicant is proposing to develop four (4) attached two (2)-story townhouses with a total of four (4) residential units. Each unit comprises 900 sq. ft. of living space and a one-car garage. The 0.26-acre site is currently improved with a single-family residence. The parcel is located in the Transitional (T) District and abuts properties in the R 1-5 and CMS Zoning Districts. The action as described appears to be an Unlisted Action with regards to SEQR.

Comments & Recommendations:

1. **Front Yard.** The minimum required front yard within the T District is 10 feet. The project proposes a front yard setback of 21.5 feet. The applicant states that the front yard cannot be further reduced and still retain space for parked vehicles, and further argues that the proposed setback fits within the context of surrounding properties. The City's code requires a depth of 18 ft for parking spaces and a standard vehicle is approximately 15 ft in length. Based on the above it appears that the front yard driveways could be further reduced by at least 3.5 feet without cars interfering with the public right-of-way. A shorter driveway would be more in line with the renderings presented by Day Stokosa.

2. **Rear Parking Alternative.** The applicant provided a diagram (Exhibit A) and rendering to evaluate the relocation of parking to the rear of the proposed structure. In considering this scenario, the Planning Board should evaluate the following points:

- The alternative design would reduce the number of proposed driveways or curb cuts by half.
- The proposed rear parking alternative appears to eliminate the possibility of bay windows on the ground floor and increase the percentage of impervious lot coverage.
- Per Section 223-26(C)(2)(c), the Planning Board can approve a drive aisle that is less than 24 feet when angled parking spaces are provided. With the proposed one-way traffic flow, angled parking would be an efficient alternative that should be considered. For standard angled parking spaces with one-way flow, a minimum aisle width of 14ft is typically recommended. For compact spaces, the minimum is 11 feet is recommended.
- Exhibit A appears to utilize the same building footprint, showing units with a depth of 55 feet. If garage parking was no longer provided on the ground floor, could the proposed building footprint be reduced to further reduce the total impervious lot coverage?

3. **Landscaping Plan.** The revised Landscaping Plan proposes "turf grass" for side yards and areas surrounding the proposed patios. As artificial turf grass is not recommended for environmental and aesthetic reasons, the Planning Board may wish to clarify if natural or synthetic turf is 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
Taylor M. Palmer, Applicant Attorney

City of Beacon Planning Board Agenda
08/13/2024

Title:

Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.
*****APPLICATION HAS BEEN MOVED TO THE SEPTEMBER 10th AGENDA AT THE REQUEST OF THE APPLICANT*****

ATTACHMENTS

14 N Cedar PB 8.13.24 Planner Response.pdf

14 N Cedar PB 8.13.24 Engineering Response.pdf

14 N Cedar PB 8.13.24 EAF Form.pdf

14 N Cedar PB 8.13.24 1. T-1.pdf

14 N Cedar PB 8.13.24 2. C-1 Existing Conditions.pdf

14 N Cedar PB 8.13.24 3. C-2 DEMO.pdf

14 N Cedar PB 8.13.24 4. C-3 Site Plan.pdf

14 N Cedar PB 8.13.24 5. C-4 GRADING Plan.pdf

14 N Cedar PB 8.13.24 6. L-1 Light Plan.pdf

14 N Cedar PB 8.13.24 7. S-1 Soil Erosion Plan.pdf

14 N Cedar PB 8.13.24 site plan.pdf

Lanc & Tully 14 North Cedar 07-27-24 review.pdf

KARC Review PB_14 N Cedar St 2024.08.08.pdf

Mr. John Gunn **July 5, 2024**
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon,NY 12508

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr.Clarke and Mr Gunn,

I have received your letter from June 9th 2023 and below in bold are my responses to your comments.

1a. The architectural form and details should break-up the larger scale of the building. An L-shape that addresses both streets on the corner lot may be preferable over a long building along only one frontage.

Thank you for the recommendation but we're gonna keep the rectangular building. A rectangular building fits with the existing neighborhood.

1b.The setbacks of buildings within 250 feet on the same side of the street appear to range from 5-10 feet. Consistent with Section 223-13K, the building should be no more than 10 feet from the front property lines.

The building will be less than 10 ft from the front property line.

1c. The parking should be screened from street views, behind the building and landscaping. There is enough width between the existing garage and a new building to allow diagonal spaces with a one-way through driveway to hide the parking to the rear and keep the curb cuts narrow. The existing building could also enclose two cars and still provide room for accessory uses to the rear.

The parking lot will be screened with trees and the building. The parking will be diagonal and have one way through driveways.

1d.Sidewalks are crucial for residential neighborhoods. A sidewalk should at least be provided along the Church Street frontage and across the driveway to help fill-in the current sidewalk gaps into continuous connections.

Sidewalks will be added on Church Street and North Cedar Street. Sidewalks will run parallel with the existing curb line at 4ft width.

2. An EAF form should be submitted to provide information for the SEQR environmental process.

An EAF form will be submitted.

3. The Site Plan should include an aerial to show the context of surrounding parcels and buildings.

The title sheet will have an aerial view to show context of surrounding parcels and buildings

4. In the Zoning Table, the square feet per dwelling proposal should be re-calculated and the “Existing column should be re-labeled as “Proposed”

The Zoning table on the Title sheet will be fixed with proper labels and dwelling information.

5. The Site Plan should be printed at a measurable scale with Cedar Street spelled correctly.

The Site plan will be printed at a measurable scale and spelling errors will be fixed.

6. The plans should show the location and size of any trees over 6 inches in diameter and indicate any trees that will be removed. Three of the four existing trees appear healthy and could be maintained as desirable street trees along the frontages. Additional street trees should be provided at regular 30-40 foot spacing.

All trees that will be removed will be on the demolition plan. All trees will have the 30-40 ft spacing recommendation unless used as a barrier for parking.

7. The Site Plan should note that the existing chain link fence will be removed.

The removal of the chain link fence will be on the demolition plan.

8. When appropriate, the Board should refer the building design to the Architectural Review Subcommittee. Major dimensions, proposed materials, and colors should be noted on the building elevations.

When time comes, plans will be submitted for architectural design.

9. Future submissions should include a landscaping plan with species and planting sizes provided, exterior lighting, including fixture specifications and confirming compliance with all the provisions in Section 223-14B, and a description of how trash disposal will be handled. If you have any questions or need additional information, please feel free to contact me.

In this submission, the site plan will include species, planting sizes. The lighting plan will follow all provisions in Section 224-14B. On site plan location of garbage will be found. Will the city give us 4 Cans, 1 for each unit? If not a 3 C.Y. Garbage can will be used and disposed of by a private company like Royal Carting.

Thank you,

Angelo Perrucci III, P.E.

Mr. John Gunn **July 5, 2024**
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon,NY 12508

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Russo and Mr. Gunn,

I have received your letter from June 9th 2023 and below in bold are my responses to your comments.

General Comments

1. SEQRA documentation shall be submitted for the proposed project.

   SEQRA documentation will be submitted(The Full Environmental Assessment Form).

2. The plan shall be revised to include the information required per Section 223-25(B) of the City Code to allow for a proper evaluation and review of the proposed project.

   The plans will have everything as per section 223-25(B)

   a. **On the Title sheet it shows the entire property with adjacent properties and streets.**
   b. **On Site plan and existing condition, it identifies location, use and design of all buildings and structures.**
   c. **No proposed division of buildings.**
   d. **On Existing condition plan it shows the existing topography.**
   e. **All parking spaces will be on Site plan.**
   f. **Existing Garage will be used for storage and will be on Existing Condition plan.**
   g. **All existing fences and existing drainage structures will be on Existing Condition plan.**
   h. **Water line and Sewer will be on Site Plan.**
   i. **Signs will be added to the Site Plan.**
   j. **Landscaping plan will be added on the Site Plan.**
   k. **A lighting plan will be added on lighting plan.**

3. The plan shall be updated to note the existing structure located on the parcels and used for.

   The plans are updated with an Existing Condition drawing, which identifies the existing garage as storage.

4. The plan shall include the location of the existing utilities within North Cedar Street and Church Street, along with noting the inverts, pipe sizes and pipe materials for these utilities.

The plans are updated with an Existing Condition drawing, which identifies the existing pipe sizes, inverts and materials.

5. The location of the existing trees to be removed on site shall be shown on the plan, We would recommend that an existing conditions and demolition plan be made part of the overall plan set.

The plans are updated with Existing Condition plans and Demolition plans. These plans identify existing trees and trees being removed.

6. The location of the proposed utilities to service the site shall be provided on the plans.

All Utilities will be located on the Site Plan (sewer, water and electricity)

7. An erosion and sediment control plan shall be prepared for the project.

The plans are updated with an Erosion and Sediment Control plan.

8. All pertinent construction details for the project shall be provided on the plans.

The plans are updated with Details on plans.

Thank you,

Angelo Perrucci III, P.E.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Site Plan 14 North Cedar Street		
Project Location (describe, and attach a general location map): 14 North Cedar St, Beacon NY,12508		
Brief Description of Proposed Action (include purpose or need): Proposing a 2 Story 4 unit apartment building on an empty lot		
Name of Applicant/Sponsor: Cervone- Perrucci Realty	Telephone: 908-763-9602 E-Mail: angelomp318@gmail.com	
Address: 111 N. Walnut Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Same as Sponsor (Angelo Perrucci III)	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Same as Sponsor	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Beacon Planning Board	6-9-2023
c. City, Town or Village Zoning Board of Appeals ☐Yes ☐No		
d. Other local agencies ☐Yes ☐No		
e. County agencies ☐Yes ☐No		
f. Regional agencies ☐Yes ☐No		
g. State agencies ☐Yes ☐No		
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☐Yes ☑No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☐Yes ☑No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Transitional where multifamily is permitted.

b. Is the use permitted or allowed by a special or conditional use permit? ☐ Yes ☑ No

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon

b. What police or other public protection forces serve the project site?
Beacon Police

c. Which fire protection and emergency medical services serve the project site?
Beacon Fire department

d. What parks serve the project site?
Memorial Park is 0.4 miles away

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?
Residential

b. a. Total acreage of the site of the proposed action? 0.25 acres
b. Total acreage to be physically disturbed? 0.11 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.25 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 4
- Anticipated commencement date of phase 1 (including demolition) 6 month 0 year
- Anticipated completion date of final phase 0 month 1 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
Building Foundation, Connecting Utilities, Placement of modular building, & Site work

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				0
At completion of all phases				4

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☑No

If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☑No

If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No

If Yes:

i. Total anticipated water usage/demand per day: 600 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No

If Yes:

- Name of district or service area: Beacon Water Department
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☐Yes ☑No

iii. Will line extension within an existing district be necessary to supply the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: Connect 2" copper line to 6" ductile iron line
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No

If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No

If Yes:

i. Total anticipated liquid waste generation per day: 600 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): Sanitary Wastewater

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No

If Yes:

- Name of wastewater treatment plant to be used: Beacon Sewage Treatment Plant
- Name of district: Beacon Sewage Treatment Plant
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project? ☐Yes ☑No
- Will a line extension within an existing district be necessary to serve the project? ☑Yes ☐No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: 4" Pvc pipe from property will connect to 8" VCP in roadway

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐Yes ☑No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐Yes ☑No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

- If to surface waters, identify receiving water bodies or wetlands: _____
- Will stormwater runoff flow to adjacent properties? ☐Yes ☐No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐Yes ☐No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐Yes ☑No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐Yes ☑No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐Yes ☑No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend
☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☑No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7-5
- Saturday: 8-4
- Sunday: 8-4
- Holidays: None

ii. During Operations:

- Monday - Friday: 24/7 Residential
- Saturday: 24/7 Residential
- Sunday: 24/7 Residential
- Holidays: 24/7 Residential

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Light fixtures will be added on the building

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☑ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.12	0.22	+0.10
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0.13	0.03	-0.10
• Agricultural (includes active orchards, field, greenhouse etc.)	0		
• Surface water features (lakes, ponds, streams, rivers, etc.)	0		
• Wetlands (freshwater or tidal)	0		
• Non-vegetated (bare rock, earth or fill)	0		
• Other Describe: _____	0		

c. Is the project site presently used by members of the community for public recreation? ☐Yes ☑No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐Yes ☑No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐Yes ☑No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐Yes ☑No

If Yes:

i. Has the facility been formally closed? ☐Yes ☑ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐Yes ☑No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐Yes ☑No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑Yes ☐No

If yes, provide DEC ID number(s): B00130

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

As of 2004 remediation has been satisfactory completed under remedial program as per NYDEC

_____

v. Is the project site subject to an institutional control limiting property uses? ☐Yes ☑No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐Yes ☑No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? N/A feet

b. Are there bedrock outcroppings on the project site? ☐Yes ☑No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ N/A %
_____ N/A %
_____ N/A %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: ☑ Well Drained: 100 % of site
☐ Moderately Well Drained: _____% of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes: ☑ 0-10%: _____% of site
☐ 10-15%: _____% of site
☐ 15% or greater: _____% of site

g. Are there any unique geologic features on the project site? ☐Yes ☑No
If Yes, describe: _____

h. Surface water features.
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐Yes ☑No
ii. Do any wetlands or other waterbodies adjoin the project site? ☐Yes ☑No
If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐Yes ☑No
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐Yes ☑No
If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐Yes ☑No

j. Is the project site in the 100-year Floodplain? ☐Yes ☑No

k. Is the project site in the 500-year Floodplain? ☐Yes ☑No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐Yes ☑No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): _____

Indiana Bat

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☐ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. 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? ☐ Yes ☑ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: _____

iii. Brief description of attributes on which listing is based:

_____

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

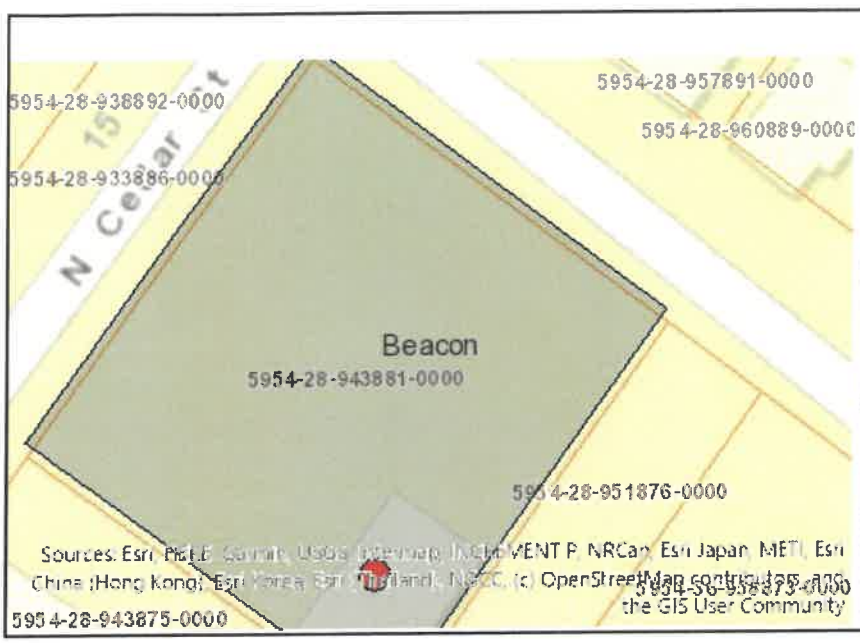
Applicant/Sponsor Name Angelo M. Perrucci II Date 7/5/2024

Signature _____ Title Engineer

PRINT FORM

EAF Mapper Summary Report

Tuesday, June 13, 2023 12:10 PM



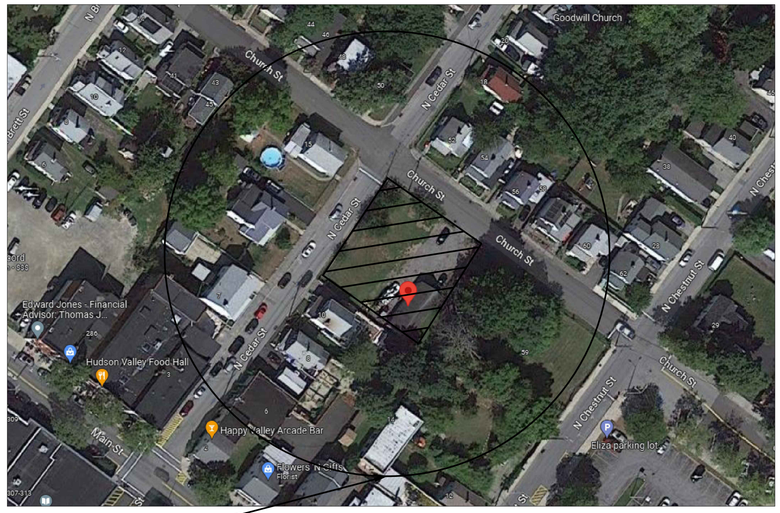
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the 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.

B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TAX MAP
N.T.S



200 FT RADIUS

SITE LOCATION MAP
SCALE: 1"=100'

OWNER:
CERVONE–PERRUCCI REALTY, L.L.C.
111 North Walnut Street
Beacon, New York.12508

Tax Map Designation:
5954–28–943881

Deed Reference:
Document 50299

SURVEYED BY:
JOHNJ. POST Jr.
LAND SURVEYOR, LIC. NO.50643

PARKING CALCULATIONS

1 SPACE PER UNIT
1/4 SPACE PER BEDROOM

4 UNITS = 4 SPACES
8 BEDROOMS = 2 SPACES

PROPOSED SPACES = 8

NEIGHBORS TABLE

ADDRESS	OWNER	TAX MAP #
10 N.CEDAR ST	AARON KETRY	943875
11 N.CEDAR ST	EILEEN OHARE	933886
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56 CHURCH ST	KATHERINE MCCULOCH	960889
CHURCH ST	JOSEPH NEVILLE	951876

DRAWING LIST

T–1	COVER SHEET
C–1	EXISTING CONDITIONS
C–2	DEMOLITION PLAN
C–3	SITE PLAN
C–4	GRADING PLAN
L–1	LIGHTING PLAN
SE–1	SOIL EROSION

ZONING TABLE

ZONING REQUIREMENTS FOR ZONE T			
ITEM	REQUIRED	EXISTING	PROPOSED
LOT AREA	5000 S.F.	10,800 S.F.	XX
LOT WIDTH	50 Ft.	108 Ft.	XX
LOT DEPTH	100 Ft.	100 Ft.	XX
FRONT YARD	10 Ft.	XX	7
SIDE YARD	10 Ft.	XX	13
REAR YARD	20 Ft.	XX	65
PER DWELLING	2500 S.F.	XX	3920

E:\NEW FOLDER\1 SHEET T–1 .DWG

FILE NO:

ADDITIONAL PLANS WERE NEEDED T–1,C–1,C–2, C–4,L–1,SE–1

7/2024
1

No. DATE REVISION

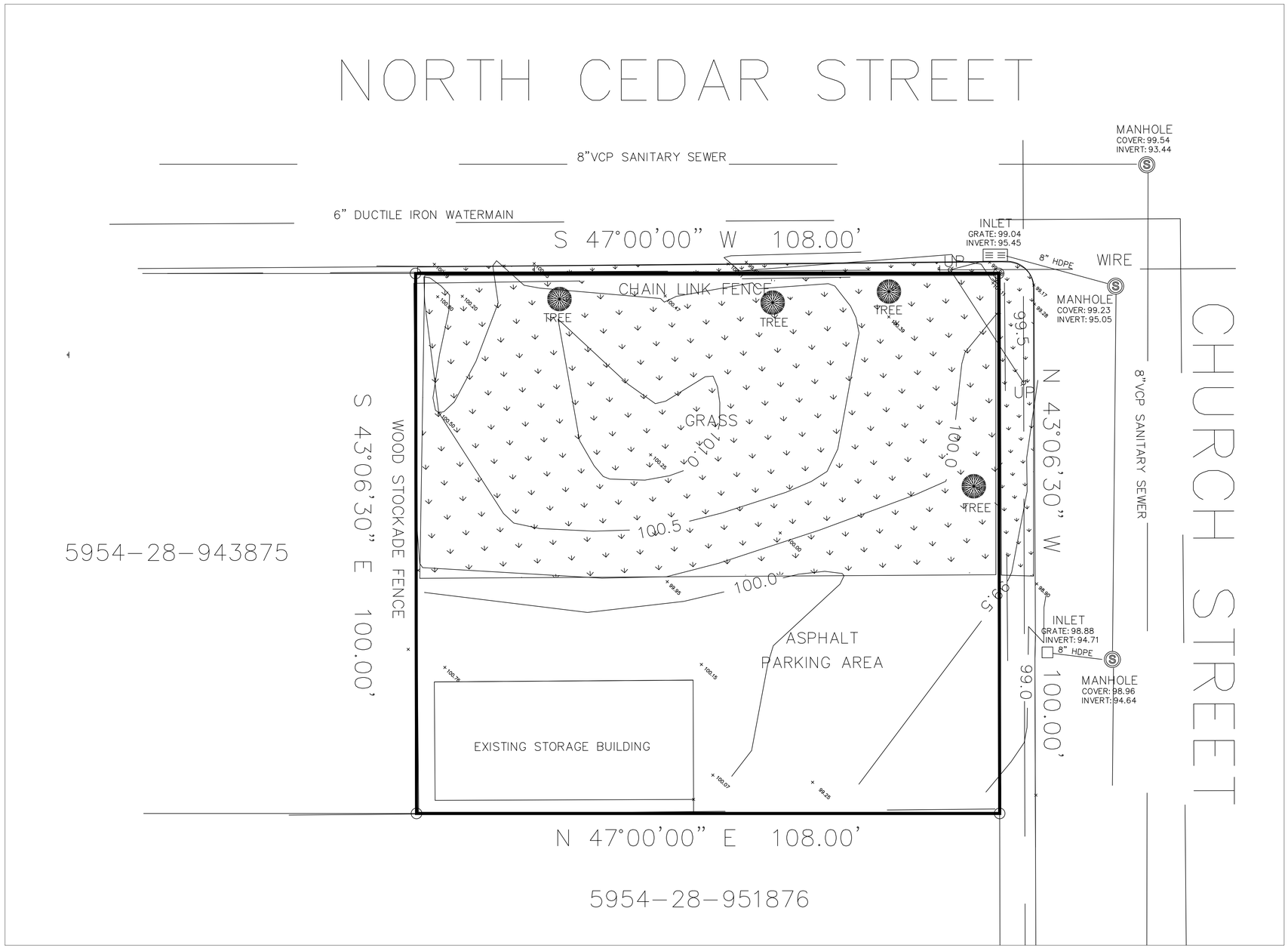
SCALE: XX
DATE: 4/2024
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938–01

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK
TOWN

TITLE
TITLE SHEET

SHEET NO. 1 of 7
JOB No. XX
DWG. No. T–1



SURVEY WAS PERFORMED BY JOHN J POST JR, L.L.S. LICENSE NO.50643

0 10 20 30 40

SCALE: 1"=10'
GRAPHIC SCALE

E:\NEW FOLDER\2 SHEET C-1 EXISTING CONDITIONS.DWG

FILE NO:

No.	DATE	REVISION

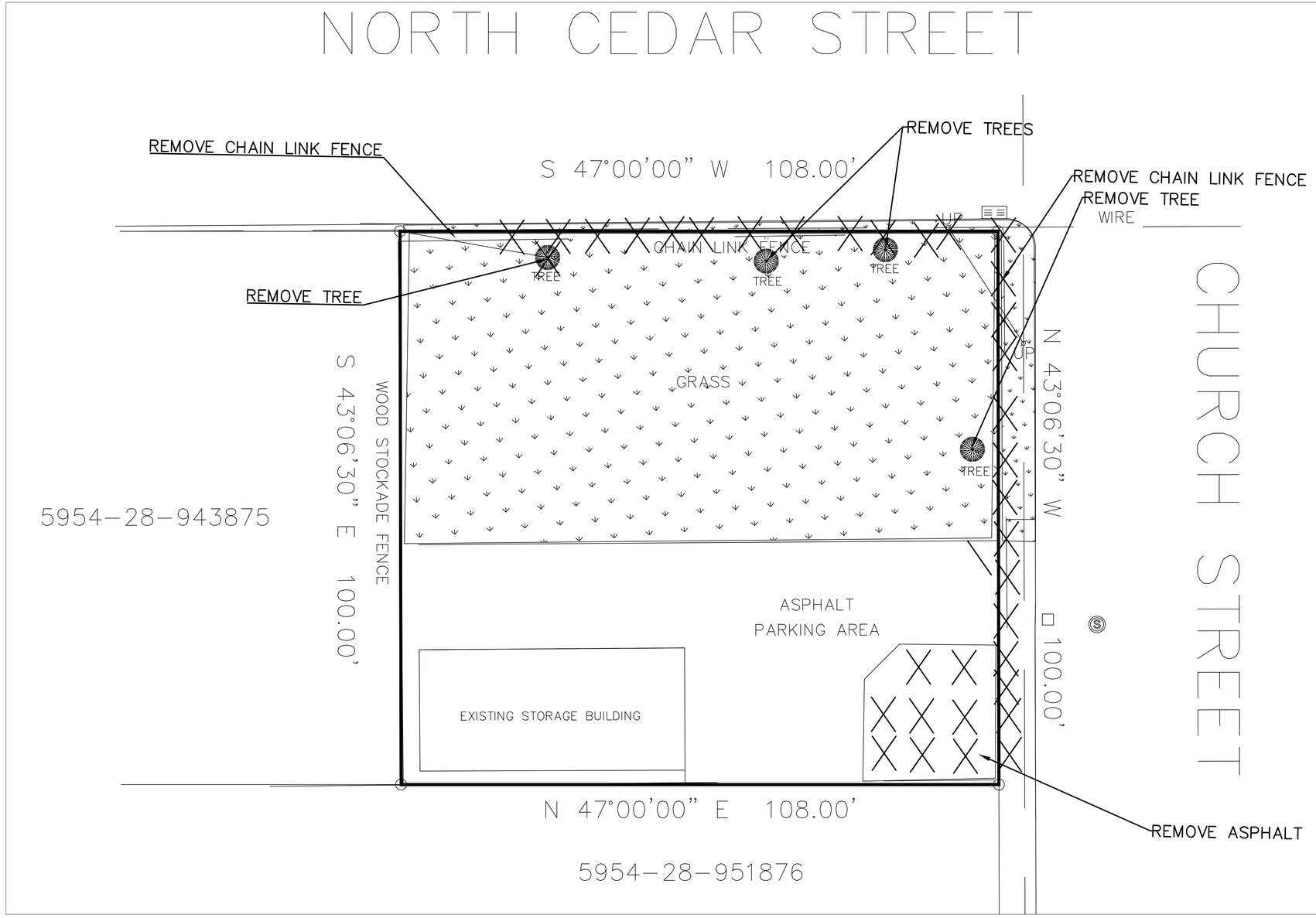
SCALE: 1" = 10'
DATE: 10/2023
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
EXISTING CONDITIONS

SHEET NO. 2 of 7
JOB No.
DWG. No. C-1



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\3 SHEET C-2 DEMO.DWG

FILE NO:

No.	REVISION	DATE

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

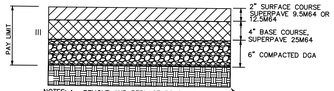
TITLE

DEMOLITION PLAN

SHEET NO. 3of 7

JOB No.

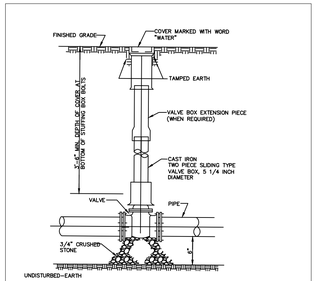
DWG. No. C-2



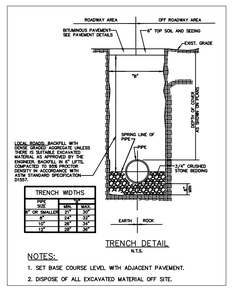
NOTES: 1. REMOVE AND REPLACE ROADWAY BASE SHALL CONSIST OF THE REMOVAL OF UNSUITABLE ROADWAY BASE MATERIAL OR WHATEVER NATURE ENCOUNTERED TO A DEPTH OF AT LEAST 12" UNCOVERED AFTER MILLING OR VISIBLE PRIOR TO MILLING OF RESURFACING AND THE INSTALLATION OF AT LEAST 4" BITUMINOUS-STABILIZED BASE COURSE SUPERPAVE 25M64, 6" COMPACTED DGA & GEOGRID

2. ROAD WAY EXCAVATION SHALL CONFORM TO SECTION 202 AND BITUMINOUS-STABILIZED BASE COURSE, SHALL CONFORM TO SECTION 304 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES AS AMENDED.

PARKING LOT PAVEMENT



VALVE BOX DETAIL
N.T.S.



TRENCH WIDTHS	
PIPE DIA.	WIDTH
8" OR SMALLER	24"
10"	24"
12"	26"
15"	28"
18"	30"

TRENCH DETAIL
N.T.S.

NOTES:
1. SET BASE COURSE LEVEL WITH ADJACENT PAVEMENT.
2. DISPOSE OF ALL EXCAVATED MATERIAL OFF SITE.

NORTH CEDAR STREET

CONNECTED BY WYE COUPLING

8"VCP SANITARY SEWER

4" PVC

2" COPPER

6" WATERMAIN

S 47°00'00" W 108.00'

NEW DEPRESSED CURB 9"X18"

SITE TRIANGLE

DO NOT ENTER SIGN
STOP SIGN AND
ONE WAY SIGN

SIGN

RAMP

PORCH
18" LANDING PAD

RAMP

PROPOSED 2 STORY
FOUR UNIT
BUILDING

WIRE

TREE SPECIES #2

TREE SPECIES #1

TREE SPECIES #1

S 43°06'30" E 100.00'

WOOD STOCKADE FENCE

GARBAGE

5954-28-943875

NEW ASPHALT

DO NOT ENTER SIGN

SIGN

TREE SPECIES #

CHAIN LINK FENCE WITH COVERING

EXISTING STORAGE BUILDING

9.00'

18.00'

TYP.

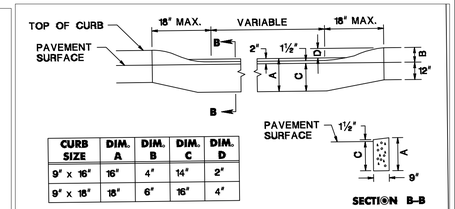
N 43°06'30" W 100.00'

NEW DEPRESSED CURB 9"X18"

CHURCH STREET

N 47°00'00" E 108.00'

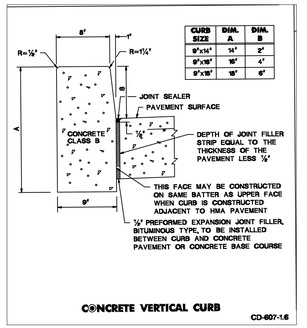
5954-28-951876



CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 16"	16"	4"	14"	2"
9" x 18"	18"	6"	16"	4"

SECTION B-B

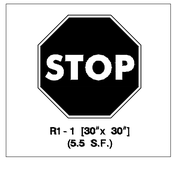
METHOD OF DEPRESSING CURB AT DRIVEWAYS



CURB SIZE	DIM. A	DIM. B
8"x14"	14"	2"
9"x16"	16"	4"
9"x18"	18"	6"

½" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, TO BE INSTALLED BETWEEN CURB AND CONCRETE PAVEMENT OR CONCRETE BASE COURSE

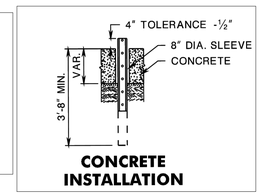
CONCRETE VERTICAL CURB
CD-607-1.6



R1 - 1 [30"x 30"]
(5.5 S.F.)

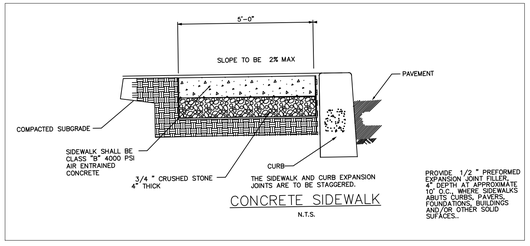
R5 - 1 [30" X 30"]
(6.3 S.F.)

(L or R)
R6 - 1 [36" X 12"]
(3 S.F.)



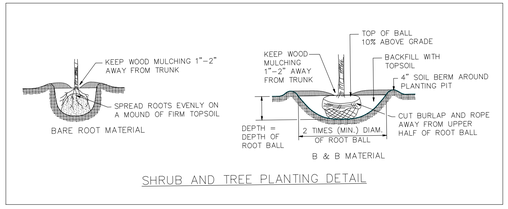
CONCRETE INSTALLATION

NOTES:
1. ALL SIGNS WILL FOLLOW MUTCD REGULATIONS.
2. ALL SIGNS WILL BE AT LEAST 7FT TALL.



CONCRETE SIDEWALK
N.T.S.

PLANTING TABLE			
SPECIES #	SPECIES	PLANTING HEIGHT	# OF PLANTS
1	Thuja occidentalis smaragd	5 Ft	20
2	Cornus	5 Ft	1



SHRUB AND TREE PLANTING DETAIL

0 10 20 30 40

SCALE: 1"=10'
GRAPHIC SCALE

E:\NEW FOLDER\4 SHEETC-3 SITE PLAN.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

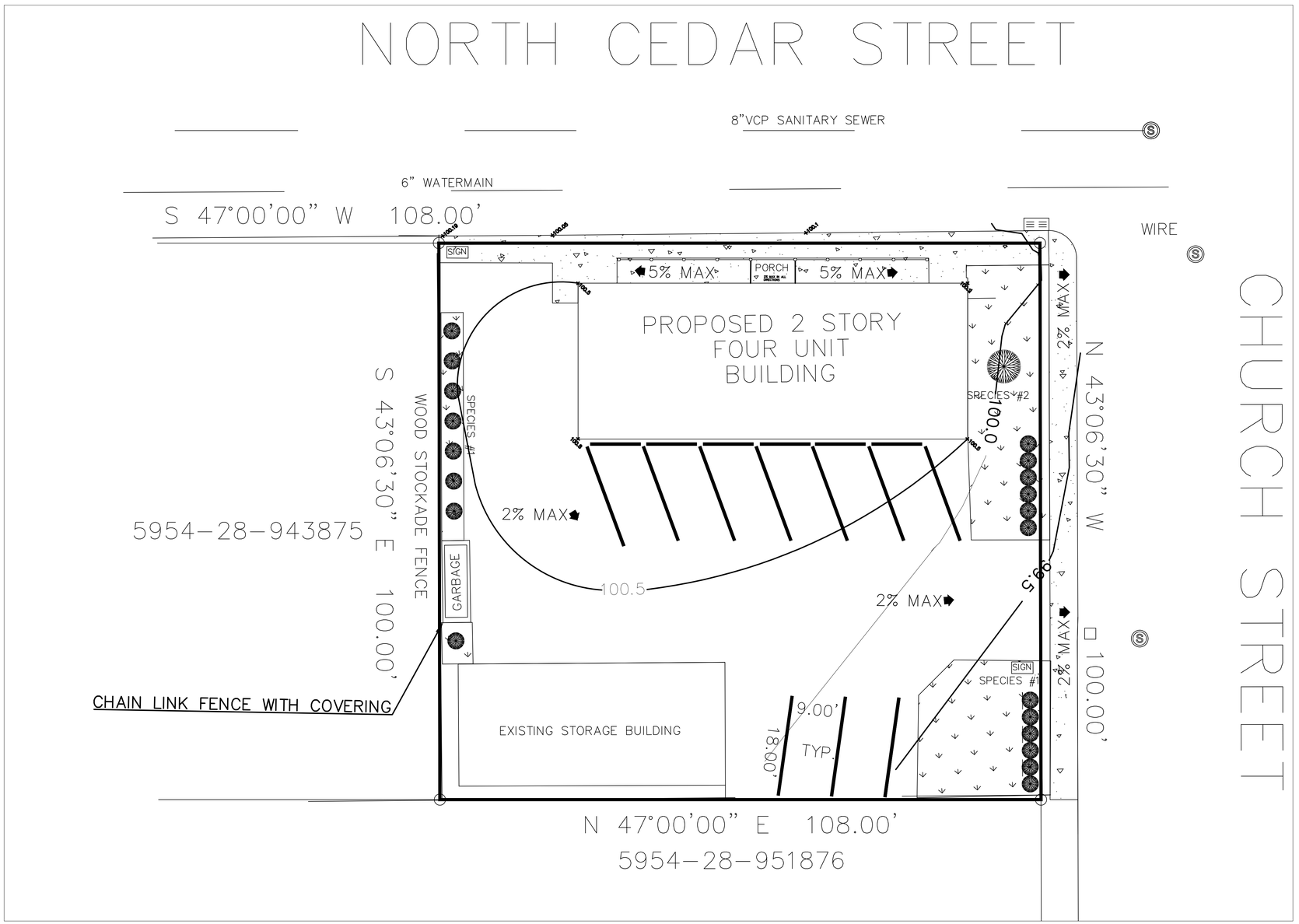
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
SITE PLAN

SHEET NO. 4of 7

JOB No.

DWG. No. C-3



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\5 SHEET GRADING PLAN - .DWG

FILE NO:

No.	REVISION	DATE

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

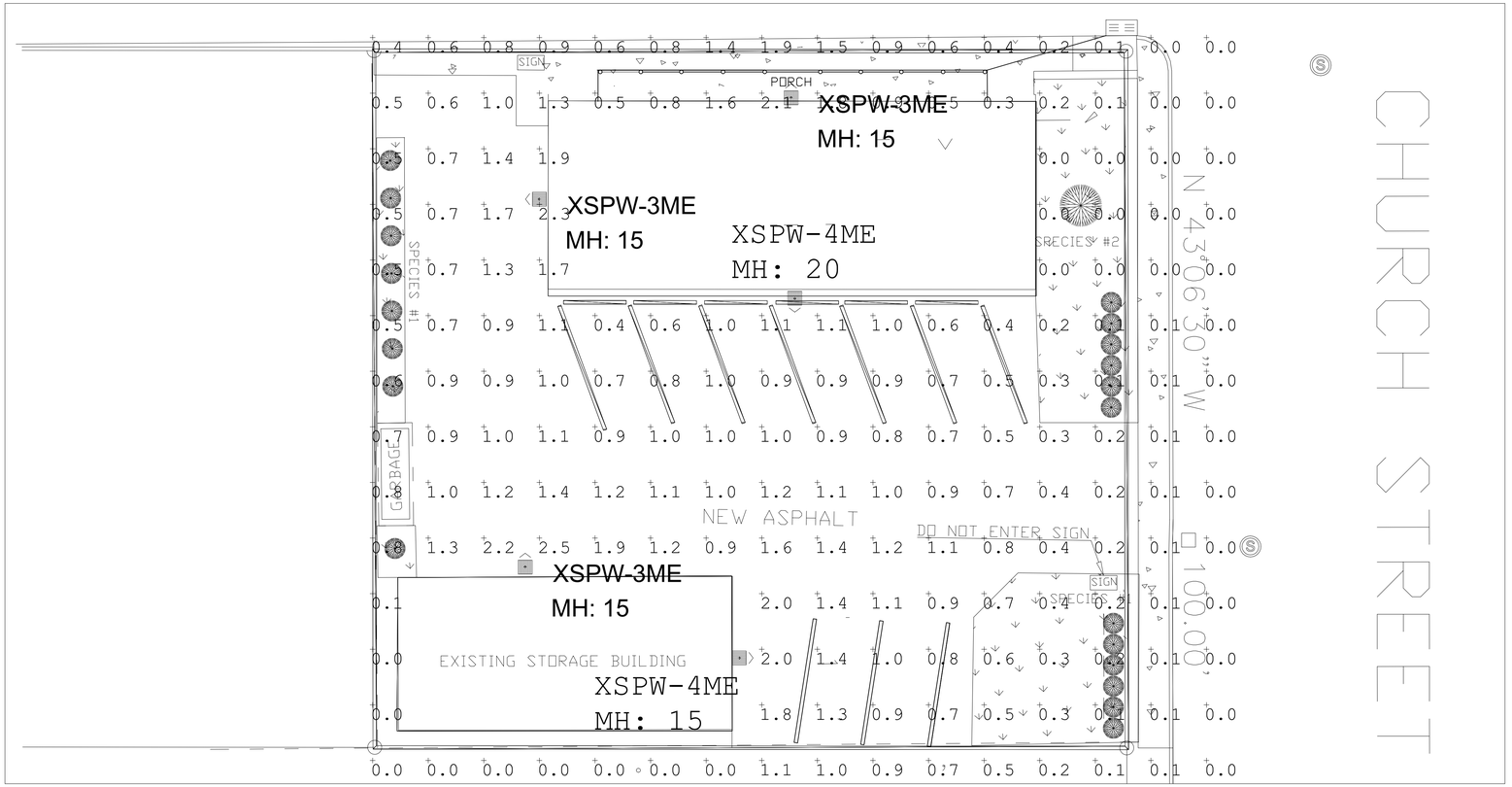
TITLE

GRADING PLAN

SHEET NO. 5 of 7

JOB No.

DWG. No. C-4



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	3	XSPW-3ME	SINGLE	0.970	2490	19	XSPW-B-WM-3ME-2L-57K-UL-WH
	2	XSPW-4ME	SINGLE	1.000	2550	19	XSPW-B-WM-4ME-2L-40K-UL-xxxx

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.33	2.5	0.0	N.A.	N.A.
PAVED AREA	Fc	1.01	2.0	0.4	2.53	5.00

E:\NEW FOLDER\6 SHEET LIGHT PLAN.DWG

FILE NO:

No. DATE REVISION

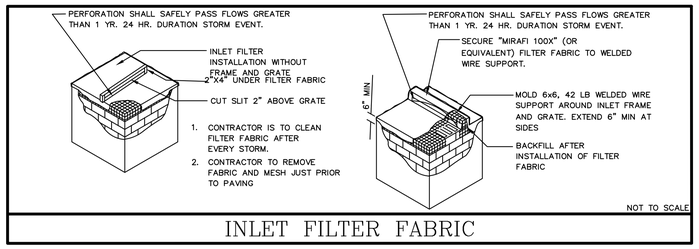
SCALE: 1" = 10'
DATE: 10/2023
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

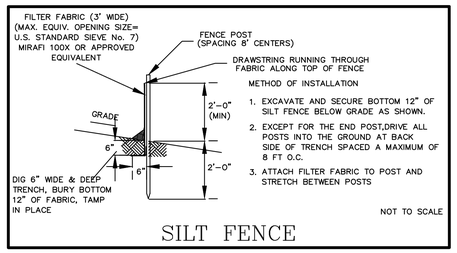
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
LIGHTING PLAN

SHEET NO. 6 of 7
JOB No.
DWG. No. L-1



INLET FILTER FABRIC



SILT FENCE

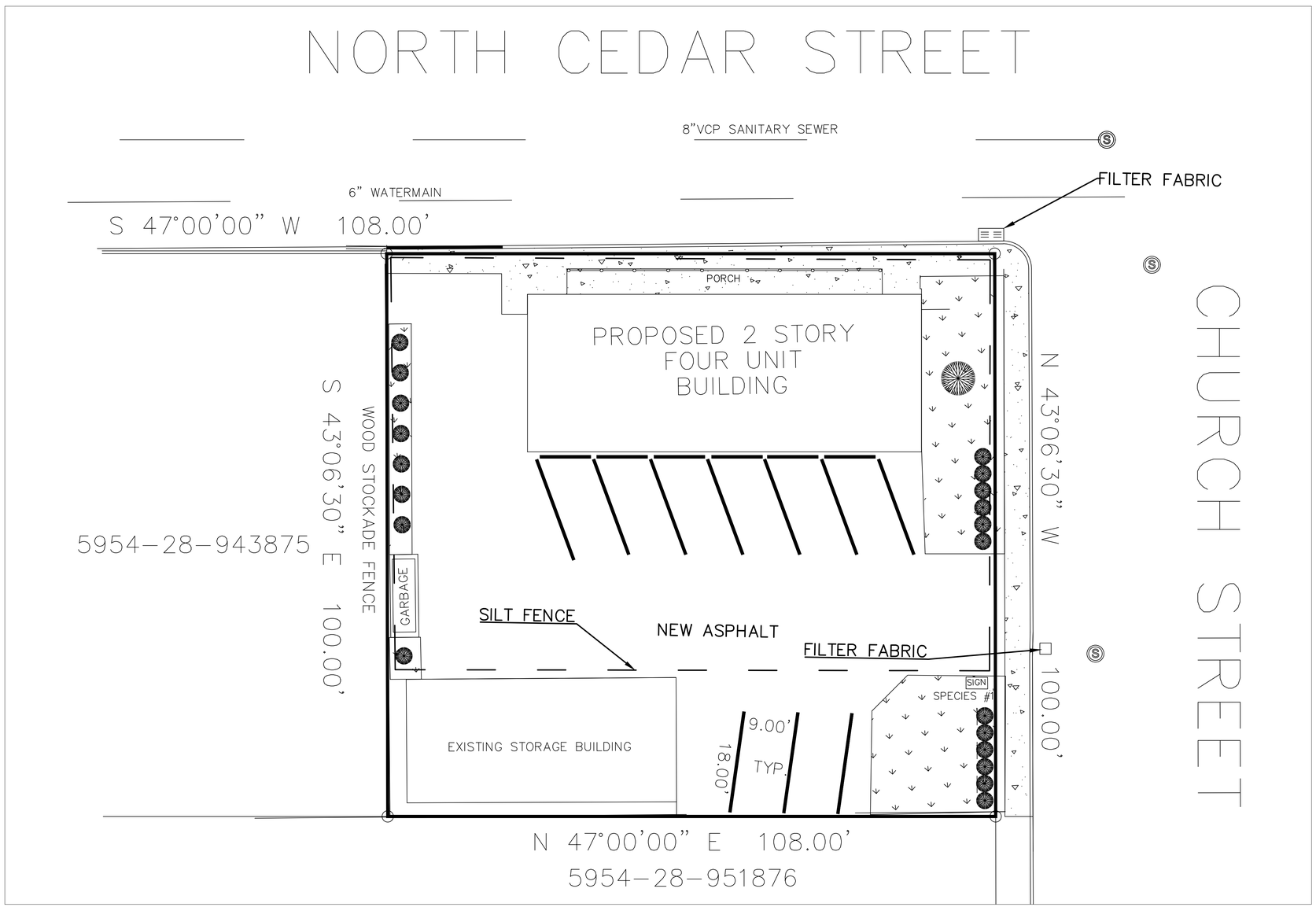
PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT CONSISTS OF A 2 STORY 4 UNIT APARTMENT BUILDING CONSTRUCTION WILL INCLUDE CLEARING TREES, INSTALLATION OF UTILITIES, BUILDING, SIDEWALKS, PAVEMENT AND LANDSCAPING. ALL SOIL REMOVAL SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES. AREA OF DISTURBANCE IS 0.25 ACRES.

SCHEDULE OF CONSTRUCTION OPERATIONS	*TIME LINE*
1. INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE	2 DAYS
5. UTILITY INSTALLATION	14 DAYS
6. BUILDING CONSTRUCTION	6 MONTHS
7. SIDEWALKS & LANDSCAPING	7 DAYS
8. FINAL CLEANUP AND REMOVALS	2 DAYS

EXISTING IMPERVIOUS AREA = 0.12 ACRES
EXISTING PERVIOUS AREA = 0.13 ACRES

PROPOSED IMPERVIOUS AREA = 0.22 ACRES
PROPOSED PERVIOUS AREA = 0.03 ACRES



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\7 SHEET S-1 SOIL EROSION PLAN.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M PERRUCCI III P.E.

NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
SOIL EROSION PLAN

SHEET NO. 7 of 7

JOB No.

DWG. No. SE-1

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

OWNER:
CERVONE–PERRUCCI REALTY, L.L.C.
111 North Walnut Street
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Tax Map Designation:
5954–28–943881

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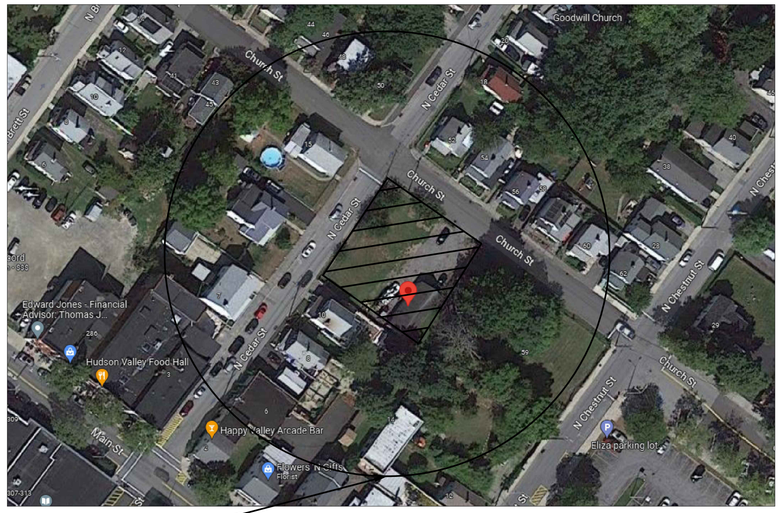
N.T.S



200 FT RADIUS

SITE LOCATION MAP
SCALE: 1"=100'

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DRAWING LIST

T–1	COVER SHEET
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C–2	DEMOLITION PLAN
C–3	SITE PLAN
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L–1	LIGHTING PLAN
SE–1	SOIL EROSION

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SIDE YARD	10 Ft.	XX	13
REAR YARD	20 Ft.	XX	65
PER DWELLING	2500 S.F.	XX	3920

E:\NEW FOLDER\1 SHEET T–1 .DWG

FILE NO:

ADDITIONAL PLANS WERE NEEDED T–1,C–1,C–2, C–4,L–1,SE–1

7/2024
1

No. REVISION DATE

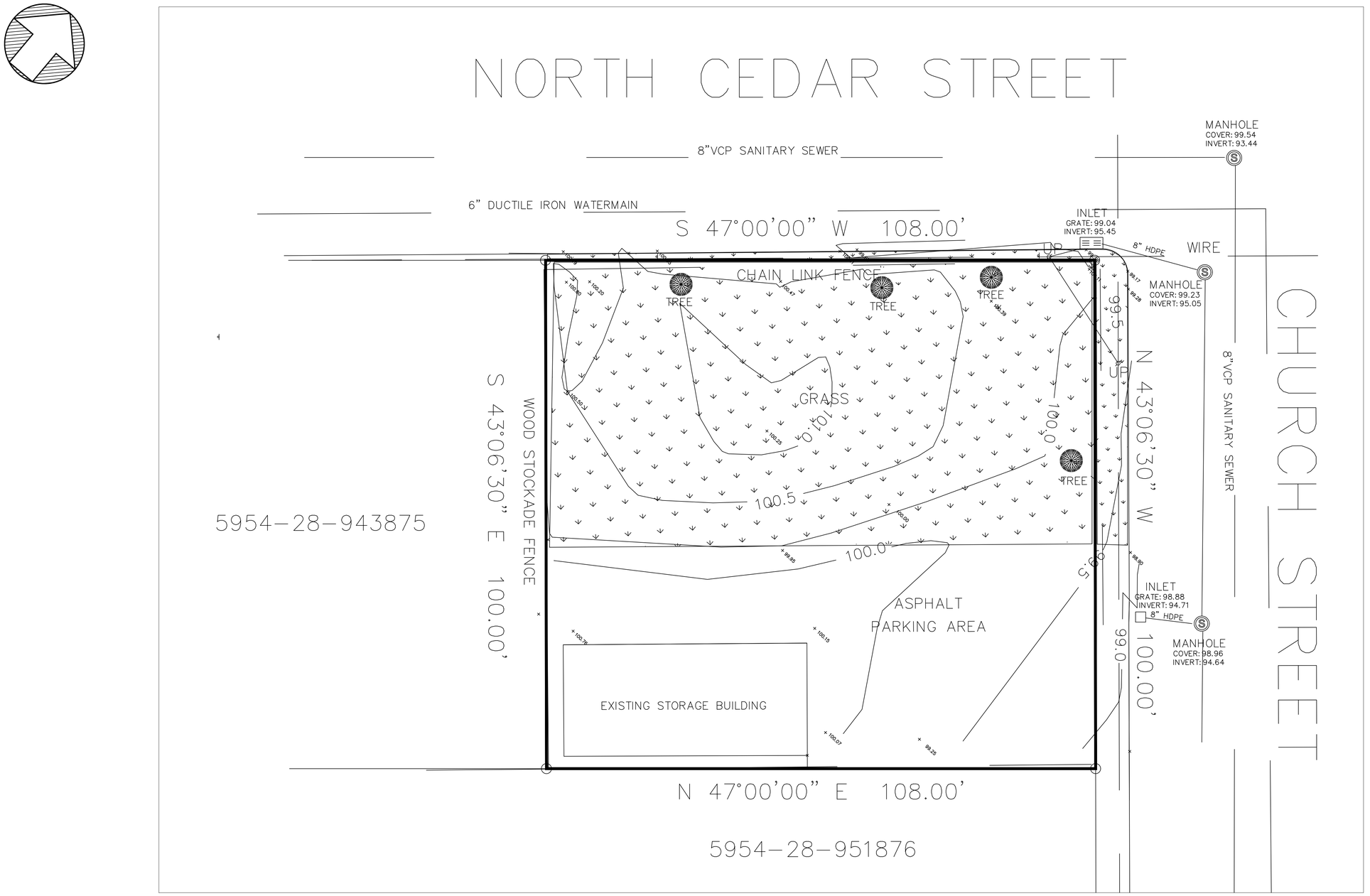
SCALE: XX
DATE: 4/2024
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938–01

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK
TOWN

TITLE
TITLE SHEET

SHEET NO. 1 of 7
JOB No. XX
DWG. No. T–1



SURVEY WAS PERFORMED BY JOHN J POST JR, L.L.S. LICENSE NO.50643

0 10 20 30 40

SCALE: 1"=10'
GRAPHIC SCALE

E:\NEW FOLDER\2 SHEET C-1 EXISTING CONDITIONS.DWG

FILE NO:

No.	DATE	REVISION

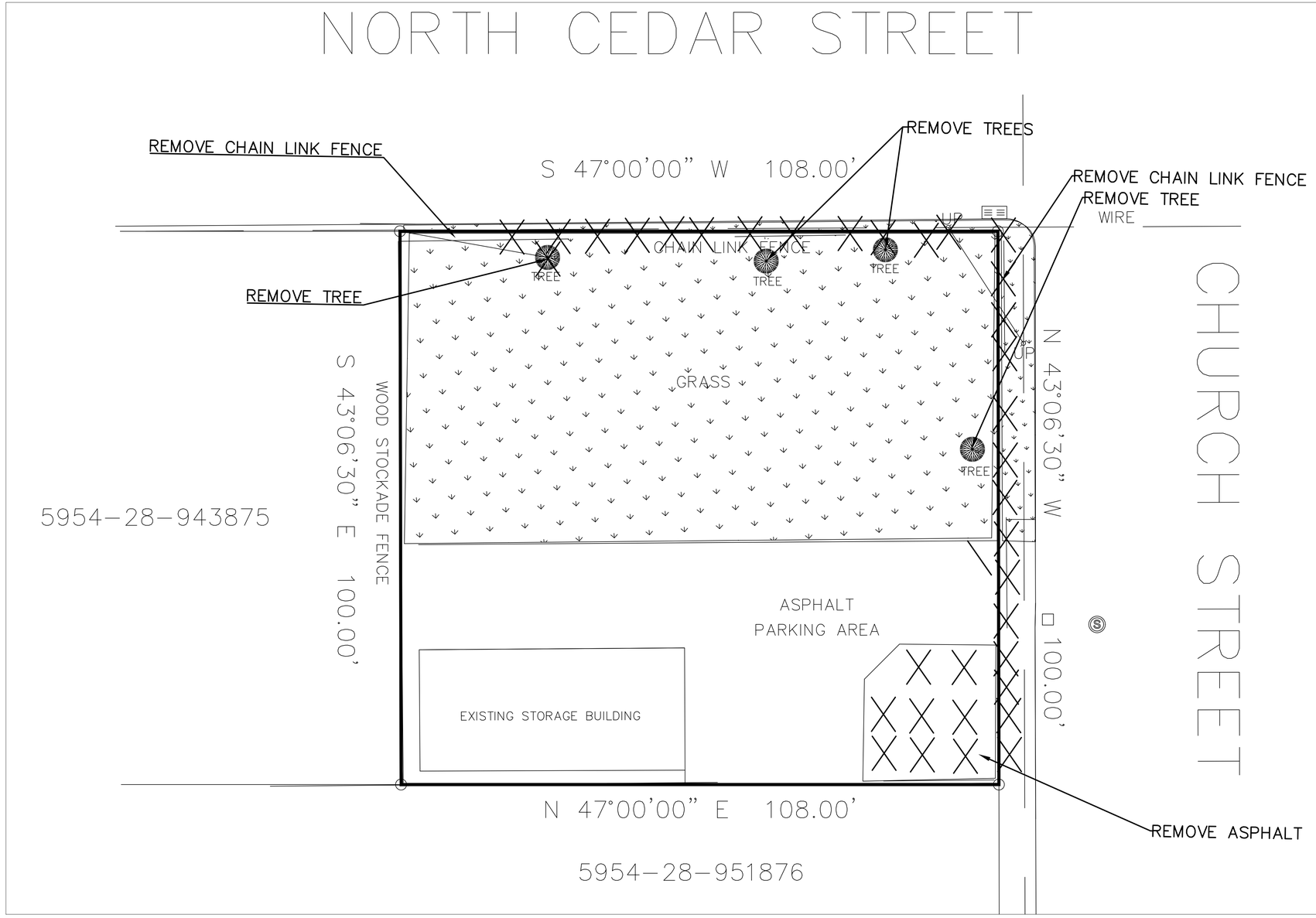
SCALE: 1" = 10'
DATE: 10/2023
DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.
NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
EXISTING CONDITIONS

SHEET NO. 2 of 7
JOB No.
DWG. No. C-1



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\3 SHEET C-2 DEMO.DWG

FILE NO:

No.	REVISION	DATE

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE

DEMOLITION PLAN

SHEET NO. 3of 7

JOB No.

DWG. No. C-2

NORTH CEDAR STREET

CONNECTED BY WYE COUPLING

8"VCP SANITARY SEWER

4" PVC

2" COPPER

6" WATERMAIN

S 47°00'00" W 108.00'

NEW DEPRESSED CURB 9"X18"

SITE TRIANGLE

DO NOT ENTER SIGN
STOP SIGN AND
ONE WAY SIGN

SIGN

RAMP

PORCH
24" LANDING PAD

RAMP

PROPOSED 2 STORY
FOUR UNIT
BUILDING

WIRE

TREE SPECIES #2

TREE SPECIES #1

TREE SPECIES #1

S 43°06'30" E 100.00'

WOOD STOCKADE FENCE

GARBAGE

5954-28-943875

NEW ASPHALT

DO NOT ENTER SIGN

SIGN

TREE SPECIES #

CHAIN LINK FENCE WITH COVERING

EXISTING STORAGE BUILDING

9.00'

18.00'

TYP.

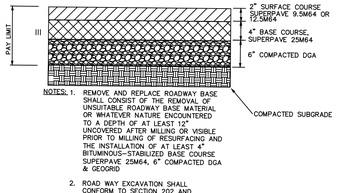
N 43°06'30" W 100.00'

NEW DEPRESSED CURB 9"X18"

CHURCH STREET

N 47°00'00" E 108.00'

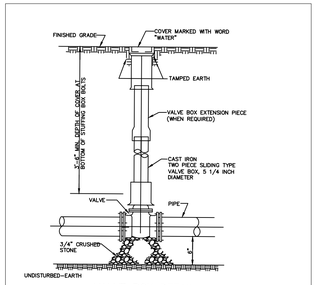
5954-28-951876



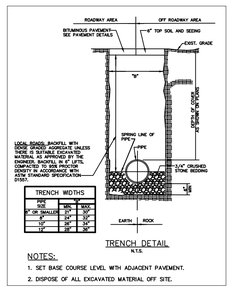
NOTES: 1. REMOVE AND REPLACE ROADWAY BASE SHALL CONSIST OF THE REMOVAL OF UNSUITABLE ROADWAY BASE MATERIAL OR WHATEVER NATURE ENCOUNTERED TO A DEPTH OF AT LEAST 12" UNCOVERED AFTER MILLING OR VISIBLE PRIOR TO MILLING OF RESURFACING AND THE INSTALLATION OF AT LEAST 4" BITUMINOUS-STABILIZED BASE COURSE SUPERPAVE 25M64, 6" COMPACTED DGA & GEOGRID

2. ROAD WAY EXCAVATION SHALL CONFORM TO SECTION 202 AND BITUMINOUS-STABILIZED BASE COURSE, SHALL CONFORM TO SECTION 304 OF THE NJDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES AS AMENDED.

PARKING LOT PAVEMENT



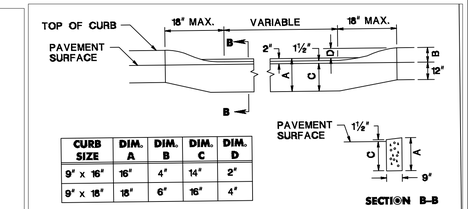
VALVE BOX DETAIL
N.T.S.



TRENCH WIDTHS	
PIPE DIA.	WIDTH
8" OR SMALLER	24"
10"	27"
12"	28"
15"	30"

TRENCH DETAIL
N.T.S.

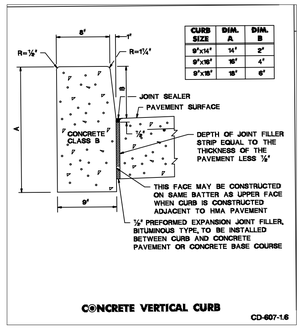
NOTES:
1. SET BASE COURSE LEVEL WITH ADJACENT PAVEMENT.
2. DISPOSE OF ALL EXCAVATED MATERIAL OFF SITE.



CURB SIZE	DIM. A	DIM. B	DIM. C	DIM. D
9" x 16"	16"	4"	14"	2"
9" x 18"	18"	6"	16"	4"

SECTION B-B

METHOD OF DEPRESSING CURB AT DRIVEWAYS



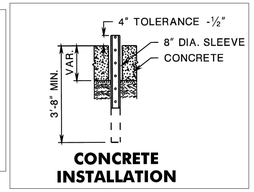
CURB SIZE	DIM. A	DIM. B
8"x14"	14"	2"
9"x16"	16"	4"
9"x18"	18"	6"

CONCRETE VERTICAL CURB
CD-607-1.6

R1 - 1 [30"x 30"]
(5.5 S.F.)

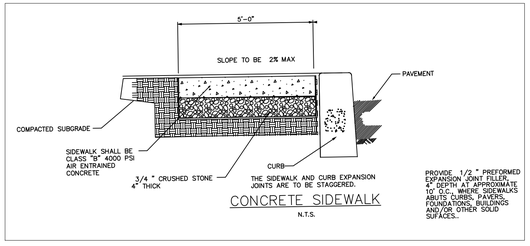
R5 - 1 [30" X 30"]
(6.3 S.F.)

(L or R)
R6 - 1 [36" X 12"]
(3 S.F.)



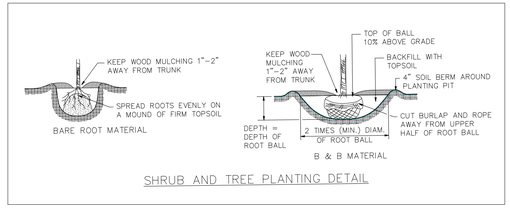
CONCRETE INSTALLATION

NOTES:
1. ALL SIGNS WILL FOLLOW MUTCD REGULATIONS.
2. ALL SIGNS WILL BE AT LEAST 7FT TALL.



CONCRETE SIDEWALK
N.T.S.

PLANTING TABLE			
SPECIES #	SPECIES	PLANTING HEIGHT	# OF PLANTS
1	Thuja occidentalis smaragd	5 Ft	20
2	Cornus	5 Ft	1



SHRUB AND TREE PLANTING DETAIL

0 10 20 30 40

SCALE: 1"=10'
GRAPHIC SCALE

E:\NEW FOLDER\4 SHEETC-3 SITE PLAN.DWG

FILE NO:

No.	DATE	REVISION

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

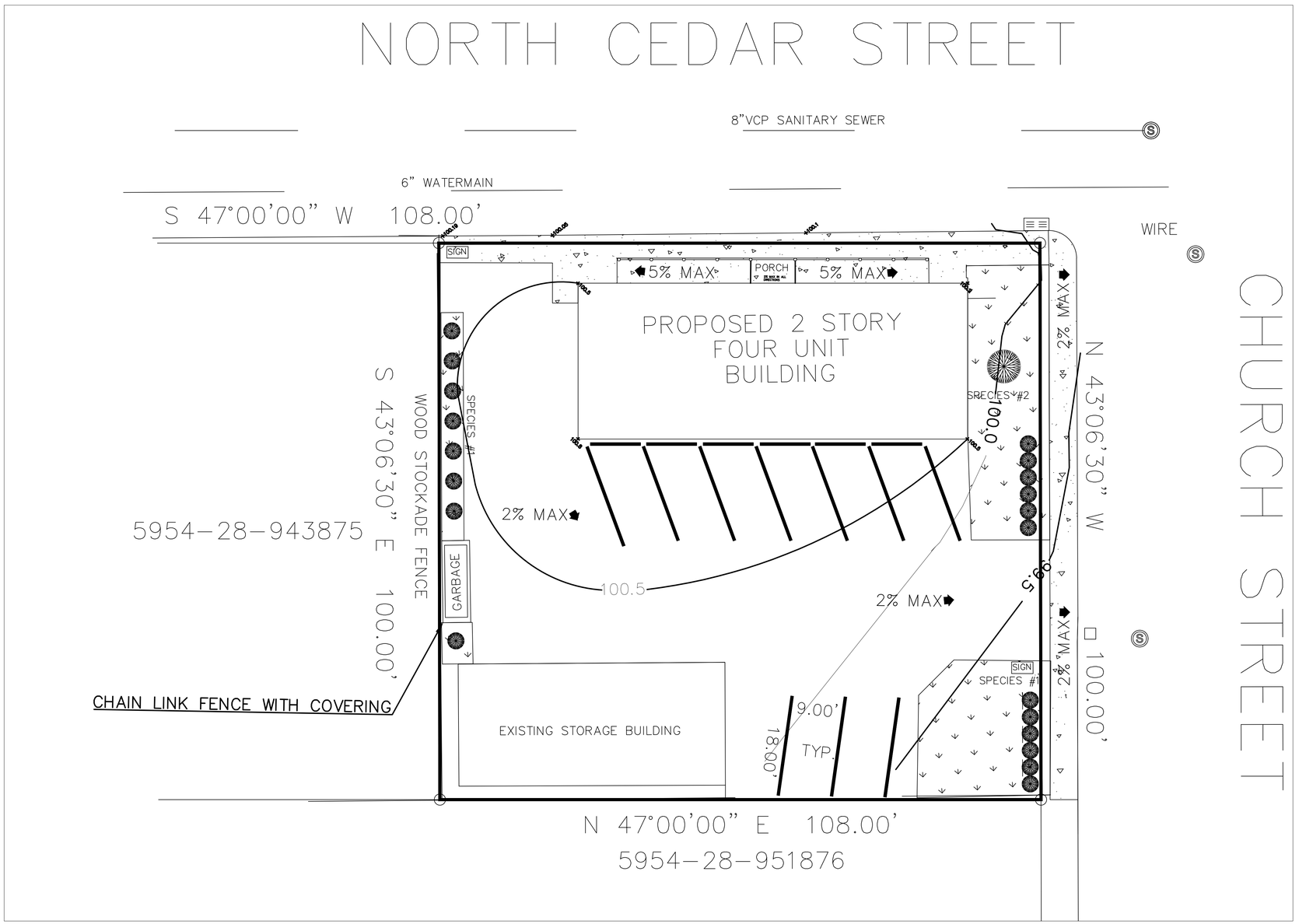
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
SITE PLAN

SHEET NO. 4of 7

JOB No.

DWG. No. C-3



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\5 SHEET GRADING PLAN - .DWG

FILE NO:

REVISION | No. | DATE

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

PROJECT

SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

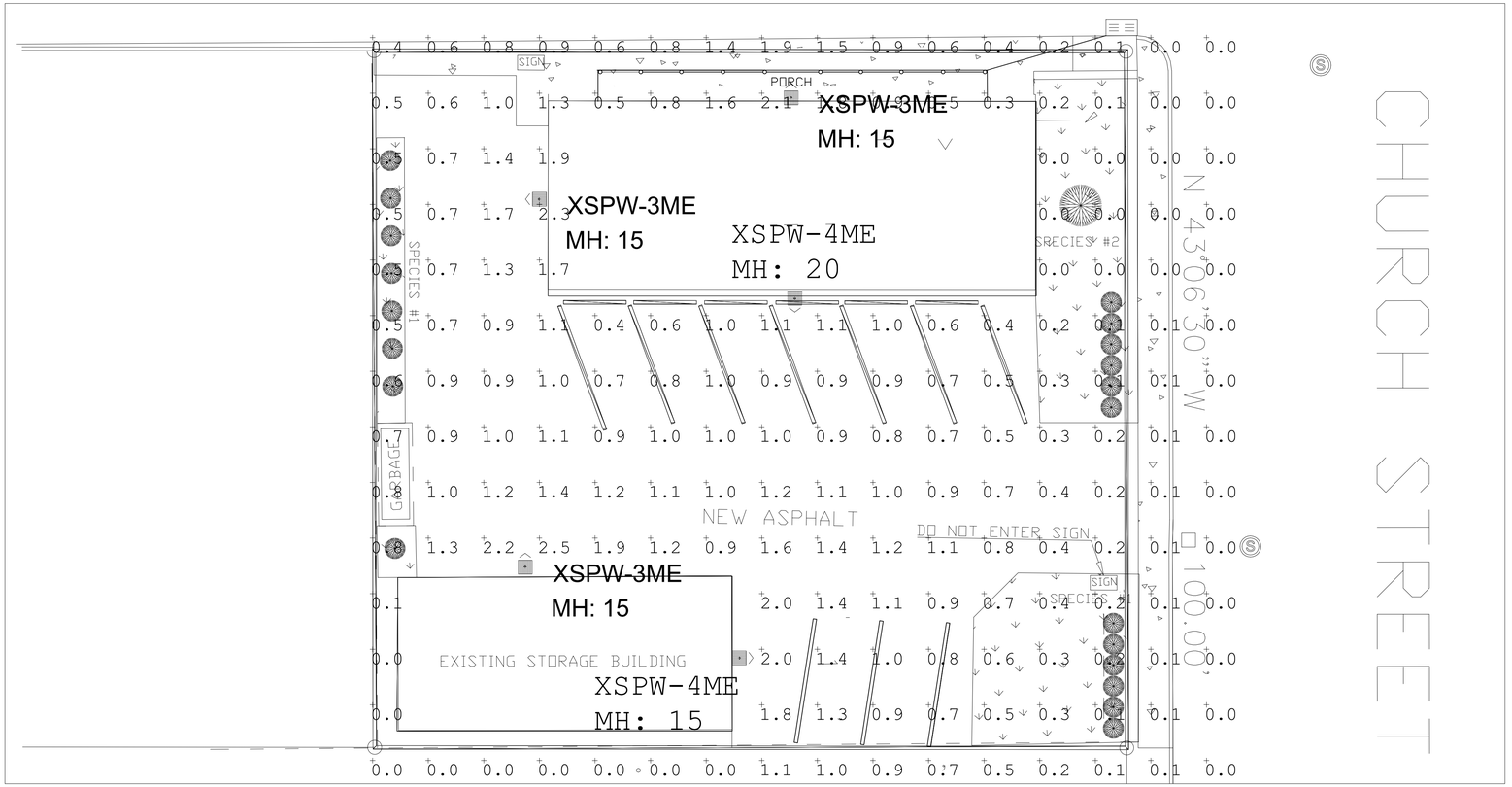
TITLE

GRADING PLAN

SHEET NO. 5 of 7

JOB No.

DWG. No. C-4



Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	3	XSPW-3ME	SINGLE	0.970	2490	19	XSPW-B-WM-3ME-2L-57K-UL-WH
	2	XSPW-4ME	SINGLE	1.000	2550	19	XSPW-B-WM-4ME-2L-40K-UL-xxxx

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Fc	0.33	2.5	0.0	N.A.	N.A.
PAVED AREA	Fc	1.01	2.0	0.4	2.53	5.00

E:\NEW FOLDER\6 SHEET LIGHT PLAN.DWG

FILE NO:

No. DATE REVISION

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M. PERRUCCI III P.E.

NEW YORK
PROFESSIONAL ENGINEER
LIC. NO.109938-01

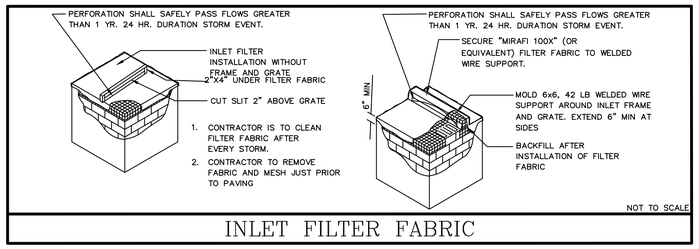
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
LIGHTING PLAN

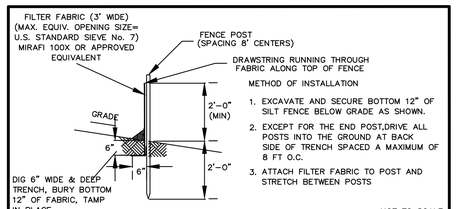
SHEET NO. 6 of 7

JOB No.

DWG. No. L-1



INLET FILTER FABRIC



SILT FENCE

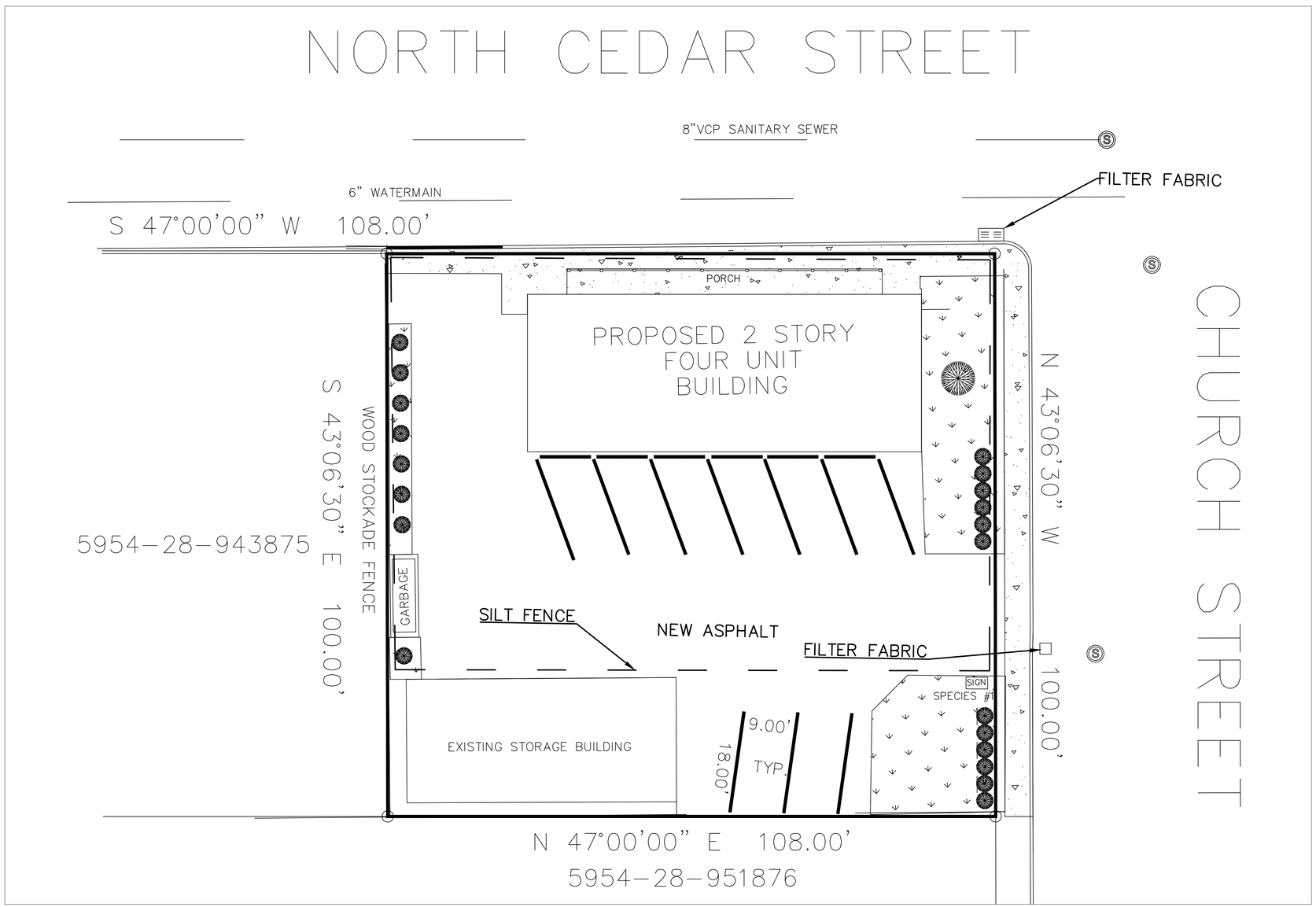
PROPOSED DEVELOPMENT

THE PROPOSED DEVELOPMENT CONSISTS OF A 2 STORY 4 UNIT APARTMENT BUILDING CONSTRUCTION WILL INCLUDE CLEARING TREES, INSTALLATION OF UTILITIES, BUILDING, SIDEWALKS, PAVEMENT AND LANDSCAPING. ALL SOIL REMOVAL SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL LAWS GOVERNING SUCH ACTIVITIES. AREA OF DISTURBANCE IS 0.25 ACRES.

SCHEDULE OF CONSTRUCTION OPERATIONS	*TIME LINE*
1. INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE	2 DAYS
5. UTILITY INSTALLATION	14 DAYS
6. BUILDING CONSTRUCTION	6 MONTHS
7. SIDEWALKS & LANDSCAPING	7 DAYS
8. FINAL CLEANUP AND REMOVALS	2 DAYS

EXISTING IMPERVIOUS AREA = 0.12 ACRES
EXISTING PERVIOUS AREA = 0.13 ACRES

PROPOSED IMPERVIOUS AREA = 0.22 ACRES
PROPOSED PERVIOUS AREA = 0.03 ACRES



0 10 20 30 40

SCALE: 1"=10'

GRAPHIC SCALE

E:\NEW FOLDER\7 SHEET S-1 SOIL EROSION PLAN.DWG

FILE NO:

No.	REVISION	DATE

SCALE: 1" = 10'

DATE: 10/2023

DRAWN BY: XX

ANGELO M PERRUCCI III P.E.

NEW YORK PROFESSIONAL ENGINEER LIC. NO.109938-01

PROJECT: SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE: SOIL EROSION PLAN

SHEET NO. 7 of 7

JOB No.

DWG. No. SE-1

LANC & TULLY
Engineering and Surveying, P.C.

July 27, 2024

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

RE: Site Plan
14 North Cedar Street
Tax No. 5954-28-943881
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding a site plan for 14 North Cedar Street:

- Response correspondence to Planning Board and Planner, dated July 5, 2024, from Angelo Perrucci III, P.E.
- Response correspondence to Planning Board and Engineer, dated July 5, 2024, from Angelo Perrucci III, P.E.
- Full Environmental Assessment Form dated July 5, 2024.
- Elevation and Floor Layout plans, consisting of 9 sheets dated June 19, 2024, as prepared by Custom Building Systems LLC.
- Plan set titled "Site Plan – 14 North Cedar Street", as prepared by Angelo Perrucci III, P.E., and consisting of the following drawings:
  a) Title Sheet, dated July 2024
  b) Existing Conditions, dated October 2023
  c) Demolition Plan, dated October 2023
  d) Site Plan, dated October 2023
  e) Grading Plan, dated October 2023
  f) Lighting Plan, dated October 2023
  g) Soil Erosion Plan, dated October 2023

The applicant is proposing to construct a 4-unit residential building at 14 North Cedar Street, at the intersection of North Cedar Stret and Church Street, and last appeared before the Planning Board in June of 2023. The site is located in the T Zone. Based on our review of the above documents and plans, we would like to offer the following comments:

SEQRA Comments:

1. The "Brief Description" on Page 1 should be revised, as the lot is not "empty", but rather has garage/storage structure located on it presently.

2. Question D.2.c. should be revised to reflect water usage of 880 gallons per day (8 bedrooms x 110 gallons/bedroom/day), based upon the values from the publication titled "New York State Design Standards for Intermediate Sized Wastewater Treatment Systems", dated March 4, 2014.

3. Question D.2.d. shall also be revised based upon Comment No. 2 above.

General Comments:

1. As the occupancy classification for the proposed 4-unit apartment building would be Residential Group R-2 per the 2020 NYS Building Code, the proposed structure may require the installation of a sprinkler system. It is recommended that the applicant consult with the City of Beacon Building Department at this time to determine if a sprinkler system is required, and the type of sprinkler system that may be required. This may impact the size or number of water service lines being brought into the building.

2. A pre & post storm drainage analysis shall be prepared for the project to show the increase of stormwater runoff expected from the proposed project site.

3. The plans shall show how drainage from the site will be handled. We would further recommend that the applicant look at handling the proposed increase in stormwater runoff from the site on site, through infiltration or other acceptable stormwater management methods.

4. As the lower two units of the proposed building appear to be accessible units, the plans should include accessible parking stalls.

5. Are any other uses proposed for the storage building other than storage? If no other uses are proposed for the storage structure, then we would recommend that a note be added to the plan stating "Existing accessory storage structure is to remain for purposes of storage only."

Demolition Plan:

1. The plan notes the removal of a small portion of the existing asphalt on the parcel adjacent to Church Street. As the remaining asphalt on the site around the storage structure appears to be in poor condition, why would this not be removed also?

Site Plan:

1. The site plan shows the new paving to wrap around the existing storage structure. It would be preferable to have south-east and south-west sides along this structure as grassed area to reduce the amount of pavement on the site, in turn reducing stormwater runoff.

2. An ADA compliant ramp will need to be installed as part of the sidewalk at the intersection of North Cedar Street and Church Street. A construction detail shall be added to the plans for the ramp.

3. New sidewalks installed along roads shall be monolithic curb and sidewalk. A construction detail shall be added to the plans for this.

4. The site plan shall show where roof leaders for the proposed building will drain to.

5. The plan shall note that the portion of North Cedar Street in front of the project is "One-Way" and indicate the direction of travel.

6. The plan shall show driveway aprons at the proposed entrance and exit to the site. A construction detail for these driveway aprons shall be provided on the plans. Driveway aprons shall be at least a minimum of 6 inches thick.

7. Trench detail shall be enlarged for legibility.

8. All work within the road right-of-way shall note that backfill is to be NYSDOT Item No. 304.12. Construction details shall be revised to reflect this.

9. Signpost detail shall note the use of break-away hardware for the base of signposts.

10. A water service detail shall be provided for the proposed water service connection. This would include connection to the main with a tapping saddle, k-copper piping, depth to line, backfill material, etc.

11. The plan shall provide the pipe invert elevations of the upstream and downstream manholes between the proposed sewer connection, as well as providing the elevation of connection at the sewer main and the lowest sewerable elevation (LSE) within the building.

12. A construction detail shall be added for pavement restoration of all disturbed areas within the roads. This detail shall also note that all seams are to be sealed.

13. A construction detail shall be added for the sewer lateral connection to the existing sewer main.

14. The water and sewer construction details shall note the manufacture and model of all materials to be used.

15. The plan shall include areas for snow storage.

16. The proposed traffic signs at the exit of the site shall be shifted back so that they are not located in the sidewalk along North Cedar Street.

Grading Plan:

1. The plan shall include the first floor and second floor elevations of the proposed building. If the building is to have a basement, the elevation of the basement floor shall also be noted on the plan. If the building is not to have a basement, then a note shall be added to the plan as such.

2. The existing topography as shown on Sheet C-1 should be included on the plan, outside of the building structure itself, to show how the proposed grading will tie back to the existing topography, especially along the property lines.

3. Additional proposed spot grade elevations shall be provided throughout the parking area to clarify slopes across the site as well as drainage patterns across the site.

4. Door/floor elevations of the existing storage building shall be provided on the plan.

5. The cross-slope on the sidewalks around the building shall not exceed 1.5% maximum.

6. Additional existing spot elevations shall be provided on the plan so as to relate the proposed grading to the existing grading, as well as how proposed grading will tie to the existing grading. Spot elevations shall also be provided around the existing storage structure located on the site.

Lighting Plan:

1. Section 223-14, Paragraph B(3)(b) states "Pedestrian and parking lot areas should average approximately one footcandle. Only high security areas may require lighting in the two to five footcandle range, while over five footcandles is usually a waste of energy and a source of glare." As there are areas that appear to have hot spots approaching 2.0 to 2.5 footcandles at the existing storage facility, we would recommend that the applicant look at altering/revising the proposed lighting fixtures on this structure. This would also help to reduce the spillover onto the adjacent parcel to the south-east.

2. The lighting plan shall include the manufacturer for the proposed lighting.

Erosion Control Plan:

1. Location of silt fence shall be adjusted to prevent the discharge of turbid waters from all areas to be disturbed. This would include the landscaped island and parking area along Church Street and in front of the storage building.

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: August 8, 2024

RE: 14 N Cedar St Site Plan Application, Angelo M. Perucci III, P.E.

I have reviewed the following materials regarding the proposed multifamily development at 14 N Cedar St:

- Response correspondence to Planning Board and Planner by Angelo M. Perrucci III, P.E., dated July 5, 2024
- Response correspondence to Planning board and Engineer by Angelo M. Perrucci III, P.E., dated July 5, 2024
- Full Environmental Assessment Form part 1 by Angelo M. Perrucci III, P.E., dated July 5, 2024
- Site Plan Set (7 sheets) by Angelo M. Perrucci, P.E., dated July 2024
- Application for Site Plan Approval by Cervone-Perrucci Realty, previously submitted and dated January 24, 2023
- Planning Comment Letter by John Clarke Planning & Design, dated June 9, 2023

Project Description:

The applicant is proposing to construct a two-story, four-unit multifamily residential building at 14 N Cedar Street. The site contains an existing single-story garage that will be retained. The 0.24-acre site is located in the Transitional (T) zoning district where multi-family is a permitted use.

1. **Lot Area Per Unit:** According to the Schedule of Dimensional Regulations, the residential capacity of a site in the T district is one-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district. The adjoining residential district is R1-5 with a 5,000 square foot requirement for each unit, so the proposed development requires 2,500 square feet per unit. A 4-unit development requires 10,000 sq. ft, thus, the proposal on a lot of 10,800 sq. ft. meets this requirement. The zoning table on sheet T-1 should be updated to reflect the above.

2. **Maximum Building Coverage**: A maximum building coverage of 40% is permitted. The percentage of lot area covered by the proposed building and existing garage should be calculated and the requirement added to the zoning table on sheet T-1.

3. **Proposed Use of Existing Storage Building:** The site plan notes "Existing Storage Building" but does not indicate whether that use will be continued or converted to a new use. The intended use of the existing storage building under the proposed development plan should be clarified.

4. **Required Parking:** On August 5, 2024 the Beacon City Council adopted amendments to Section 223-26 of the zoning code, amending parking standards for all districts. Pursuant to the Schedule of Off-Street Parking Standards within the revised code, residential uses within the T - District require a minimum of 1 space per dwelling unit and permit a maximum of 3 spaces per dwelling unit. Thus, a minimum of 4 spaces are required, but no more than 12 shall be provided. The applicant proposes 8 parking spaces on-site, which falls within the permitted range. The Planning Board should discuss if the provided parking is adequate for the proposed use.

5. **Parking Layout and Design:** In general, the applicant has incorporated comments from the previous planning review letter by locating angled parking behind the new structure and utilizing landscaping to shield the view of parking from Church Street.

    a) Pursuant to Section 223-26(3)(c), Except for one-family and two-family dwellings, the maneuvering area needed to permit parked vehicles to enter and exit off-street parking spaces shall have a width of at least 24 feet, unless the Planning Board approves a lesser distance as adequate for areas with parallel or angled parking spaces. The applicant should clarify the proposed aisle width and discuss whether a width less than 24 ft is requested.

    b) Inferring from the ramp access to the front of the building, it appears some units within the building will be ADA accessible. If so, designated ADA parking spaces should be considered, and a continuous concrete path provided along the full length of the southeast portion of the building in order to connect the parking area to the ADA ramps.

6. **Architectural Elevations:** Elevations of all sides of the proposed structure with dimensions and material callouts should be provided, as well as floor plans for unit layout within the building.

7. **Lighting Plan:**
   The proposed Lighting Plan should clearly demonstrate compliance with all requirements of Section 223-14B. The following clarifications are required:
    - The applicant should provide details for all proposed fixtures and confirm that fixtures are full cutoff and will not emit light above the horizontal plane. The level of cutoff for all proposed fixtures should be added as a column on the Luminaire Schedule table.
    - Proposed color temperature should be specified in the Luminaire Schedule table to confirm compliance with the suggested range of 2,400 to 4,000 Kelvin degrees.

- Proposed color rendering index should be specified in the Luminaire Schedule table to confirm compliance with the suggested range of 80 to 100.

8. **Refuse:** A refuse area is shown on sheet C-3. Per section 223-14(c) screening of the refuse area should be confirmed by the applicant.

9. **Sidewalks & Street Trees:** The addition of sidewalks on both Church Street and N Cedar Street is applaudable. The Planning Board may wish to discuss the feasibility of providing street trees at regular 30-40 foot spacing.

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

City of Beacon Planning Board Agenda
08/13/2024

Title:

Review of application for Site Plan Approval, accessory dwelling unit, 16 Rock Hill Road, submitted by Donna Schiehsl.

ATTACHMENTS

16 Rock Hill PB 8.13.24 app and survey.pdf

16 Rock Hill PB 8.13.24 Schiehsl G01 - GENERAL.pdf

16 Rock Hill PB 8.13.24 Schiehsl A23 - PLANS.pdf

Lanc & Tully 16 Rock Hill 07-27-24 review.pdf

KARC Review PB_16 Rock Hill Rd 2024.08.08.pdf

SITE PLAN APPROVAL

APPLICATION FOR ~~SPECIAL USE PERMIT~~

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

IDENTIFICATION OF APPLICANT

Name: Donna Schiebl
Address: 16 Rock Hill Rd
Beacon 12508
Signature: Donna Schiebl
Date: June 5, 2024
Phone: 845-224-5548

(For Official Use Only)

	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: _____ Phone: _____
Address: _____ Fax: _____
_____ Email address: _____

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 16 Rock Hill Rd Beacon
Tax Map Designation: Section 130200 5955 Block 75 Lot(s) 870190
Land Area: 0.29 Acre Zoning District(s) R1-7.5 Residential

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Change from garage to Accessory Dwelling Un.
Gross Non-Residential Floor Space: Existing 900 Proposed 900
TOTAL: 900
Dwelling Units (by type): Existing 0 Proposed 1
TOTAL: 1

ITEMS TO ACCOMPANY THIS APPLICATION

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

a. Property lines, zoning district boundaries and special district boundaries affecting all adjoining strets 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

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)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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: Donna Schiehsl

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:
16 Rock Hill Rd Beacon

Applicant Address: 16 Rock Hill Rd

Project Address: 16 Rock Hill Rd.

Project Tax Grid # 1302005955

Type of Application Change of Use

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, Donna Schiehsl, 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 — yes
2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon — ~~yes~~ no
3. ALL tax payments due to the City of Beacon are current — yes
4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon — no
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon — no
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current — yes

Donna Schiehsl

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: Donna Schiehsl

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 or 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.	NA	
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.	NA	
The location and plans for any outdoor signs.	NA	
The location, arrangement, size(s) and materials of proposed means of ingress and egress, including sidewalks, driveways, or other paved areas.	NA	
Proposed screening and other landscaping including a planting plan and schedule prepared by a qualified individual or firm.	NA	
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.	NA	
Any contemplated public improvements on or adjoining the property.	NA	
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	NA	
Elevations of all proposed principal or accessory structures.	NA	
Any proposed fences or retaining walls.	NA	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	✓	
Erosion and sedimentation control measures.	NA	
A schedule indicating how the proposal complies with all pertinent zoning standards, including parking and loading requirements.	✓	
An indication of proposed hours of operation.	NA	
If the site plan only indicates a first stage, a supplementary plan shall indicate ultimate development.	NA	

no physical change to outside of the existing building

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

Applicant/Sponsor Name: Donna Schiehsl

Signature: Donna Schiehsl

Date: 6/5/24

FOR OFFICE USE ONLY
Application #

CITY OF BEACON

1 Municipal Plaza, Beacon, NY

Telephone (845) 838-5000 · http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: Donna Schiehsl

Address of Applicant: 16 Rock Hill Rd Beacon

Telephone Contact Information: 845-224-5548

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Donna Schiehsl	16 Rock Hill Beacon	845 224-5548	2017 Purchased	DC Clerk

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

☐ YES ☑ NO

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

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

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

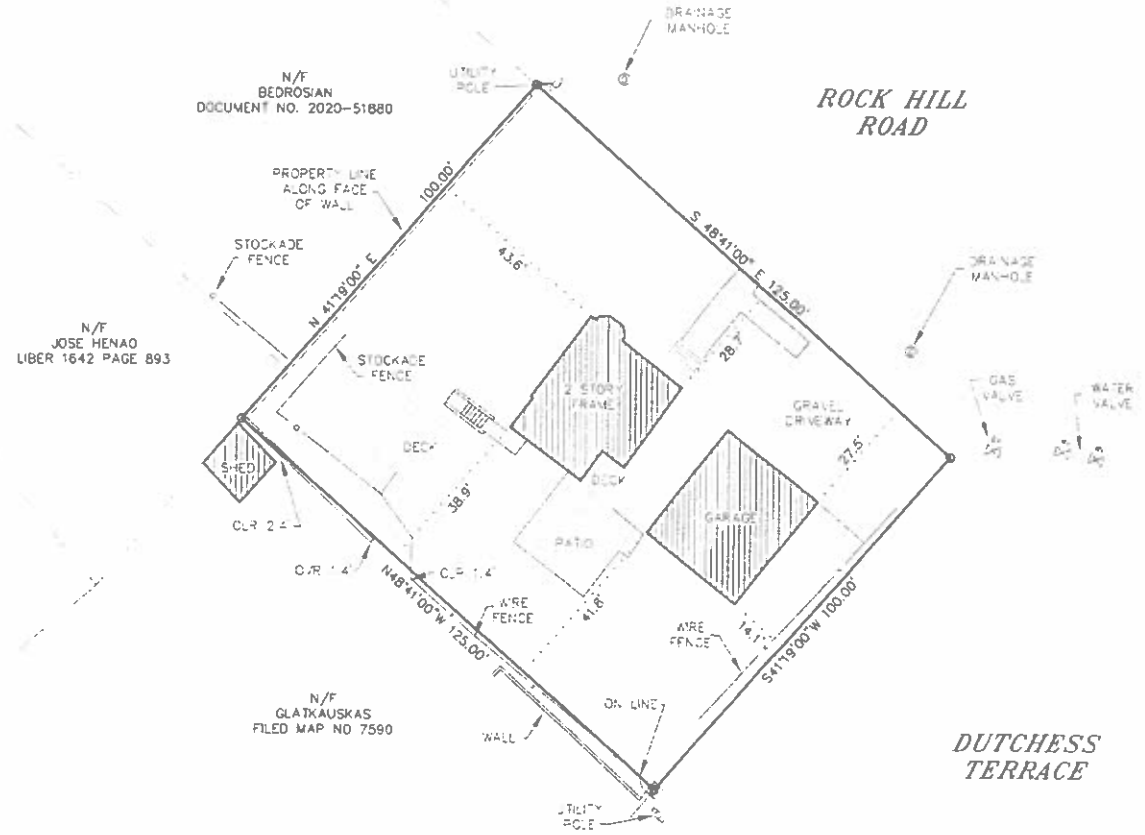
SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☑ NO

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

(Print) Donna Schiehsl

(Signature) Donna Schiehsl



AREA= 0.29 ACRES +/-

CERTIFIED TO:
1. DONNA SCHIEHSL
2.
3.
4.

NOTES:
1. BEING THE SAME PARCEL AS DESCRIBED IN THE DEED DOCUMENT NUMBER 2017-9731 AND SUBJECT TO RESTRICTIONS AND CONDITIONS THEREIN.
2. TOGETHER WITH ANY RIGHT, TITLE OR INTEREST IN AND TO THE CENTER OF THE PUBLIC ROADS SHOWN HEREON.
3. BEING LOT NO. ___ AS SHOWN ON FILED MAP NO. ____
4. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYORS SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
5. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
6. CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSONS FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
7. THIS SURVEY IS SUBJECT TO ANY FINDINGS OF A TITLE SEARCH.
8. SUBSURFACE STRUCTURES AND UTILITIES WHICH WERE NOT VISIBLE AT THE TIME OF THE SURVEY MAY NOT HAVE BEEN SHOWN.
9. ©ALL RIGHTS RESERVED. COPYING OR REPRODUCTION OF THIS PLAN OR ANY PORTION THEREOF PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE DESIGN ENGINEER / SURVEYOR.

FILE NO 2024-035

MAP OF SURVEY FOR THE LANDS OF DONNA SCHIEHSL

CITY OF BEACON — DUTCHESS CO., N.Y.
SCALE: 1" = 20' — FEBRUARY 20, 2024

ROBERT V. OSWALD
LAND SURVEYING
175 WALSH ROAD, LAGRANGEVILLE, NEW YORK 12540
(845)-226-6436 FAX (845) 226-3119

NEW YORK STATE
LICENSE NO. 50031

16 ROCKHILL ROAD
BEACON, NEW YORK 12508
INTERIOR ALTERATIONS
MARCH 11, 2024

PROPERTY OWNER:
DONNA SCHEIHSL
16 ROCKHILL ROAD
BEACON, NEW YORK 12508

PROJECT DESCRIPTION

OCCUPANCY:	OCCUPANCY GROUP 'R-1-7.5' (SINGLE FAMILY RESIDENTIAL - ACCESSORY APARTMENT)
CONSTRUCTION CLASSIFICATION:	V-B COMBUSTIBLE CONSTRUCTION
BUILDING AREA:	+/- 755 SF
BUILDING HEIGHT:	+/- 18'-0"

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NYS BUILDING CODE, FIRE DEPT. RULES & REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.

2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPT. OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING AGENCIES.

3. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.

4. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDINGS MANAGEMENT OR BOARD OF DIRECTORS.

5. THE CONTRACTOR SHALL RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.

6. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICALS, ETC.

7. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPT. OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

8. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.

9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

TABLE R402.1.1 - INSULATION & FENESTRATION REQUIREMENTS BY COMPONENT - CLIMATE ZONE 5

	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
REQUIRED	0.32	0.55	49	20 OR 13+5	13/17	30	15/19	10.2 FT	15/19
PROPOSED	0.32	N/A	49	23	N/A	46	15	N/A	15

TABLE R301.2(1) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA - CLIMATE ZONE 5

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	WEATHERING	FROST LINE DEPTH	TERMITE	DECAY	WINTER DESIGN TEMP.	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARDS
55 PSF	100 MPH	B	SEVERE	42"	MODERATE TO HEAVY	SLIGHT TO MODERATE	-5° F	24" FROM INSIDE FACE OF WALL	FIRM PANEL N/A

SHEET INDEX

G01	GENERAL
A01	PLANS

GENERAL REQUIREMENTS

1.TEMPORARY FACILITIES AND CONTROLS
THIS WORK SHALL CONSIST OF THE APPLICATION OF TEMPORARY MEASURES THROUGHOUT THE LIFE OF THE PROJECT.

2. TEMPORARY UTILITIES
ALL CONNECTIONS AND EXTENSIONS REQUIRED TO PROVIDE TEMPORARY UTILITIES SHALL BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.

3. TEMPORARY ELECTRICITY
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY POWER FOR CONSTRUCTION SITE. CONNECT TO EXISTING POWER SERVICE WITHOUT DISRUPTING LOCAL SERVICE REQUIREMENTS. POWER FEEDER SERVICE CHARACTERISTICS SHALL BE COMPATIBLE WITH THE SERVICE FROM WHICH IT IS TAKEN. SIZE, TYPE AND LOADING SHALL BE PER REQUIREMENTS AS ESTABLISHED BY THE NATIONAL ELECTRIC CODE (NEC). THE CONTRACTOR SHALL PROVIDE MAIN SERVICE DISCONNECT AND OVER-CURRENT PROTECTION AT A CONVENIENT LOCATION IN ACCORDANCE WITH THE NEC. THE CONTRACTOR SHALL PROVIDE POWER OUTLETS FOR CONSTRUCTION OPERATIONS, WITH BRANCH WIRING AND DISTRIBUTION BOXES LOCATED AS NECESSARY AND SHALL PROVIDE FLEXIBLE POWER CORDS AS REQUIRED. PROVIDE AND INSTALL DISTRIBUTION EQUIPMENT, WIRING AND OUTLETS TO PROVIDE SINGLE PHASE BRANCH CIRCUITS FOR POWER AND LIGHTING.

4. TEMPORARY HEATING, COOLING, AND VENTILATING
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY HEATING, COOLING AND VENTILATION FOR CONSTRUCTION SITE. CONTRACTOR TO MAINTAIN SYSTEM DURING CONSTRUCTION, WHILE EXERCISING MEASURES TO CONSERVE ENERGY, VENTILATE ENCLOSED AREAS TO ASSIST CURE OF MATERIALS, TO DISSIPATE HUMIDITY AND TO PREVENT ACCUMULATION OF DUST, FUMES, VAPORS OR GASES. SUPPLEMENT WITH TEMPORARY FAN UNITS AS REQUIRED TO MAINTAIN CLEAN AIR FOR CONSTRUCTION OPERATION.

5. TEMPORARY LIGHTING
CONTRACTOR TO PROVIDE AND INSTALL TEMPORARY LIGHTING FOR CONSTRUCTION SITE. PROVIDE AND INSTALL TEMPORARY LIGHTING IN ALL WORK AREAS SUFFICIENT TO MAINTAIN A LIGHTING LEVEL DURING WORKING HOURS NOT LESS THAN THE LIGHTING LEVEL REQUIRED BY OSHA STANDARDS. AS PERMANENT LIGHTING FACILITIES ARE COMPLETED, THEY MAY BE USED IN LIEU OF TEMPORARY FACILITIES. PROVIDE TEMPORARY LIGHTING AS REQUIRED TO SATISFY SAFETY AND SECURITY REQUIREMENTS. MAINTAIN A MINIMUM ILLUMINATION LEVEL OF 30 FOOT-CANDLES MEASURED 3 FT. ABOVE FLOOR IN AREAS WHERE FINISH TRADES ARE PERFORMING WORK. AT EXTERIOR AREAS, PROVIDE 1 FOOT-CANDLE OF LIGHT AFTER DARK FOR SECURITY PURPOSES.

6. TEMPORARY CONSTRUCTION
THE CONTRACTOR SHALL PROVIDE AND MAINTAIN FOR DURATION OF WORK ALL REQUIRED TEMPORARY STAIRS, LADDERS, RAMPS, RUNWAYS AND HOISTS FOR USE OF ALL TRADES.

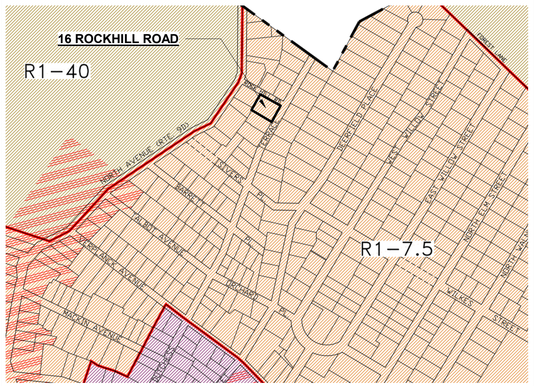
7. PRODUCT REQUIREMENTS (SCOPE OF WORK)
ALL MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL ITEMS NOT SPECIFICALLY MENTIONED THAT ARE REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.
INSTALLATION AND STORAGE - ALL MATERIALS, SUPPLIES AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PER APPLICABLE CODES AND REQUIREMENTS. MATERIAL STORED ON SITE SHALL BE PROTECTED FROM DAMAGE BY MOISTURE, WIND, SUN, ABUSE OR ANY OTHER HARMFUL EFFECTS.

8. EXECUTION AND CLOSEOUT REQUIREMENTS
THE EXECUTION OF ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THESE SPECIFICATIONS AND MANUFACTURER'S WRITTEN SPECIFICATIONS OR MATERIAL'S INSTITUTE STANDARDS. WHERE THE MANUFACTURER'S RECOMMENDED DETAILS ARE USED, THE MANUFACTURER SHALL BE RESPONSIBLE FOR THE PERFORMANCE OF THEIR PRODUCT. ALL WORK NOT SPECIFICALLY MENTIONED THAT IS REQUIRED TO MAKE THE WORK COMPLETE AND OPERATIONAL SHALL BE INCLUDED.
CODES - CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL BUILDING CODES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER TO INSURE COMPLIANCE WITH SAID CODES AND MODIFY THE SPECIFICATIONS AS NEEDED TO COMPLY WITH SUCH CODES.
MEASUREMENTS - THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH CONSTRUCTION. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.
WORKMANSHIP - WORKMANSHIP SHALL CONFORM TO THE BEST AND HIGHEST STANDARDS OF QUALITY IN EACH TRADE AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION. ALL WORK SHALL BE COMPLETED BY SKILLED TRADESMEN AND MECHANICS.
INSTALLATION OF ALL EQUIPMENT AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
INSURANCE - INSURANCE SHALL BE MAINTAINED BY THE OWNER DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL BONDING AND INSURANCE REQUIREMENTS SHALL BE COORDINATED WITH THE OWNER PRIOR TO BEGINNING CONSTRUCTION. ALL CONTRACTORS SHALL PROVIDE AND BE SOLELY RESPONSIBLE FOR NECESSARY BARRICADES AND SAFETY PRECAUTIONS, AND STRICTLY ADHERE TO ALL GOVERNING CODES ON SAFETY, INCLUDING THE OSHA ACT. CONTRACTOR SHALL HAVE NECESSARY WORKMAN'S COMPENSATION INSURANCE.

9. CLEANING AND WASTE MANAGEMENT
CONSTRUCTION SITE TO BE IN A CLEAN AND ORDERLY CONDITION THROUGHOUT THE CONSTRUCTION PROCESS. CLEAN INTERIOR SPACES PRIOR TO THE START OF FINISH PAINTING AND THE APPLICATION OF OTHER FINISHES. AT THE CONCLUSION OF CONSTRUCTION, THE PROJECT SHALL BE PROPERLY CLEANED. THIS SHOULD INCLUDE BUT NOT BE LIMITED TO; CLEANING THE INTERIOR AND EXTERIOR GLASS, SURFACES EXPOSED TO VIEW, REMOVE TEMPORARY LABELS, STAINS AND FOREIGN SUBSTANCES, POLISH TRANSPARENT AND GLOSSY SURFACES, VACUUM CARPETED AND SOFT SURFACE AREAS, SWEEP AND MOP ALL TILED SURFACES, ETC. REPLACE FILTERS OF OPERATING EQUIPMENT. CLEAN EQUIPMENT AND FIXTURES TO A SANITARY CONDITION. CLEAN EXTERIOR SUCH AS DEBRIS FROM ROOF, GUTTERS, LANDSCAPE AREAS, DRIVEWAYS AND WALKS, ETC. REMOVE ALL WASTE AND SURPLUS MATERIALS.

10. PROTECTING INSTALLED CONSTRUCTION
CONTRACTOR TO PROTECT ALL INSTALLED CONSTRUCTION. IF PRODUCTS OR MATERIALS COME WITH A PROTECTIVE COATING, CONTRACTOR SHALL MAINTAIN PROTECTIVE COATING UNTIL CONSTRUCTION IS COMPLETE. CONTRACTOR SHALL REPLACE ANY ITEMS THAT BECOME DEFECTIVE OR DAMAGE

ZONING MAP



LOCATION: 16 ROCKHILL ROAD, BEACON, NY 12508

TAX MAP: SECTION: 130200-5955, BLOCK: 75, LOT: 870190

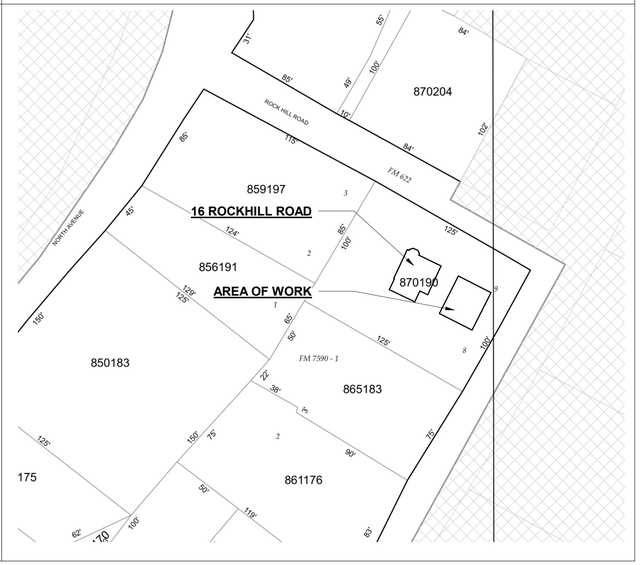
LOT AREA: .29 ACRE, (12,632 SF)

ZONING DISTRICT: R1-7.5: RESIDENTIAL

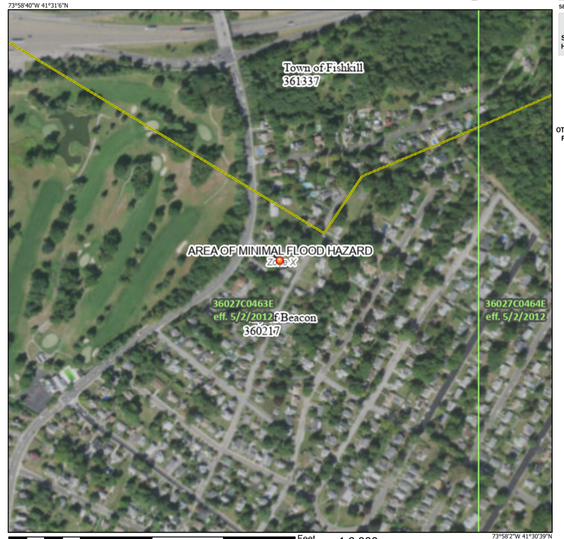
EXISTING USE: RESIDENTIAL

PROPOSED USE: NO CHANGE (ACCESSORY APARTMENT)

TAX MAP



National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) Zone A, V, A99; With BFE or Depth Zone AE, AO, AH, VE, AR; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X; Future Conditions 1% Annual Chance Flood Hazard Zone X; Area with Reduced Flood Risk due to Levee, See Notes. Zone X; Area with Flood Risk due to Levee Zone D
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard Zone X; Effective LOMRs; Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 25.2 / 17.5 Cross Sections with 1% Annual Chance; Water Surface Elevation; Coastal Transect; 513 Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

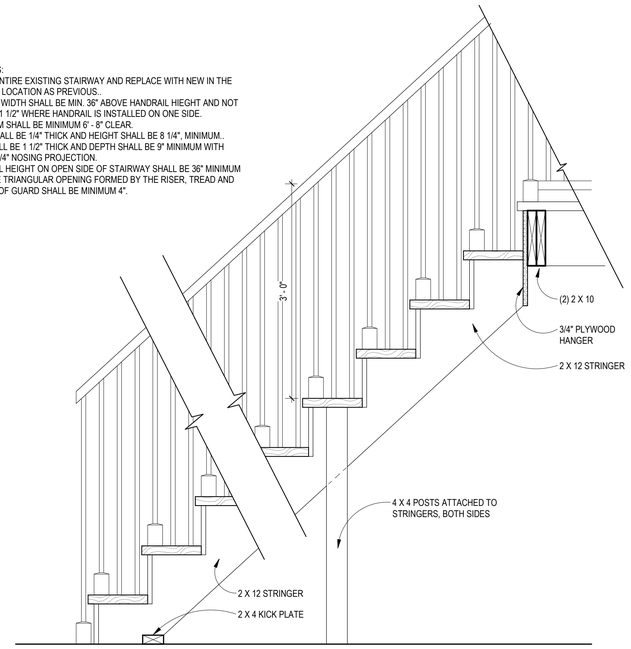
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

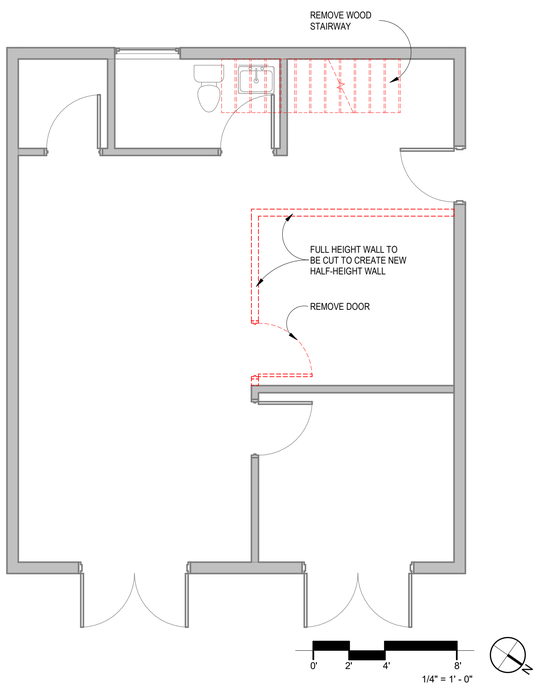
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/11/2024 at 8:02 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

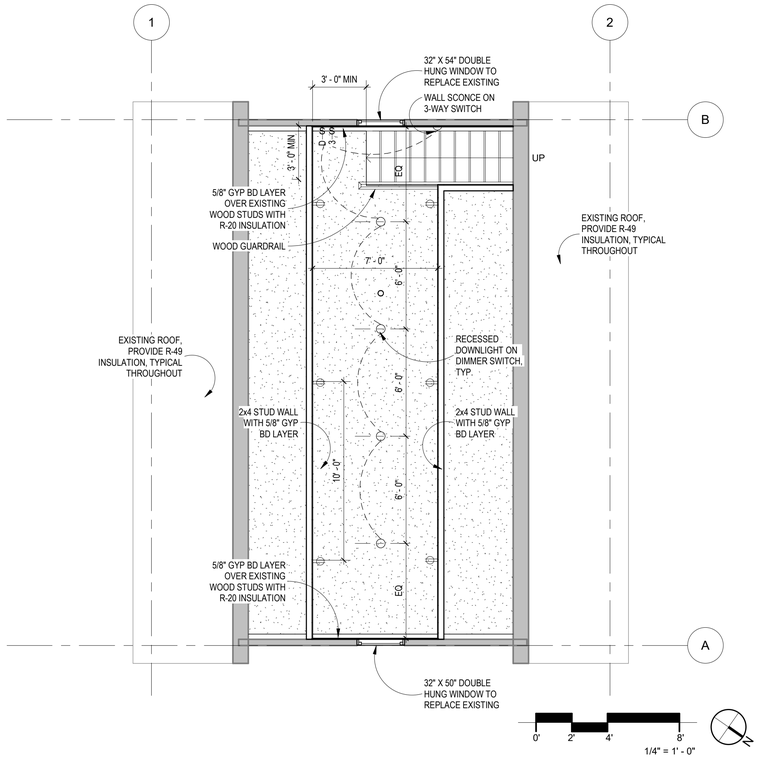
STAIR NOTES:
1. REMOVE ENTIRE EXISTING STAIRWAY AND REPLACE WITH NEW IN THE EXACT SAME LOCATION AS PREVIOUS.
2. STAIRWAY WIDTH SHALL BE MIN. 36" ABOVE HANDRAIL HIEGHT AND NOT LESS THAN 31 1/2" WHERE HANDRAIL IS INSTALLED ON ONE SIDE.
3. HEADROOM SHALL BE MINIMUM 6' - 8" CLEAR.
4. RISERS SHALL BE 1/4" THICK AND HEIGHT SHALL BE 8 1/4", MINIMUM.. TREADS SHALL BE 1 1/2" THICK AND DEPTH SHALL BE 9" MINIMUM WITH MAXIMUM 1 1/4" NOSING PROJECTION.
5. GUARDRAIL HEIGHT ON OPEN SIDE OF STAIRWAY SHALL BE 36" MINIMUM HEIGHT. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTO RAIL OF GUARD SHALL BE MINIMUM 4".



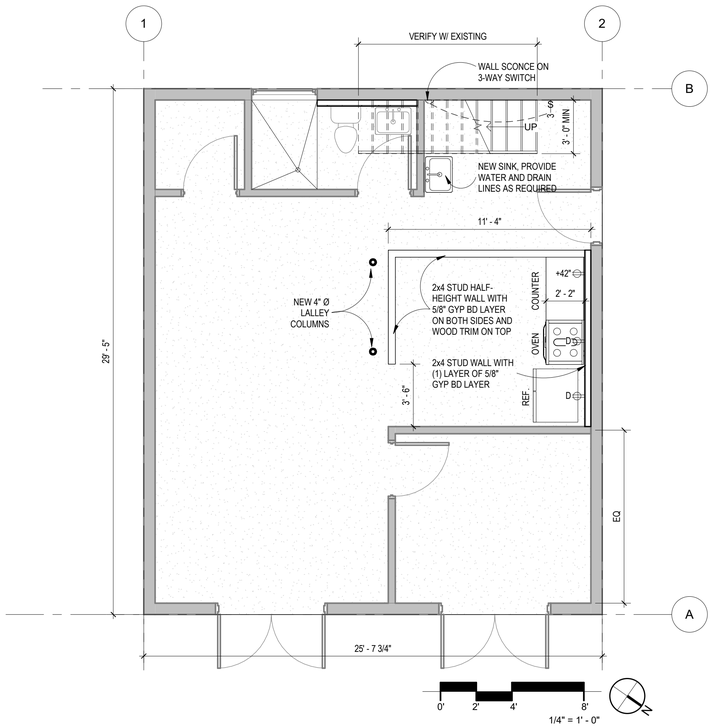
STAIR DETAIL | 02
1" = 1'-0"



LEVEL 01 - DEMOLITION PLAN | 05
1/4" = 1'-0"



LEVEL 02 - ARCHITECTURAL PLAN | 03
1/4" = 1'-0"



LEVEL 01 - ARCHITECTURAL PLAN | 01
1/4" = 1'-0"

16 ROCKHILL ROAD

PLANS - 03.17.2024

ARCHITECT: ARTURO ZEPEDA, AIA

A01

LANC & TULLY
Engineering and Surveying, P.C.

July 27, 2024

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

RE: 16 Rock Hill Road
Accessory Dwelling Unit
Tax No. 5995-75-870190
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the modification of an existing garage to an accessory dwelling unit at 16 Rock Hill Road:

- Application for Site Plan Approval
- 8 ½" x 11" plan titled "Map of Survey for The Lands of Donna Schiehel", dated February 20, 2024, as prepared by Robert Oswald, LS.
- Architectural plan sheets titled "16 Rock Hill Road", dated March 17, 2024, as prepared by Arturo Zepedia, Architect.

The project is located in the R1-7.5 zone at the corner of Rock Hill Road and Dutchess Terrace. Based upon the above submitted document and plans for the proposed project, we offer the following comments:

1. The architectural plans shall include the total square footage of floor area for each level of the proposed accessory dwelling unit.

2. A plan shall be submitted showing how the proposed accessory dwelling unit, which is noted as a garage, will be serviced by sewer and water, as well as the existing water and sewer services servicing the existing dwelling unit. The plans shall also include construction details for the installation of proposed water and sewer utilities, as well as details for the restoration of any disturbed areas for the installation of these utilities.

3. The plan shall demonstrate sufficient parking is being provided to service the existing residential dwelling unit as well as the proposed accessory dwelling unit.

4. A note shall be added to the plan stating "Owner occupancy required. The owner of the single-family lot upon which an accessory apartment is located shall occupy at least one of the dwelling units on said lot."

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: August 8, 2024

RE: 16 Rock Hill Road Site Plan Application, Donna Schiehsl

I have reviewed the following materials regarding the proposed accessory apartment at 16 Rock Hill Rd:

- Application for Site Plan Approval by Donna Schiehsl, dated June 5, 2024
- Survey (1 sheet, attached to application) by Robert V. Oswald, dated February 20, 2024
- Architectural Plan Sheets by Arturo Zepedia (2 sheets), dated March 17, 2024

Project Description:

The applicant is proposing to establish an accessory apartment within an existing garage structure located at 16 Rockhill Road. The apartment will be approximately 755 - 900 sq ft and the applicant has indicated that no exterior modifications are proposed to the existing garage structure. A single-family residential structure also exists onsite. The 0.29-acre site is located in the R1-7.5 zoning district.

1. **Apartment Size:** The site plan application states that the proposed accessory apartment is 900 sq. ft., whereas Sheet G0-1 indicates a proposed building area of +/- 755 SF. The applicant should clarify the intended square footage of the apartment as well as the square footage of the existing residence to help calculate the two requirements below:
    a. Per 223 Attachment 3, the maximum square footage permitted for each accessory building in the R1-7.5 District is 50% of the total square footage of the principal building.
    b. Per 223 Attachment 1, the maximum total building coverage permitted on the lot is 30%

2. **Occupancy:**
    a. Per Section 223-24.1(B) owner occupancy of either the primary unit or accessory apartment is required. Sheet G01 or A01 should include a note confirming that the proposal will comply.
    b. Per Section 223-24.1(G), a note should be added to the plans indicating that the accessory apartment will not be used for short-term rentals as defined in § 223-26.5.

3. **Off Street Parking Requirement:** Per section 223-24.1(F) a minimum of one (1) off-street parking space shall be provided for each accessory apartment in addition to the two (2) off-street parking spaces required for the existing single-family residence on the lot. The Planning Board may, in its discretion, waive all parking requirements for an accessory apartment when deemed appropriate. Proposed parking accommodations should be marked on the plans.

4. **Lighting:** If any new exterior lighting is proposed it should be noted on the plans.

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

City of Beacon Planning Board Agenda
08/13/2024

Title:

Consider request for an extension of Amended Site Plan Approval, Two Cross Street, submitted by Hudson Todd, LLC.
*****REQUEST FOR EXTENSION WITHDRAWN BY APPLICANT*****

ATTACHMENTS

Two Cross PB 8.13.24 ext request ltr.pdf

Hudson Todd LLC

4 Cross Street, Beacon, NY 12508 | 646-284-3118 | jDonovan@HudsonTodd.com

29 July 2024

Mr. John Gunn, Chair
City of Beacon Planning Board

Dear Mr. Gunn and Members of the Planning Board:
We are writing to request an extension of the Site Plan Approval for Two Cross Street. Construction is anticipated to start in August 2024, but potentially not before the 8/11/23 site plan approval anniversary.

Thank you in advance for your continued cooperation and please call with any questions.

with thanks,

Joe Donovan

City of Beacon Planning Board Agenda
08/13/2024

Title:

City Council request to review a revised concept site plan for 248 Tioronda Avenue, submitted by 248 Holdings LLC.

ATTACHMENTS

248 Tioronda CC res ConceptPlanAmend PB 81324.pdf

248 Tioronda PB 8.13.24 narrative to CC.pdf

248 Tironda PB 81324 ConceptSitePlan to CC.pdf

248 Tioronda PB 8.13. 24 elevations to CC.pdf

248 Tioronda PB 8.13.24 cvr ltr.pdf

248 Tioronda PB 8.13.24 FEAF 073024.pdf

Lanc & Tully 248 Tioronda Ave Memo 08-09-24.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 71 OF 2024

REFERRING AN AMENDED CONCEPT PLAN SUBMITTED BY BEACON 248 HOLDINGS, LLC TO THE CITY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City Council received an application from Beacon 248 Holdings, LLC, (the "Applicant") seeking to amend its 2019 Concept Plan approval to change the use of one of the three buildings (i.e., Building 100) from a two-story office building to a three-story 36-unit multifamily apartment building, including four (4) workforce housing units, with associated modifications (the "Proposed Action"); and

WHEREAS, the project site is a situated on 9.18 acres located at 248 Tioranda Avenue, known and designated on the City Tax Map as parcel ID # 6054-45-012574, within the Fishkill Creek Development (FCD) Zoning District and Local Waterfront Revitalization Area (the "Property"); and

WHEREAS, Beacon City Code § 223-41.13.F(2)(c)(2) provides the City Council shall refer applications for concept plan approval to the Planning Board for a report and recommendation.
NOW THEREFORE BE IT RESOLVED, the City Council hereby refers the proposed Concept Plan amendment to the City Planning Board for a report and recommendation; and

BE IT FURTHER RESOLVED, the City Council requests the City Planning Board to continue to act as Lead Agency for the purposes of review under New York State Environmental Quality Review Act ("SEQRA") in connection with the Proposed Action; and

BE IT FURTHER RESOLVED, upon receipt of the Planning Board's report and recommendation the City Council shall continue its review of the proposed amendments to the Concept Plan; and

BE IT FURTHER RESOLVED, the City Council hereby schedules a public hearing concerning the above application from the Applicant to amend its 2019 Concept Plan approval for 248 Tioronda Avenue for August 19, 2024 at 8:00 pm, or immediately following the conclusion of the preceding Council Workshop session.

Resolution No. 71 of 2024		**Date: July 15, 2024**					
☐ Amendments						**☐ 2/3 Required**	
☐ On roll call						**☐ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant					**x**
	x	**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
x		**Pam Wetherbee**	**x**				
		Dan Aymar-Blair					**x**
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

LaBella
Powered by partnership.

July 11, 2024

Lee Kyriacou, Mayor
City of Beacon City Council
1 Municipal Plaza
Beacon, New York 12508

RE: 248 Tioronda Avenue
Beacon, New York 12508
Revised Concept Plan Application
Narrative of Proposed Plan Amendments

Dear Mayor Kyriacou,

Project Description:

The Applicant for the above-referenced project, Beacon 248 Holdings, LLC, is seeking approval for a revised Concept Site Plan from the Beacon City Council for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. The Applicant requests the City Council waive the non-residential square footage requirement for the project, as the Applicant is proposing additional public amenities as shown on the revised Concept Site Plan that were not previously required of the project. The Applicant is now proposing an elevated platform that will extend the currently under-construction Greenway Trail to an island located within the Fishkill Creek.

The 9.18-acre project site consists of a single tax parcel identified as parcel 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100, formerly approved as a 23,124 SF two-story office building, is now proposed to be a three story, 36-unit residential building. Of the 36 proposed apartments, 4 will be reserved for workforce housing. Buildings 200 and 300 will remain multifamily residential as previously approved. The minimum required parking spaces has been reduced from 207 to 141. The provided number of parking spaces has been reduced from 216 to 164.

Project History:

The current property owner and previous Applicant, Beacon 248 Development, LLC, received Concept Plan and Special Permit Approvals by the City of Beacon City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential development. The Planning Board was Lead Agency for the State Environmental Quality Review (SEQR), and a Negative Declaration was adopted on April 8, 2014, after determination that the project would not have any significant adverse environmental impacts. Planning Board Approvals for Subdivision (lot consolidation) and Site Plan were granted on January 13, 2015. The approved site plan layout included four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only.

In 2017, the City Council adopted zoning amendments which included amendments to the FCD regulations. "Attached apartment and multifamily dwellings" is a permitted principal use that previously required a special permit from the City Council in the FCD District. However, the adopted zoning amendments eliminate the need for a special permit. When the site plan was amended to change Building 100 from residential to office use in 2020, the amended site plan was approved alongside the subdivision approval on April 18, 2020 and a Negative Declaration pursuant to SEQR was made on June 11, 2019.

The Applicant is now seeking approval for a revised concept plan, an area variance, a waiver (for the require 25% nonresidential area), and amended site plan for updates to Building 100 and parking. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. The proposed site plan provides 141 residential parking spaces (which includes 67 surface spaces and 74 spaces below building), 7 land banked spaces, and 4 greenway/ rail trail spaces, which totals 152 parking spaces (13 accessible spaces provided) and meets zoning requirements. The site plans for Buildings 200, Building 300, and the greenway remain the same as previously approved.

Justification for Proposal Conversion of Use:

The Applicant has marketed the approved Office space prior to and throughout construction, but has not had success finding a tenant. The zoning changes encouraging mixed use projects were undertaken in 2017. Since that time, significant changes to the office market have taken place on a nationwide scale. Demand for office space has greatly been diminished and this site, further from Main Street than other office offerings, is less attractive for potential tenants. It's the Applicant's belief that the proposed residential use would be more appropriate for the project site and surrounding neighborhood.

Site Plan Changes:

The following outlines the plan changes that have been incorporated into the revised Concept Site Plan:

- Conversion of Building 100 from office to 36 units of multi-family residential (including 4 workforce housing units);
- Proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek;
- Reduction of proposed parking spaces from 216 to 164;
- Elimination of Retaining Wall 2
- Lighted bollards on the eastern side (rear) of Buildings 200 & 300
- Landscaping relocated from the eliminated parking area to the northern side entrance of Building 100

Please find the revised Concept Site Plan attached. We look forward to discussing the proposed amendment with the City Council and request a referral to the Planning Board at the July 15th meeting. If you have any questions or need any additional information, please don't hesitate to contact me at (845) 454-3980 or kahearn@labellapc.com.

Respectfully submitted,

Kyle Ahearn, PE
Senior Civil Engineer, Project Manager

Encl: Revised Concept Site Plans

Cc: Applicant
File

AMENDED SITE PLAN

248 TIORONDA AVE, BEACON NY

PREPARED FOR

CHAI DEVELOPERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

JUNE 20, 2024

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2. LARGER TREES WILL BE RETAINED. 3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING. 5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT–OFF. 6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

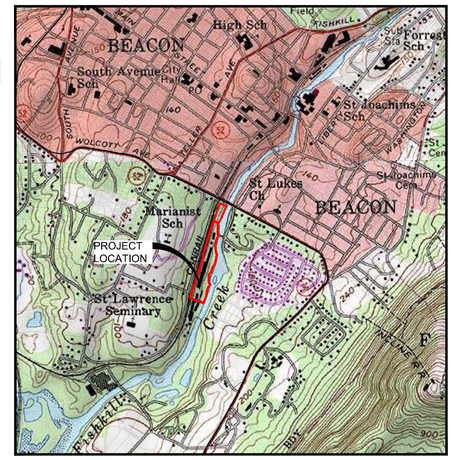
CITY OF BEACON PLANNING BOARD APPROVAL CITY OF BEACON, NEW YORK
APPROVED BY RESOLUTION NUMBER _____ OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____ 2015. _____ CHAIRMAN

CITY OF BEACON PLANNING BOARD APPROVAL OWNER / APPLICANT SIGNATURE
THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER. _____ DATE APPLICANT _____ DATE OWNER

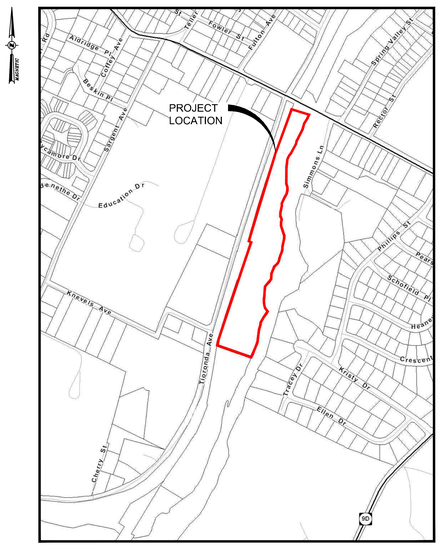
INDEX OF DRAWINGS

PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	06/20/24	TITLE SHEET
2	C101	06/20/24	EXISTING CONDITIONS PLAN
3	C130	06/20/24	SITE PLAN
4	C140	06/20/24	GRADING PLAN
5	C150	06/20/24	EROSION & SEDIMENT CONTROL PLAN
6	C160	06/20/24	UTILITY PLAN
7	C161	06/20/24	UTILITY PROFILES
8	C162	06/20/24	UTILITY PROFILES
9	C180	06/20/24	LANDSCAPE PLAN
10	C190	06/20/24	PHOTOMETRIC LIGHTING PLAN
11	C200	08/31/21	VEHICLE MANEUVERING PLAN
12	C530	06/20/24	SITE DETAILS
13	C540	06/20/24	STORM SEWER DETAILS
14	C550	06/20/24	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	C560	08/07/20	WATER SYSTEM DETAILS & NOTES
16	C570	08/07/20	SANITARY SEWER DETAILS & NOTES
17	C580	08/07/20	LANDSCAPE DETAILS & NOTES

*PLANS IN GRAY ARE NOT INCLUDED IN THE AMENDED SITE PLAN.



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT–41073–D8–TF–024)



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE

FISHKILL CREEK DEVELOPMENT DISTRICT: FCD

ZONING REQUIREMENTS:	REQUIRED	PROPOSED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS	68 UNITS	100 UNITS[1]
MINIMUM NON–RESIDENTIAL FLOOR AREA (25% TOTAL DEVELOPMENT FLOOR AREA)[2]	22,299 SF	0 SF[2]
MAXIMUM BUILDING COVERAGE	35%	10%
MINIMUM OPEN SPACE	27%	73%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =141 SPACES	155 SPACES TOTAL (WHICH INCLUDES 87 SURFACE SPACES, AND 68 SPACES BELOW BUILDING)
LAND BANKED:	0 SPACES	5 SPACES (0 ADA)
GREENWAY/RAIL TRAIL:	0 SPACES	4 SPACES
TOTAL:	141 SPACES 5 ACCESSIBLE SPACES REQUIRED	164 SPACES 13 ACCESSIBLE SPACES PROVIDED 4 OF 11 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

NOTE:

1. REQUIRES ZONING VARIANCE.
2. LESS NONRESIDENTIAL SQUARE FOOTAGE MAY BE GRANTED BY THE CITY COUNCIL FOR THE VOLUNTARY AND GUARANTEED INCLUSION IN THE PROJECT OF DESIRABLE ENVIRONMENTAL, TRANSPORTATION, OR OTHER SUBSTANTIAL PUBLIC BENEFITS WHICH WOULD NOT OTHERWISE BE REQUIRED OF THE PROJECT, AS DETERMINED AT THE SOLE DISCRETION OF THE CITY COUNCIL AS PART OF THE CONCEPT PLAN APPROVAL. CONVERSION OF REDUCED COMMERCIAL SQUARE FOOTAGE TO ADDITIONAL DWELLING UNITS REQUIRES ZONING VARIANCE.

Allowable Residential Units

1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	2.98 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
4	Maximum dwelling units (line 3 x 11)	68 units

NOTE:

1.

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING	
PROPOSED USE	MULTIFAMILY HOUSING
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	100,759 SF
PARKING PROVIDED	155 (PLUS 4 TRAIL SPACES & 5 LANDBANKED SPACES)

DEVELOPMENT SCHEDULE

BUILDING	UNITS	1-BR	2-BR	3-BR	4-BR	APPROX. SQUARE FT	% OF PROJECT AREA
200 + 300	64	29	28	6	1	66,073	66
100	36	18	18	-	-	34,686	34
TOTAL	100	47	46	6	1	100,759	100

DEVELOPMENT NOTE:

TEN PERCENT (10%) OF THE RESIDENTIAL UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE– WORKFORCE HOUSING, OF THE ZONING LAW.

SITE ENGINEER:
LABELLA ASSOCIATES D.P.C. (F/K/A CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE D.P.C.)
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454–3980

PROJECT ARCHITECT:
AB ARCHITEKTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334–1232

SITE SURVEYOR:
LABELLA ASSOCIATES D.P.C. (F/K/A CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE D.P.C.)
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454–3980

DEVELOPER / APPLICANT:
CHAI DEVELOPERS
147 UNION ST, SUITE 101
POUGHKEEPSIE, NY 12601
(917) 696–4402

OWNER(S) INFORMATION:
BERRY KOHN
BEACON 248 HOLDINGS, LLC.
15 SYCAMORE LANE
SUFFERN, NY 10901

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 6054, BLOCK 45, LOT 012574 (9.18 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

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EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018781
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: CZ81750.00
DRAWN BY: CJL
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL
DATE: 06/20/24
DRAWING NAME:

TITLE SHEET

DRAWING NUMBER:

G001

6/24/2024 1:47:16 PM
\\data\labella\Legacy Chazen\Projects\81700-81799\81750.00 Chai Builders 8-248 BEACON\05_CAD\1_SITE\G-001_SITE.dwg

DEED REFERENCE

JOSEPH RENDEIRO
— TO —
BEACON 248 DEVELOPMENT, LLC
DOC. # 02-2006-4859
FILED JUNE 20, 2006

TAX PARCEL NUMBER

130200-5954-16-993482-00

AREA: 8.175 ACRES

356,099 SQ.FT.

MAP REFERENCE

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

MAP REFERENCE

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:

THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW, THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.

PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 360217 MAP NUMBER 36027C0577E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.

"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.

"OTHER FLOOD AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".

"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

"FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

VERTICAL DATUM NOTE

TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL #3602170003-B, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET.

NOTES

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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

ORDINARY HIGH WATER NOTES:

THE ORDINARY HIGH WATER LINE HAS BEEN UPDATED AND SHOWN HEREON PER FIELD DELINEATION COMPLETED ON FEBRUARY 22, 2024 BY DAVE MACDOUGALL OF LABELLA ASSOCIATES, D.P.C., AND SURVEY LOCATED ON APRIL 24, 2024 BY LABELLA ASSOCIATES, D.P.C

SEWER NOTE

2" FORCE MAIN SHOWN ON THESE PLANS IS REPUTED TO BE INSTALLED IN A 12" STEEL CASING PIPE UNDER THE RAILROAD PROPERTY WHERE SHOWN PURSUANT TO LICENSE AGREEMENT NUMBER 240,047 MADE WITH THE PREVIOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- X — X — EXISTING FENCE
- OHW — EXISTING OVERHEAD WIRES
- W — EXISTING WATER LINE
- S — 8" — EXISTING UNDERGROUND SEWER LINE
- ST — 15" — EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- BENCHMARK HYD=WHOA ELEV= xxx.xx — EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- MW — EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL
- 52-100 — EXISTING OHW, FLAG PER GPS LOCATION ON FEB.22,2024
- OHW S1-30 — EXISTING OHW, FLAG LOCATION PER RTK-GRID SURVEY LOCATED ON APRIL 24, 2024
- OHWL — ORDINARY HIGH WATER LEVEL

TITLE REPORT SCHEDULE B-1

REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:

ITEM 14. EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED. (EASEMENT SHOWN HEREON).

ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118. (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL HEREBY CONVEYED, (EXISTING DRIVES SHOWN HEREON). TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES. CANNOT IDENTIFY SUBSTATION LOCATION.)

ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118. (DOCUMENT NOT INCLUDED IN SCHEDULE B-1), SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.

ITEM 17. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229:

RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32, (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD. AFFECTS SUBJECT PARCEL. ACCESS EASEMENTS NOT PROTRACTIBLE).

RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).

LIBER 959 PAGE 373,)EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT PARCEL, " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY SIDE OF SAID PARCEL". (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516. (PERMANENT EASEMENT MAP NO. 1B, PARCEL NO. 26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON MAP NO. 19 ,PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)

ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A. (F.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970;

MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B. AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.

ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2005-7449, AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT #02-2005-7450.

DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON.)

DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.

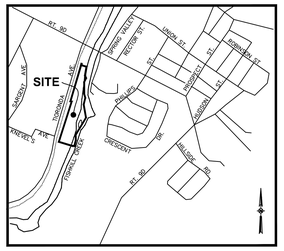
DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".

DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.

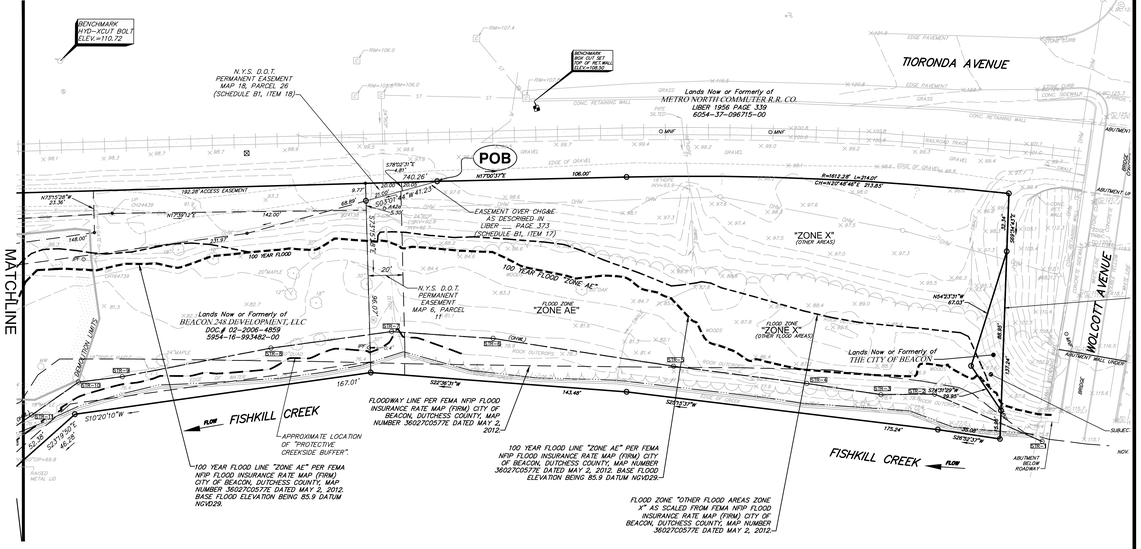
DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

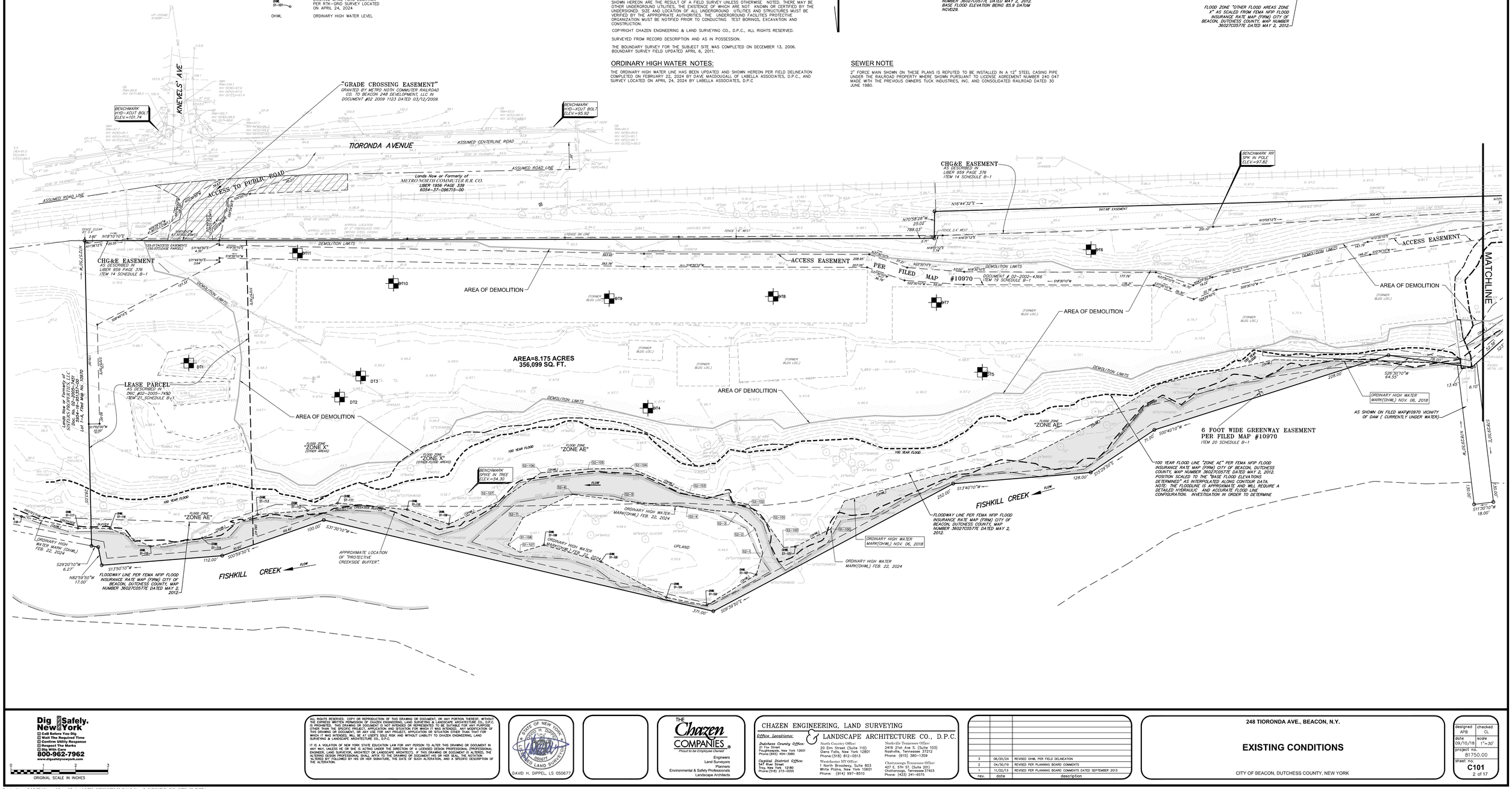
VICINITY MAP

SCALE: 1"= 1000'±
SOURCE:USGS WEST POINT QUADRANGLE



NEW YORK STATE PLANE MERIDIAN +02°20'50" TO FILED MAP 10970





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DAVID H. DIPPEL, LS 050677

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Nashville, Tennessee 37212
Phone: (615) 380-1359

Chattanooga Tennessee Office:
427 E. 5TH ST. (Suite 201)
Chattanooga, Tennessee 37403
Phone: (423) 241-6575

rev.	date	description
3	06/20/24	REVISED OHWL PER FIELD DELINEATION
2	04/30/19	REVISED PER PLANNING BOARD COMMENTS
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013

248 TIORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
APS	CL
date	scale
09/10/18	1"=30'
project no.	
81750.00	
sheet no.	
C101	
2 of 17	

Drawing Name: B:\GLOBAL\Legacy\Chazen\Projects\81700-81799\81750.00 OHAI Builders II-248\DWG\01_C101_81750-00_EXIST.dwg
Xref's Attached: XBASE-SVY_81056-00; XTB_81750-00_36x48; XBASE-ENG_81750-00
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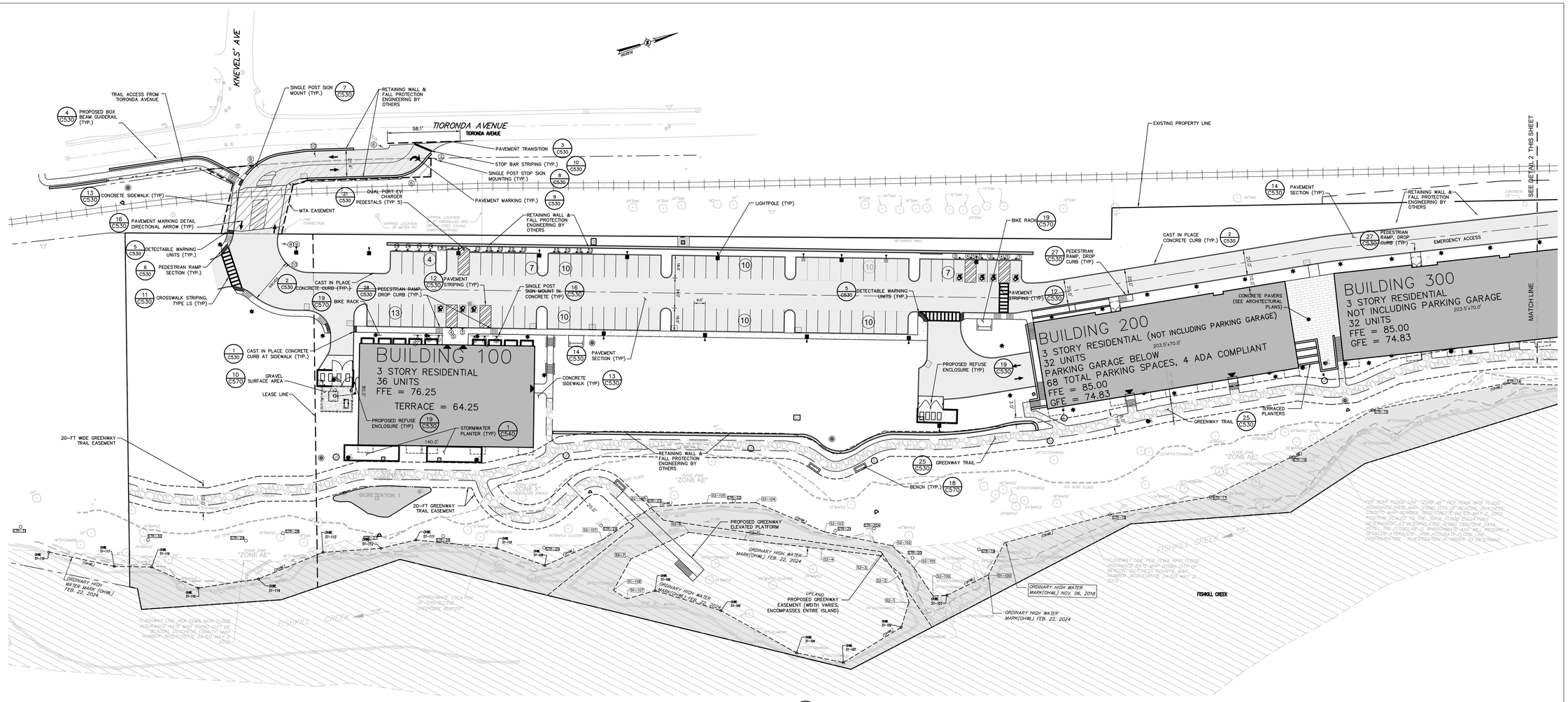
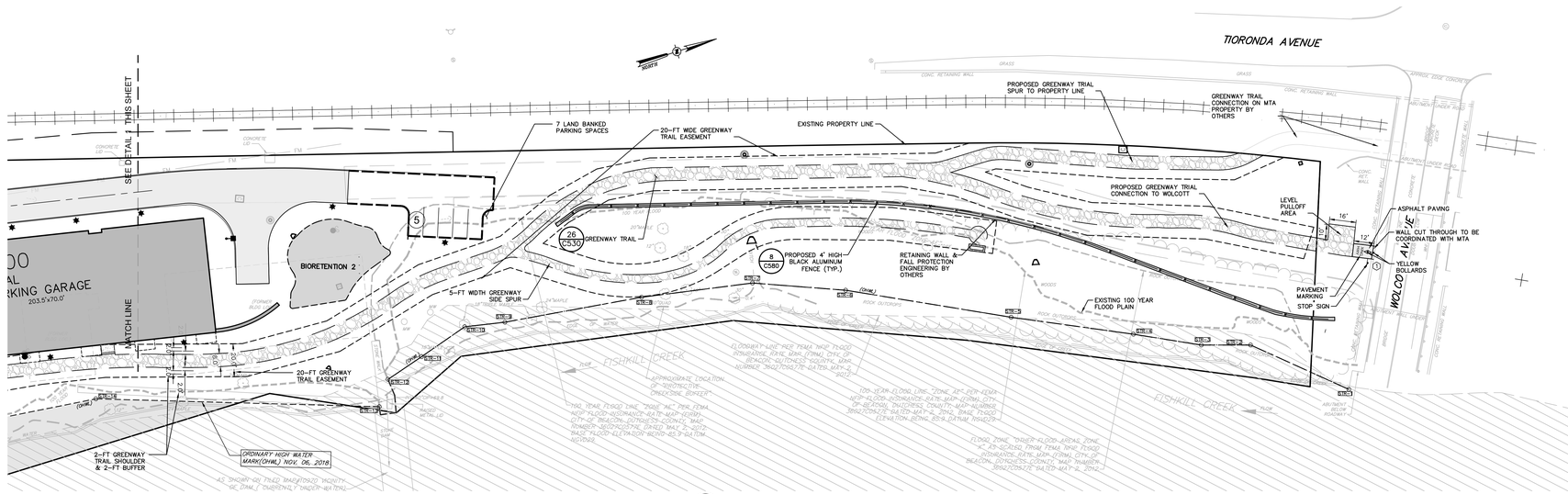


1 C130 **SITE PLAN**
SCALE: 1"=30'



2 C130 **SITE PLAN**
SCALE: 1"=30'

SITE PLAN NOTES:

LAND BANKED PARKING SHALL BE CONSTRUCTED IF REQUIRED BY THE LANDBANKED PARKING AGREEMENT, PER SECTION 223-26E OF CITY CODE..

THE BEACON GREENWAY TRAIL COMMITTEE WILL BE ASKED TO REVIEW LAYOUT OF TRAIL PRIOR TO CONSTRUCTION.
ADDITIONALLY, THE COMMITTEE WILL DETERMINE THE FINAL LOCATION OF THE BENCHES ON THE GREENWAY TRAIL DURING FINAL REVIEW PRIOR TO CONSTRUCTION.

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- 25 PROPOSED PARKING COUNT
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED LIGHT POLE
- PROPOSED RETAINING WALL
- GREENWAY TRAIL

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EXP: ##/##/20## EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018381
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: C281750.00
DRAWN BY: CJL
REVIEWED BY: KGA
ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL
DATE: 06/20/24
DRAWING NAME:

SITE PLAN

DRAWING NUMBER:

C130

6/24/2024 1:23:59 PM
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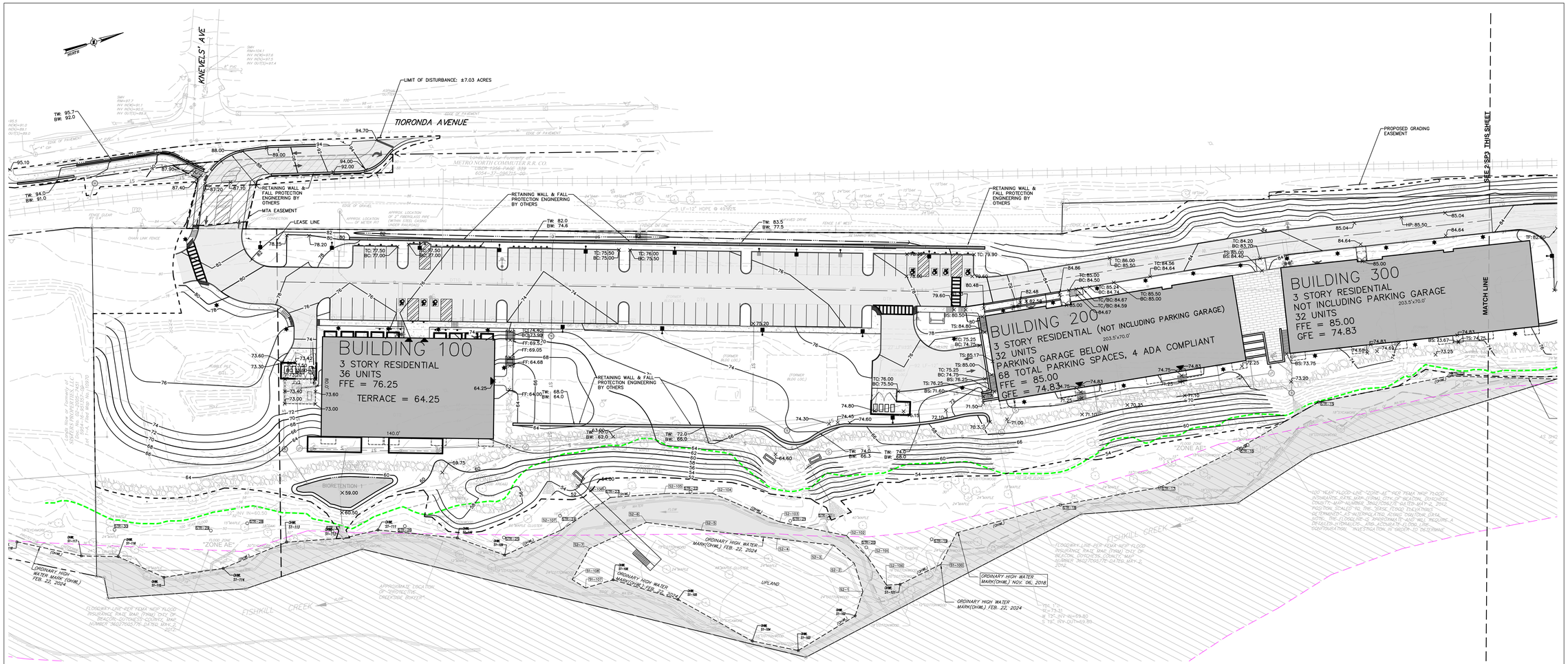
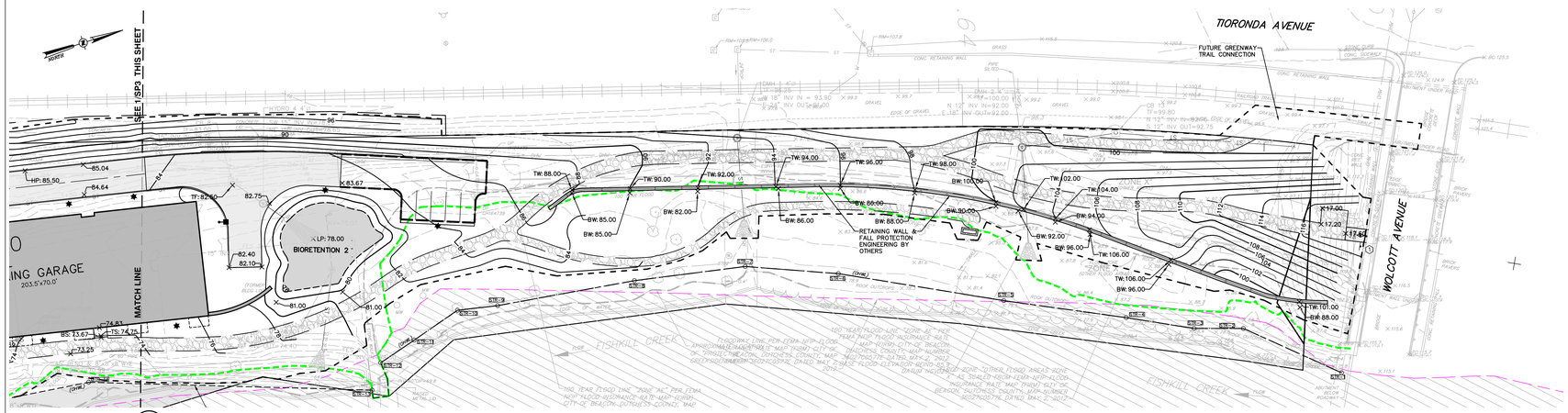


1 C140 **GRADING PLAN**
SCALE: 1"=30'



2 C140 **GRADING PLAN**
SCALE: 1"=30'

GRADING & DRAINAGE LEGEND:

- PROPOSED PROPERTY LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- XXX PROPOSED 10 FT CONTOUR
- XXX PROPOSED 2 FT CONTOUR
- XXX.X PROPOSED SPOT GRADE
- PROPOSED TREE LINE
- PROPOSED SHRUB LINE
- PROPOSED DRAINAGE SWALE
- PROPOSED WORK LIMIT LINE
- S PROPOSED SANITARY SEWER LINE
- FM PROPOSED FORCE MAIN
- W PROPOSED WATER LINE
- ST PROPOSED STORM DRAIN LINE
- PROPOSED HYDRANT
- PROPOSED SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE

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EXP: ##/##/20##
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CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018281
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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Revisions		

PROJECT NUMBER: CZ81750.00
DRAWN BY: CJL
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DATE: 06/20/24
DRAWING NAME:

GRADING PLAN

DRAWING NUMBER:

C140

6/24/2024 1:23:48 PM
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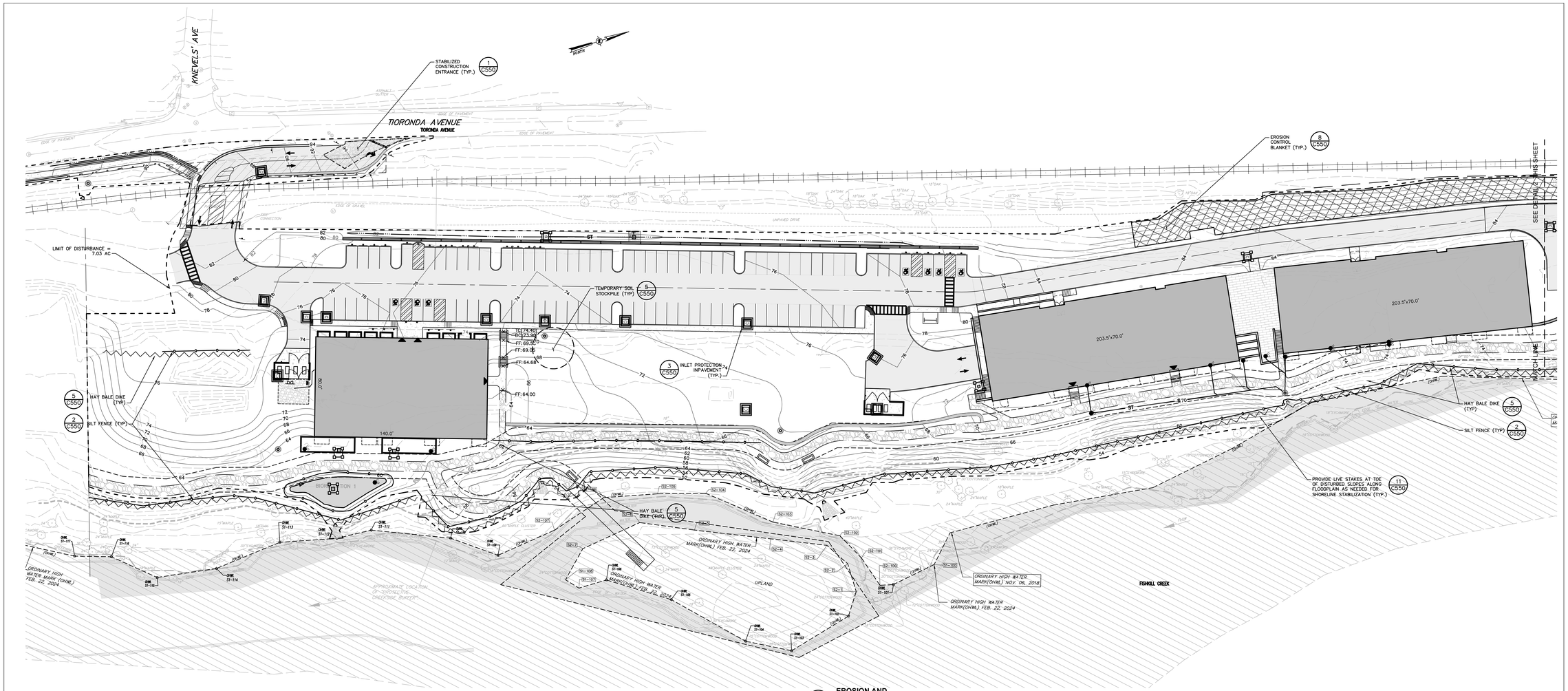
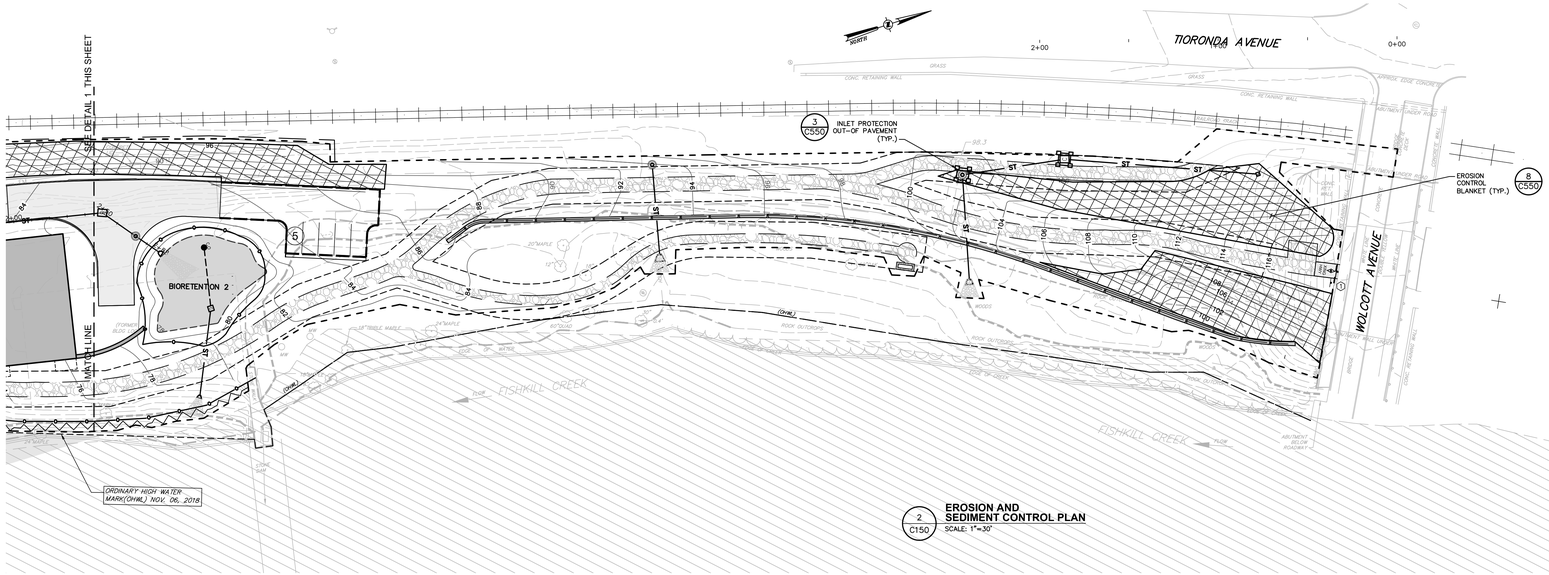


1 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'



2 C150 **EROSION AND SEDIMENT CONTROL PLAN**
SCALE: 1"=30'

LEGEND:

- EXISTING 100-YEAR FLOOD PLAIN
- EXISTING PROPERTY LINE
- EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED PARKING COUNT (25)
- PROPOSED SIDE WALK
- EXISTING METRO-NORTH RAILROAD TRACKS (INACTIVE)
- PROPOSED CURB
- PROPOSED RETAINING WALL
- PROPOSED EROSION BLANKET
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED OUT-OF PAVEMENT INLET PROTECTION
- PROPOSED IN-PAVEMENT INLET PROTECTION
- PROPOSED SILT FENCE
- LIMIT OF DISTURBANCE
- PROPOSED STRAW BALE DIKE
- PROPOSED TEMPORARY SOIL STOCKPILE

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EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018381
LAND SURVEYING: 017976
GEOLOGICAL: 018750

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Revisions		

PROJECT NUMBER: CZ81750.00
DRAWN BY: CJL
REVIEWED BY: --
ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL
DATE: 06/20/24
DRAWING NAME:

EROSION AND SEDIMENT CONTROL PLAN

DRAWING NUMBER:

C150

6/24/2024 1:04:46 PM
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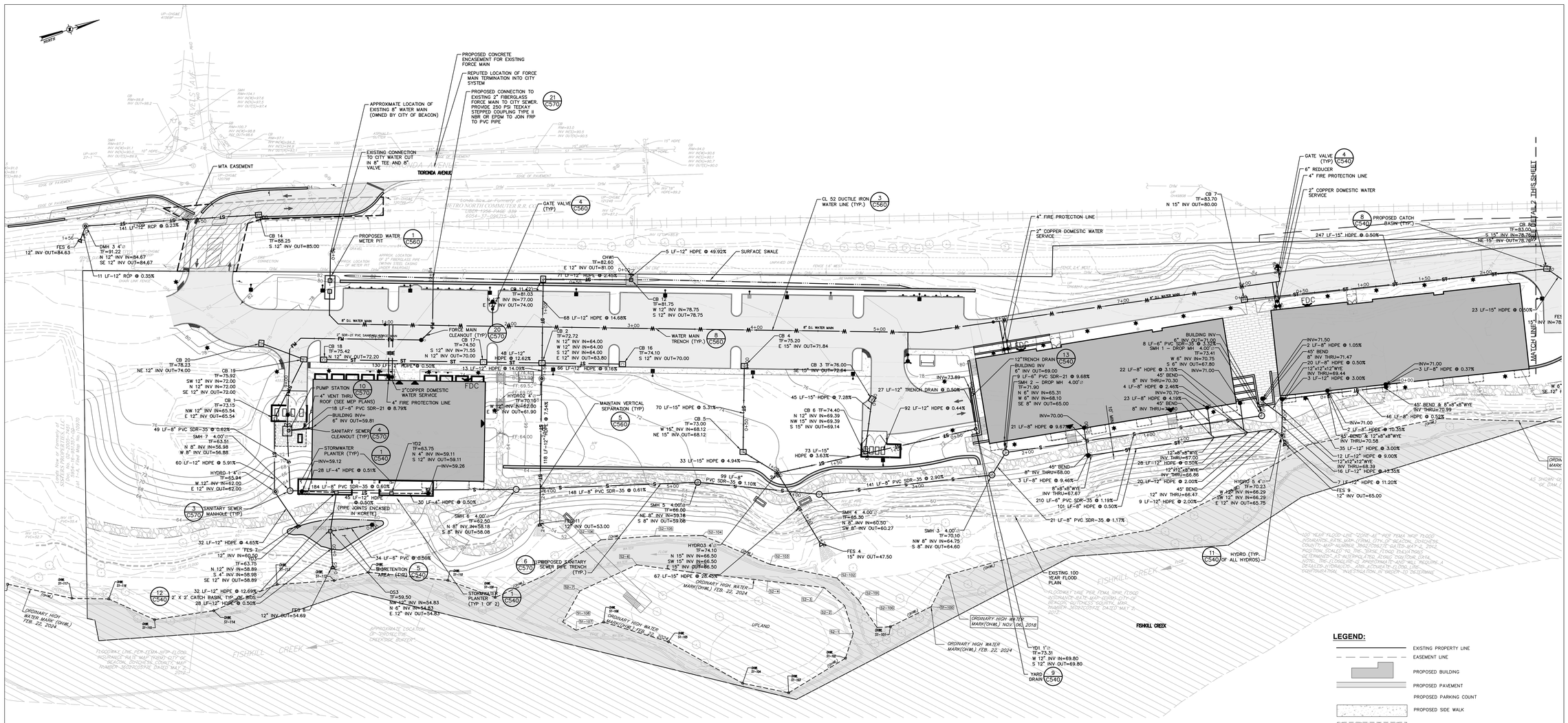
PROPOSED CONCRETE ENCASEMENT FOR EXISTING FORCE MAIN
REPUTED LOCATION OF FORCE MAIN TERMINATION INTO CITY SYSTEM
PROPOSED CONNECTION TO EXISTING 2" FIBERGLASS FORCE MAIN TO CITY SEWER. PROVIDE 250 PSI TEKKAY STEPPED COUPLING TYPE II NBR OR EPDM TO JOIN FRP TO PVC PIPE
APPROXIMATE LOCATION OF EXISTING 8" WATER MAIN (OWNED BY CITY OF BEACON)
EXISTING CONNECTION TO CITY WATER CUT IN 8" TEE AND 8" GATE VALVE
MTA EASEMENT
TIORONDA AVENUE
PROPOSED WATER METER PIT
GATE VALVE (TYP.)
CL 52 DUCTILE IRON WATER LINE (TYP.)
4" FIRE PROTECTION LINE
2" COPPER DOMESTIC WATER SERVICE
GATE VALVE (TYP)
6" REDUCER
4" FIRE PROTECTION LINE
2" COPPER DOMESTIC WATER SERVICE
PROPOSED CATCH BASIN (TYP)
5 LF–12" HDPE @ 49.92%
SURFACE SWALE
11 LF–12" RCP @ 0.35%
CHAIN LINK FENCE
FES 6
12" INV OUT=84.63
DMH 3 4'Ø
TF=91.22
N 12" INV IN=84.67
SE 12" INV OUT=84.67
CB 14
TF=88.25
S 12" INV OUT=85.00
CHW1
TF=82.60
E 12" INV OUT=81.00
71 LF–12" HDPE @ 2.45%
CB 11 4'Ø
TF=81.03
W 12" INV IN=77.00
E 12" INV OUT=74.00
68 LF–12" HDPE @ 14.68%
CB
TF=81.75
W 12" INV IN=78.75
S 12" INV OUT=78.75
8" D.I. WATER MAIN
8" SDR–21 PVC SANITARY SEWER FORCE MAIN
FORCE MAIN CLEANOUT (TYP.)
CB 17
TF=74.50
S 12" INV IN=71.55
N 12" INV OUT=70.00
48 LF–12" HDPE @ 12.62%
WATER MAIN TRENCH (TYP.)
CB 2
TF=72.72
N 12" INV IN=64.00
W 12" INV IN=64.00
S 12" INV IN=64.00
E 12" INV OUT=63.80
CB 4
TF=75.20
E 15" INV OUT=71.84
CB 18
TF=74.10
S 12" INV OUT=70.00
CB 20
TF=78.23
NE 12" INV OUT=74.00
CB 19
TF=75.92
SW 12" INV IN=72.00
N 12" INV IN=72.00
SE 12" INV OUT=72.00
CB 18
TF=75.42
N 12" INV OUT=72.20
130 LF–12" HDPE @ 0.50%
13 LF–12" HDPE @ 14.09%
66 LF–12" HDPE @ 9.16%
CB 3
TF=76.00
SE 15" INV OUT=72.64
CB 1
TF=73.15
NW 12" INV IN=65.54
E 12" INV OUT=65.54
PUMP STATION 16 C570
4" VENT THRU ROOF (SEE MEP PLANS)
2"COPPER DOMESTIC WATER SERVICE
4" FIRE PROTECTION LINE
18 LF–6" PVC SDR–21 @ 8.79%
BUILDING INV=
6" INV OUT=59.81
SANITARY SEWER CLEANOUT (TYP.) 4 C570
49 LF–8" PVC SDR–35 @ 0.62%
SMH 7 4.00'Ø
TF=63.51
N 8" INV IN=56.98
W 8" INV OUT=56.88
60 LF–12" HDPE @ 5.91%
HYDRO 1 4'Ø
TF=65.94
W 12" INV IN=62.00
E 12" INV OUT=62.00
STORMWATER PLANTER (TYP) 1 C540
INV=59.12
28 LF–4" HDPE @ 0.51%
YD2
TF=63.75
N 4" INV IN=59.11
S 12" INV OUT=59.11
INV=59.26
184 LF–8" PVC SDR–35 @ 0.60%
45 LF–12" HDPE @ 0.50% (PIPE JOINTS ENCASED IN CONCRETE)
30 LF–4" HDPE @ 0.50%
3 C570 SANITARY SEWER MANHOLE (TYP)
32 LF–12" HDPE @ 4.65%
FES 2
12" INV IN=66.00
S 12" INV OUT=66.00
TF=63.75
N 12" INV IN=58.89
S 4" INV IN=58.99
SE 12" INV OUT=58.89
34 LF–6" PVC @ 0.50%
BIORETENTION AREA (4,216 SF) 5 C540
32 LF–12" HDPE @ 12.69%
28 LF–12" HDPE @ 0.50%
12 C540 2' X 2' CATCH BASIN, TYP. OF 805
OS3
TF=59.50
NW 12" INV IN=54.83
N 6" INV IN=54.83
E 12" INV OUT=54.83
FES 5
12" INV OUT=54.69
6 C570 PROPOSED SANITARY SEWER PIPE TRENCH (TYP.)
STORMWATER PLANTER 1 C540 (TYP 1 OF 2)
MAINTAIN VERTICAL SEPARATION (TYP) 5 C560
70 LF–15" HDPE @ 5.31%
CB 5
TF=73.00
W 15" INV IN=68.12
NE 15" INV OUT=68.12
73 LF–15" HDPE @ 3.63%
33 LF–15" HDPE @ 4.94%
99 LF–8" PVC SDR–35 @ 1.10%
148 LF–8" PVC SDR–35 @ 0.61%
SMH 5 4.00'Ø
TF=66.00
NE 8" INV IN=59.38
S 8" INV OUT=59.08
CB11
12" INV OUT=53.00
HYDRO3 4'Ø
TF=74.10
N 15" INV IN=66.50
SW 15" INV IN=66.50
E 15" INV OUT=66.50
67 LF–15" HDPE @ 28.40%
ORDINARY HIGH WATER MARK(OHWM.) FEB. 22, 2024
ORDINARY HIGH WATER MARK(OHWM.) FEB. 22, 2024
UPLAND
ORDINARY HIGH WATER MARK(OHWM.) NOV. 06, 2018
ORDINARY HIGH WATER MARK(OHWM.) FEB. 22, 2024
FISHKILL CREEK
EXISTING 100 YEAR FLOOD PLAIN
FLOODWAY LINE PER FEMA NFIP FLOOD INSURANCE RATE MAP (FIRM) CITY OF BEACON, DUTCHESS COUNTY, NEW YORK, PANEL NO. 0107E, MAP NO. 36027C0107E, DATED MAY 2, 2011, POSITION SCALED TO THE BASE FLOOD ELEVATIONS SHOWN ON SAID FIRM. ALL BUILDINGS AND STRUCTURES ARE TO BE LOCATED OUTSIDE THE FLOODWAY AS MAPPED ON THE FIRM. NOTE: THE FLOODWAY IS APPROXIMATE AND WILL REQUIRE A DEVELOPER'S HYDRAULIC ANALYSIS TO ACCURATELY DELINEATE CONFIGURATION. THIS LOCATION IS FOR GENERAL
SMH 4 4.00'Ø
TF=65.35
N 8" INV IN=60.50
SW 8" INV OUT=60.27
SMH 3 4.00'Ø
TF=70.10
NW 8" INV IN=64.75
S 8" INV OUT=64.60
FES 4
15" INV OUT=47.50
EXISTING 100 YEAR FLOOD PLAIN
YD1 1'Ø
TF=73.31
W 12" INV IN=69.80
S 12" INV OUT=69.80
YARD DRAIN 9 C540
CB 7
TF=83.70
N 15" INV OUT=80.00
247 LF–15" HDPE @ 0.50%
CB 8
TF=83.00
S 15" INV IN=78.78
NE 15" INV OUT=78.78
1+50
2+00
2+50
0+00
0+50
1+00
1+50
2+00
2+50
3+00
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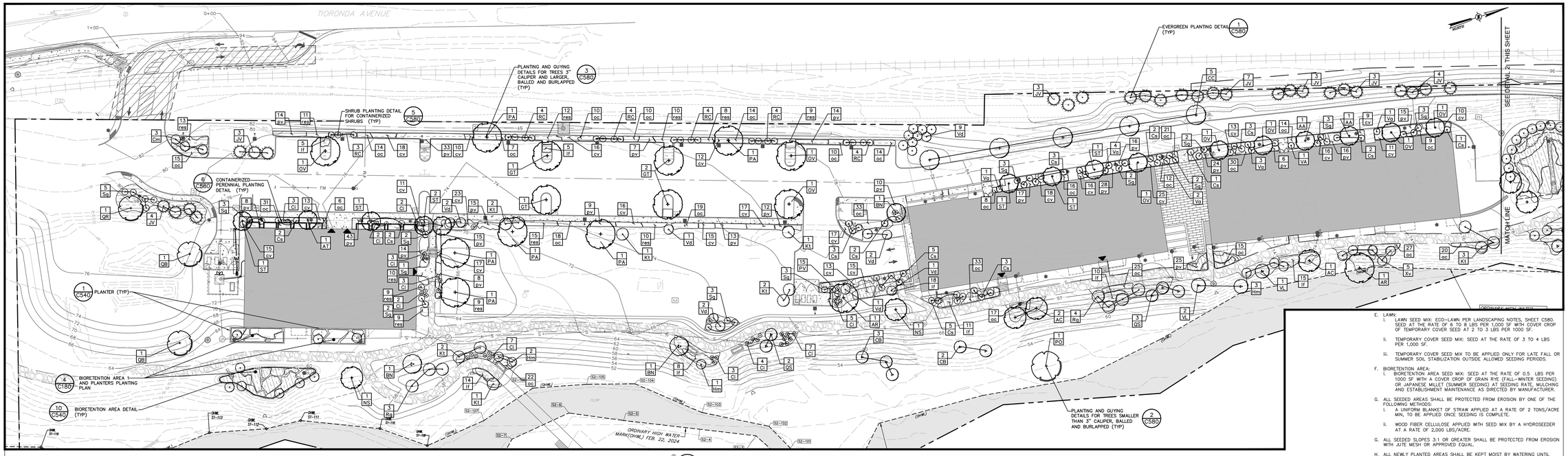
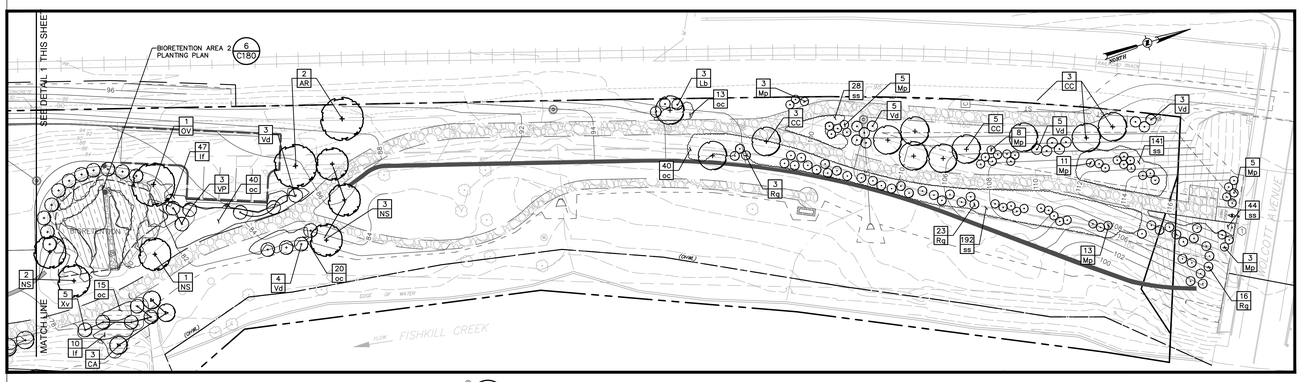


1 **LANDSCAPE PLAN**
SCALE: 1"=30'



2 **LANDSCAPE PLAN-EMERGENCY ACCESS DRIVE**
SCALE: 1"=30'

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
TREES							
4	AR	ACER RUBRUM	RED MAPLE	3" Cal.	B&B	As Shown	
2	AA	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	4'–5' HT	B&B	As Shown	MULTISTEM CLUMP
3	AC	AMELANCHIER CANADENSIS	SERVICEBERRY	6'–8' HT	B&B	As Shown	MULTISTEM CLUMP
3	BN	Betula nigra	River Birch	8'–10' Clump	B&B	As Shown	Multi-Stemp Clump
16	CC	Crataegus crusgalli 'inermis'	Thornless Hawthorn	10–12' Clump	B&B	As Shown	Multi-Stemp Clump
0	LT	Liriodendron tulipifera	Tuliptree	3" Cal.	B&B	As Shown	
27	JV	Juniperus virginiana	Eastern Red Cedar	8'–10'	B&B	As Shown	
4	GT	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2" CAL.	B&B	As Shown	
9	OV	OSTRYA VIRGINIANA	EASTERN HOPHORNBEAM	2" CAL.	B&B	As Shown	
11	NS	Nyssa sylvatica	Sour Gum	3" Cal.	B&B	As Shown	Fall Digging Hazard
6	PA	CHIONANTHUS VIRGINICUS	FRINGETREE	8' HT	B&B	As Shown	MULTISTEM TREE; 5 BOLES MAX.
1	PO	Plantanus occidentalis	American Sycamore	2.5" Cal.	B&B	As Shown	
0	PT	Populus tremuloides	Quaking Aspen	10–12'	B&B	As Shown	Multi-Stem
0	PY	Prunus yeodensis	Yoshino Cherry	2" Cal.	B&B	As Shown	
1	QR	Quercus rubra	Northern Red Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
2	QB	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	As Shown	Fall Digging Hazard
5	QS	QUERCUS ILICIFOLIA	SCRUB OAK	4'–5' HT	CONT	AS SHOWN	
8	ST	STAPHYLEA TRIFOLIA	AMERICAN BLADDERNUT	2" CAL.	B&B	AS SHOWN	SINGLE STEM TREE FORM
0	UA	Ulmus americana 'Princeton'	Princeton Elm	3" Cal.	B&B	As Shown	
SHRUBS							
46	Cl	Comptonia peregrina	Sweet Fern	#3 Cont.		As Shown	
3	Cm	Cornus amomum	Silky Dogwood	24"–30"	Cont	As Shown	
0	Co	Cornus sericea	Red–Osier Dogwood	30"–36"	Cont.	As Shown	
35	Cs	CORNUS SERICEA 'FLAVAMIRA'	YELLOW–TWIGGED DOGWOOD	18"–24"	Cont	As Shown	
5	CB	CORYLUS CORNUTA	BEAKED HAZELNUT	30"–36" HT	CONT	AS SHOWN	
3	CA	CORYLUS AMERICANA	AMERICAN HAZELNUT	30"–36" HT	CONT	AS SHOWN	
6	Hm	Hamamelis virginiana	Witchhazel	3' – 4'	Cont.	As Shown	
12	Kt	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	30"–36"	Cont.	As Shown	
3	Lb	Lindera benzoin	Spicebush	36"	Cont.	As Shown	
48	Mp	Myrica pennsylvanica	NORTHERN BAYBERRY	#5	Cont.	As Shown	
47	Rg	Rhus typhina 'Laciniata'	Cutleaf Staghorn Sumac	36"	Cont.	As Shown	
23	RC	ROSA CAROLINIANA	CAROLINA ROSE	18"–24"	CONT.	As Shown	
34	Sg	SYMPHORICARPUS ALBUS	SNOWBERRY	24"–30"	CONT.	As Shown	
12	Va	Viburnum acerifolium	Mapleleaf Viburnum	24"–30"	Cont.	As Shown	
38	Vd	Viburnum dentatum	Doublefile Viburnum	30"–36"	Cont.	As Shown	
3	VL	VIBURNUM LENTAGO	NANNYBERRY VIBURNUM	5'–6' HT	CONT	As Shown	
3	VP	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	30"–36" HT	CONT	As Shown	
10	Xv	Ilex verticillata 'Winter Red'	Winter Red Winterberry	18"–24"	Cont	As Shown	
PERENNIALS/ GRASSES							
347	cv	Carex Vulpinoidea	Fox Sedge		#1 Cont.	8" O.C.	
143	If	PANICUM CLANDESTINUM	DEERTONGUE		#1 CONT	16–18" O.C.	
577	oc	Osmunda cinnamomea	Cinnamon Fern		#2 Cont.	2–3' O.C.	
362	pv	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass		#2 Cont.	2–3' O.C.	
116	res	Rudbeckia laciniata	Cutleaf Coneflower		#1 Cont	18" O.C.	
429	ss	Schizachyrium scoparium	Little Bluestem		#1 Cont	18" O.C.	

3 **OVERALL PLANT LIST**
SCALE: NTS

E. LAWN:
- I. LAWN SEED MIX: ECO–LAWN PER LANDSCAPING NOTES, SHEET C580. SEED AT THE RATE OF 6 TO 8 LBS PER 1,000 SF WITH COVER CROP OF TEMPORARY COVER SEED AT 2 TO 3 LBS PER 1000 SF.
- II. TEMPORARY COVER SEED MIX: SEED AT THE RATE OF 3 TO 4 LBS PER 1,000 SF.
- III. TEMPORARY COVER SEED MIX TO BE APPLIED ONLY FOR LATE FALL OR SUMMER SOIL STABILIZATION OUTSIDE ALLOWED SEEDING PERIODS.

F. BIORETENTION AREA:
- I. BIORETENTION AREA SEED MIX: SEED AT THE RATE OF 0.5 LBS PER 1000 SF WITH A COVER CROP OF GRAIN RYE (FALL–WINTER SEEDING) OR JAPANESE MILLET (SUMMER SEEDING) AT SEEDING RATE. MULCHING AND ESTABLISHMENT MAINTENANCE AS DIRECTED BY MANUFACTURER.

G. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
- I. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN, TO BE APPLIED ONCE SEEDING IS COMPLETE.
- II. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.

G. ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.

H. ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.

I. LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

J. ALL LANDSCAPING SHOWN ON THESE PLANS SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE OF THE SITE. ALL VEGETATION NOT SO MAINTAINED SHALL BE REPLACED WITH NEW COMPARABLE VEGETATION AT THE BEGINNING OF THE NEXT GROWING SEASON.

SITE LEGEND:

- PROPOSED BUILDING
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED CURB
- 80 — PROPOSED 10 FT CONTOUR
- 79 — PROPOSED 2 FT CONTOUR
- 79.2 x — PROPOSED SPOT GRADE
- PROPOSED PERMEABLE ASPHALT PAVEMENT
- 25 — PROPOSED PARKING COUNT
- PROPOSED TREES
- PROPOSED SHRUBS
- PROPOSED HERBACEOUS PLANTS
- MULCH BED
- RIVERSTONE BED
- 4.3 / CO — PLANT QUANTITY / PLANT NAME

SOIL RESTORATION NOTES:

SOIL SHALL BE RESTORED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND THE LATEST EDITION OF THE NYSDEC DEEP–RIPPING AND COMPACTION GUIDELINES.

IN AREAS WHERE SOIL DISTURBANCE HAS OCCURRED OUTSIDE OF BUILDINGS AND PAVEMENT AREAS, THE DISTURBED SUB–SOILS SHALL BE RETURNED TO ROUGH GRADE AND THE FOLLOWING SOILS RESTORATION STEPS APPLIED:

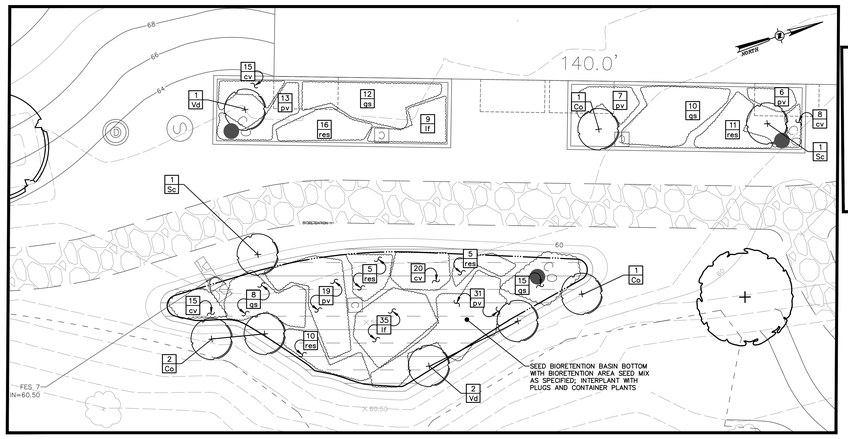
1) APPLY THREE INCHES OF COMPOST OVER SOIL. COMPOST SHALL BE AGED, FROM PLANT DERIVED MATERIALS, FREE OF VIABLE WEED SEEDS, HAVE NO VISIBLE FREE WATER OR DUST PRODUCED WHEN HANDLING, PASS THROUGH A HALF INCH SCREEN AND HAVE A PH SUITABLE TO GROW DESIRED PLANTS.

2) TILL COMPOST INTO THE SUBSOIL TO A DEPTH OF AT LEAST 12–INCHES USING A CAT–MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING AND CIRCULATING AIR AND COMPOST INTO SUB–SOILS.

3) ROCK–PICK UNTIL UPLIFTED STONE/ROOK MATERIALS OF FOUR INCHES AND LARGER SIZE ARE CLEANED OFF THE SITE.

4) APPLY TOPSOIL TO A DEPTH OF SIX INCHES.

NOTES:
1. BROADCAST DENSITY, MULCHING, AND FIRST & SECOND SEASON MAINTENANCE TO MATCH MANUFACTURER'S RECOMMENDATIONS TO ENSURE PROPER ESTABLISHMENT.
2. OWNER TO FOLLOW GROWING SEASON MAINTENANCE RECOMMENDATIONS AFTER 1 YEAR TO ACHIEVE PROPER ESTABLISHMENT. CONTRACTOR TO INSTALL A 3"–4" SPADE CUT EDGE AT ALL LAWN/MULCH INTERFACES (TYP); CONTRACTOR TO ROUGHLY STAKE OUT AREA FOR OWNER APPROVAL PRIOR TO EDGING AND MULCHING
3. ALL AREAS DISTURBED AS A RESULT OF CONSTRUCTION ACTIVITIES AND WHICH ARE NOT OTHERWISE CALLED OUT AS HARDSCAPE OR LANDSCAPE PLANTING AREAS SHALL BE SEEDED TO ESTABLISH LAWN PER LANDSCAPING NOTES.



4 **BIORETENTION AREA 1 & PLANTERS PLANTING PLAN**
SCALE: 1"=10'

PLANT LIST

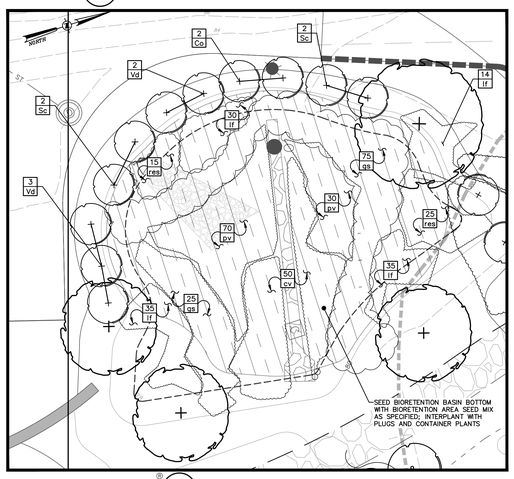
QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
SHRUBS							
4	Co	Cornus sericea	Red–Osier Dogwood	30"–36"	Cont.	As Shown	
2	Sc	Sambucus canadensis	Black Elderberry	12" – 18"	Cont.	As Shown	
3	Vd	Viburnum dentatum	Arrowwood Viburnum	30" – 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
60	cv	Carex vulpinoidea	Fox Sedge	LP50/50	2" PLUG	8" O.C.	
45	gs	Glyceria striata	Fowl Manna Grass	LP50/50	2" PLUG	16" O.C.	
45	If	PANICUM CLANDESTINUM	DEERTONGUE	LP50/50	2" PLUG	18" O.C.	
80	pv	Panicum virgatum	Shenandoah Switch Grass	LP50/50	2" PLUG	24" O.C.	
50	res	Rudbeckia laciniata	Cutleaf Coneflower	LP50/50	2" PLUG	12" O.C.	

5 **BIORETENTION AREA 1 & PLANTERS PLANT LIST**
SCALE: NTS

PLANT LIST

QTY	ABRV	BOTANICAL NAME	COMMON NAME	SIZE	COND	SPACING	REMARKS
SHRUBS							
2	Co	Cornus sericea	Red–Osier Dogwood	30"–36"	Cont.	As Shown	
4	Sc	Sambucus canadensis	Black Elderberry	12" – 18"	Cont.	As Shown	
5	Vd	Viburnum dentatum	Arrowwood Viburnum	30" – 36"	Cont.	As Shown	
PERENNIALS/ GRASSES							
50	cv	Carex vulpinoidea	Fox Sedge	LP50/50	2" PLUG	8" O.C.	
100	gs	Glyceria striata	Fowl Manna Grass	LP50/50	2" PLUG	16" O.C.	
100	If	Panicum clandestinum	Deertongue	LP50/50	2" PLUG	18" O.C.	
100	pv	Panicum virgatum	Shenandoah Switch Grass	LP50/50	2" PLUG	24" O.C.	
50	res	Rudbeckia laciniata	Cutleaf Coneflower	LP50/50	2" PLUG	12" O.C.	

7 **BIORETENTION AREA 2 PLANT LIST**
SCALE: NTS



6 **BIORETENTION AREA 2 PLANTING PLAN**
SCALE: 1"=10'

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NOT FOR CONSTRUCTION
EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 019381
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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Poughkeepsie, New York 12601

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248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: C281750.00
DRAWN BY: DP
REVIEWED BY: KA
ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL
DATE: 06/20/24
DRAWING NAME: LANDSCAPE PLAN
DRAWING NUMBER: C180

6/24/2024 1:26:55 PM
\\Labella\dc\Legacy\Chazen\Projects\8117\08\8117.00.00 CHAI Builders B-248\DWG\01_C180_8117.00.00_LAND.dwg

LIGHTING STATISTICS:

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Stat Zone # 1 Entire Site to PL	+	0.2 fc	5.0 fc	0.0 fc	N/A	N/A
Stat Zone # 2 Onsite Drive and Parking areas	+	0.8 fc	5.0 fc	0.0 fc	N/A	N/A

LIGHTING LEGEND:

PROPOSED BUILDING

POST AND LUMINAIRE

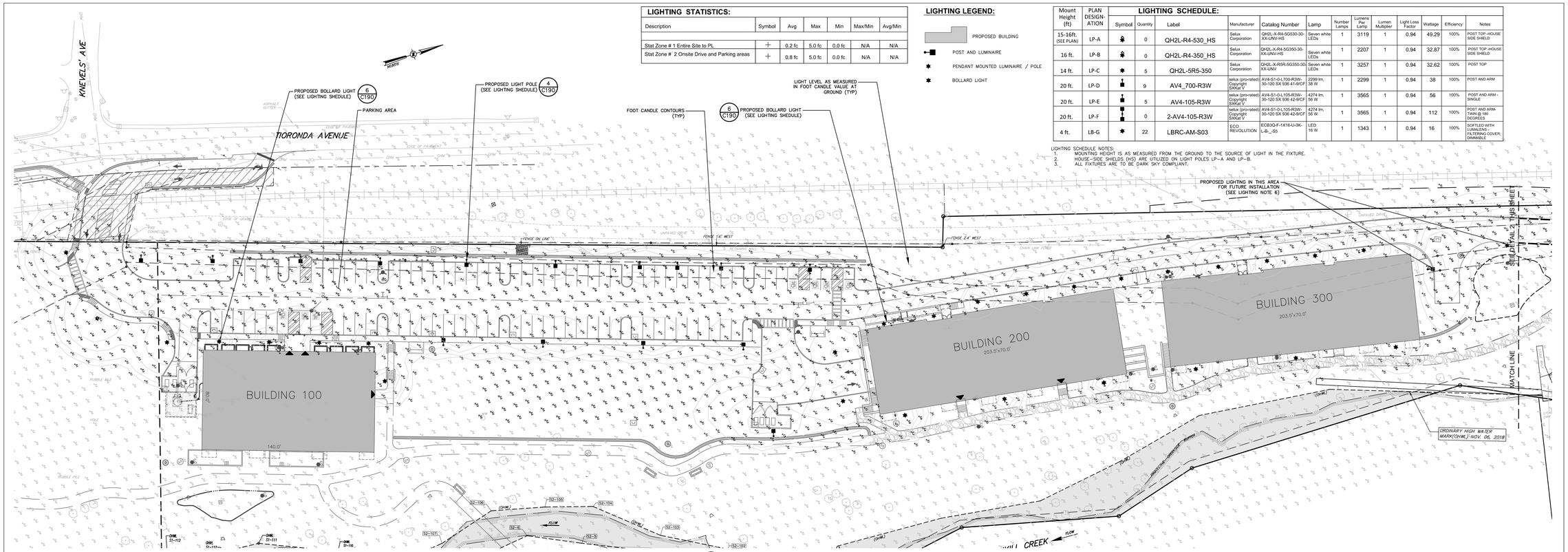
PENDANT MOUNTED LUMINAIRE / POLE

BOLLARD LIGHT

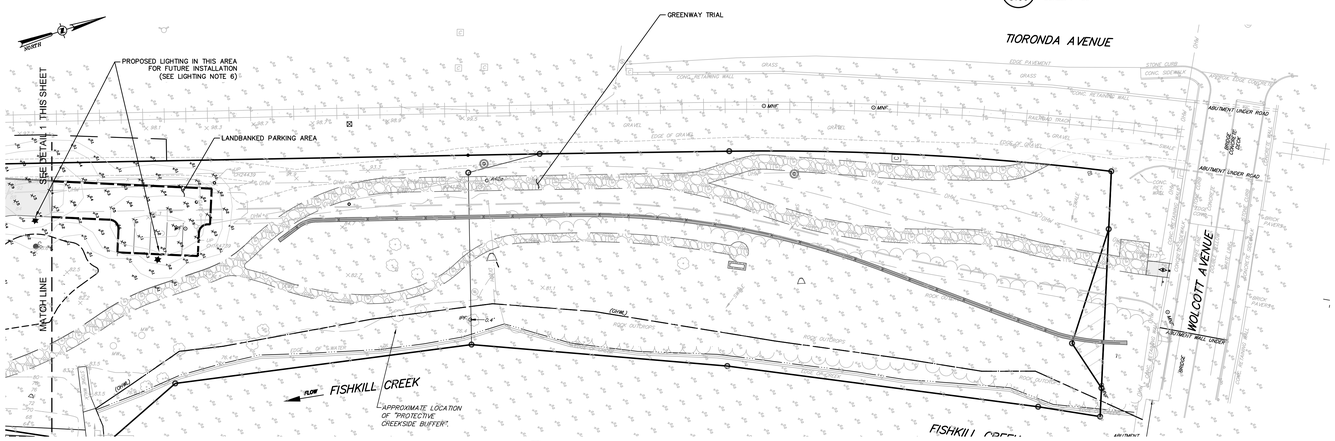
LIGHTING SCHEDULE:

Mount Height (ft)	PLAN DESIGN-ATION	Symbol	Quantity	Label	Manufacturer	Catalog Number	Lamp	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Light Loss Factor	Wattage	Efficiency	Notes
15-16ft. (SEE PLAN)	LP-A		0	QH2L-R4-530_HS	Selux Corporation	QH2L-X-R4-5GS30-30-XX-UNV-HS	Seven white LEDs	1	3119	1	0.94	49.29	100%	POST TOP-HOUSE SIDE SHIELD
16 ft.	LP-B		0	QH2L-R4-350_HS	Selux Corporation	QH2L-X-R4-5GS50-30-XX-UNV-HS	Seven white LEDs	1	2207	1	0.94	32.87	100%	POST TOP-HOUSE SIDE SHIELD
14 ft.	LP-C		5	QH2L-5R5-350	Selux Corporation	QH2L-X-R5R-5G350-30-XX-UNV	Seven white LEDs	1	3257	1	0.94	32.62	100%	POST TOP
20 ft.	LP-D		9	AV4_700-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0-L700-R3W-30-120 SX 936 41-9/CF	2299 lm, 38 W	1	2299	1	0.94	38	100%	POST AND ARM
20 ft.	LP-E		5	AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0-L105-R3W-30-120 SX 936 42-9/CF	4274 lm, 56 W	1	3565	1	0.94	56	100%	POST AND ARM - SINGLE
20 ft.	LP-F		0	2-AV4-105-R3W	selux (pro-rated) Copyright SXKat V	AV4-S1-0-L105-R3W-30-120 SX 936 42-9/CF	4274 lm, 56 W	1	3565	1	0.94	112	100%	POST AND ARM-TWIN @ 180 DEGREES
4 ft.	LB-G		22	LBRC-AM-S03	ECO REVOLUTION	ECB3Q-F-1X16-U-3K-L-B-_-S5	LED 16 W	1	1343	1	0.94	16	100%	SOFTLED WITH SOFTLED FILTERING COVER. DIMMABLE

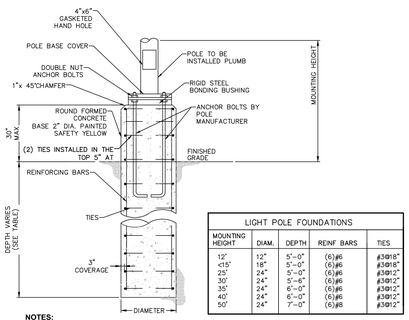
LIGHTING SCHEDULE NOTES:
1. MOUNTING HEIGHT IS AS MEASURED FROM THE GROUND TO THE SOURCE OF LIGHT IN THE FIXTURE.
2. HOUSE-SIDE SHIELDS (HS) ARE UTILIZED ON LIGHT POLES LP-A AND LP-B.
3. ALL FIXTURES ARE TO BE DARK SKY COMPLIANT.



1 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'



2 C190 **PHOTOMETRIC LIGHTING PLAN**
SCALE: 1"=30'

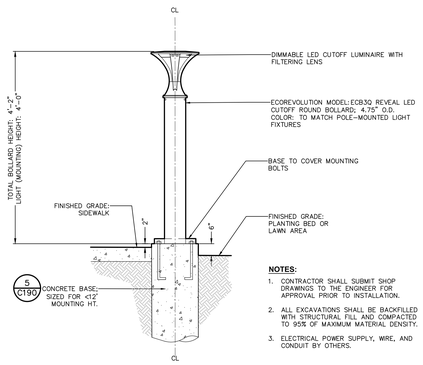


LIGHT POLE FOUNDATIONS				
MOUNTING HEIGHT	DIAM.	DEPTH	REINF BARS	TIES
12'	12"	5'-0"	(6)#6	#3@18"
<15'	18"	5'-0"	(6)#6	#3@18"
25'	24"	5'-0"	(6)#6	#3@12"
30'	24"	5'-6"	(6)#6	#3@12"
35'	24"	6'-0"	(6)#6	#3@12"
40'	24"	6'-0"	(6)#8	#3@12"
50'	24"	7'-0"	(6)#8	#3@12"

NOTES:
1. CONDUITS AND GROUNDING SHALL BE AS REQUIRED BY THE ELECTRICAL DESIGN.
2. ALL CONCRETE SHALL BE **4,500 PSI** @ 28 DAYS.
3. ALL REINFORCING STEEL SHALL BE GRADE 60.
4. DESIGNED FOR **90 MPH** WIND WITH FIXTURE AREA OF **13 SF.**
5. FOUNDATION DIAMETER AND REINFORCING CIRCLE SHALL BE COORDINATED WITH ANCHOR BOLT LIMITS.
6. FOUNDATIONS SHALL BE AUGERED INTO UNDISTURBED NATURAL SOIL OR COMPACTED FILL PER SITE GRADING PLANS.

5 C190 **LOT LIGHTING CONCRETE BASE**
SCALE: N.T.S.

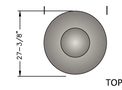
LIGHTING NOTES:
1. PROPOSED LIGHTING AS MANUFACTURED BY SELUX LIGHTING. PROPOSED POLE LENGTHS VARY, SEE LIGHTING CHART.
2. GRID NUMBERS SHOWN REPRESENT FOOT CANDLE VALUES AT GROUND PLANE.
3. THE LIGHTING FIXTURES, SURFACE LOCATIONS AND ASSOCIATED PHOTOMETRIC VALUES ARE IDENTIFIED BY THE CHAZEN COMPANIES. DETAILED DESIGN OF THE LIGHTING SPECIFICATIONS, FOUNDATION DESIGN, LIGHTING CONDUIT, WIRING, AND CONTROL CIRCUITRY SHALL BE BY OTHERS.
4. IF DISCREPANCIES EXIST BETWEEN THE LIGHTING SCHEDULE AND LIGHTING PLAN, THE PLAN SHALL DICTATE.
5. THE EXISTING STREET LIGHTS IN THE RIGHT-OF-WAYS HAVE NOT BEEN INCLUDED IN THIS PHOTOMETRIC ANALYSIS. THE LIGHT LEVELS SHOWN HEREON REFLECT THE PROPOSED LIGHTING ON SITE.
6. LIGHTING AND ELECTRICAL SERVICE WIRING SHALL ONLY BE INSTALLED IN THE EVENT OF BUILDOUT OF LANDBANKED PARKING. INSTALL ELECTRIC CONDUIT STUBS-UPS, COVER AND MARK LOCATIONS IN CURRENT WORK PHASE.



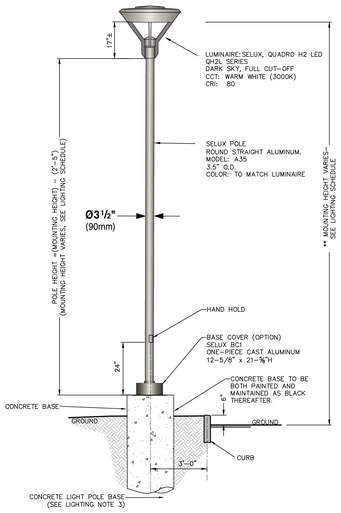
NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

6 C190 **BOLLARD LIGHT FIXTURE DETAIL**
SCALE: N.T.S.

SECTION VIEW

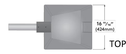


TOP VIEW



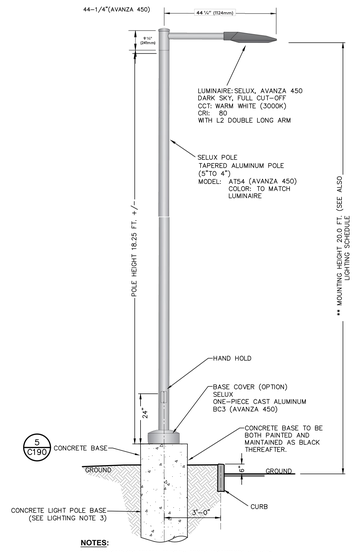
NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.

3 C190 **PEDESTRIAN SCALE LIGHTING FIXTURE DETAIL**
SCALE: N.T.S.



TOP VIEW

SIDE VIEW



NOTES:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION.
2. ALL EXCAVATIONS SHALL BE BACKFILLED WITH STRUCTURAL FILL AND COMPACTED TO 95% OF MAXIMUM MATERIAL DENSITY.
3. ELECTRICAL POWER SUPPLY, WIRE, AND CONDUIT BY OTHERS.
4. WHEN LIGHT FIXTURE IS ADJACENT TO PARKING, BASE HEIGHT TO BE 30" HIGH.

4 C190 **PARKING AREA LIGHTING FIXTURE DETAIL**
SCALE: N.T.S.

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EXP: ##/##/20##
EXP: ##/##/20##

CERTIFICATE OF AUTHORIZATION NUMBER:
PROFESSIONAL ENGINEERING: 018381
LAND SURVEYING: 017976
GEOLOGICAL: 018750

It is a violation of New York Education Law Art. 145 Sec. 7209 & Art. 147 Sec. 7307, for any person, unless acting under the direction of a licensed architect, professional engineer, or land surveyor, to alter an item in any way. If an item bearing the seal of an architect, engineer, or land surveyor is altered; the altering architect, engineer, or land surveyor shall affix to the item their seal and notation "altered by" followed by their signature and date of such alteration, and a specific description of the alteration.

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NO.	DATE:	DESCRIPTION:
Revisions		

PROJECT NUMBER: CZ81750.00
DRAWN BY: DC
REVIEWED BY: KA
ISSUED FOR: ISSUED FOR PLANNING BOARD APPROVAL
DATE: 06/20/24
DRAWING NAME:

248 Tioronda Avenue
248 Tioronda Avenue
Beacon, New York 12508

PHOTOMETRIC LIGHTING PLAN

DRAWING NUMBER: **C190**

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SITE SECTION A

SCALE: NTS

SITE SECTION B

SCALE: NTS

SK-06

JULY 08, 2024

SITE SECTIONS

RESIDENTIAL PROPOSAL

248 TIORONDA AVENUE
BEACON, NEW YORK

Matthew Cordone Architect PLLC
92 N. Broadway,
Irvington, New York 10533
phone: 917.749.8071
email: mcordone@mcapllc.net

WEST ELEVATION
SCALE: NTS

EAST ELEVATION
SCALE: NTS

SK-07
JULY 08, 2024

ELEVATIONS
RESIDENTIAL PROPOSAL
248 TIORONDA AVENUE
BEACON, NEW YORK

Matthew Cordone Architect PLLC
92 N. Broadway,
Irvington, New York, 10533
phone: 917.749.8071
email: mcordone@mcapllc

SOUTH ELEVATION
SCALE: NTS

NORTH ELEVATION
SCALE: NTS

Matthew Cordone Architect PLLC
92 N. Broadway,
Irvington, New York, 10533
phone: 917.749.8071
email: mcordone@mcapllc

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July 30, 2024

John Gunn, Board Chair
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

RE: 248 Tioronda Avenue
Beacon, New York 12508
Revised Concept Plan Application
Narrative of Proposed Plan Amendments

Dear Mr. Gunn,

The Applicant for the above-referenced project, Beacon 248 Holdings, LLC, is currently seeking approval for a revised Concept Site Plan from the Beacon City Council for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site, located at 248 Tioronda Ave, City of Beacon, NY (Tax Parcel 6054-45-012574). At the direction of the City Council, we are now submitting the Full Environmental Assessment Form (FEAF) for this project to the City of Beacon Planning Board for review and SEQR determination. Therefore, we respectfully request that this project be placed on the next available Planning Board meeting agenda.

The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. The Applicant requested the City Council waive the non-residential square footage requirement for the project, as the Applicant is proposing additional public amenities as shown on the revised Concept Site Plan that were not previously required of the project. The Applicant is also proposing an elevated platform that will extend the currently under-construction Greenway Trail to an island located within the Fishkill Creek.

The 9.18-acre project site consists of a single tax parcel identified as parcel 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100, formerly approved as a 23,124 SF two-story office building, is now proposed to be a three story, 36-unit residential building. Of the 36 proposed apartments, 4 will be reserved for workforce housing. Buildings 200 and 300 will remain multifamily residential as previously approved. The minimum required parking spaces has been reduced from 207 to 141. The provided number of parking spaces has been reduced from 217 to 164.

Project History:

The current property owner and previous Applicant, Beacon 248 Development, LLC, received Concept Plan and Special Permit Approvals by the City of Beacon City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential development. The Planning Board was Lead Agency for the State Environmental Quality

Review (SEQR), and a Negative Declaration was adopted on April 8, 2014, after determination that the project would not have any significant adverse environmental impacts. Planning Board Approvals for Subdivision (lot consolidation) and Site Plan were granted on January 13, 2015. The approved site plan layout included four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only.

In 2017, the City Council adopted zoning amendments which included amendments to the FCD regulations. "Attached apartment and multifamily dwellings" is a permitted principal use that previously required a special permit from the City Council in the FCD District. However, the adopted zoning amendments eliminate the need for a special permit. When the site plan was amended to change Building 100 from residential to office use in 2020, the amended site plan was approved alongside the subdivision approval on April 18, 2020 and a Negative Declaration pursuant to SEQR was made on June 11, 2019.

The Applicant is now seeking approval for a revised concept plan, a waiver (for the require 25% nonresidential area), and amended site plan for updates to Building 100 and parking. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. The proposed site plan provides 155 residential parking spaces (which includes 87 surface spaces and 68 spaces below building), 5 land banked spaces, and 4 greenway/ rail trail spaces, which totals 164 parking spaces (13 accessible spaces provided) and meets zoning requirements. The site plans for Buildings 200, Building 300, and the greenway remain the same as previously approved.

Justification for Proposal Conversion of Use:

The Applicant has marketed the approved office space prior to and throughout construction, but has not had success finding a tenant. The zoning changes encouraging mixed use projects were undertaken in 2017. Since that time, significant changes to the office market have taken place on a nationwide scale. Demand for office space has greatly been diminished and this site, further from Main Street than other office offerings, is less attractive for potential tenants. It's the Applicant's belief that the proposed residential use would be more appropriate for the project site and surrounding neighborhood.

Site Plan Changes:

The following outlines the plan changes that have been incorporated into the revised Concept Site Plan:

- Conversion of Building 100 from office to 36 units of multi-family residential (including 4 workforce housing units);
- Proposed elevated Greenway Trail boardwalk platform to the island within Fishkill Creek;
- Reduction of proposed parking spaces from 217 to 164;
- Elimination of Retaining Wall 2
- Lighted bollards on the eastern side (rear) of Buildings 200 & 300
- Landscaping relocated from the eliminated parking area to the northern side entrance of Building 100

Please find the Full Environmental Assessment Form attached. We respectfully request that this project be placed on the next available Planning Board meeting agenda. If you have any questions or need any additional information, please don't hesitate to contact me at (845) 454-3980 or kahearn@labellapc.com.

Respectfully submitted,

Kyle Ahearn, PE
Senior Civil Engineer, Project Manager

Enclosed: Full Environmental Assessment Form

Full Environmental Assessment Form Part 1 Report with Endnotes

248 Tioronda Ave Project

Location:

248 Tioronda Ave
City of Beacon
Dutchess County, New York

Prepared for:

Beacon 248 Holdings LLC
248 Tioronda Ave
City of Beacon,
Dutchess County, NY

Prepared by:

LaBella Associates, D.P.C.
21 Fox Street, Suite 201
Poughkeepsie, NY 12601
845-454-3980

July 30, 2024

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21 Fox Street | Poughkeepsie, New York 12601 | p 845-454-3980

Table of Contents

PROJECT DESCRIPTION

FULL ENVIRONMENTAL ASSESSMENT FORM PART 1

ENDNOTES

FIGURES

Figure 1: USGS Location Map
Figure 2: Orthophoto Tax Map
Figure 3: Land Use Map
Figure 4: Soils Map
Figure 5: Wetland, Stream, and Floodplain Map
Figure 6: NYSDEC Environmental Resource Map
Figure 7: NYSOPRHP Cultural Resource Information System (CRIS) Map

ATTACHMENTS

ATTACHMENT A: USFWS IPaC Trust Resource Report
ATTACHMENT B: May 6, 2019 NYSOPRHP SHPO Letter

PROJECT DESCRIPTION

Current Project

The Applicant, Beacon 248 Holdings LLC, is seeking approval for a revised concept plan and a waiver[1] from the Beacon City Council for the proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. The revised concept plan changes the use of Building 100 from a two-story office to a three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. Development within this District requires both City Council and Planning Board approvals. A multifamily residential development is a permitted use in the FCD Zoning District. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. This site is farther from Main Street than other office offerings making it less attractive for potential tenants. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units. See Figure 1 for a USGS location map of the project site and see Figure 2 for an orthophoto map of the project site.

The 9.18-acre project site consists of two tax parcels identified as parcels 5954-16-993482 and 6054-45-012574 on the City of Beacon tax map, and is located at 248 Tioronda Ave, City of Beacon, Dutchess County, NY 12508. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. Buildings 200 and 300 will remain multifamily residential as previously approved. Municipal water and sewer service will continue to serve the site.

The FEAF was completed utilizing the NYSDEC EAF Mapper. The EAF Mapper tool sometimes indicates limited availability for certain digital data. Endnotes are provided for certain responses to provide clarification of or reference used for the response.

Project History

The current property owner and previous Applicant, Beacon 248 Development, LLC, received Concept Plan and Special Permit Approvals by the City of Beacon City Council on August 4, 2014, for the redevelopment of the site for a 100-unit multifamily residential development. The Planning Board was Lead Agency for the State Environmental Quality Review (SEQR), and a Negative Declaration was adopted on April 8, 2014, after determination that the project would not have any significant adverse environmental impacts. Planning Board Approvals for Subdivision (lot consolidation) and Site Plan were granted on January 13, 2015. The approved site plan layout included four residential buildings, a 1,200 SF clubhouse, and a swimming pool for use by residents only.

In 2017, the City Council adopted zoning amendments which included amendments to the FCD regulations. "Attached apartment and multifamily dwellings" is a permitted principal use that previously required a special permit from the City Council in the FCD District. However, the adopted zoning amendments eliminate the need for a special permit. When the site plan was amended to change Building 100 from residential to office use in 2020, the amended site plan was approved alongside the subdivision approval on April 18, 2020 and a Negative Declaration pursuant to SEQR was made on June 11, 2019.

[1] Per Section 223-41, the City Council is permitted to waive the 25% non-residential requirement. The revised concept plan is entirely residential and cannot meet the 25% requirement.

The Applicant is now seeking approval for a revised concept plan, a waiver (for the require 25% nonresidential area), and amended site plan for updates to Building 100 and parking. Building 100, formerly approved as a 25,400 SF two-story office building, is now proposed to be a 34,686 SF three story residential building. The proposed site plan provides 155 residential parking spaces (which includes 87 surface spaces and 68 spaces below building), 5 land banked spaces, and 4 greenway/ rail trail spaces, which totals 164 parking spaces (13 accessible spaces provided) and meets zoning requirements. The site plans for Buildings 200, Building 300, and the greenway remain the same as previously approved.

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the applicant or project sponsor to verify that the information contained in Part 1is accurate and complete.

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 248 Tioronda Ave Proposed Multifamily Development and Office Building		
Project Location (describe, and attach a general location map): 248 Tioronda Avenue (along Fishkill Creek), City of Beacon, Dutchess County, NY; Tax Parcel 6054-45-012574		
Brief Description of Proposed Action (include purpose or need): The Applicant, Beacon 248 Holdings LLC, is seeking approval for a revised concept plan and waiver from the Beacon City Council for proposed redevelopment of the northern portion of the former Tuck Industries manufacturing site. The revised concept plan changes the use of Building 100 from a two-story office to three-story multifamily apartment building with associated parking modifications. Pending City Council approval, amended site plan approval from the Planning Board will also be sought. The project site is situated in the Fishkill Creek Development (FCD) district, as designated by the City of Beacon Zoning Map. A multifamily residential development is a permitted use in the FCD Zoning District. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. This site is farther from Main Street than other office offerings making it less attractive for potential tenants. In an effort to increase public benefit, the Applicant has revised the Greenway Trail to include the island in Fishkill Creek, is in efforts to revise the easement to include the full island, removed the steps to increase ADA accessibility, and dedicated four public parking spaces for Greenway Trail users. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units.		
Name of Applicant/Sponsor: Beacon 248 Holdings LLC (Bernard Kohn)	Telephone: 917-696-4402 E-Mail: berry@chaibuilders.com	
Address: 147 Union Street, Suite 101		
City/PO: Poughkeepsie	State: NY	Zip Code: 12601
Project Contact (if not same as sponsor; give name and title/role): (Same as Applicant)	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): Beacon 248 Development, LLC	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. ("Funding" includes grants, loans, tax relief, and any other forms of financial assistance.)		
Government Entity	**If Yes: Identify Agency and Approval(s) Required**	**Application Date (Actual or projected)**
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	FCD Concept Plan Approval, Waiver, Zoning Text Amendment	Summer 2024
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Amended Site Plan approval	Summer 2024
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	DCDOH for water/sewer; DC Planning 239m referral	DCDOH Approved November 9, 2020
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYSDEC GP0-20-001	NOI Approved March 2021
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? ☐Yes ☑No

- **If Yes,** complete sections C, F and G.
- **If No,** proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? ☑Yes ☐No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? ☑Yes ☐No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway; Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) ☑Yes ☐No

If Yes, identify the plan(s):

Remediaton Sites:314044, Remediaton Sites:546031

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? ☐Yes ☑No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Fishkill Creek Development (FCD) District; refer to FEAF Narrative.

b. Is the use permitted or allowed by a special or conditional use permit? ☑ Yes ☐ No

c. Is a zoning change requested as part of the proposed action? ☑ Yes ☐ No
If Yes,
i. What is the proposed new zoning for the site? A zoning text amendment is being sought for additional residential density.

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Department with support from Dutchess County Sheriff's Department and NYS Police

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire District

d. What parks serve the project site?
Hudson Highlands State Park, Memorial Park, South Avenue Park

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? Residential

b. a. Total acreage of the site of the proposed action? 9.[illegible] acres
b. Total acreage to be physically disturbed? 7.03 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 9.18 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 12 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)	
Initial Phase				100	Increase of 36 units from approved plan.
At completion of all phases				100	

g. Does the proposed action include new non-residential construction (including expansions)? ☑ Yes ☐ No

If Yes,

i. Total number of structures 3

ii. Dimensions (in feet) of largest proposed structure: 3 stories height; 203.5' width; and 70' length

iii. Approximate extent of building space to be heated or cooled: 100,759 square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐Yes ☐No
If Yes, describe:

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐Yes ☐No
If Yes:

- acres of aquatic vegetation proposed to be removed:
- expected acreage of aquatic vegetation remaining after project completion:
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access):
- proposed method of plant removal:
- if chemical/herbicide treatment will be used, specify product(s):

v. Describe any proposed reclamation/mitigation following disturbance:

c. Will the proposed action use, or create a new demand for water? ☑Yes ☐No
If Yes:

i. Total anticipated water usage/demand per day: Total 17,710 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☑Yes ☐No
Increase of 5,834 gpd from approved plan.
If Yes:

- Name of district or service area: City of Beacon water district
- Does the existing public water supply have capacity to serve the proposal? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No
- Do existing lines serve the project site? ☑Yes ☐No

iii. Will line extension within an existing district be necessary to supply the project? ☐Yes ☑No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project:
- Source(s) of supply for the district:

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐Yes ☑No
If, Yes:

- Applicant/sponsor for new district:
- Date application submitted or anticipated:
- Proposed source(s) of supply for new district:

v. If a public water supply will not be used, describe plans to provide water supply for the project:

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☑Yes ☐No
If Yes:

i. Total anticipated liquid waste generation per day: Total 17,710 gallons/day
Increase of 5,834 gpd from approved plan.

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each):
Sanitary sewage

iii. Will the proposed action use any existing public wastewater treatment facilities? ☑Yes ☐No
If Yes:

- Name of wastewater treatment plant to be used: Beacon STP
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑Yes ☐No
- Is the project site in the existing district? ☑Yes ☐No
- Is expansion of the district needed? ☐Yes ☑No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 0.5 acres (impervious surface)

_____ Square feet or 9.1 acres (parcel size)

ii. Describe types of new point sources. Point sources remain the same as the previously approved plan.

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

Stormwater management system which will discharge to Fishkill Creek

- If to surface waters, identify receiving water bodies or wetlands: Fishkill Creek
- Will stormwater runoff flow to adjacent properties? ☐ Yes ☑ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☑ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☑No

Refer to FEAF Narrative.

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

To be determined.

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric Corp.

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00 am to 7:00 pm
- Saturday: 7:00 am to 7:00 pm
- Sunday: NA
- Holidays: NA

ii. During Operations:

- Monday - Friday: 24 hours (residential)
- Saturday: 24 hours (residential)
- Sunday: 24 hours (residential)
- Holidays: 24 hours (residential)

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Temporary noise from construction activities will be limited to the hours of 7:00 AM to 7:00 PM Monday to Saturday, and all motorized equipment used in construction will be operated with a muffler, in compliance with the City of Beacon Code Chapter 149, Noise, Section 149-6.F.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe: _____

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

All exterior lighting will be of such type and location and will have such shading to prevent the source of light from being seen from any adjacent residential property or from the street in accordance with Section 223-14.B of the zoning regulations.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Typical treatments will be used.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☐ Industrial ☑ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): school, animal rescue facility

ii. If mix of uses, generally describe:

City of Beacon highway garage, public school, single family residences, two family residence, vacant residential land, animal rescue facility, vacant FCD property, MTA railroad property, Greenway

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	2.30	2.89	+0.59
• Forested	3.50	2.63	-0.87
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	2.37	3.98	+1.61
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0.31	0.31	0
• Wetlands (freshwater or tidal)	(1.81)	(1.81)	0
• Non-vegetated (bare rock, earth or fill)	0.70	0	-0.70
• Other Describe: _____	0	0	0

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☑ Yes ☐ No

If Yes,

i. Identify Facilities:

Beacon City School District public school across Tioronda Avenue from site

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

iii. Describe any development constraints due to the prior solid waste activities: _____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☑ Yes ☐ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

NYSDEC Remediation Site Code 314044. Refer to FEAF Narrative Section 9.0.

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☑ Yes – Environmental Site Remediation database — Provide DEC ID number(s): 314044, 546031

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

NA

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): 314044, C314118, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

Site Code 314044. C314117: Beacon Terminal = Classification A; 546031: Hudson River PCB Contamination = Classification 02; C314118: Churchill Mills = Classification N

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Udorthents, smoothed 100 %

d. What is the average depth to the water table on the project site? Average: >3 feet

e. Drainage status of project site soils:
☑ Well Drained: 45 % of site
☑ Moderately Well Drained: 45 % of site
☑ Poorly Drained 10 % of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 1 % of site
☑ 10-15%: 4 % of site
☑ 15% or greater: 4 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☑ Yes ☐ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☑ Yes ☐ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name 862-237 Classification C
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name Federal Waters, Federal Waters, Federal Waters,... Approximate Size _____
- Wetland No. (if regulated by DEC) NA

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☑ Yes ☐ No

j. Is the project site in the 100-year Floodplain? ☑ Yes ☐ No

k. Is the project site in the 500-year Floodplain? ☑ Yes ☐ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☑ Yes ☐ No
If Yes:

i. Name of aquifer: Principal Aquifer

m. Identify the predominant wildlife species that occupy or use the project site:
Common urban species
Refer to FEAF Narrative Section 10.0

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No
If Yes:
i. Describe the habitat/community (composition, function, and basis for designation):
ii. Source(s) of description or evaluation:
iii. Extent of community/habitat:
- Currently: acres
- Following completion of project as proposed: acres
- Gain or loss (indicate + or -): acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No
If Yes:
i. Species and listing (endangered or threatened):
Atlantic Sturgeon, Shortnose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No
If Yes:
i. Species and listing:

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No
If yes, give a brief description of how the proposed action may affect that use:

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No
If Yes, provide county plus district name/number:

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No
i. If Yes: acreage(s) on project site?
ii. Source(s) of soil rating(s):

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No
If Yes:
i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature
ii. Provide brief description of landmark, including values behind designation and approximate size/extent:

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No
If Yes:
i. CEA name:
ii. Basis for designation:
iii. Designating agency and date:

e. 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? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☐ Historic Building or District

ii. Name: Eligible property:Delahay-Ormsbee Residence, Eligible property:BIN 1006340 COOPERATION BRIDGE, Tioronda Estate–Craig ...

iii. Brief description of attributes on which listing is based:

f. 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? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s):

ii. Basis for identification:

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Refer to Endnotes. Wolcott Ave Bridge

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): SASS, NYSDEC Trails, NYS Scenic Byways, Federal, State, County, and municipal recreation, State Park scenic trails, Historic Sites

iii. Distance between project and resource: 0 (adjacent) miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation:

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name Beacon 248 Holdings LLC (Bernard Kohn) Date July 30, 2024

Signature Danielle Stark Danielle Stark, agent for Applicant Title Planner / Project Manager, LaBella Associates

PRINT FORM

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.

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	Remediaton Sites:314044, Remediaton Sites:546031
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Yes - Digital mapping data for Spills Incidents are not available for this location. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Yes
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Yes
E.1.h.i [DEC Spills or Remediation Site - DEC ID Number]	314044, 546031
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	314044, C314118, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	Yes
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.iv [Surface Water Features - Stream Name]	862-237
E.2.h.iv [Surface Water Features - Stream Classification]	C
E.2.h.iv [Surface Water Features - Wetlands Name]	Federal Waters

E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	Yes
E.2.j. [100 Year Floodplain]	Yes
E.2.k. [500 Year Floodplain]	Yes
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes
E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:Delahay-Ormsbee Residence, Eligible property:BIN 1006340 COOPERATION BRIDGE, Tioronda Estate–Craig House Historic District
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ENDNOTES

1. Land Use and Zoning

According to the City of Beacon Municipal Code, a multifamily residential development is a permitted use in the FCD Zoning District. See Figure 3 for a land use map of the project site. Building 100 on the project site, formerly approved as a 25,400 SF two-story office building, is proposed as a 34,686 SF three story residential building with 36 dwelling units. Building 200 and Building 300 were previously approved for a total combined 64 dwelling units. With the proposed dwelling units from Building 100, the total number of proposed dwelling units for the entire project site is now 100 total dwelling units. As per Section 223-41.14.B of the City of Beacon Municipal Code, the:

"maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11."

Given that the project total lot area is 9.18 acres, the lot area with slopes over 25% is 2.98 acres and the remaining land for dwelling unit calculation is 6.2 acres, the maximum number of dwelling units that is currently allowed for this project site is 68 units. The City plans to seek a zoning text amendment for the FCD district which will address this project's increase in residential density. Since the FCD is a mixed-use zoning district, the project's increase in residential units will allow for the critical density needed for future retail and service development.

As previously mentioned, Building 100 is now proposed for residential use instead of office use. According to Section 223-41.14.B of the Municipal Code, :

"a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval."

Given that the proposed project no longer contains nonresidential uses, a waiver is being sought from the City Council for approval of solely residential use of the project site. Since the COVID-19 pandemic and the current low demand for office space, the prior approved office use is no longer viable. Furthermore, this site is farther from Main Street than other office offerings making it less attractive for potential tenants. The Applicant has sought out a commercial tenant to no avail. The Greenway Trail has been revised to include the island in Fishkill Creek. The Applicant is in the process of revising the Greenway Trail easement to include the full island. In addition, the Applicant has dedicated 4 public parking spaces for Greenway trail users. Prior approved greenway Trail included steps. New concept includes increased ADA Accessibility with removal of steps. Building 100 will add 36 units to Beacon's housing stock, including 4 workforce Housing Units.

City of Beacon Comprehensive Plan

The City of Beacon Comprehensive Plan, adopted on December 17, 2007, proposed a combination of new open spaces and parks balanced with new opportunities for commercial and residential development in several key areas of the City, including the former industrial sites along the Fishkill Creek. The 2007 Comprehensive Plan encouraged residential development at these old industrial

sites, and actually provided for greater density (15 dwelling units per acre), stating that: *"Allowing these lands to be built at greater densities represents an efficient use of land in a location capable of supporting this level of development. The City expects to benefit from this through the physical revitalization of these areas."*

The Comprehensive Plan Update, adopted on April 3, 2017, (the "Plan") reflects land use, demographic and socioeconomic changes that have taken place since the 2007 plan was adopted. The updated recommendations in the Plan address environmental protection, economic development, affordable housing and improved community services and facilities. The primary focus of the 2017 Plan is the waterfront and train station area; therefore, many of the policies and recommendations of the 2007 Comprehensive Plan that applied to the project site are still applicable.

The goals of the Plan that relate to "*Environmental Resources*" include to "*preserve environmentally significant features and create an open space system of sufficient size to reserve adequate areas for the protection of water related resources, wildlife, and land forms of particular environmental value. The rare assets of the City, such as the Hudson River and Fishkill Creek, should be protected, as should the Hudson Highlands on the slopes of Mt. Beacon*" and to "*encourage high environmental standards for development and infrastructure, develop sources of renewable energy and improve the environmental performance of City-owned property* (page 24)." One of the objectives of this goal is to "*establish and preserve open space corridors along Fishkill Creek and the Hudson River, and seek open space linkages to the large areas of open space in the Hudson Highlands on the slopes of Mt. Beacon*". The proposed public Greenway Trail is consistent with this goal and objective, as the trail area along the creek is preserved with a conservation easement, and extends across the site to allow connection to adjacent properties along the creek.

The goal of the Comprehensive Plan that relates to "*Recreation and Community Facilities*" is that "*community services for all age groups should be provided consistent with the economic growth of the City and its available resources. Regional facilities should be encouraged to locate in the City. Develop a recreational open space system of sufficient size and locational qualities to meet the complete range of recreational needs for the people*" (page 142). An objective of this goal is to "continue to *develop Greenways along the Hudson River and Fishkill Creek for public recreation, and provide linkages to trails towards the Hudson Highlands and the slopes of Mt. Beacon*" and to "*determine the future use of the railroad tracks along Fishkill Creek for vehicles capable of utilizing the tracks or for a bicycle and pedestrian path, and implement the decision*" (page 144).

The project includes a Greenway Trail along the Fishkill Creek that will be accessible to the public and which can connect to adjacent properties. The proposed Greenway Trail is likely to alleviate some of the pressure on other public parks and recreational facilities in the city.

Based on this information, the project is consistent with the City of Beacon Comprehensive Plan.

City of Beacon Local Waterfront Revitalization Plan (LWRP)

The project is consistent with the Beacon LWRP. Policy #25 of the LWRP adopted March 7, 2011, lists 13 viewsheds that should be protected which contribute to the scenic quality of the coastal area. None of the views extends over the subject development site, or over any nearby site in the Fishkill Creek Corridor. The project is consistent with the applicable LWRP recommendations for development in scenic viewsheds, including setback from the Fishkill Creek shoreline to preserve the privacy and some grade-separation of the pedestrian trail along the Creek. Section 12.0, Community Character, provides a description of the proposed architecture and preliminary information regarding visual impacts. Since the project is consistent with the LWRP, no significant adverse impacts are anticipated.

A Coastal Consistency assessment was undertaken as part of the April 18, 2020 approval. This consistency assessment continues to apply to the project as the overall design (including the setback to the Fishkill Creek shoreline) has not changed and the greenway continues to be proposed.

2. Water Usage / Wastewater Generation

The project will be served by City of Beacon municipal water and sewer service. A 12" water main and 8" sewer main are located along Tioronda Avenue. Sewage generated from residential buildings will be conveyed via gravity flow to an onsite sewage pump station, where it will be pumped via force main and tapped in to the existing 2-inch fiberglass pipe which extends under the railroad property and ties into the City sewer system.

According to the NYSDEC Design Standards for Intermediate-Sized Wastewater Treatment Systems, March 2014, an apartment is expected to result in 110 gallons per day (gpd) per bedroom water usage and wastewater generation, which incorporates a reduction for the use of water saving plumbing fixtures. This project proposes 47 one-bedroom units, 46 two-bedroom units, 6 three-bedroom units, and 1 four-bedroom unit, for a total of 161 bedrooms in the 100 apartment units. The project with 161 bedrooms would be expected to result in 17,710 gallons per day water usage and wastewater generation. Therefore, the total estimated water usage and wastewater generation for the project is estimated to be 17,710 gpd, which is 5,834 gpd more than the prior office use.

The project site is located within the City of Beacon water district and City of Beacon sewage treatment plant. The project will maintain existing infrastructure connections and no improvements are proposed. The City is anticipated to have adequate capacity to serve the project. As a result, the project will not result in a significant adverse impact on surface or groundwater quality or quantity.

3. Stormwater

Point sources remain the same as the previously approved plan. They include piped end sections from the project's subsurface collection & conveyance pipes. The areas of new development are treated to NYSDEC Standards for new development prior to discharge. The areas of redevelopment are partially treated in accordance with NYSDEC requirements.

4. Traffic and Parking

Traffic

Access to the project site is provided from Tioronda Avenue over an at grade crossing easement granted by the MTA. As part of the modified concept plan, there is no proposed change in access from the approved plan. Based on information provided in traffic analyses from 2013 and 2014, and as acknowledged in the previous approval, the capacity of the Wolcott and Tioronda Avenues intersection could support an additional 833 multifamily units during the am peak and 681 units on the pm peak OR an additional 258,000 SF of general office at the AM peak and 260,000 SF at the PM peak, and still maintain a LOS of "B". Therefore, the removal of the previously approved office space, and increase of 36 residential units will not result in significant adverse impacts to the traffic network. Temporary traffic generated during demolition and construction activities includes construction employees and the delivery of equipment and materials. The project is not expected to result in any adverse impacts in regard to temporary traffic during construction.

Parking

According to Section 223-26(F) of the City of Beacon Code, the Fishkill Creek Development (FCD) zoning district requires 1 space per dwelling plus ¼ space for each bedroom, which results in a minimum of 141 parking spaces and 5 accessible spaces required for this project. The proposed site plan provides 155 residential spaces (which includes 87 surface spaces and 68 spaces below building), 5 land banked spaces, and 4 greenway/ rail trail spaces, which totals 164 parking spaces (13 accessible spaces provided) and exceeds these requirements. Compared to the 217 parking spaces approved in April 2020, the proposed parking plan represents a 24% decrease in parking space.

5. Soils

The following table (Table 1) provides the soil characteristics for each soil type expected to be found on the project site, according to available Geographic Information Systems (GIS) information (Figure 4) and the USDA Natural Resources Conservation Service Web Soil Survey website.

Previous analysis regarding steep slopes remains unchanged. Therefore, the project is not expected to result in any significant adverse impacts related to soils or topography.

Table 1: Soil Composition at Project Site

Soil Symbol	Soil Type	Slopes	Drainage	Depth to Water Table (Feet)	Depth to Bedrock (Inches)
Ud	Udorthents, smoothed	mostly 0 to 8% but 8 to 25% on sides of excavations and along highways	somewhat excessively to moderately well	>3.0 Nov-Jun	>60
W	Water	NA	NA	0	NA

6. Wetlands and Surface Waters

As in the Approved Plan, there are no proposed impacts to wetlands or the Fishkill Creek. Therefore, no significant adverse impacts to water resources are anticipated as a result of the project.

7. Floodplain

As in the Approved Plan, there is no building construction is proposed within Zone AE.

8. Endangered, Threatened and/or Rare Species and Significant Natural Communities

According to the NYSDEC EAF Mapper, there are known occurrences of Atlantic Sturgeon and Shortnose Sturgeon on or near to the project site. Previously, NYSDEC indicated the occurrence of the Bald Eagle in the vicinity of the project site, but occurrence is no longer identified by the NYSDEC. The NYSDEC recommends that the project work be conducted so as to avoid significant impacts to the water quality of Fishkill Creek, including erosion and run-off of sediments, nutrients, and pollutants.

As in the Approved Plan, the project involves no in water work, does not propose any marina or boating activities, and the project will retain much of the wooded vegetation along Fishkill Creek. Moreover, the activities proposed on the site are less disruptive than previous on-site activities associated with the former manufacturing facility and the Metro-North railroad. Finally, an Erosion and Sediment Control Plan will be provided and shall be employed during the construction phase to protect off-site waters from the adverse effects of sedimentation and erosion.

The US Fish & Wildlife Service (USFWS) IPaC Official Species List (Attachment A) indicates the potential for the Indiana Bat, Northern Long Eared Bat, and Tri-colored Bat in the vicinity of the project site. The USFWS List indicates that there are no critical habitats within the project area under USFWS jurisdiction. Table 2 below details the habitats for the aforementioned species. As part of the previous coordination with the USACE, the USFWS requested that the project limit tree clearing to October 1 to March 31, minimize removal of large trees, use cut-off lighting, and not use pesticides or herbicides in any stormwater basins. This stipulation was noted on the Title Sheet of the Approved Plan and remains in the proposed amended plan.

Therefore, no significant adverse impacts to endangered, threatened or rare species are anticipated as a result of the project.

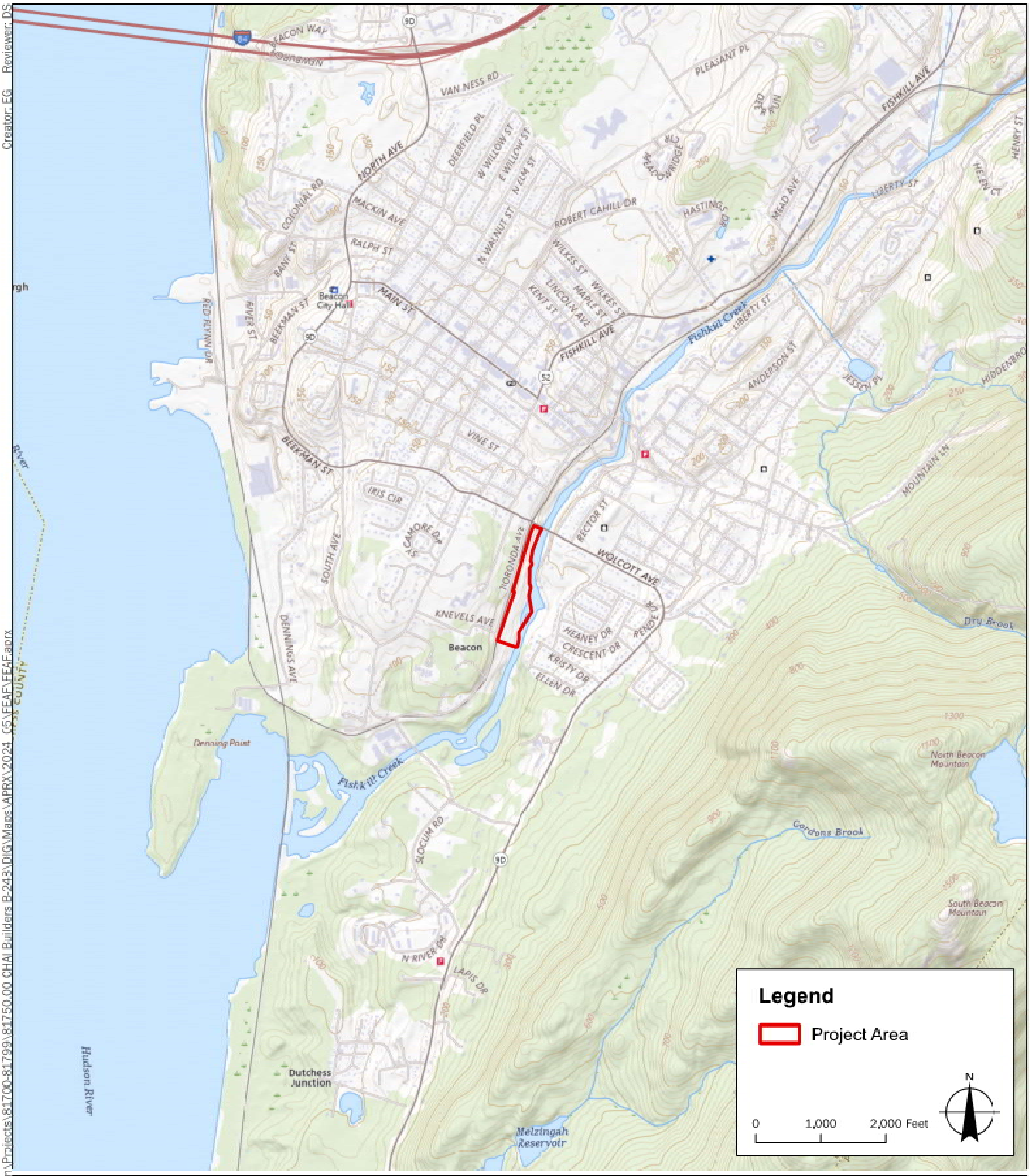
Table 2: Suitable Habitat Requirements for Potential ETR Species

Species Name	Regulatory Status	Preferred Habitat
Atlantic Sturgeon *(Acipenser oxyrinchus)*	Federally and State-listed Endangered	During spawning, the Atlantic sturgeon can be found in the freshwater and brackish/salt water regions of the Hudson River north to Albany, but the species is usually confined to the deeper parts of the river. The adults spend most of their time at sea and the juveniles spend the first few years of their lives in freshwater streams.
Shortnose Sturgeon *(Acipenser brevirostrum)*	Federally and State-listed Endangered	In New York State, shortnose sturgeon inhabit the Hudson River estuary. These fishes reportedly prefer deep pools with soft substrates and vegetated bottoms, but individuals may vary in preference for various water depths and substrate types (Seibel 1991 cited in NatureServe 2003). Adults have separate summer and winter areas, moving upstream and downstream with the seasons. Spawning occurs upriver from summer foraging and nursery grounds. Spawning occurs over rubble substrate with some gravel and large rocks (Carlson 2003). Larvae may drift with the current near the river bottom. In the Hudson River, larvae are generally found between Albany and Poughkeepsie. Juveniles remain in the river near the salt front. Older individuals spend time in the lower estuary or possibly go out to sea (Carlson 1986).
Indiana bat (*Myotis sodalis*)	Federally and State-listed Endangered	Suitable summertime roosting habitat is characterized by wooded areas with trees that have sun exposure for at least half of the day, are ≥ 3 in. diameter at breast height (dbh), and exhibit specific physical traits (e.g., exfoliating bark, crevices, dead limbs, snags). Hibernation sites include caves and mines with stable temperatures and relatively high humidity (usually above 74%) for overwintering. Suitable foraging habitat includes riparian/floodplain forests, upland forests, as well as open fields and pastures with scattered trees.
Northern long-eared bat (*Myotis septentrionalis*)	Federally and State-listed Endangered	The reproductive habits of this bat are not well known. It is believed that they behave similarly to the Indiana bat, with the females congregating in maternity colonies in the spring, often using trees with cavities, crevices, and loose bark for daytime roosts. They may also roost in buildings and behind shutters. They are associated with mature interior forest and may prefer foraging on forested ridges and hillsides.
Tri-colored bat (*Perimyotis subflavus*)	Federally-proposed Endangered; State- not listed	Tri-colored bats may roost in habitats including open woods near water and they may select roosts in buildings, crevices of cliffs and rocks, or in or below the canopy of live or recently dead trees that retain some dead or live leaves. They tend to select roosts that are away from roads, in unharvested woods with high habitat heterogeneity, or in the unharvested riparian buffer of a partially harvested stand. They over-winter in humid areas deep within caves and mines with a constant temperature of around 52-55F. They may range 5 miles from a roost to forage. Wooded riparian areas are likely an important foraging habitat for this species during the summer. They may also forage in woods or along waterways or forest edges. Tri-colored bats may enter the hibernacula earlier in the fall and leave later in the spring compared to other species. Tri-colored bats breed in the fall and may breed again in the spring, coinciding with ovulation.
Sources: New York Natural Heritage Program, Online Conservation Guides, Accessed in 2017, 2024. USFWS Species Search, Accessed in 2024.		

9. Cultural / Historic Resources

According to the New York State Office of Parks, Recreation and Historic Preservation (NYSOPRHP) Cultural Resource Information System (CRIS) mapping (Figure 7), the project site is not substantially contiguous to nor does it contain a building site, or district, listed on the National or State Register of Historic Places. The CRIS mapping indicates that the Wolcott Avenue bridge over the Fishkill Creek (aka Cooperation Bridge) was determined to be eligible for listing on the Register (evaluated under NYSOPRHP Project Number 93PR0331, USN 02741.000362). The mapping also shows the project site as being located within a known archaeologically sensitive area.

In a May 6, 2019 letter, NYSOPRHP concluded that the project will have no adverse impact to historic or cultural resources (Attachment B). The proposed Greenway Trail extension to tax parcel 6054-37-037625 (23 – 28 Creek Drive) as part of the project would occur in an area that has already been disturbed; therefore, it is anticipated that NYSOPRHP's determination will remain the same, and no impacts to cultural resources will occur.



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Streets: NYS GIS Program Office 2023
3. Basemap: USGS Topo Map

LaBella
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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

USGS Location Map

FIGURE 1

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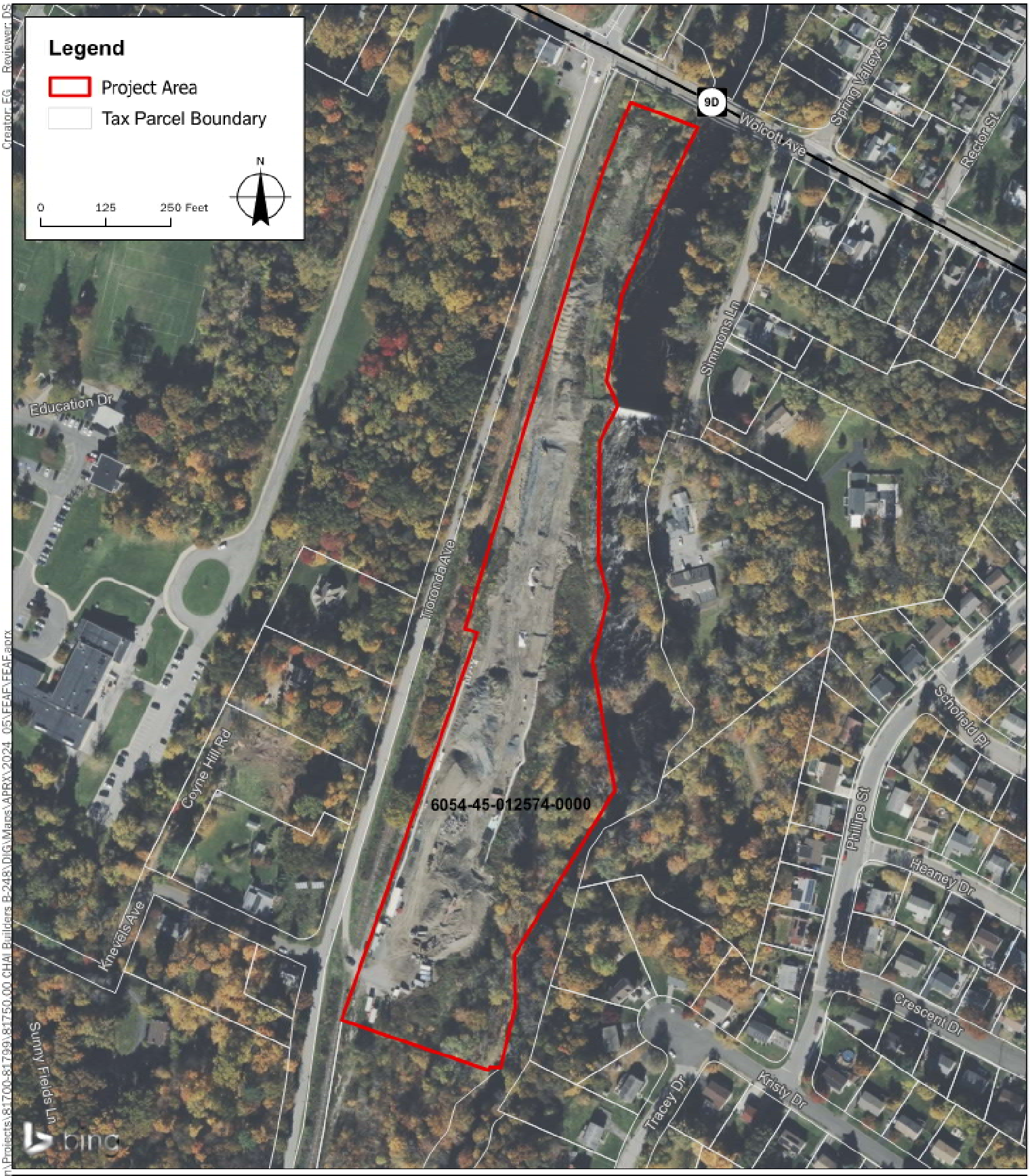
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Streets: NYS GIS Program Office, 2022
4. Basemap: Bing Maps

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248 Tironda Avenue,
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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Orthophoto Tax Map

FIGURE 2

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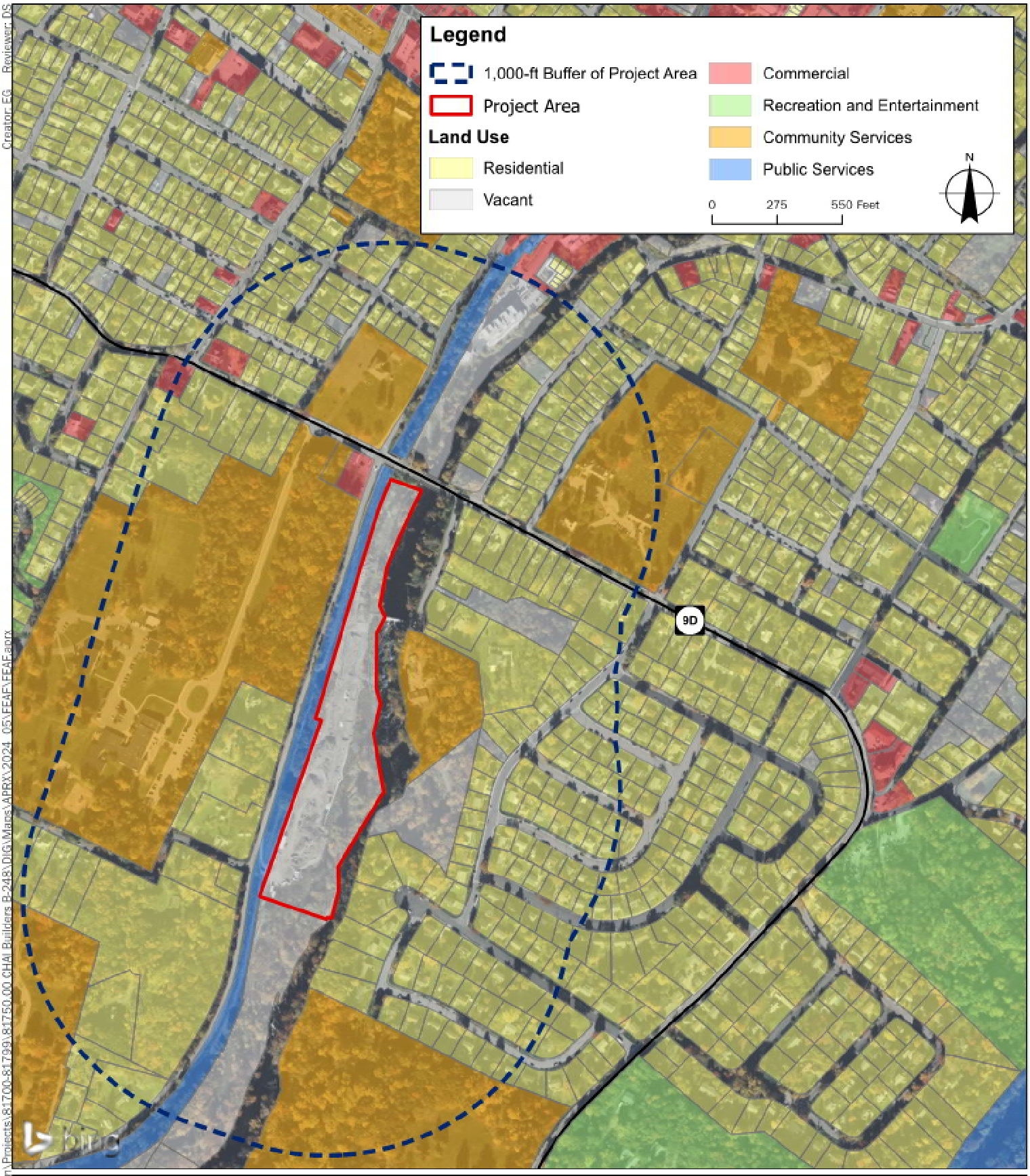

Sources:
1. Project Area: LaBella, 2024
2. Tax Parcels: Regrid, 2024
3. Land Use: Regrid, 2024
4. Streets: NYS GIS Program Office, 2023
5. Basemap: Bing Maps

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248 Tironda Avenue,
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B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Land Use Map

FIGURE 3

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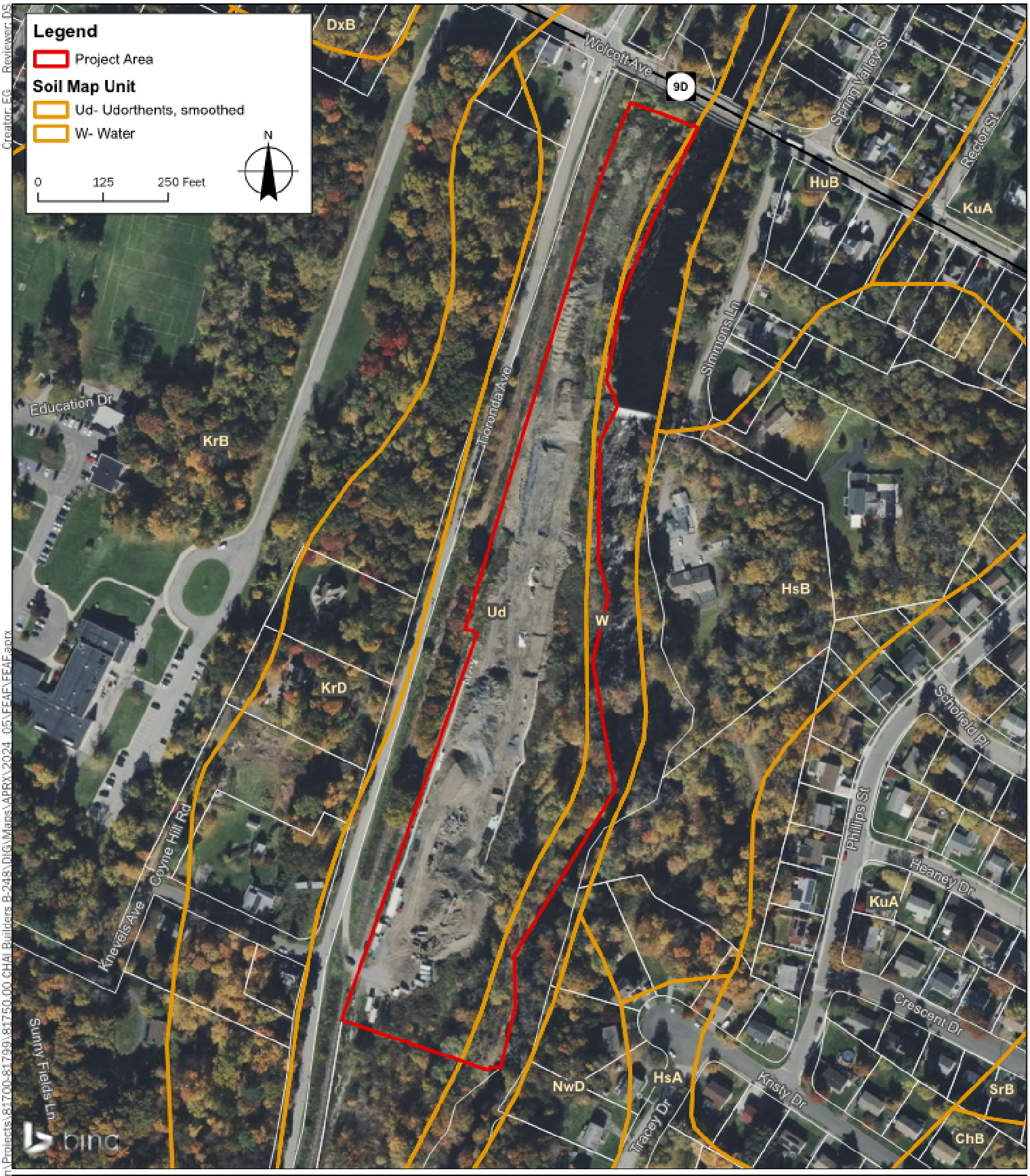
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella 2024; Regrid 2024
2. Soil Map Unit: USDA/NRCS 2021
3. Streets: NYS GIS Program Office 2023
4. Basemap: Bing Maps

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248 Tironda Avenue,
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CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Soil Map

FIGURE 4

Creator: EG Reviewer: DS

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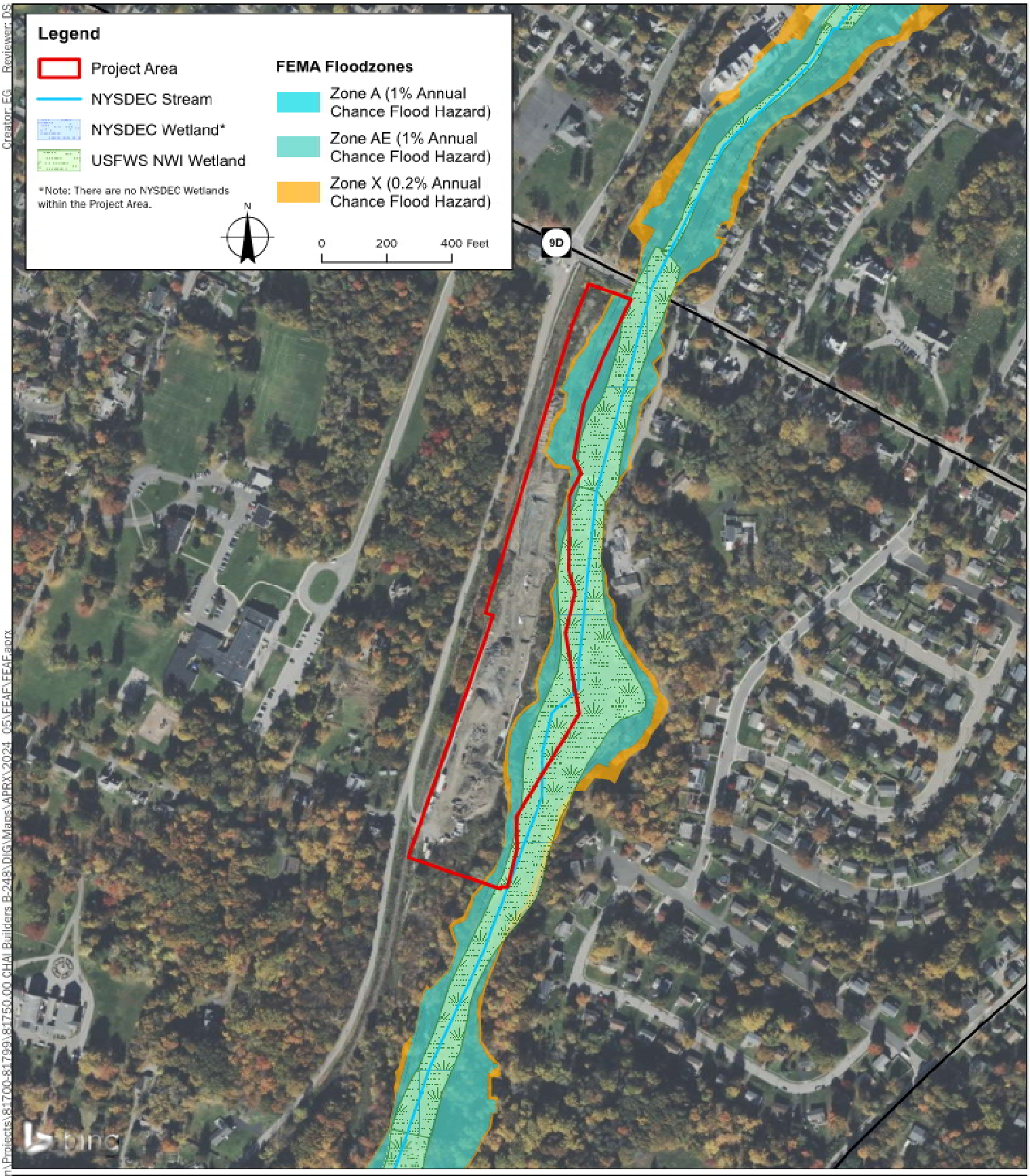

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Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. NYSDEC Streams: NYSDEC, 2021
3. NYSDEC Wetlands: NYSDEC, 2006
4. NWI Wetlands: USFWS, 2022
5. Flood Zones: FEMA, 2021
6. Streets: NYS GIS Program Office, 2023
7. Basemap: Bing Maps

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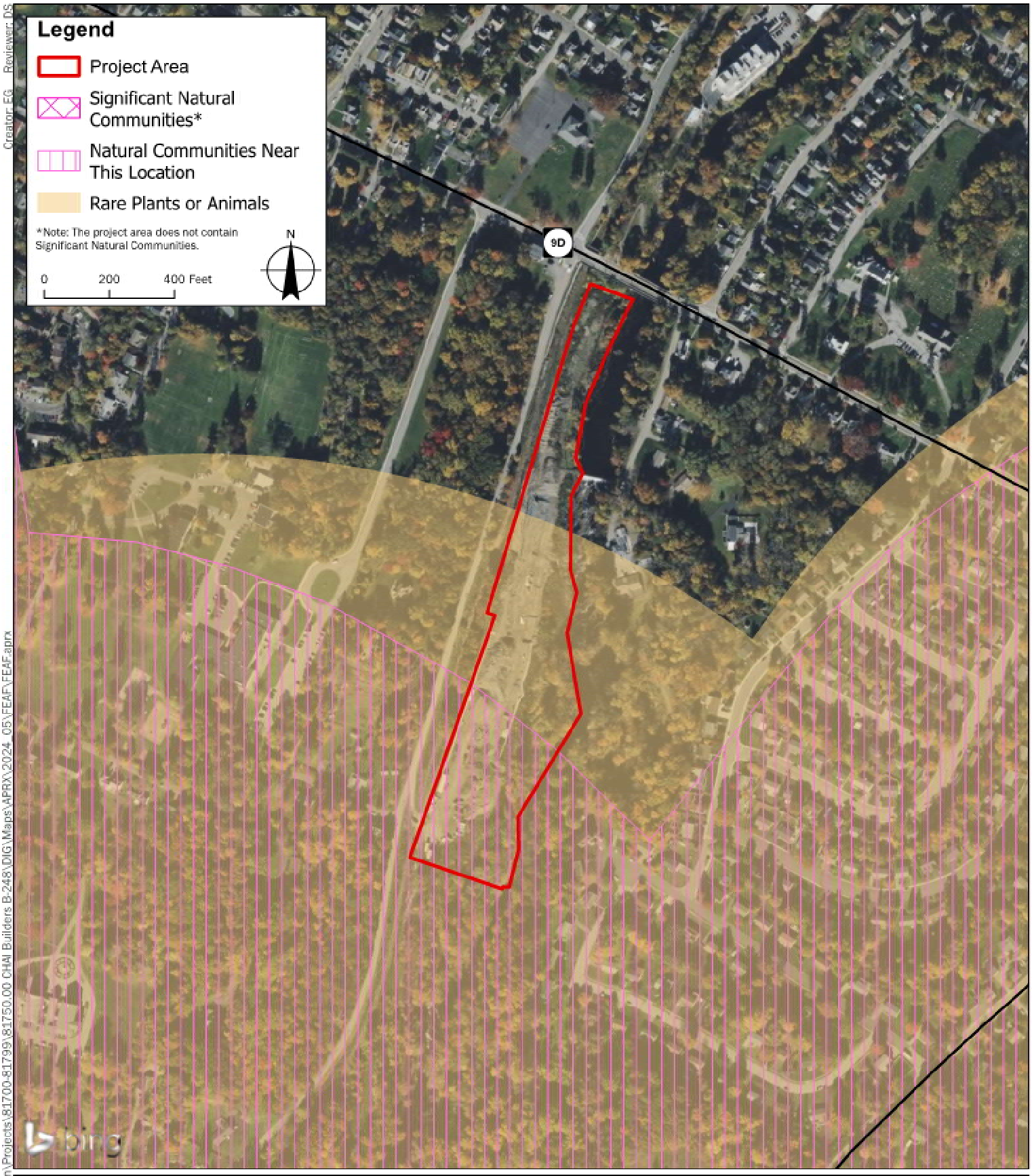
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

Wetland, Stream, and Floodplain Map

FIGURE 5



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Rare Plants or Animals and Significant Natural Communities: NYSDEC Environmental Resource Mapper (ERM), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps

LaBella
Powered by partnership

248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

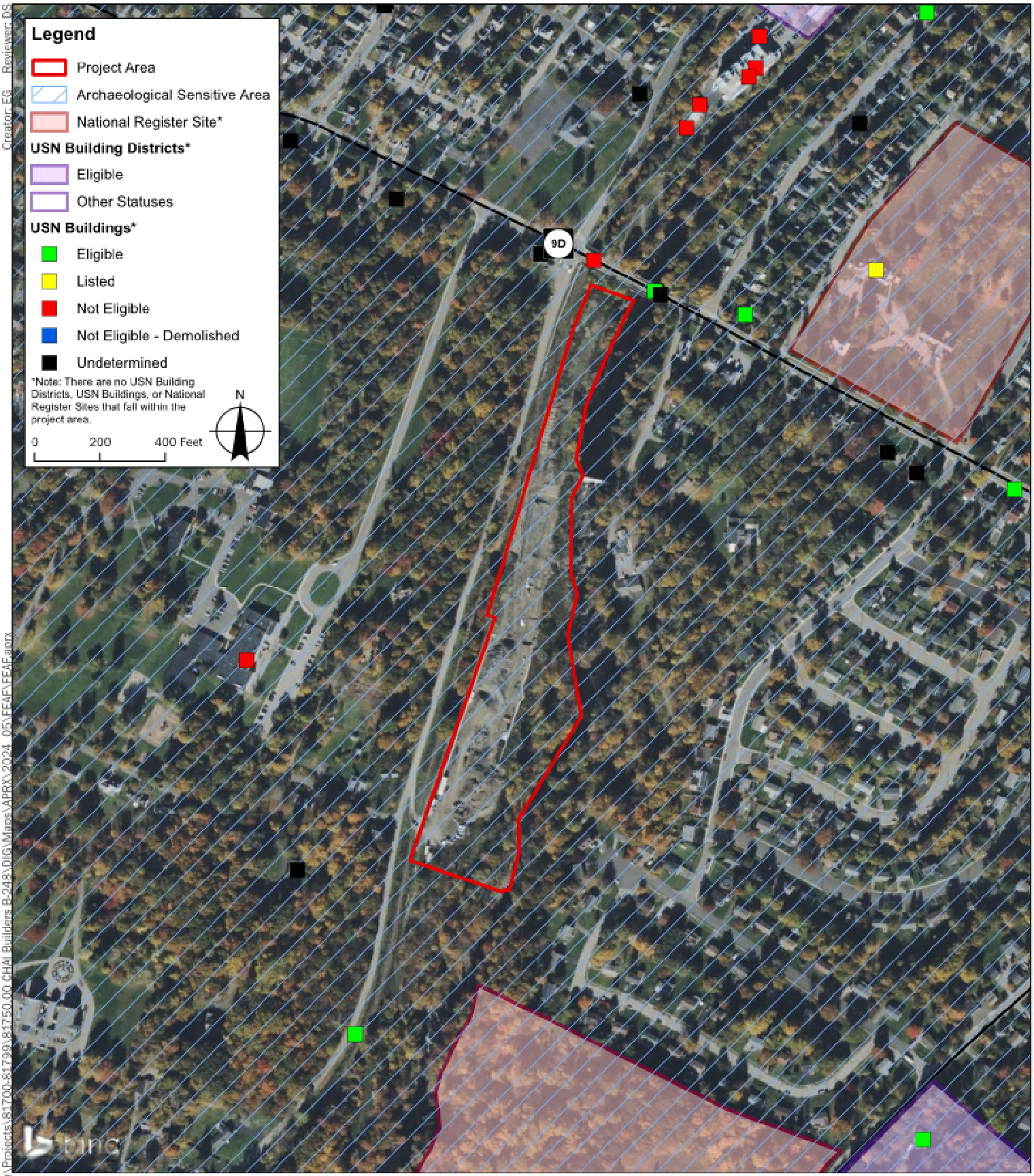
CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSDEC Environmental Resource Map

FIGURE 6

Path: \\cash.lab\u\Legacy\Chazen\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRX\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS



Sources:
1. Project Area: LaBella, 2024; Regrid, 2024
2. Archaeologically Sensitive Areas/National Register Sites/USN Buildings/USN Building Districts: NYSOPRHP Cultural Resource Information System (CRIS), 2024
3. Streets: NYS GIS Program Office, 2023
4. Basemap: Bing Maps

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248 Tironda Avenue,
City of Beacon,
Dutchess Co., New York

CHAI Builders
B-248

LaBella Project No: CZ81750
Date: 6/3/2024

NYSOPRHP Cultural Resource Information System (CRIS) Map

FIGURE 7

Path: \\cash.lab\vl\Legacy\Charge\Projects\81700-81799\81750.00 CHAI Builders B-248\DIG\Maps\APRV\2024_05\FEAF\FEAF.aprx
Creator: EG Reviewer: DS

ATTACHMENT A: USFWS IPaC Trust Resource Report

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

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Location

Dutchess County, New York

Local office

New York Ecological Services Field Office

(607) 753-9334
(607) 753-9699
fw5es_nyfo@fws.gov

3817 Luker Road
Cortland, NY 13045-9385

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Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

---

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).

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2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Indiana Bat Myotis sodalis Wherever found There is **final** critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/5949	Endangered
Northern Long-eared Bat Myotis septentrionalis Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat Perimyotis subflavus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS
Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

NOT FOR CONSULTATION

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31

NOT FOR CONSULTATION

Golden Eagle Aquila chrysaetos

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Breeds elsewhere

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (■)

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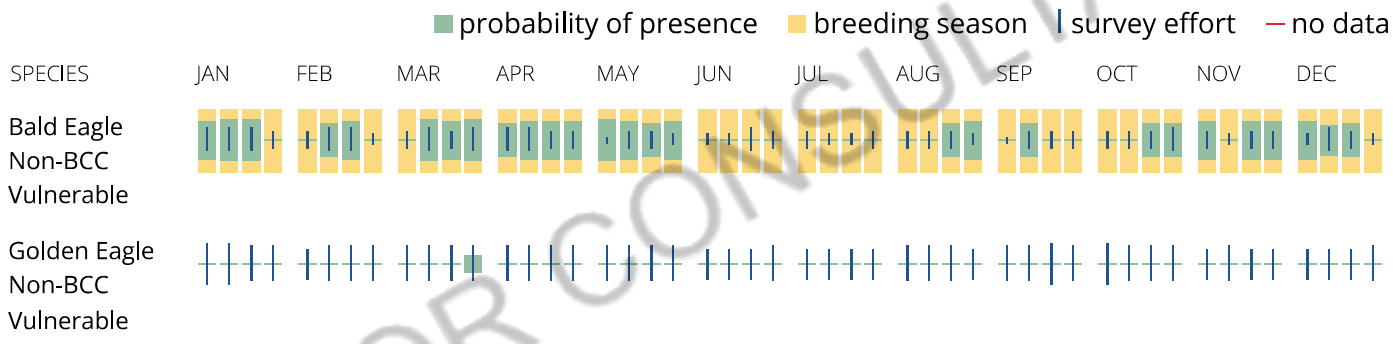
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid

cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around

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your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Sep 1 to Aug 31
Black-billed Cuckoo *Coccyzus erythropthalmus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Black-capped Chickadee *Poecile atricapillus practicus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 10 to Jul 31
Bobolink *Dolichonyx oryzivorus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Canada Warbler *Cardellina canadensis* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Aug 10
Cerulean Warbler *Setophaga cerulea* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 27 to Jul 20

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Chimney Swift Chaetura pelagica — Breeds Mar 15 to Aug 25
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Golden Eagle Aquila chrysaetos — Breeds elsewhere
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Prairie Warbler Setophaga discolor — Breeds May 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Prothonotary Warbler Protonotaria citrea — Breeds Apr 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Red-headed Woodpecker Melanerpes erythrocephalus — Breeds May 10 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Rusty Blackbird Euphagus carolinus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Wood Thrush Hylocichla mustelina — Breeds May 10 to Aug 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

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Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

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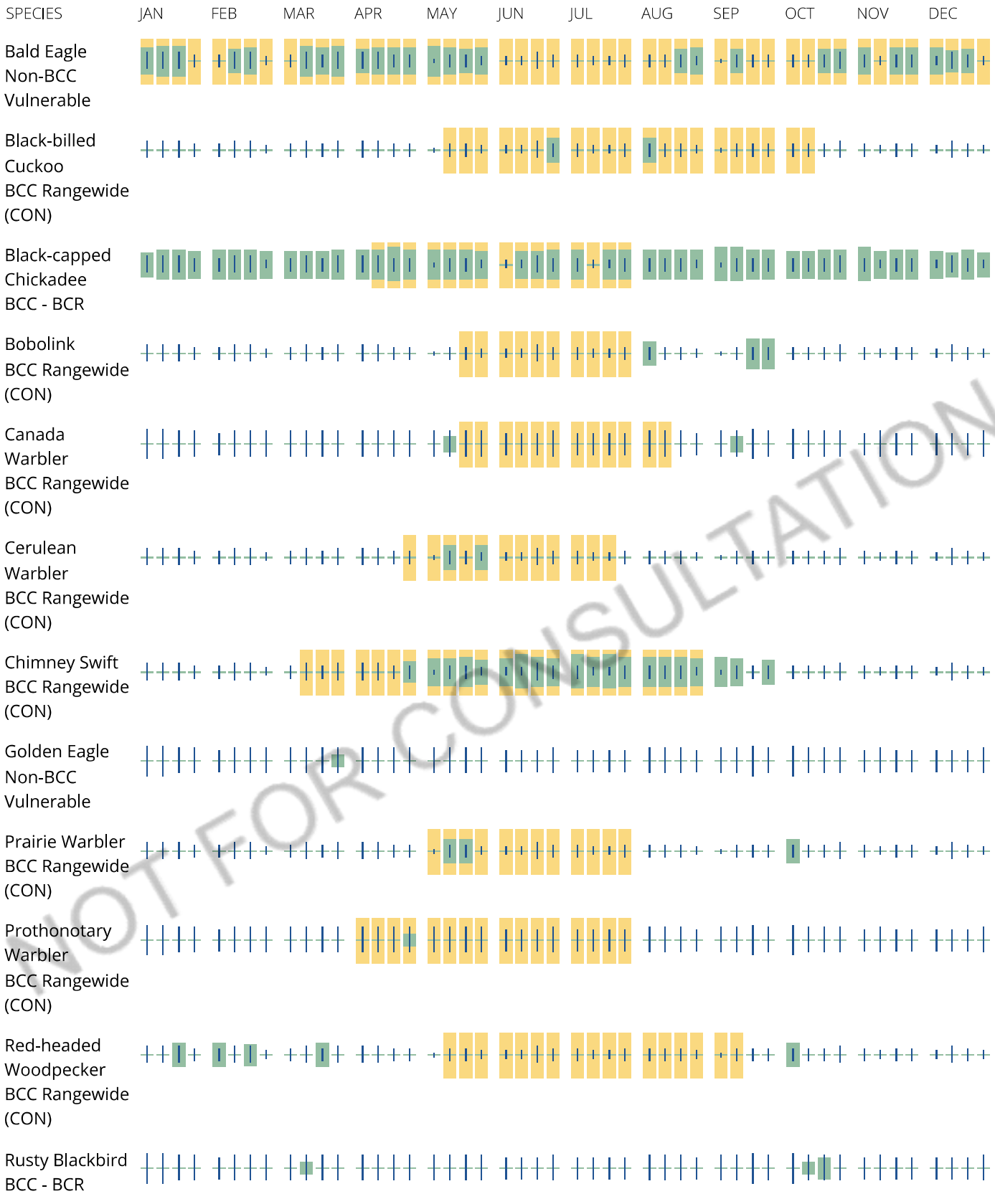
▪ probability of presence ▪ breeding season | survey effort – no data



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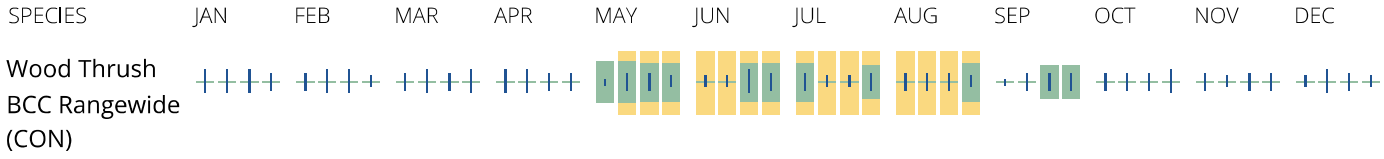

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

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1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or

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minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Wetland information is not available at this time

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the NWI map to view wetlands at this location.

Data limitations

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The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOT FOR CONSULTATION

ATTACHMENT B: May 6, 2019 NYSOPRHP SHPO Letter

NEW YORK STATE OF OPPORTUNITY. | Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ERIK KULLESEID
Commissioner

May 6, 2019

Ms. Doborah Hubbard
The Chazen Companies
21 Fox Street
Poughkeepsie, NY 12601

Re: DEC
Beacon 248 Development LLC; Tioronda Avenue
248 Tioronda Avenue
Beacon, NY 12508

Dear Ms. Hubbard:

Thank you for continuing to consult with the New York State Historic Preservation Office (SHPO). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We understand that the proposed project plan has changed since our last review, and that the current proposal consists of a 64-unit multifamily residential development within two buildings (reduced from 100 units) and a 25,400 SF office building.

Based on this review, it is the opinion of the SHPO that the proposed project, as amended, will have No Adverse Impact to historic and cultural resources.

If you have any questions, I can be reached at (518) 268-2164.
Sincerely,

Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov

via e-mail only

Memo

To: Beacon Planning Board

From: John Russo, P.E.

cc: Jennifer Gray, Esq. & Bruce Flower, Building Inspector

Date: August 9, 2024

Re: 248 Tioronda Ave. Project – Review

Upon review of the documentation and plans provided to the Beacon Planning Board for the 248 Tioronda Ave. project, we offer the following comments:

1. Additional permits may be required from NYSDEC and/or Army Corp. of Engineers for the proposed grading into the Flood Plain, as well as the extension of a boardwalk to the island within Fishkill Creek.

2. As there is grading and a proposed boardwalk proposed within the Flood Plain, per Section 123-12 of the City's Code, a Flood Plain Development Permit will be required.

3. To allow for the elimination of the retaining wall along the west side of the access road across from Building 300, a grading easement will be required to allow for the proposed grading shown on the plans. Where does the applicant stand with acquiring an easement from Metro-North for the proposed grading onto their parcel?

4. The applicant notes that they will provide an additional 4 below-market-rate (BMR) units in Building 100, in accordance with Article IVB of the City Code if allowed to construct the 3-story, 36-unit structure. Although Article IVB only requires 10% of the units be provided as BMR units, we would recommend that this be increased to at least 20% for this building, which would equate to 7 BMR units.

5. The "DEVELOPMENT NOTE" on the cover sheet of the plan set should be revised to reflect Article IVB, not 16B.

6. What is the applicant proposing to do with the area between Buildings 100 and 200 that was previously set aside for land banked parking that will no longer be required? Consideration should be given to providing additional landscaping and seating areas within this area, or other amenities for the residents of the development.

7. A revised stormwater pollution prevention plan (SWPPP) should be prepared for the project and submitted for review if the proposed changes are approved by the City Council.

City of Beacon Planning Board Agenda
08/13/2024

Title:

City Council request to review Local Law to amend Chapters 190 and 223 concerning soil stabilization.

ATTACHMENTS

CC res proposed LL 6 of 2024 PB81.24.pdf

LL 6 re Soil Stabilization PB81324.pdf

SEAF pt 1 LL 6 Soil Stabilization PB81324.pdf

LL 6 DC response 7.23.24 ZR24-247.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 7 OF 2024

RESOLUTION REFERRING PROPOSED LOCAL LAW NO. 6 OF 2024 CONCERNING SOIL STABILIZATION TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which would require fully biodegradable erosion and sediment control practices; and

WHEREAS, the City Council wishes for the Planning Board to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers Proposed Local Law No. 6 of 2024 amending City Code Chapters 190 and 223 concerning soil stabilization to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for August 19, 2024 at 8:00 pm, or immediately following the conclusion of the preceding Council Workshop session, for Proposed Local Law No. 6 of 2024 concerning soil stabilization.

Resolution No. 73 of 2024		**Date: July 15, 2024**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
		Amber Grant					**x**
		Molly Rhodes	**x**				
x		**Jeffrey Domanski**	**x**				
	x	**Pam Wetherbee**	**x**				
		Dan Aymar-Blair					**x**
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

PROPOSED LOCAL LAW NO. 6 OF 2024

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTERS 190 AND 223 OF THE BEACON CITY CODE CONCERNING SOIL STABILIZATION

A LOCAL LAW to amend Beacon City Code, Chapters 190 and 223, concerning Soil Stabilization.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 190 of the Code of the City of Beacon, Section B, entitled "Contents of stormwater pollution prevention plans," is hereby amended as follows:

§ 190-7 Stormwater pollution prevention plans.

A. Stormwater pollution prevention plan requirement. No application for approval of a land development activity shall be reviewed until the appropriate board has received a stormwater pollution prevention plan (SWPPP) prepared in accordance with the specifications in this chapter.

B. Contents of stormwater pollution prevention plans.

…

(g) Temporary and permanent structural and vegetative measures to be used for soil stabilization, runoff control and sediment control for each stage of the project, from initial land clearing and grubbing to project close-out. All erosion control practices employed for soil stabilization shall be made of natural fibers (hay, straw, jute, coconut, wood fiber, or similar materials) that are fully biodegradable, unless otherwise approved by the Stormwater Management Officer or applicable municipal board, or unless otherwise required by NYSDEC;

Section 2. Chapter 223 of the Code of the City of Beacon, Section 12, entitled "Buildings, uses and lots," is hereby amended as follows:

§ 223-12 Buildings, uses and lots.

…

O. Stormwater Management and Erosion & Sediment Control. Stormwater management and erosion and sediment control methods shall be employed for all projects in compliance with Chapter 190 "Stormwater Management and Erosion and Sediment Control" and the New York Standards and Specifications for Erosion and Sediment Control. All erosion control practices employed for soil stabilization shall be made of natural fibers (hay, straw, jute, coconut, wood fiber, or similar materials) that are fully biodegradable, unless otherwise approved by the Stormwater Management Officer or applicable municipal board, or unless otherwise required by NYSDEC.

Section 3. Chapter 223 of the Code of the City of Beacon, Section 16, Subsection B, entitled "Hilltops, ridgelines and very steep slopes," is hereby amended as follows:

B. Hilltops, ridgelines and very steep slopes. For the purpose of preventing erosion, minimizing stormwater runoff and flooding, preserving the City's underground water resources and protecting the City's character and property values, it is the intent of this chapter to avoid the development of hilltops, ridgelines and very steep slopes, and toward this end, wherever practicable, new construction shall avoid such areas, and existing vegetation in such areas shall not be disturbed wherever practicable. The City Council, the Planning Board, the Zoning Board of Appeals and the Building Inspector shall take these objectives into consideration in reviewing and acting on any plans submitted pursuant to the provisions of this chapter. Further, no building, development, construction of other site improvements, excavation, filling, grading, or removal of significant vegetation shall be permitted on a very steep slope unless the approval authority has determined:

(1) That there is no other suitable alternative area within the lot available for the proposed use, improvement or development of such lot;

(2) That the activity proposed is the minimum necessary to make reasonable use of the land;

(3) That all feasible construction standards and precautions will be taken to assure that environmental impacts will be minimized; ~~and~~

(4) That all erosion control practices proposed for soil stabilization are made of natural fibers (hay, straw, jute, coconut, wood fiber, or similar materials) that are fully biodegradable, unless otherwise approved by the approval authority, or unless otherwise required by NYSDEC; and

(5) That the purpose and intent of this section are satisfied to the maximum degree feasible.

Section 4. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapters 219 and 223 of the Code of the City of Beacon are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Charter affected thereby.

Section 6. Severability.

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 7. Effective Date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State.

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

City of Beacon City Council

Name of Action or Project:
Local Law - Soil Stabilization

Project Location (describe, and attach a location map):
City of Beacon

Brief Description of Proposed Action:
The proposed Local Law would amend Chapters 190 (Stormwater Management and Erosion and Sediment Control) and 223 (Zoning) of the Code of the City of Beacon to add a requirement that all erosion and sediment control practices employed for the purpose of soil stabilization must be made of natural fibers that are fully biodegradable, unless otherwise approved by the City. The purpose of the proposed Local Law is to encourage green building practices and reduce environmental impacts of construction.

Name of Applicant or Sponsor:	Telephone: 245-838-5000
City of Beacon City Council	E-Mail: cityofbeacon@beaconny.gov

Address:
1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	New York	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:	☐	☐

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

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

☐ 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: _____		
_____		
~~1~~9. 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: City of Beacon City Council Date: 7/9/24

Signature: _____ Title: City Attorney

PRINT FORM

July 9, 2024
City of Beacon

SEAF Part 1: Narrative

Proposed Local Law Concerning Soil Stabilization

The City Council of the City of Beacon proposes a local law to amend Chapters 190 (Stormwater Management and Erosion and Sediment Control) and 223 (Zoning) of the Code of the City of Beacon to add a requirement that all erosion and sediment control practices employed for the purpose of soil stabilization must be made of natural fibers that are fully biodegradable, unless otherwise approved by the City or otherwise required by NYSDEC.

The purpose of the proposed Local Law is to encourage green building practices and reduce environmental impacts of construction. Instead of synthetic materials like nylon or plastic the local law would require use of materials such as hay, straw, jute, coconut, wood fiber, or similar materials to stabilize soils during construction or while allowing new vegetation to grow and develop root structure to stabilize the soils. The decomposition of the biodegradable materials also promotes soil health. The proposed amendment would not apply to practices such as silt fencing and other temporary sediment control measures that are ultimately removed from the site or practices required by NYSDEC to be of a specific non-degradable material.

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law No. 6 of 2024 Concerning Soil Stabilization**

Applicant: **City of Beacon City Council**

Address of Property:

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☑ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/14/2024**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted:	Notes:	☐ Major Project
Date Received: **7/18/2024**		Referral #: **ZR24-247**
Date Requested: **8/14/2024**		
Date Required: **8/16/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **7/23/2024**		

City of Beacon Planning Board Agenda
08/13/2024

Title:

City Council request to review Local Law to amend Chapter 223 concerning dimensional regulations.

ATTACHMENTS

CC resolution Referring Proposed LL 7 PB81324.pdf

Draft LL re T District Schedule of Dimensions PB81324.pdf

LL 7 Schedule of Dimensional Regulations 2024 e Code.pdf

SEAF 1 LL T District Dimentional Regs footnote E PB81324.pdf

LL 7 DC response 7.23.24 ZR24-248.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 74 OF 2024

RESOLUTION REFERRING PROPOSED LOCAL LAW NO. 7 OF 2024 CONCERNING DIMENSIONAL REGULATIONS FOR THE TRANSITIONAL DISTRICT TO THE CITY OF BEACON PLANNING BOARD AND DUTCHESS COUNTY PLANNING BOARD FOR A REPORT AND RECOMMENDATION

WHEREAS, the City of Beacon is considering a local law which concerns dimensional regulation of the Transitional District; and

WHEREAS, the City Council wishes for the Planning Board to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers Proposed Local Law No. 7 of 2024 concerning dimensional regulations for the Transitional District to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for August 19, 2024 at 8:00 pm, or immediately following the conclusion of the preceding Council Workshop session, for Proposed Local Law No. 7 of 2024 dimensional regulations for the Transitional District.

Resolution No. 74 of 2024		**Date: July 15, 2024**					
☐ **Amendments**					☐ **2/3 Required**		
☐ **On roll call**					☐ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	**Paloma Wake**	**x**				
		Amber Grant					**x**
		Molly Rhodes	**x**				
		Jeffrey Domanski	**x**				
x		**Pam Wetherbee**	**x**				
		Dan Aymar-Blair					**x**
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

PROPOSED LOCAL LAW NO. 7 OF 2024

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING DIMENSIONAL REGULATIONS

A LOCAL LAW to amend Article III – General Regulations, Section 223-17.D of the City Code to amend the Schedule of Dimensional Regulations concerning townhouses in the T Zoning District.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations", is hereby amended to add Footnote "e" to the T Zoning District column.

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled "Schedule of Dimensional Regulations", Footnote "e" is hereby amended as follows:

e In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

DRAFT

Section 4. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

223 Attachment 1

City of Beacon

§ 223-17. Schedule of Dimensional Regulations
[Added 6-15-2020 by L.L. No. 7-2020;[1] amended 9-19-2022 by L.L. No. 8-2022]

Zoning District	Minimum Lot Size Area[b] (see also § 223-121)				Minimum Yards[a]			Minimum Distance Between Buildings Same Lot	Maximum Height Main Building (see § 223-13) (stories/feet)	Maximum percent Building Coverage		Maximum Number of Units per Building	Minimum Open Space	Zoning District	Also Refer to Pertinent Sections
	Area (square feet)	Per Unit (square feet)	Width (feet)	Depth (feet)	Front (feet)	Side (feet)	Rear[d,e] (feet)			Multifamily	All Other				
R1-120	120,000	120,000	250	350	70	50	75	—	2.5 / 35	N.A.	7%	1	—	R1-120	
R1-80	80,000	80,000	150	200	45	30	50	—	2.5 / 35	N.A.	10%	1	—	R1-80	
R1-40	40,000	40,000	150	150	35	25	50	—	2.5 / 35	N.A.	15%	1	—	R1-40	
R1-20	20,000	20,000	125	125	25	20	40	—	2.5 / 35	N.A.	20%	1	—	R1-20	
R1-10	10,000	10,000	85	100	20	15	35	—	2.5 / 35	N.A.	25%	1	—	R1-10	
R1-7.5	7,500	7,500	75	100	15	10	25	—	2.5 / 35	N.A.	30%	1	—	R1-7.5	
R1-5	5,000	5,000	50	100	10	10	20	—	2.5 / 35	N.A.	40%	1	—	R1-5	
RD-7.5[d,e]	2 acres	7,500	200	200	20 to 35	25	50	30	3 / 35	15%	20%	12	—	RD-7.5[d,e]	
RD-6[d,e]	2 acres	6,000	200	200	50	25	50	30	2.5 / 35	15%	20%	16	—	RD-6[d,e]	
RD-5[d,e]	5,000	5,000	50	100	30	10	25	30	3 / 35	20%	30%	16	—	RD-5[d,e]	
RD-4[d,e]	5,000	4,000	200	200	40	20	40	30	2.5 / 35	20%	25%	20	—	RD-4[d,e]	
RD-3[d,e]	5,000	3,000	50	100	30	20	25	30	3.5 / 45	20%	40%	24	—	RD-3[d,e]	
RD-1.8[d,e]	5,000	1,800	50	100	30	20	25	30	10[h] / 100	25%	40%	—[c]	—	RD-1.8[d,e]	
RD-1.7[d,e]	5,000	1,700	50	100	30	20	25	30	4.5[f] / 55[f]	25%	40%	36[g]	—	RD-1.7[d,e]	
T	5,000	i	50	100	10	10	20	—	2.5 / 35	—	40%	—	—	T	
GB	—	1,500	—	100	15	20	25	—	— / 35	—	—	—	—	GB	
CMS	—	—	—	75	0 to 10	0	20	—	3 /| 38	—	—	—	10%	CMS	Art. IVD
L	—	—	—	75	0 to 20	0 to 30	25	—	4 / 48	—	—	—	15%	L	Art. IVE
FCD	2 acres	3,960	—	—	—	—	—	—	3 / 40	35%		—	30%	FCD	Art. IVC
WP	1 acre	—	—	—	10	—	—	—	2.5 / 35	20%		—	—	WP	Art. IVA
WD	5 acres	—	—	—	—	—	—	—	See Art. IVA	—		—	15%	WD	Art. IVA
LI	—	1,500	60	100	20	20	25	—	— / 35	70%		—	20%	LI	
HI	—	—	60	100	30	20	25	—	— / 40	70%		—	20%	HI	

NOTES:

[a] A private garage may be built across a common lot line in multifamily developments by mutual agreement between adjoining property owners, a copy of such agreement to be filed with the building permit application for such garage.

[b] But not more than 65% of the dwelling units in a multifamily development may be contained in buildings more than 3 1/2 stories in height.

[c] But not more than 24 dwelling units in any building 3 1/2 stories or less in height.

[d] For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.

[e] In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space.

[f] A maximum of one story of parking under a building shall not count toward the maximum building height limitation in feet and stories.

[g] And each building shall not exceed 150 feet in length.

[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.

[i] One-half the minimum lot size area per dwelling unit as the least restrictive adjoining residential district.

[1] Editor's Note: This local law also repealed former 223 Attachment 1, § 223-17C, Schedule of Regulations for Residential Districts, as amended.

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

City of Beacon City Council

Name of Action or Project:

Local Law - Dimensional Regulations of the Transitional District

Project Location (describe, and attach a location map):

City of Beacon

Brief Description of Proposed Action:

The proposed local law would amend Chapter 223 (Zoning) of the Beacon City Code to add the Transitional (T) Zoning District to footnote "e" of the Schedule of Dimensional Regulations concerning townhouses annexed to Section 223-17D of the City Code. The purpose of this local law is to update the dimensional regulations so townhouses (a permitted use) within the T Zoning District are afford the same dimensional requirements as townhouses within the RD Zoning District. The proposed local law would also correct the end of footnote "e" to include a missing portion of the sentence as originally adopted via Local Law No. 7-2020.

Name of Applicant or Sponsor:	Telephone: 245-838-5000
City of Beacon City Council	E-Mail: cityofbeacon@beaconny.gov

Address:

1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	New York	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:	☐	☐

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

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

☐ 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: City Council City of Beacon Date: July 17, 2024

Signature: _____, Esq. Title: City Attorney

PRINT FORM

July 17, 2024
City of Beacon

SEAF Part 1: Narrative

Proposed Local Law Concerning Dimensional Regulations of the Transitional District

The City Council of the City of Beacon proposes a local law to amend Chapter 223 (Zoning) of the Beacon City Code to add the Transitional (T) Zoning District to footnote "e" of Attachment 1 entitled "Schedule of Dimensional Regulations" annexed to Beacon City Code §223-17.D. Footnote "e" applies to townhouses within the RD Zoning District, however, townhouses are also a permitted use within the T Zoning District. Thus, by adding the T Zoning District to footnote "e", townhouses within the T Zoning District will be subject to the same dimensional requirements as townhouses in the RD Zoning District. Without the proposed local law, townhouses within the T Zoning District will likely require a variety of variances, or alternatively, prospective applicants would need to develop entirely different types of housing (e.g., multi-family dwellings, condos, etc.).

The proposed local law would also correct the end of footnote "e" which is currently missing a portion of the final sentence as was originally adopted via Local Law No. 7-2020.

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law No. 7 of 2024 Concerning Dimensional Regulations of the Transitional District**

Applicant: **City of Beacon City Council**

Address of Property:

Exempt Actions:*
239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☑ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/14/2024**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted:	Notes:	☐ Major Project
Date Received: **7/18/2024**		
Date Requested: **8/14/2024**		Referral #: **ZR24-248**
Date Required: **8/16/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **7/23/2024**		

City of Beacon Planning Board Agenda
08/13/2024

Title:

City Council request to review Local Law to amend Chapter 223 concerning the Fishkill Creek Development (FCD) District.

ATTACHMENTS

CC resolution Referring Proposed LL No. 8 PB81324.pdf

Draft LL re FCD Zoning District - Dev Potential PB81324.pdf

SEAF 1 Narrative - FCD Text Amend re Dev Potential PB81324.pdf

EAF 1 FCD Text Amend re Dev Potential PB81324.pdf

LL 8 DC response 8.9.24 ZR24-271.pdf

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 85 OF 2024

SETTING A PUBLIC HEARING FOR PROPOSED LOCAL LAW NO. 8 OF 2024 CONCERNING THE FISHKILL CREEK DEVELOPMENT ZONING DISTRICT

WHEREAS, the City of Beacon is considering a local law which would amend the Fishkill Creek Development Zoning District; and

WHEREAS, the City Council wishes for the Planning Board to provide a report and recommendation on the proposed local law.

NOW THEREFORE, BE IT RESOLVED THAT, the City Council hereby refers Proposed Local Law No. 8 of 2024 amending City Code Chapter 223, Article IVC, concerning the Fishkill Creek Development Zoning District to the City of Beacon Planning Board and the Dutchess County Planning Board for a report and recommendation to the City Council; and

BE IT FURTHER RESOLVED THAT the City Council hereby schedules a public hearing for August 19, 2024 at 8:00 pm, or immediately following the conclusion of the preceding Council Workshop session, for Proposed Local Law No. 8 of 2024 concerning the Fishkill Creek Development Zoning District.

Resolution No. 85 of 2024		**Date: August 5, 2024**					
☐ **Amendments**						☐ **2/3 Required**	
☐ **On roll call**						☐ **3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Paloma Wake	**x**				
	x	**Amber Grant**	**x**				
x		**Molly Rhodes**	**x**				
		Jeffrey Domanski	**x**				
		Pam Wetherbee					**x**
		Dan Aymar-Blair	**x**				
		Mayor Lee Kyriacou	**x**				
		Motion Carried	**x**				

PROPOSED LOCAL LAW NO. 8 OF 2024

CITY COUNCIL
CITY OF BEACON

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING FISHKILL CREEK DEVELOPMENT ZONING DISTRICT

A LOCAL LAW to amend Chapter 223, Article IVC, Section 223-41.14B, concerning development potential within the Fishkill Creek Development Zoning District.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article IVC – Fishkill Creek Development (FCD) District, Section 223-41.14, subsection B entitled "Development Potential," is hereby amended as follows:

§ 223-41.14 **Bulk Regulations.**

…

B. Development potential. Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in § 223-63, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11. Additionally, a minimum of 25% of the total development's floor area shall be permitted nonresidential uses other than dwelling units or artist live/work spaces, which must be built out before or concurrently with the residential development of the site. For good cause shown, the City Council may, after a public hearing, allow Certificates of Occupancy to be issued for dwelling units or artist live/work spaces prior to the non-residential component being completed. Less nonresidential square footage may be granted by the City Council for the voluntary and guaranteed inclusion in the project of desirable environmental, transportation, or other substantial public benefits which would not otherwise be required of the project, as determined at the sole discretion of the City Council as part of the concept plan approval.

…

Section 2. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

DRAFT

August 5, 2024
City of Beacon

SEAF PART 1: Narrative

Proposed Local Law Concerning the Fishkill Creek Development (FCD) District

The City Council of the City of Beacon proposed a local law to amend Chapter 223 (Zoning) of the Code of the City of Beacon concerning the Fishkill Creek Development (FCD) District to grant the City Council, upon a showing of good cause and after a public hearing, the authority to allow certificates of occupancy to be issued for residential dwelling units or artist live/work studios constructed before nonresidential uses are built or finished.

Currently, § 223-41.14B requires nonresidential uses to be built before or concurrently with any dwelling units or artist live/work studios. This local law is intended to help alleviate housing shortages faced in the region by permitting the City Council in certain circumstances to allow such residential units to be "opened" for housing before the construction of nonresidential uses are completed. The local law thus aims to promote the City's goals of reducing housing costs without changing bulk requirements such as parcel size, setbacks, floor area ratios, lot sizes, open spaces, building heights, dwelling unit sizes, or buffers.

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

City of Beacon City Council

Name of Action or Project:

Local Law - Fishkill Creek Development District Text Amendment

Project Location (describe, and attach a location map):

City of Beacon

Brief Description of Proposed Action:

The proposed local law would amend the text of Chapter 223, Section 223-41.14B, concerning the Fishkill Creek Development (FCD) Zoning District. The law would allow the City Council, upon a showing of good cause and after a public hearing, to allow certificates of occupancy to be issued for residential dwelling units or artist live/work spaces built before any nonresidential uses are constructed. Currently within the FCD zoning district nonresidential uses must be built before or concurrently with any dwelling units or artist live/work spaces. The proposed local law is intented to allow housing to be completed and available sooner than is currently required.

Name of Applicant or Sponsor:	Telephone: 245-838-5000
City of Beacon City Council	E-Mail: cityofbeacon@beaconny.gov

Address:

1 Municipal Plaza

City/PO:	State:	Zip Code:
Beacon	New York	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:	☐	☐

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

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

☐ 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: City of Beacon City Council Date: August 1, 2024

Signature: _____ Title: City Attorney

PRINT FORM

Dutchess County Department of Planning and Development

Fax Info Only		
	To	Date #pgs
	Co./Dept.	From
	Fax #	Phone #

239 Planning/Zoning Referral - Exemption Communities

Please Fill in this section

Municipality: **City of Beacon**

Referring Agency: **Municipal Board**

Tax Parcel Numbers(s):

Project Name: **Proposed Local Law No. 8 of 2024 Concerning the Fishkill Creek Development District**

Applicant: **City of Beacon City Council**

Address of Property: **N/A**

**Exempt Actions:*
239 Review is NOT Required**

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☑ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezonings involving all map changes
- ☐ Architectural Review
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe):

Parcels within 500 feet of:

- ☐ State Road:
- ☐ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **8/14/2024**

Entered By: **Swanson, Benjamin**

These actions are only exempt in municipalities that signed an intermunicipal agreemment with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **8/6/2024**	Notes:	☐ Major Project
Date Received: **8/6/2024**		Referral #: **ZR24-271**
Date Requested: **8/14/2024**		
Date Required: **9/5/2024**	☐ Also mailed hard copy	Reviewer:
Date Transmitted: **8/9/2024**		

City of Beacon Planning Board Agenda
08/13/2024

Title:

New Single-Family House – 925 Wolcott Avenue

ATTACHMENTS

925 Wolcott PB81324 ARB finish selections.pdf

925 Wolcott PB81324 ARB hip roof porch.pdf

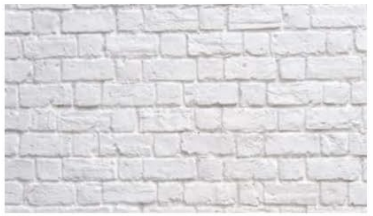
925 Wolcott PB81324 ARB shed roof porch.pdf

FAUST DESIGN BUILD

Finish Selections
925 Wolcott Ave.
Beacon, NY

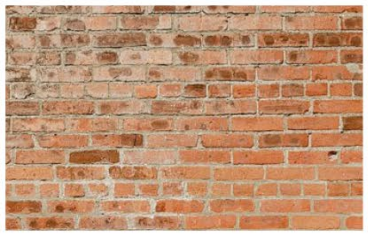
House - Dryvit Stucco
off white
(moonight - sandpebble fine)

White wash brick on front of
house below porch roof.
and foundation of front porch.
Color to match stucco



Black Framed windows
and doors

Reclaimed brick from original house for all
stairs, chimney, and front walkway.



Charcoal Asphalt Shingles
on main roof

Black Metal Roof
on porch

TimberTech Composite
decking for front porch color: driftwood

1 A1.4 LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

323

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
LEVEL 1 - FLOOR PLAN

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

REVISION DATE:

CLIENT:
AARON WHITEMAN &
VIRGINIA SLATTERY

925 WOLCOTT AVE.
BEACON, NY 12508

CONSULTANT:

LOCKWOOD ARCHITECTURE
747 STATE ROUTE 28, KINGSTON, NY 12401
PH: (845) 663-2137 M: (845) 532-4936
EMAIL: MLOCKWOOD@LOCKARCH.COM

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DRAWN BY: **JZ**

SHEET: **1 0F 5**

DATE: **07.29.24**

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

DRAWING #:

A1.4

PROJECT PHASE:
SD-2

1 A1.5 LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

N

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
LEVEL 2 - FLOOR PLAN

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

REVISION DATE:

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DRAWN BY: **JZ**

SHEET: **2 OF 5**

DATE: **07.29.24**

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

DRAWING #:

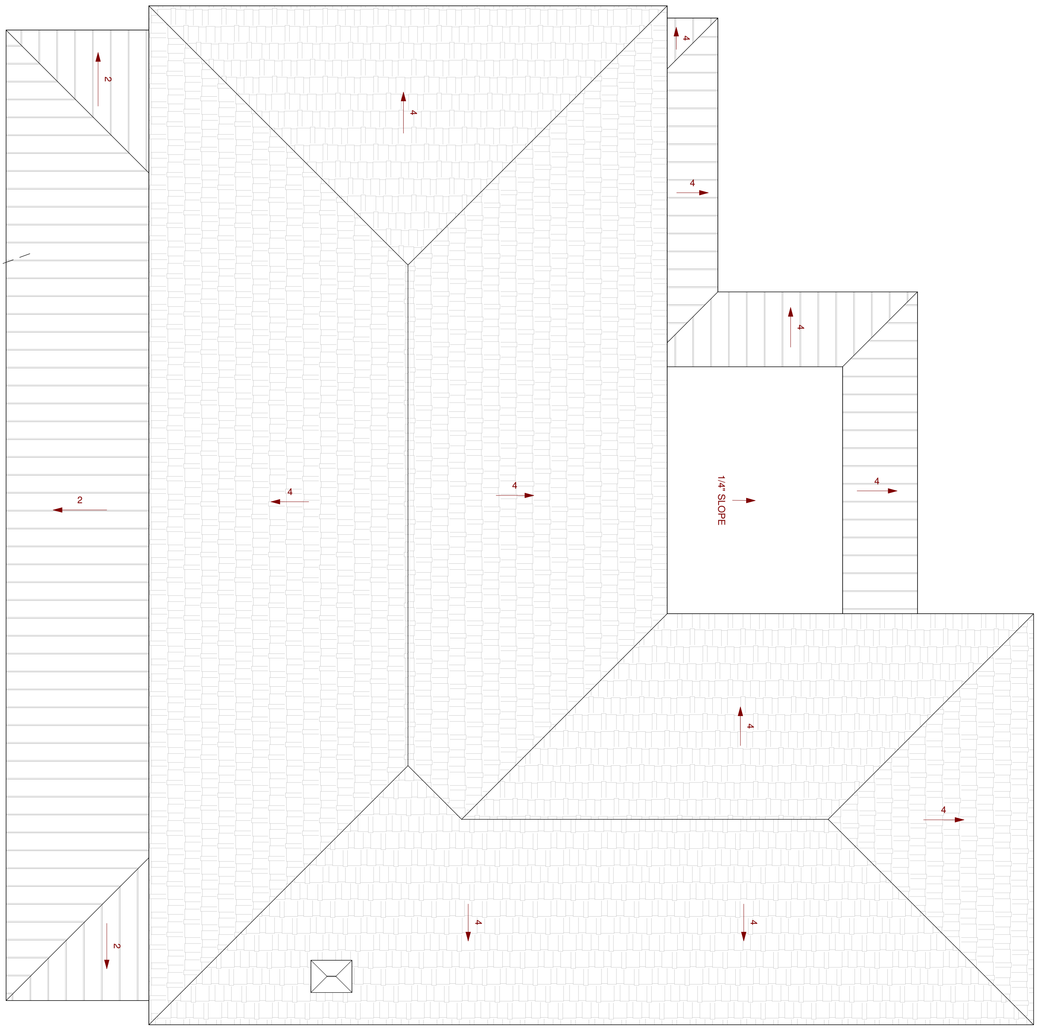
A1.5

PROJECT PHASE:
SD-2

NOT FOR CONSTRUCTION

1
A1.6
1/4" = 1'-0"
ROOF PLAN

N



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PROJECT PHASE: SD-2

DRAWING #: A1.6

DATE: 07.29.24

DRAWN BY: JZ

SCALE: As indicated

SHEET: 3 OF 5

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BEACON, NY 12508

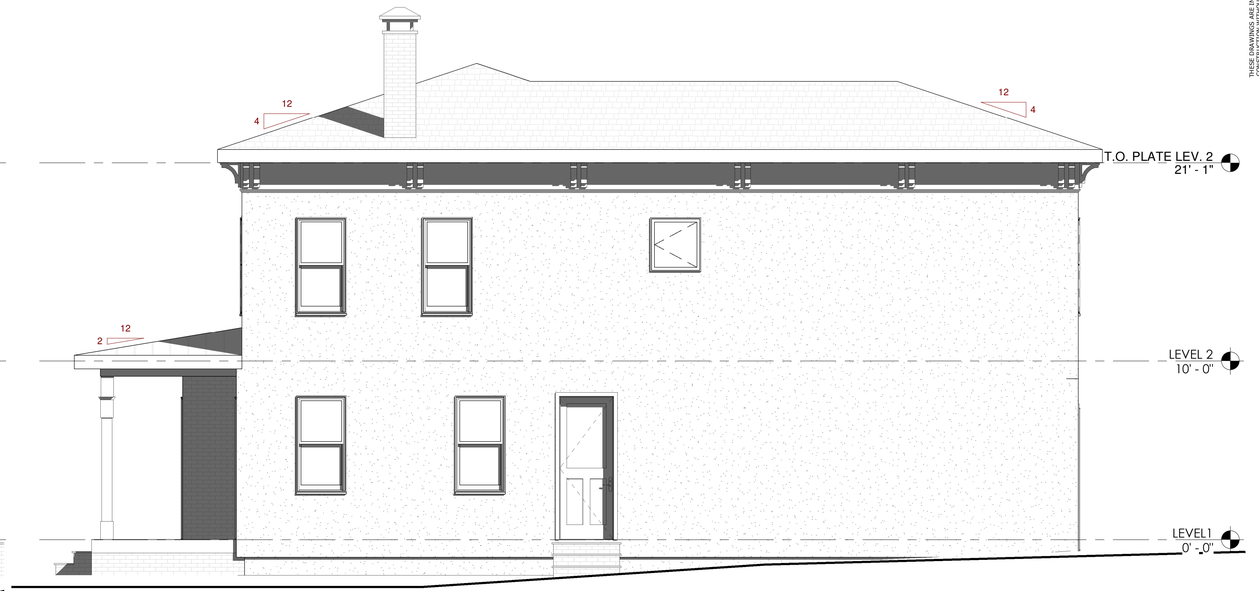
DRAWING TITLE:
ROOF PLAN

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

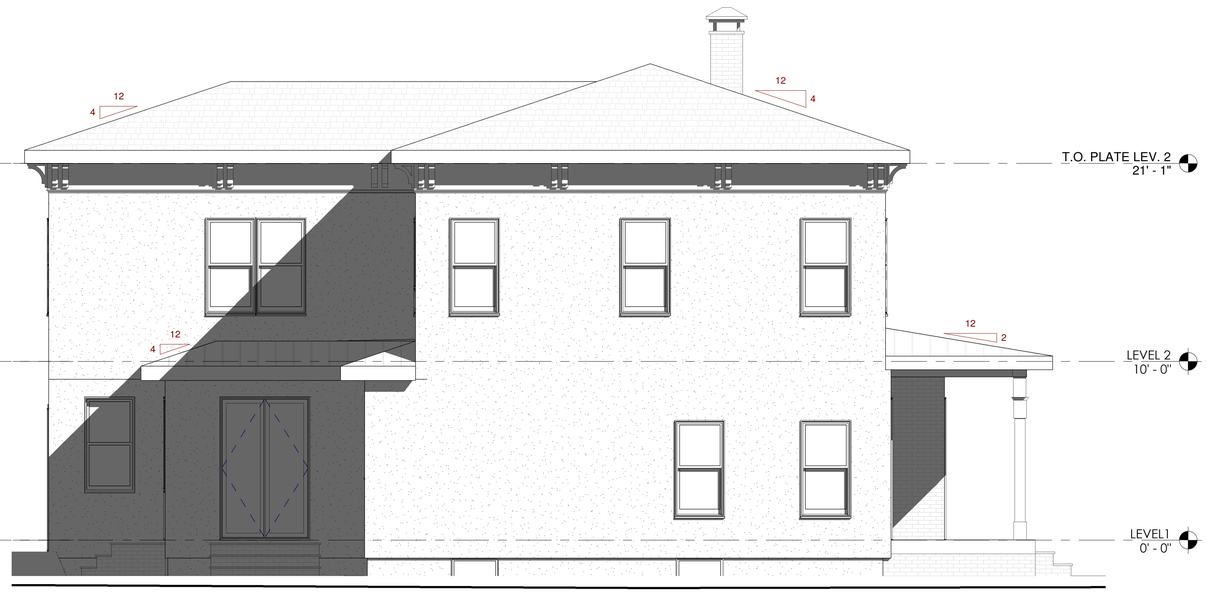
REVISION DATE:

1 A2.0 NORTEAST EXTERIOR ELEVATION
1/4" = 1'-0"



2 A2.0 NORTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"

3 A2.0 SOUTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"



4 A2.0 SOUTHEAST EXTERIOR ELEVATION
1/4" = 1'-0"

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
EXTERIOR BUILDING ELEVATIONS

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

REVISION DATE:

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VIRGINIA SLATTERY

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DRAWN BY: **JZ**
SHEET: **4 OF 5**
DATE: **07.29.24**
SCALE: **1/4" = 1'-0"**

DRAWING #:
A2.0

PROJECT PHASE:
SD-2

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
EXTERIOR 3D VIEWS

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

REVISION DATE:

CLIENT:
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VIRGINIA SLATTERY

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DRAWN BY:	SHEET:
JZ	5 OF 5
DATE:	SCALE:
07.29.24	12" = 1'-0"

DRAWING #:
A7.0

PROJECT PHASE:
SD-2

NOT FOR CONSTRUCTION

1 A1.4 LEVEL 1 - FLOOR PLAN

1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE: **LEVEL 1 - FLOOR PLAN**

PROJECT: **925 WOLCOTT RESIDENCE**

ISSUE DATE: **07.29.24**

REVISION DATE:

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DRAWN BY: JZ

SHEET: 1 0F 5

DATE: 07.29.24

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

DRAWING #:

A1.4

PROJECT PHASE: SD-1

1 A1.5 LEVEL 2 - FLOOR PLAN

1/4" = 1'-0"

N

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWING TITLE:
LEVEL 2 - FLOOR PLAN

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

REVISION DATE:

CLIENT:
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DRAWN BY:	SHEET:
JZ	2 OF 5
DATE:	SCALE:
07.29.24	1/4" = 1'-0"

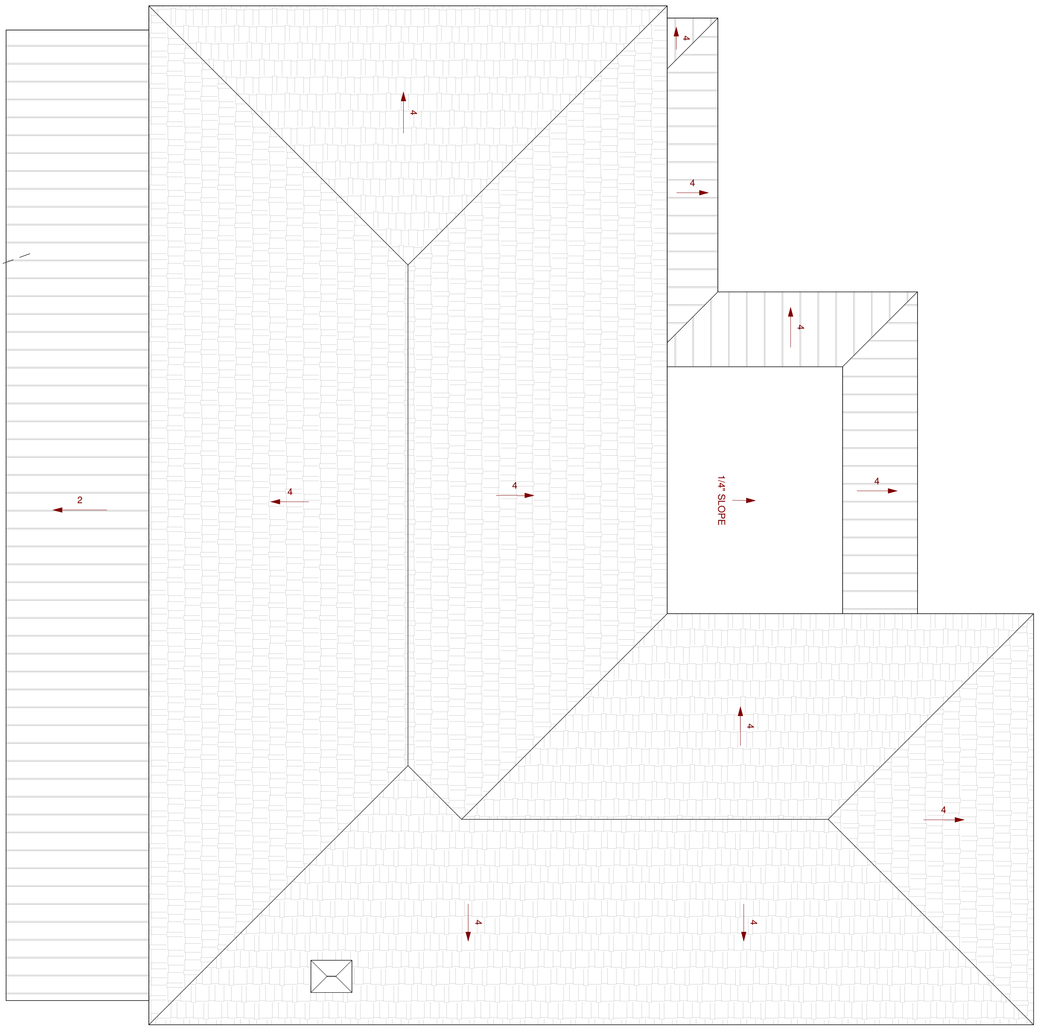
DRAWING #:
A1.5

PROJECT PHASE:
SD-1

330

1
A1.6
1/4" = 1'-0"
ROOF PLAN

N



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PROJECT PHASE: SD-1

DRAWING #: A1.6

DRAWN BY: JZ

DATE: 07.29.24

SCALE: As indicated

SHEET: 3 OF 5

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925 WOLCOTT AVE.
BEACON, NY 12508

DRAWING TITLE:
ROOF PLAN

PROJECT:
925 WOLCOTT RESIDENCE

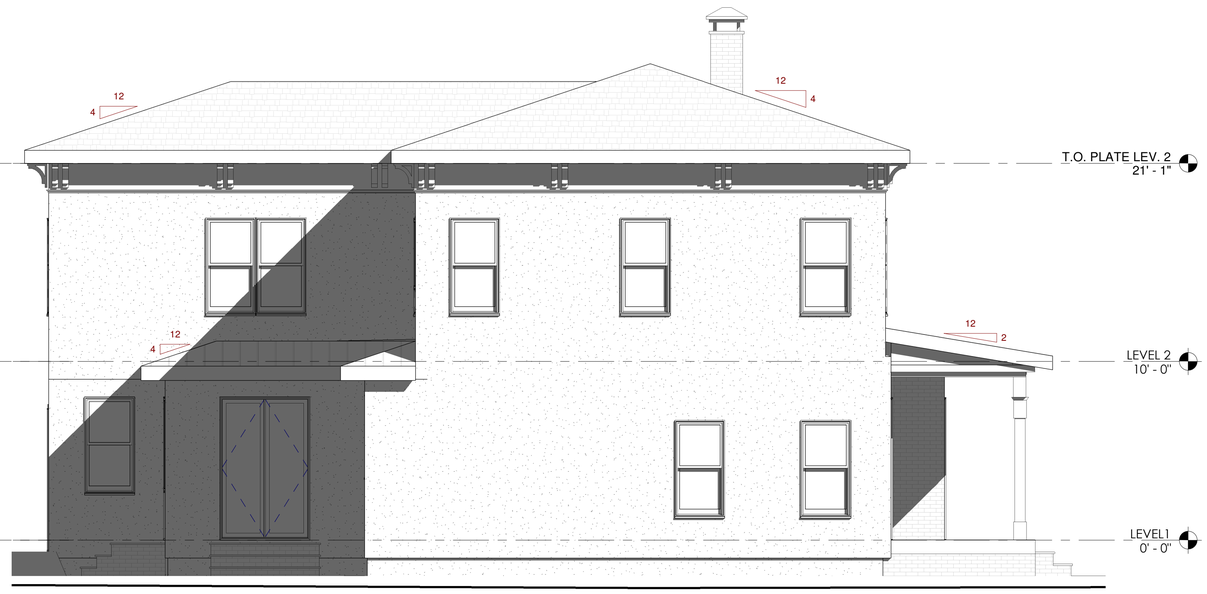
ISSUE DATE: **07.29.24**

REVISION DATE:

1 A2.0 NORTEAST EXTERIOR ELEVATION
1/4" = 1'-0"

2 A2.0 NORTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"

3 A2.0 SOUTHWEST EXTERIOR ELEVATION
1/4" = 1'-0"



4 A2.0 SOUTHEAST EXTERIOR ELEVATION
1/4" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

PROJECT:
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DRAWN BY:	SHEET:
JZ	4 OF 5
DATE:	SCALE:
07.29.24	1/4" = 1'-0"

DRAWING #:
A2.0

PROJECT PHASE:
SD-1

NOT FOR CONSTRUCTION

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EXTERIOR 3D VIEWS

PROJECT:
925 WOLCOTT RESIDENCE

ISSUE DATE: **07.29.24**

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DRAWN BY:	SHEET:
JZ	5 0F 5
DATE:	SCALE:
07.29.24	12" = 1'-0"

DRAWING #:
A7.0

PROJECT PHASE:
SD-1

NOT FOR CONSTRUCTION

City of Beacon Planning Board Agenda
08/13/2024

Title:

New Single-Family House – 39 Howland Avenue

ATTACHMENTS

39 Howland PB81324 ARB cvr ltr.pdf

39 Howland PB81324 ARB app.pdf

39 Howland PB81324 ARB COLORED ELEVATIONS 07-30-24.pdf

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

July 30, 2024

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

Re: 39 Howland Avenue Residential Subdivision – Architectural Review
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) is pleased to submit Architectural Elevation drawings prepared by Day Stokosa Engineering, P.C. showing colors and materials for the proposed residence at the above referenced project. The following documents and plans are submitted for review:

- 5 copies of an Architectural Review Board Application, and
- 5 copies of architectural elevation plans prepared by Day Stokosa Engineering (2 sheets).

Please place this item on the August 13, 2024 planning board agenda for Architectural Review Board discussion.

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
Day Stokosa Engineering, PC
Daniel G. Koehler, P.E. (HLD file)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/30/24

Project Address: 39 Howland Ave Beacon

Project Architect/Engineer: Hudson Land Design

Owner/Builder: John Vergara

Contact Phone No.: 845-309-5917 Email: bulerias81@gmail.com

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

Color/Materials: VINYL

Siding: MISTY SHADOW BY PLY GEM / SHAKES - CEDAR BY PLY GEM

Roofing: ASPHALT ARCHITECTURAL SHINGLES BY TIMBERLINE - FOX HOLLOW GRAY

Windows: Color: BLACK Type: ANDERSON 400 DOUBLE HUNG

Trim: VINYL - SAME AS SIDING COLOR

Garage Door: WAYNE DALTON 8300 RANCH WITH STOCKTON II W/ WINDOWS - BLACK

Stone/Brick: NONE

Signature of Owner

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

FOR OFFICE USE ONLY:

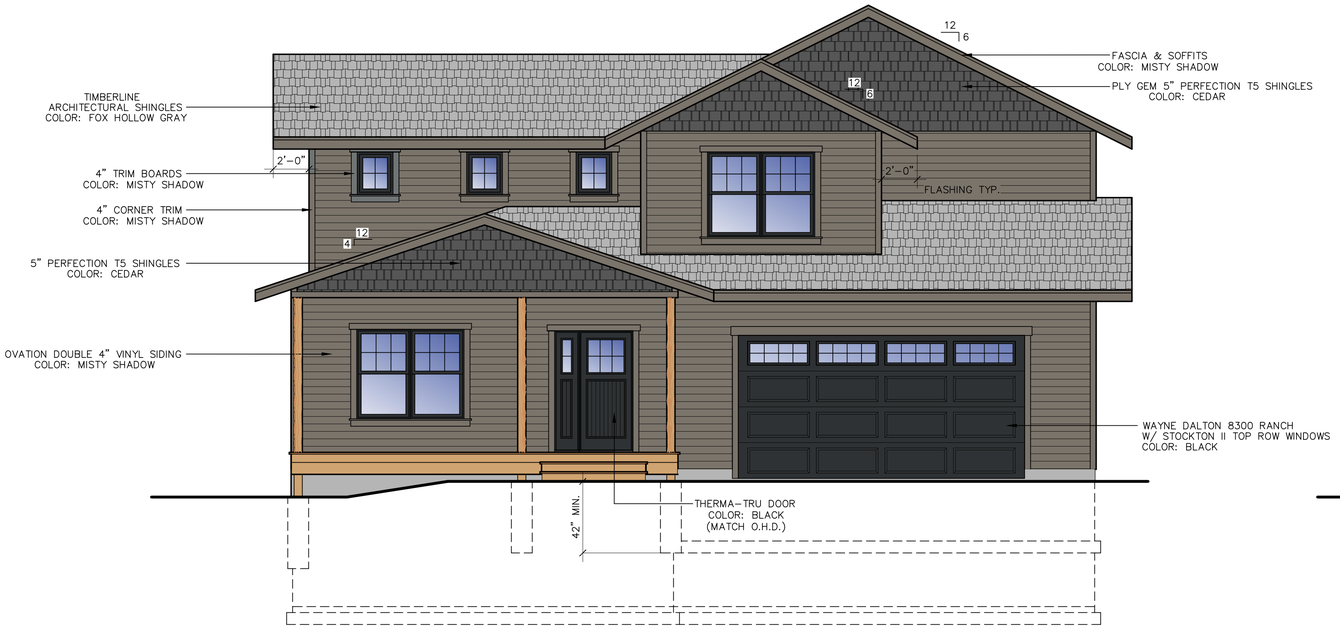
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____ (Date)

Plan Approved _____ (Date)

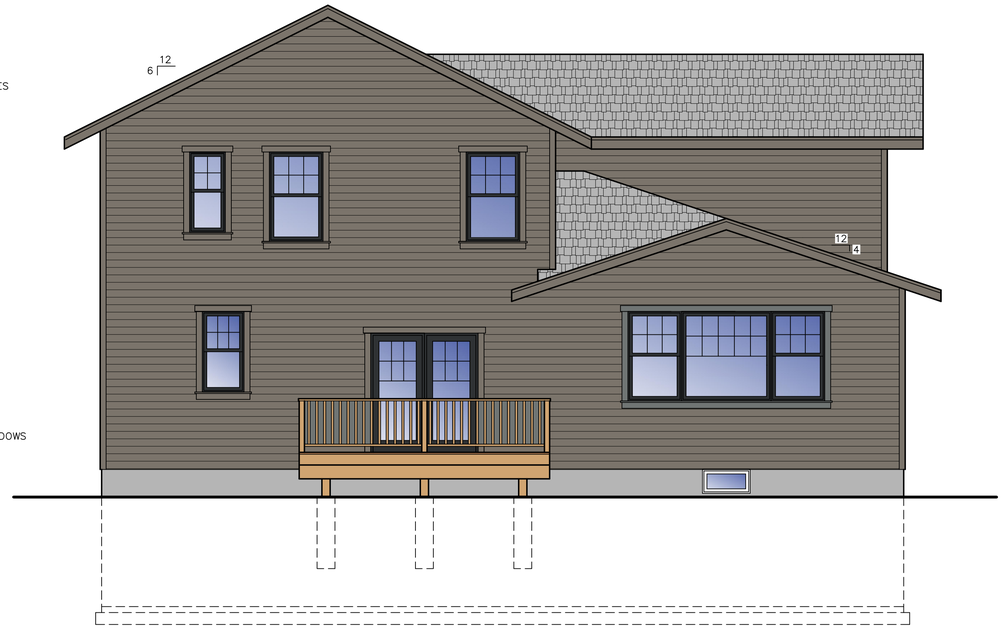
Subject to the following:

FEE: $100.00



FRONT ELEVATION

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



REAR ELEVATION

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

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	Brian J. Stokosa, PE
	07-30-24
Revisions	07-29-24
Project No. 2024:277	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

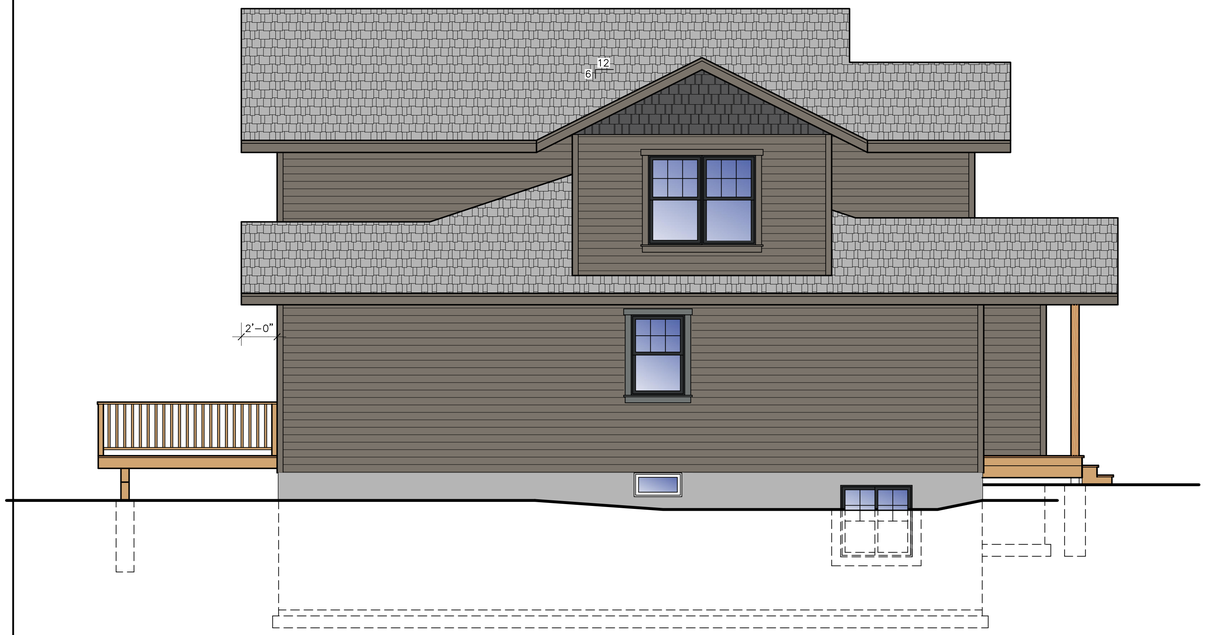
3 Van Wyck Lane
Wappingers Falls, New York
(845)-223-3202

PROJECT

Howland Ave.
City of Beacon
Dutchess County, New York

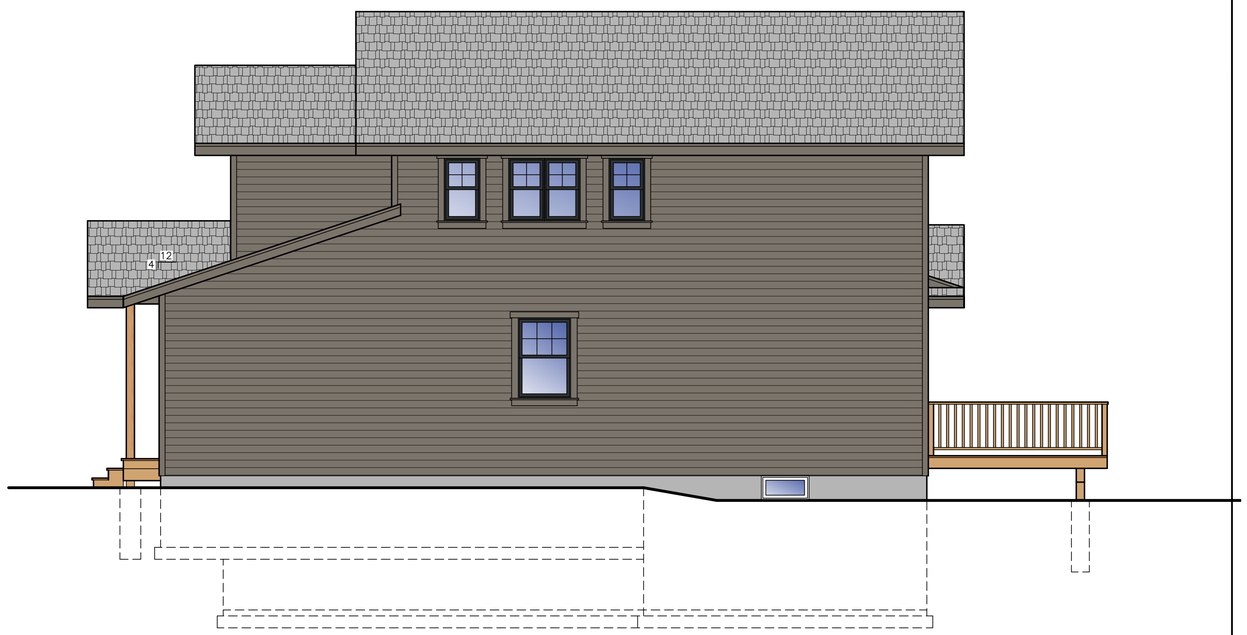
New Residence:

SCALE 1/4" = 1'-0"	DRAWN BY S.M.M.	DRAWING No. E1
DATE 07-22-24	CHECKED BY B.J.S.	



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

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Revisions	07-30-24
	07-29-24
Project No.	2024.277
	License No. 083970

DAY | STOKOSA
ENGINEERING P.C.

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

PROJECT

Howland Ave.
City of Beacon
Dutchess County, New York

New Residence:

SCALE	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	E2
DATE	CHECKED BY	
07-22-24	B.J.S.	