COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

September 10, 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 August 13, 2024, minutes

Approval of June 11, 2024, minutes

Approval of July 9, 2024, minutes

Regular Meeting

1. Public hearing and continue review of application for Site Plan Approval, accessory dwelling unit, 16 Rock Hill Road, submitted by Donna Schiehsl.
2. Public hearing and 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 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.
4. Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.

Miscellaneous Business

1. Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 Â½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.
2. Consider request for two (2) 90-day extensions of Internal Property Subdivision Approval, 7-lot internal property subdivision, 18-30 Edgewater Place, submitted by Scenic Beacon Developments.

Architectural Review

1. New Single-Family House â€“ 39 Howland Avenue
2. New Single-Family House â€“ 144 Spring Valley Street

City of Beacon Planning Board Agenda
09/10/2024

Title:

Public hearing and continue review of application for Site Plan Approval, accessory dwelling unit, 16 Rock Hill Road, submitted by Donna Schiehsl.

ATTACHMENTS

16 Rockhill PB 9.10.24 supplemental submission.pdf

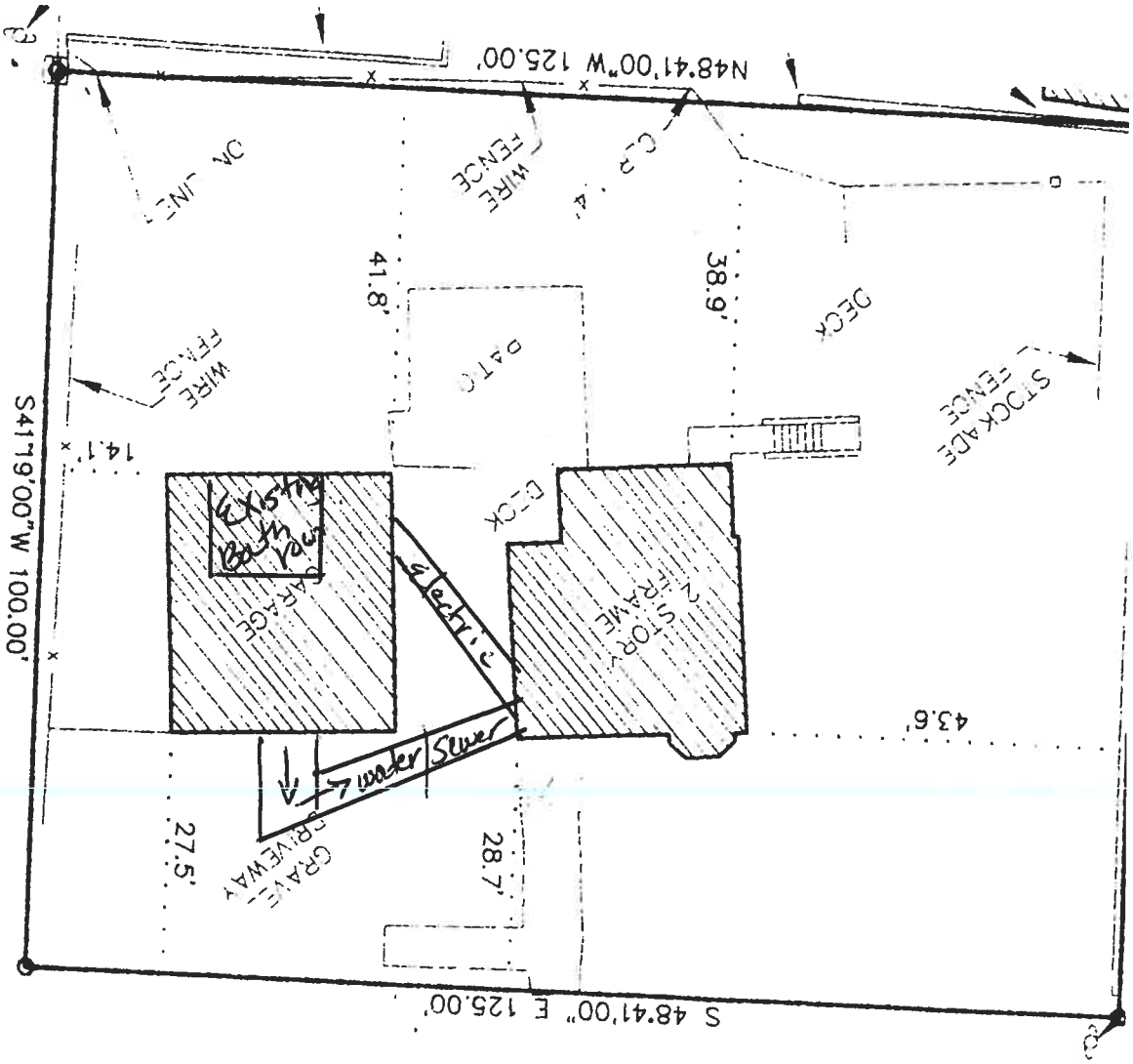
KARC Review PB_16 Rockhill Rd 2024.09.03.pdf

Lanc & Tully 16 Rock Hill ADU 09-04-24 review_0001.pdf

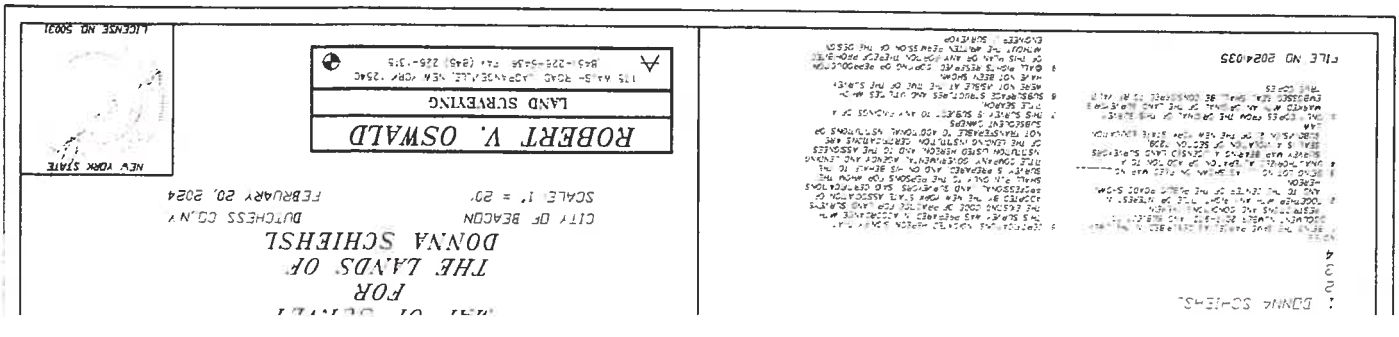
16 Rock Hill Accessory Apt Site Plan Resolution (4881-0518-0128.1).pdf

16 Rock Hill

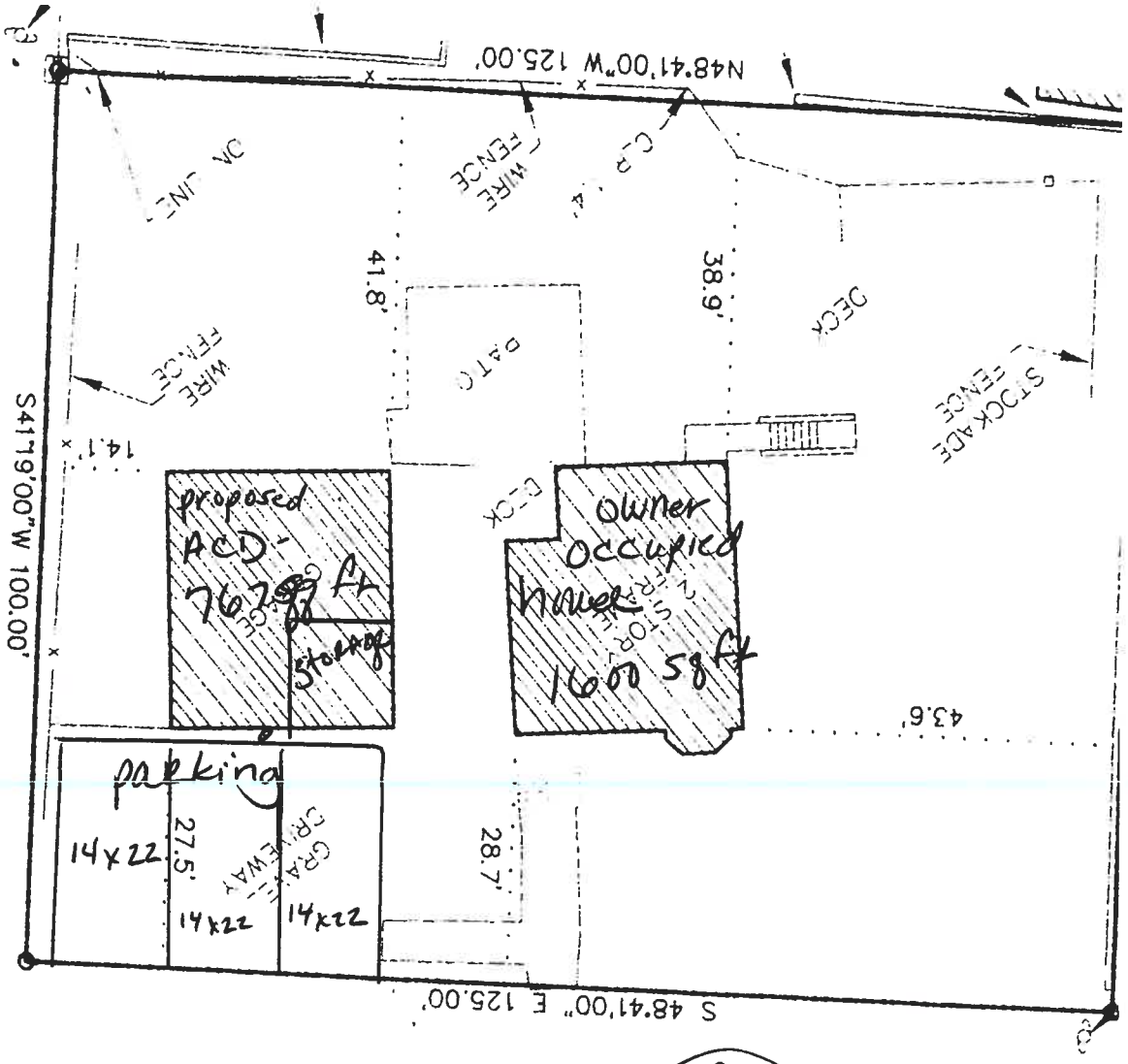
Schiehsl



MJS Plumbing Completed - 4" Sewer line & 3/4" water line connect to main house

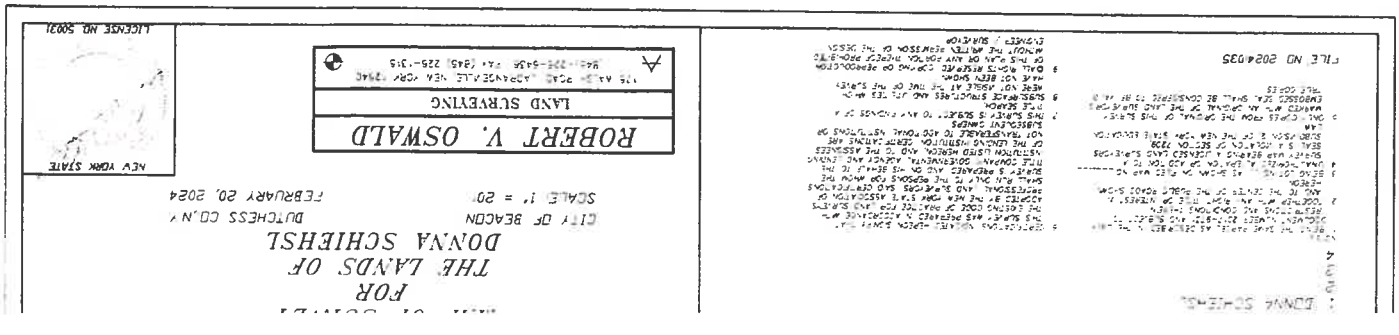


16 Rock Hill Rd Schiehsl



ACD - Not short term Rental

one light on parking area.



KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: September 3, 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:

- Sketch on survey indicating existing bathroom, electrical lines, 4" sewer line and 3/4" water line
- Sketch survey indicating square footage of the accessory apartment and primary dwelling, as well as location of three 14'x22' parking spaces

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 767 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 proposed accessory apartment is 767 sq. ft. of living space with ~133 sq. ft. of proposed storage area. The existing residence on site is 1600 sq. ft. The proposed livable space of the accessory apartment equals 48% of the total square footage of the principal building, where up to 50% is permitted per Section 223 Attachment 3. The total building coverage of the 0.29-acre lot is 20%, whereas a maximum of 30% is permitted per Section 223 Attachment 1. Thus, the site plan as proposed meets the above requirements.

2. **Occupancy:** The applicant has noted on the provided sketch that the primary structure is a "owner-occupied house" and the accessory apartment is "not short term rental." It is recommended that these requirements be added to the final resolution as conditions of approval, should the board approve the application.

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

LANC & TULLY
Engineering and Surveying, P.C.

September 4, 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:

- Sketch on survey indicating utility layout.
- Sketch on survey indicating square footage of structures and showing parking areas.

The project is located in the R1-7.5 zone at the corner of Rock Hill Road and Dutchess Terrace. Based upon the information provided, all previous comments have been addressed.

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

P.O. Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

SITE PLAN APPROVAL FOR
16 ROCK HILL ROAD

Parcel ID# 5955-75-870190

WHEREAS, the City of Beacon Planning Board, (the "Planning Board"), received an application for Site Plan Approval from property owner Donna Schiehsl (the "Applicant"), to establish an accessory apartment in an existing garage (the "Proposed Action" or "Project") on a 0.29-acre property located at 16 Rock Hill Road in the R1-7.5 Zoning District and designated on the City tax map as **Parcel ID# 5955-75-870190** (the "Property"); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code §§ 223-24.1(I) and 223-25; and

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

WHEREAS, the Site Plan is shown on the plans submitted to the Planning Board which include two Architectural Plan sheets titled, "16 Rock Hill Road," dated March 17, 2024, as prepared by Arturo Zepedia, Architect, a plan titled "Map of Survey for The Lands of Donna Schiehsl," dated February 20, 2024, as prepared by Robert Oswald, L.S., and a hand-drawn sketch marked on such survey; and

WHEREAS, the Proposed Action is a Type II Action, pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act ("SEQRA") requiring no further environmental review; and

WHEREAS, the Planning Board reviewed the application at its meetings on August 13, 2024 and September 10, 2024; and

WHEREAS, on September 10, 2024, the Planning Board opened a duly noticed public hearing on the Site Plan application, at which time all interested parties were given the opportunity to be heard and the public hearing was closed on September 10, 2024; and

WHEREAS, the Planning Board has reviewed the application for Site Plan Approval for an accessory apartment and considered the standards and requirements as set forth in the City of Beacon Zoning Code §§ 223-24.1 and 223-25.E; and

WHEREAS, the size of the proposed accessory apartment (767 sq. ft. of livable space with 133 sq. ft. of storage space) is less than 50% of the total square footage of the principal building (1,600 sq. ft.) and the total building coverage of the 0.29-acre lot is 20% where a maximum of 30% building coverage is permitted, thus the site plan is in compliance with the Zoning Code with respect to these requirements; and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Site Plan Approval to establish an accessory apartment in an existing garage on property located at 16 Rock Hill Road as shown on the application materials enumerated above, subject to compliance with the following conditions and any other requirements which must be met by law:

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

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

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

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

B. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for the new accessory

apartment in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

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

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

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

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

3. The Applicant shall remain in compliance with all requirements for accessory apartments set forth at Section 223-24.1 of the City of Beacon Zoning Code, including the requirement that the owner of the lot upon which the accessory apartment is located shall occupy at least one of the dwelling units on the lot.

4. The accessory apartment shall not be used for short term rentals.

5. The Building Inspector may revoke this Site Plan Approval where it is found that the use of the premises does not conform to the limitations and conditions set forth in this Resolution and in Section 223-24.1 of the City of Beacon Zoning Code.

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

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

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

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

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

Resolution Adopted: September 10, 2024
Beacon, New York

_____ _____, 2024
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
09/10/2024

Title:

Public hearing and continue review of application for Site Plan Approval, 19 Henry Street, townhomes, submitted by Lori Joseph Builders, Inc.

ATTACHMENTS

19 Henry PB 9.10.24 Site Plan Supplemental Submission (6173980.1).pdf

KARC Review PB_19 Henry Street 2024.09.03.pdf

Lanc & Tully 19 Henry Street 09-04-24 review_0001.pdf

CUDDY +FEDER LLP

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

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

August 27, 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 - Public Hearing
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").

As you know, at the August 13, 2024 meeting, the Planning Board set the Public Hearing for this Board's September 10th meeting Agenda. This supplemental submission provides additional, minor refinements to the Site Plan Set in response to the comments made by the Planning Board at the August meeting and contained in the most-recent Memoranda prepared by the City's consultants.

THE PROPOSED TOWNHOUSE DEVELOPMENT – MINOR SITE PLAN REFINEMENTS:

Following the discussion at the Board's August meeting, the Applicant's architectural designer, Day Stokosa Engineering P.C. ("Day Stokosa"), and civil engineer, Hudson Land Design, further refined the building design. As is more fully detailed in the renderings and site plan set, the townhouses have been moved 3.5 feet closer to the right-of-way, which further reduces the length of the driveways between the right-of-way and garage to twenty (20.0) feet. The renderings also reflect certain fenestration changes to the side elevations of the townhouses in response to the Board's comments at the August meeting. These changes include adding two (2) windows, one on

each level to the left side elevation and four (4) windows to the right side elevation, two (2) on each level nearest to the front façade.

As this Board is aware, the Applicant presented the previously submitted rear parking area exhibit at the Board's August meeting. Based on the Applicant's discussion with the Planning Board regarding, *inter alia*, increased impervious coverage; decreased open space; the existing Henry Street built environment and certain features of the building (for example, the side bay windows), it is our understanding that the collective preference is to utilize the proposed off-street parking configuration in the front of the townhouse units. Accordingly, no changes have been made to the previously submitted parking exhibit and the Applicant is proceeding with the originally proposed configuration.

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 August 27, 2024, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated August 8, 2024 and the City Planning Consultant KARC Planning Consultants' memorandum, dated August 12, 2024.

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 August 27, 2024;
- Revised Site Plan Set entitled "Site Plan", prepared by Hudson Land Design Professional Engineering, P.C. dated April 30, 2024, revised August 27, 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 September 10, 2024 to continue the review of and open the Public Hearing for the Project. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

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.

Exhibit A

HUDSON LAND DESIGN

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

August 27, 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 Revised Building Rendering

These items have been revised based on KARC's August 12, 2024 comment memorandum and Lanc & Tully's August 8, 2024 comment letter, and are submitted to the City of Beacon Planning Board for continued review. The following are point-by-point responses to each of the comments contained within the consultant review letters:

KARC August 12, 2024 Comment Memorandum:

1. The building has been moved 3.5 feet closer to the right-of-way, which reduces the length of driveway between the right-of-way and garage to 20 feet.
2. Comment acknowledged. The Applicant reviewed the rear parking area exhibit at the August meeting date. Based on the Applicant's discussion with the Planning Board at the meeting, it is our understanding that the Planning Board prefers the front parking over the rear parking option. Accordingly, no changes have been made to the previously submitted parking exhibit.

3. Natural grass is proposed in all areas that are not proposed to be paved or landscaped with decorative plantings. The phrase turf grass has been revised to prevent confusion.

Lanc & Tully August 8, 2024 Comment Letter:

Sheet 2 of 5

1. The sidewalk area to be removed along the front of the project site has been hatched in red to clearly show the limits of removal.

Sheet 3 of 5

1. Note 2 under the Infiltration and Inflow Mitigation Notes has been revised as requested.

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)

Elevations

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

UNIT 3

- JAMES HARDIE PLANK COLOR: CELESTIAL BLUE
- JAMES HARDIE SHINGLE COLOR: BLUE HARBOR

UNIT 4

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

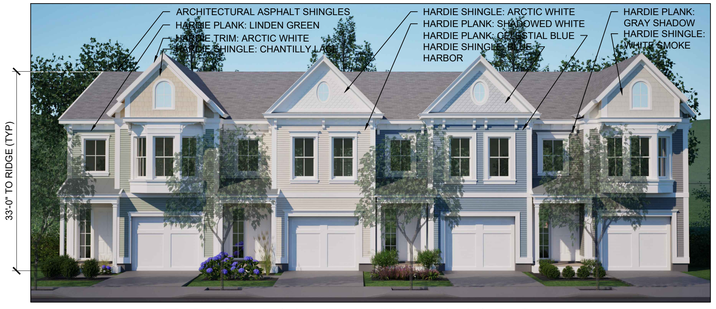
ALL UNITS

- JAMES HARDIE TRIM COLOR: ARCTIC WHITE
- STANDING SEAM METAL ROOF
- ARCHITECTURAL ASPHALT SHINGLES
- PAINTED CONCRETE FOUNDATION

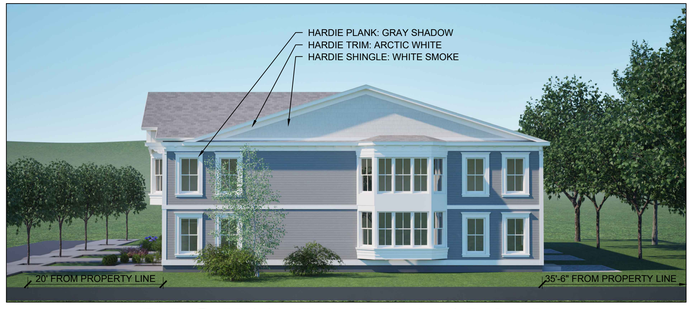
FRONT ISOMETRIC

FRONT OVERHEAD ISOMETRIC

REAR OVERHEAD ISOMETRIC



FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

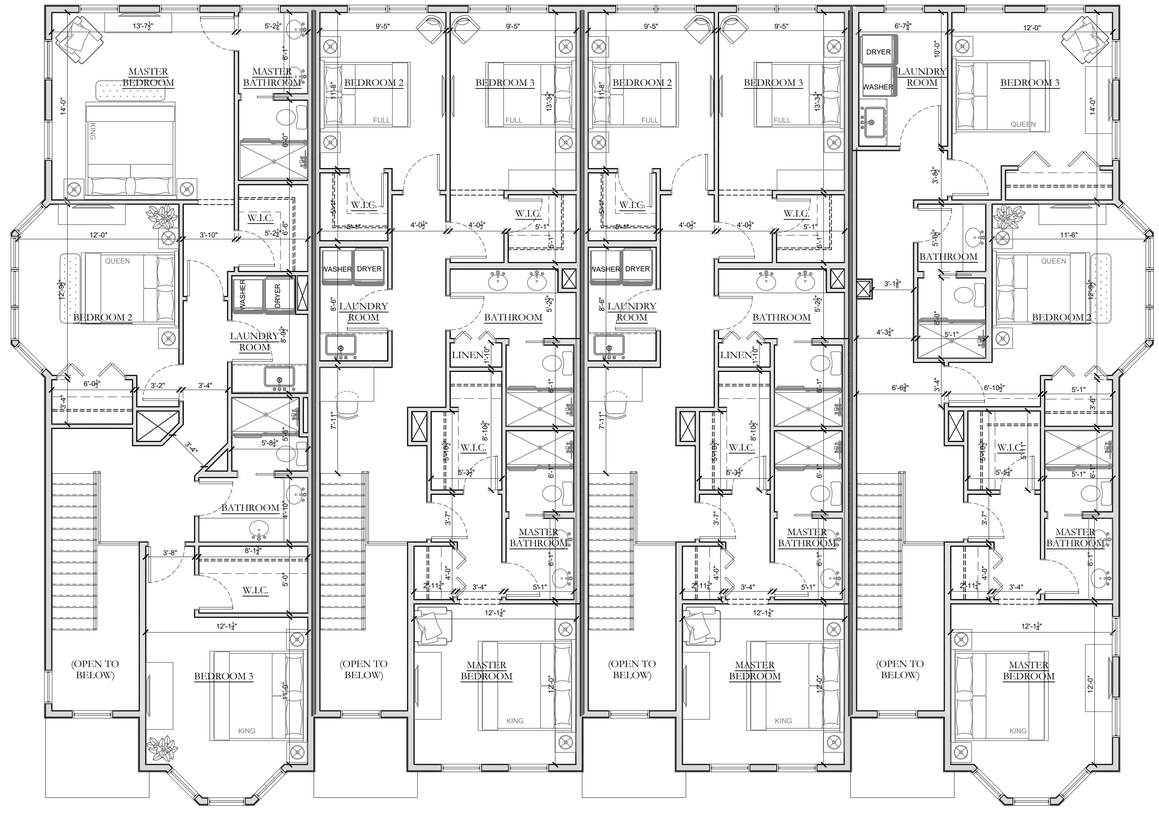
SCALE: NTS | DRAWN BY: GG-P

DATE: 08-27-2024 | 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

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: 08-27-2024 | SHEET NO: 2 OF 2

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

Site Plans

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				
3	8/27/24	PER CITY COMMENTS	CMB				

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

SEAL

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

COVER SHEET

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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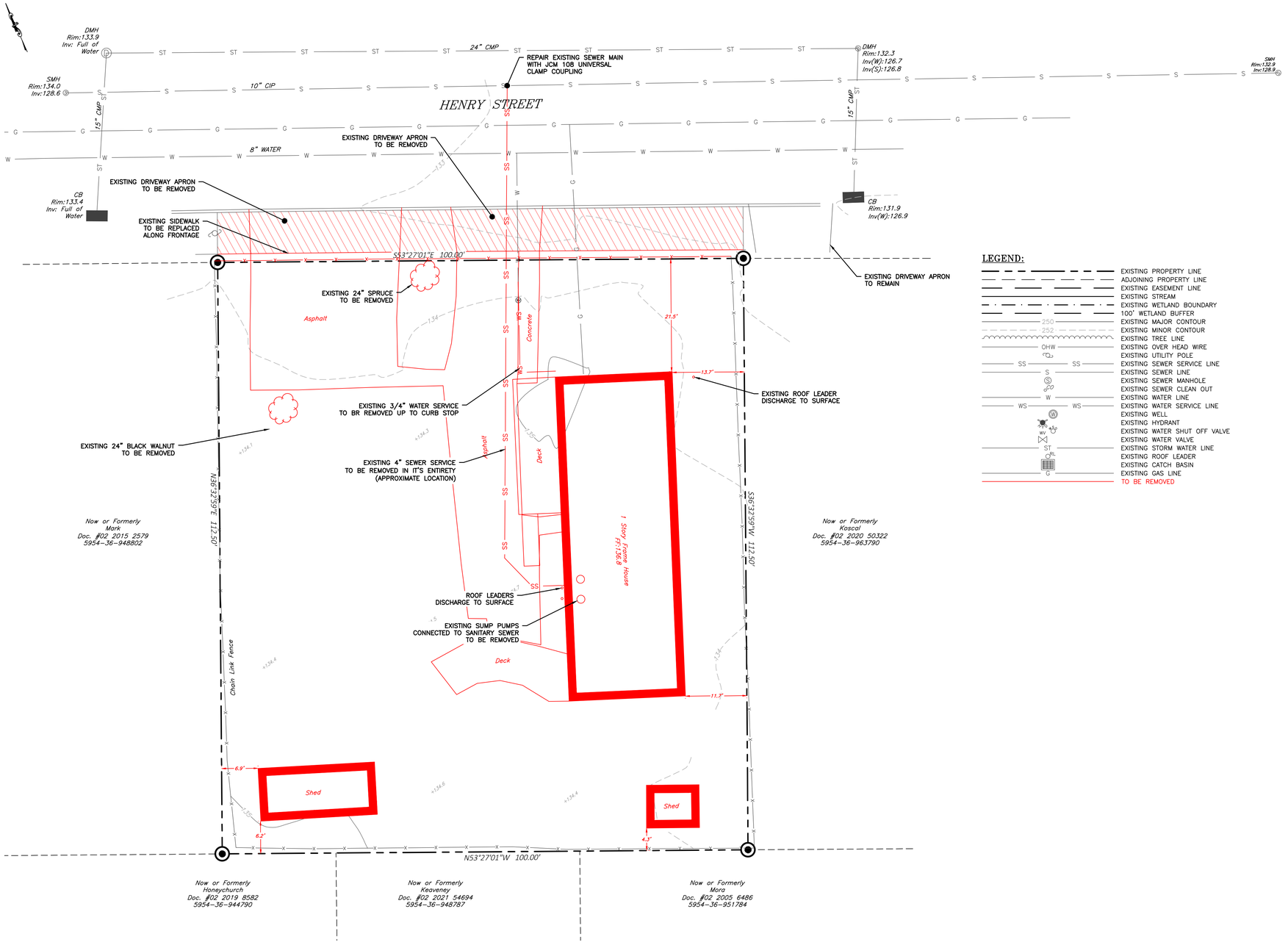

LEGEND:

- 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.

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_____ SECRETARY

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DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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2	7/30/24	PER CITY COMMENTS	CMB
3	8/27/24	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

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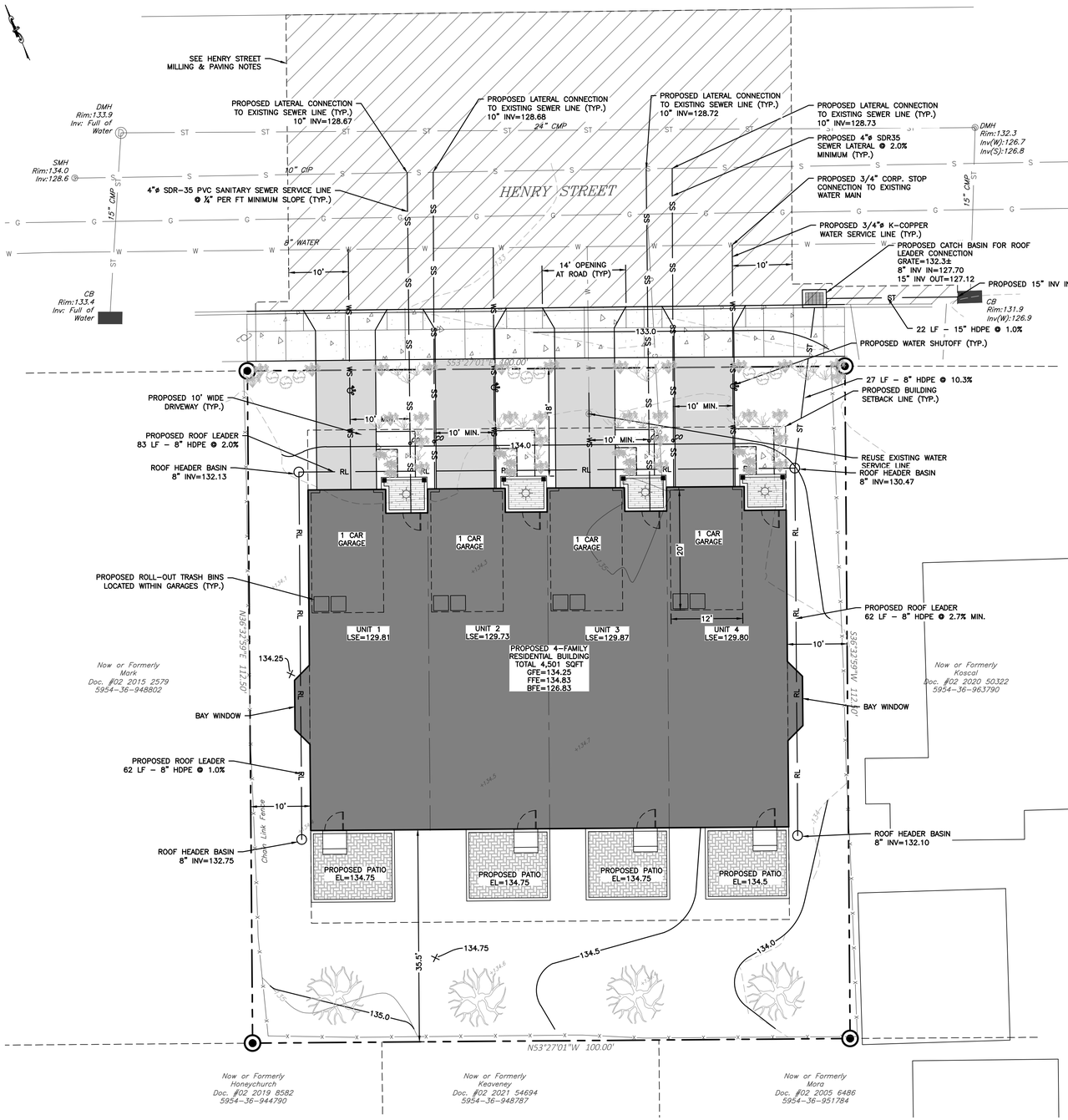

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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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	18 FEET
SIDE YARD:	10 FEET MINIMUM	6.9 FEET	10 FEET[2]
REAR YARD:	20 FEET MINIMUM	4.3 FEET	35.5 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, PRIOR TO SIGNING OF THE PLANS. THE DISCONNECTION SHALL BE VERIFIED/CONFIRMED BY THE CITY OF BEACON BUILDING DEPARTMENT.
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.).

BUILDING INFORMATION

CONDITIONED	UNIT 1	UNIT 2	UNIT 3	UNIT 4	TOTAL
FIRST FLOOR	852 SF	852 SF	852 SF	852 SF	3,408 SF
SECOND FLOOR	1,056 SF	1,013 SF	1,013 SF	1,056 SF	4,138 SF
TOTAL	1,908 SF	1,865 SF	1,865 SF	1,908 SF	7,546 SF
UNCONDITIONED					
BASEMENT	852 SF	852 SF	852 SF	852 SF	3,408 SF
GARAGE	261 SF	261 SF	261 SF	261 SF	1,044 SF
TOTAL	1,113 SF	1,113 SF	1,113 SF	1,113 SF	4,452 SF

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

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3	8/27/24	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

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

SITE PLAN

19 HENRY STREET

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

JOB #:	2024:014
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SHEET:	3 OF 6

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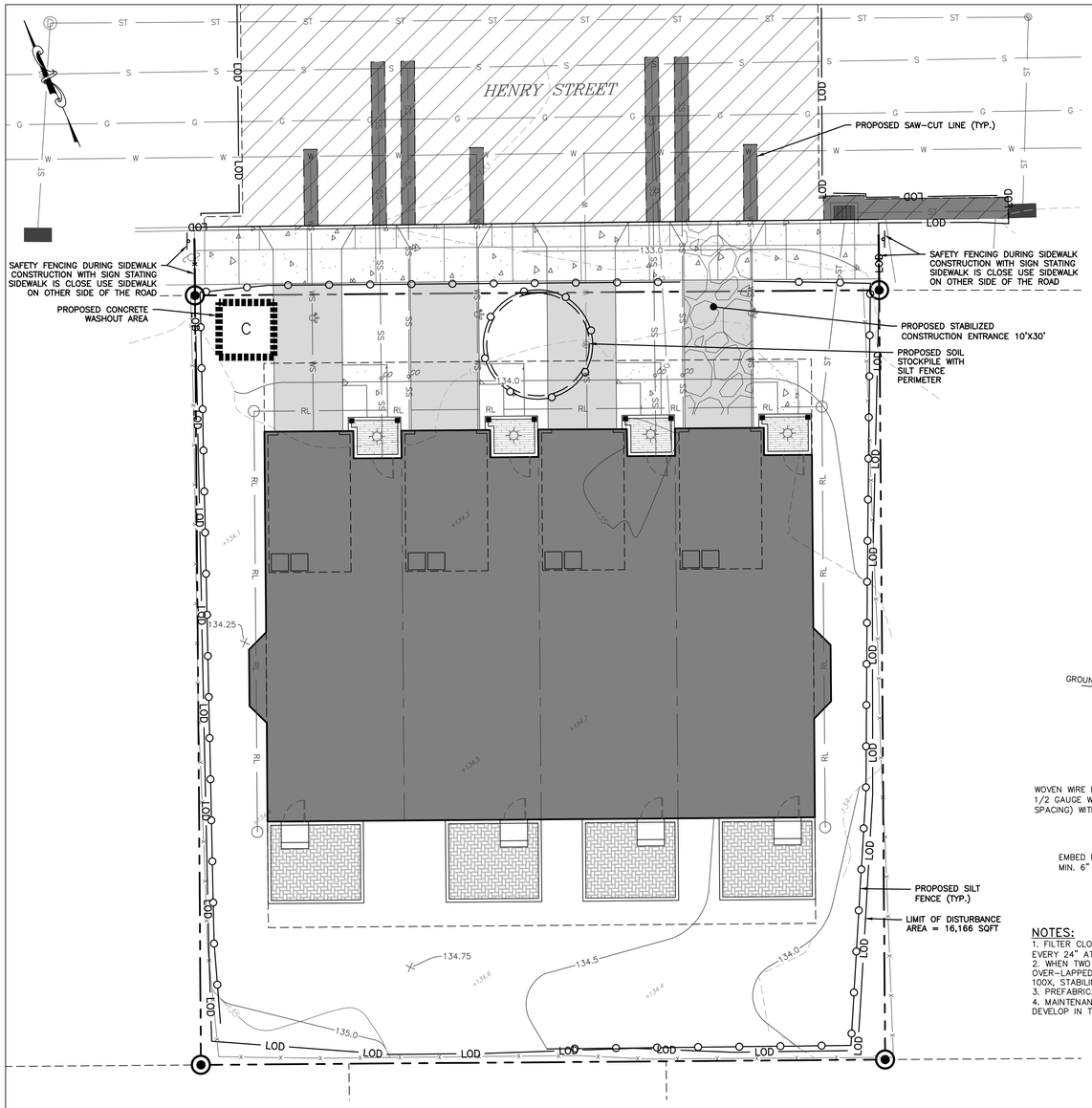

LEGEND:

- EXISTING PROPERTY LINE
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- 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
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- EXISTING SEWER MANHOLE
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- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- ST EXISTING STORM WATER LINE
- RL EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- G EXISTING GAS LINE
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- PROPOSED SET BACK LINE
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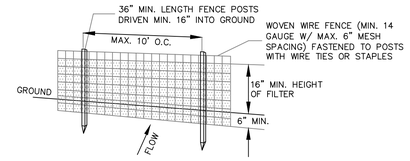
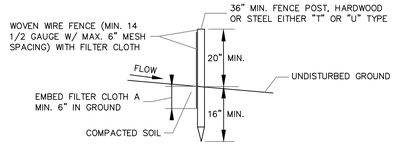
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- PROPOSED SILT FENCE
- LOD PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



PERSPECTIVE VIEW



SECTION VIEW

NOTES:

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

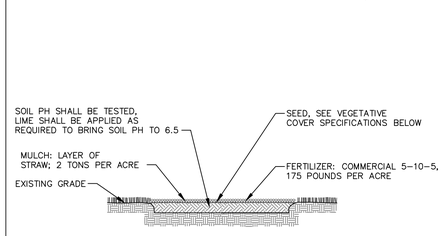
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC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

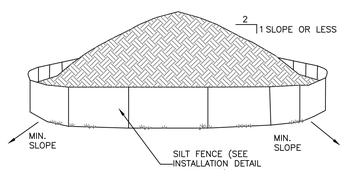
INDIANA BAT PROTECTION NOTES:

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

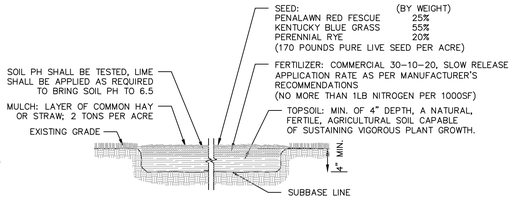


NOTES:

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.

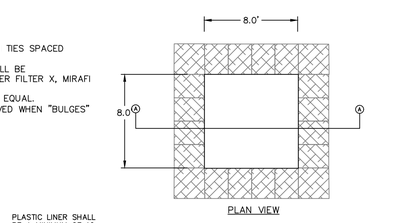
TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

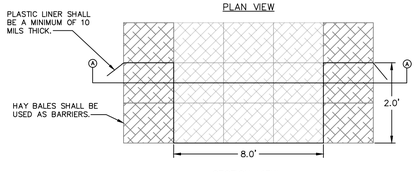


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



PLAN VIEW



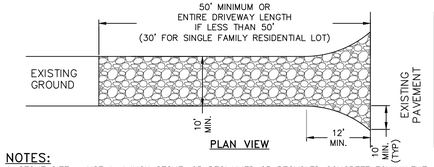
SECTION VIEW

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



PLAN VIEW

NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	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. BODENSCHATZ LICENSED PROFESSIONAL ENGINEER 084466

SEAL

HUDSON LAND DESIGN

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

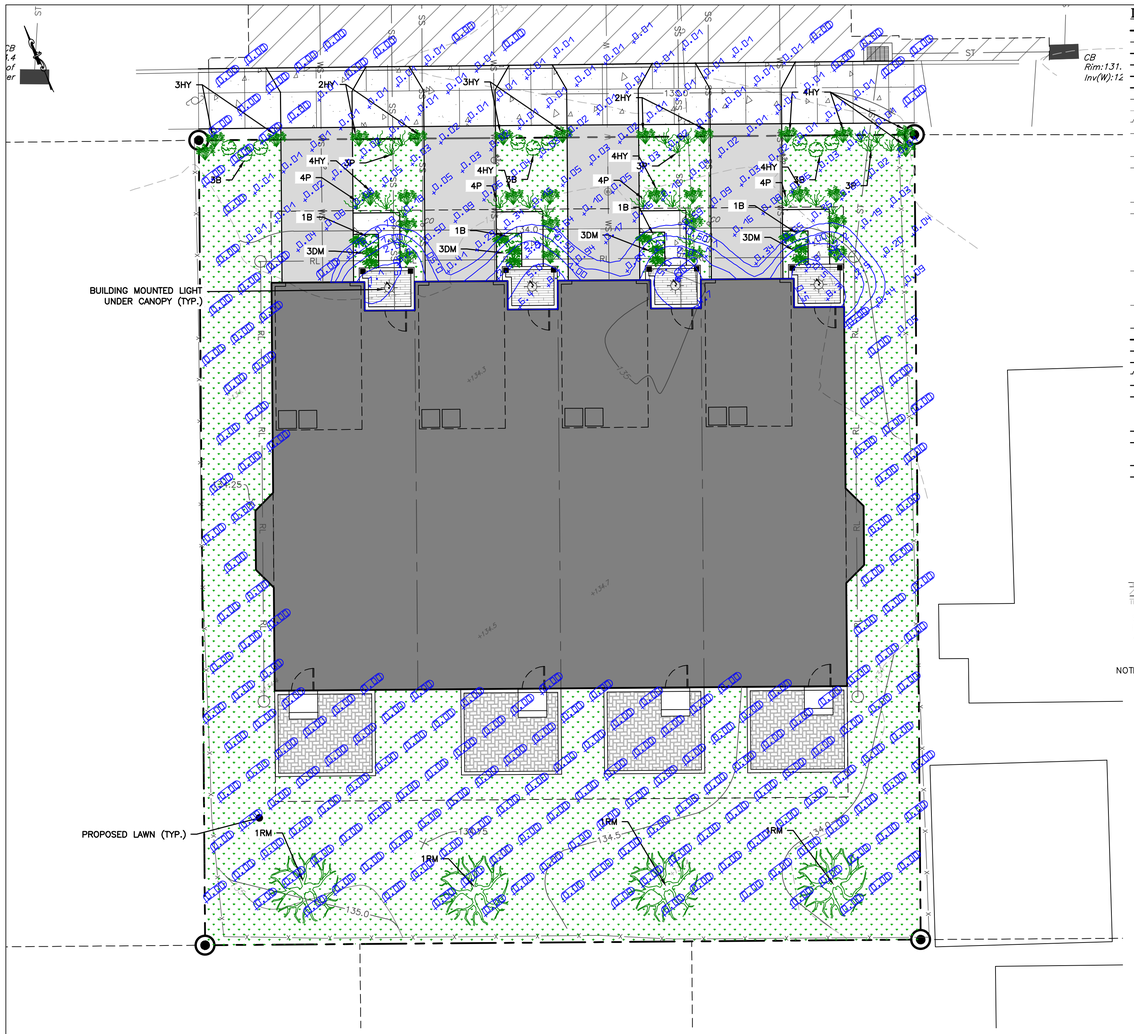
EROSION & SEDIMENT CONTROL PLAN

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'

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
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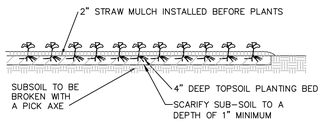
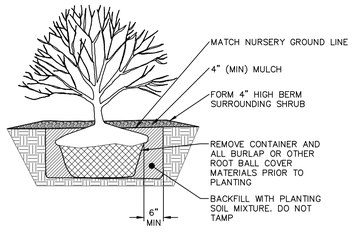
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE



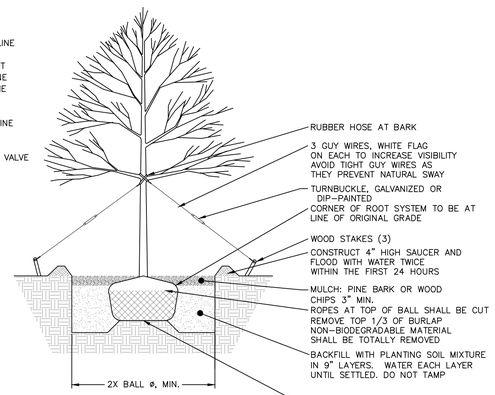
NOTES:
1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED.
3. HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH
4. PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL 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.

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'

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				
3	8/27/24	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

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

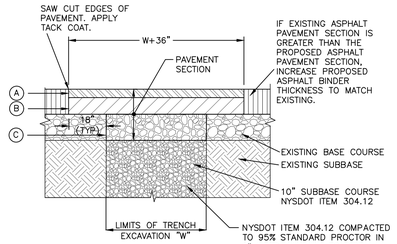
LANDSCAPE AND LIGHTING PLAN

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



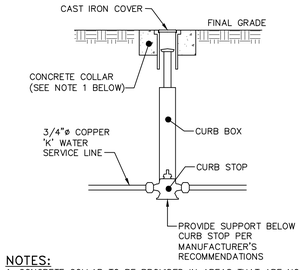
LEGEND

(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.

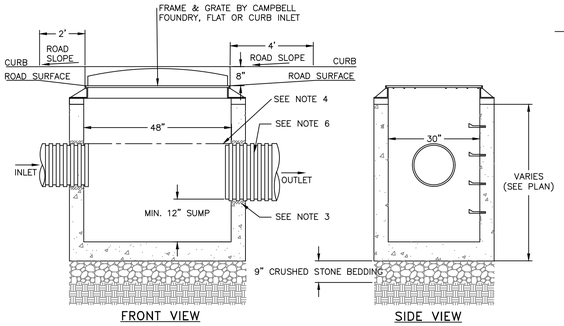
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

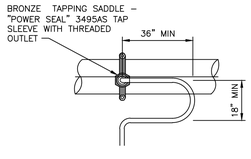
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

1. 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.

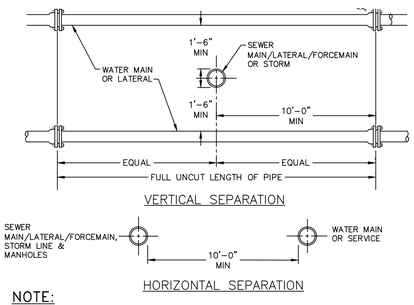
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

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

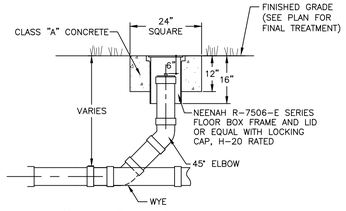
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



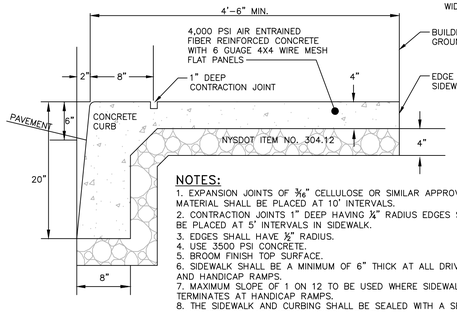
NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



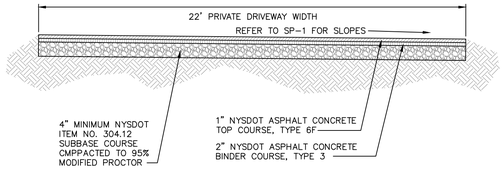
CLEANOUT DETAIL
NOT TO SCALE



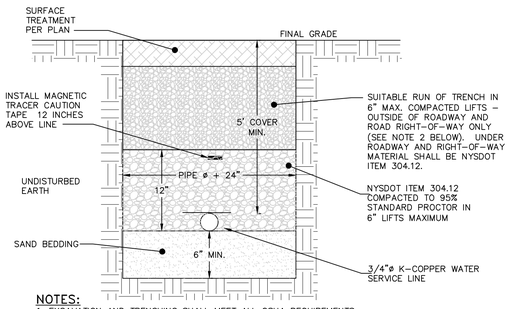
NOTES:

1. EXPANSION JOINTS OF 3/8" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE 1/2" 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



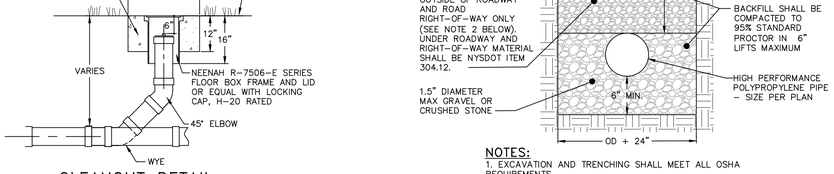
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



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

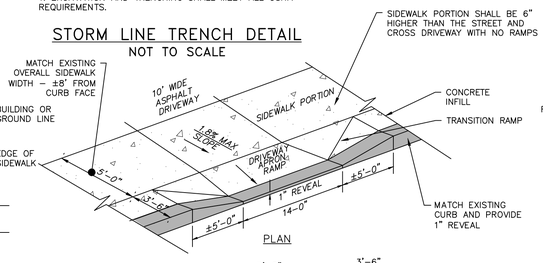
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

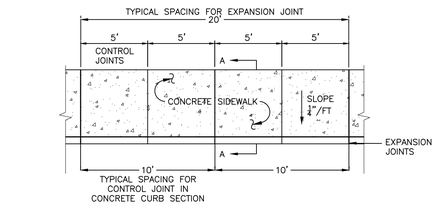
STORM LINE TRENCH DETAIL
NOT TO SCALE

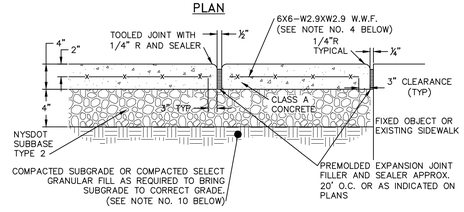


NOTE:

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

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

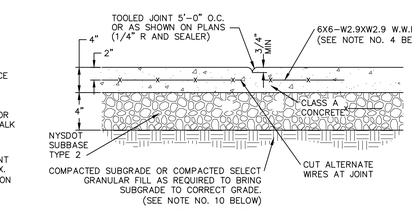




NOTES:

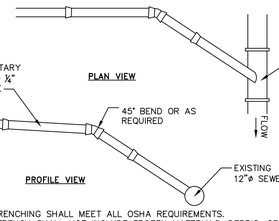
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION.
3. ALL CONCRETE SHALL 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

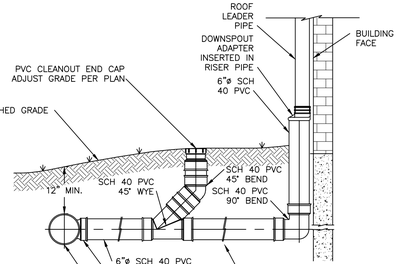
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



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.

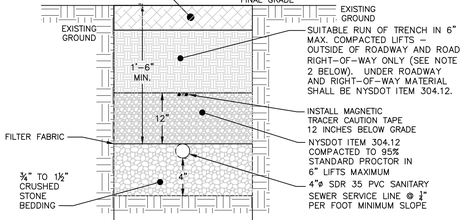
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



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				
3	8/27/24	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. BODENKAMP 084468 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

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: September 3, 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 Cuddy + Feder, dated August 27, 2024
- Response to Comments Letter by Hudson Land Design, dated August 27, 2024
- Elevations (2 sheet) by Day Stokosa Engineering, dated August 27, 2024
- Site Plan Set (6 sheets) by Hudson Land Design, dated April 30, 2024, revised August 27, 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:

All comments from my previous memos to the Planning Board have been addressed. The site plan as proposed is code compliant and acceptable from a planning perspective.

Regards,

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

LANC & TULLY
Engineering and Surveying, P.C.

September 4, 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 August 27, 2024, from Cuddy & Feder.
- Response correspondence dated August 27, 2024, from Hudson Land Design.
- Elevation and floor plan sheets titled "New 4 Unit Townhome for Henry Street", dated August 27, 2024, as prepared Day/Stakosa Engineering, P.C.
- Plan set titled "19 Henry Street", consisting of sheets 1 of 6 through 6, with the latest revision date of August 27, 2024, as prepared by Hudson Land Design.

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, all previous engineering comments have been addressed. 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

P.O. Box 687, Goshen, New York 10924 | (845) 294-3700
www.lanctully.com

City of Beacon Planning Board Agenda
09/10/2024

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 9.10.24 Supplemental Submission.pdf

KARC Review PB_45 Beekman 2024.09.03.pdf

Lanc & Tully 45 Beekman 09-06-24 Review.pdf

CUDDY +FEDER LLP

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Fishkill, New York 12524
T 845 896 2229
F 845 896 3672
cuddyfeder.com

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

August 27, 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
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").

The Applicants appreciate the comments provided by the Board and its consultants to date with respect to the Project. The purpose of this submission and the upcoming presentation at the Board's September meeting Agenda is to flesh out minor remaining details relative to the visual aspects of the proposed Buildings and to provide further information for the Board's in its ongoing environmental review of the Project. [1]

SITE PLAN & BUILDING PROGRAM REFINEMENTS – ARCHITECTURAL, ENGINEERING, TRAFFIC UPDATES:

Following the discussion at the Board's August 13th meeting Agenda, the Applicant's architect, prepared an additional building façade design option for the Beekman Building, in addition to a façade design option for the High Street Building. As is further detailed within the enclosed

[1] Note: High-resolution renderings are currently being prepared for these design options and will be presented at the Planning Board's next meeting Agenda. If the Planning Board sees fit, as the Application is in the State Environmental Quality Review process at this time, the Applicant respectfully requests that the Board consider referring the Project to the Architectural Review Board Subcommittee, upon receipt of same.

Architectural Plan Set, these designs include:

- *Beekman Building:*
  - Opening the corner of the Building on Route 9D and Beekman Street to provide heightened pedestrian accessibility and visual interest; updating the proportions of the arched openings along the first-floor arcade walkway to provide additional light; and adjusting the façade above the first floor brick and setback on the fourth floor to include glass and spandrel glass with aluminum frames. As noted by the Applicants' architect in **Exhibit B**, this lighter façade material is supported by the first floor brick and assists in visually lighting the Building. The railings at the roof deck have been updated to match and enhance the lighter façade.
  - Additionally, this submission includes an alternative design for discussion with the Planning Board showing the arcade openings made of steel framed opening in place of the original arched openings.

- *High Street Building:*
  - The High Street Building has been updated to reflect the design of the Beekman Building. Similar strategies are applied to the High Street Building to create a cohesive relationship between the buildings and the development as a whole. This High Street Building also includes sloped roofs and dormers at the upper floor to relate more closely to the residential properties on High Street, while maintaining the larger scale design of the proposed mixed-use buildings.

The enclosed Site Plan Set prepared by the Applicants' engineering consultants, Colliers Engineering & Design ("CED") has been revised in response to comments contained in the City Engineer's latest comment memorandum. A point-by-point response prepared by CED is enclosed as **Exhibit A**. As is further detailed therein, the revisions to the Site Plan Set primarily relate to stormwater, sewer, and erosion control facilities and control measures. Additional updates include a revised Lighting Plan that decrease a potential lighting hot spot, while still achieving the desired 1.0+/- foot-candle average for the Premises' pedestrian and parking lot areas.[2]

[2] Note: CED has also scheduled a meeting with City Superintendent of Water and Sewers to investigate and test the onsite facilities for the week of August 26th. Additional updates will be provided to the Board and its consultants following this meeting. The Applicants continue to reach out to the neighboring residential

The Applicants' traffic consultant met with New York State Department of Transportation ("NYSDOT") on August 22, 2024 to discuss the recently submitted Application to Purchase Surplus property along Beekman Street. Pursuant to the Applicants' discussion with NYSDOT Staffers, we understand that the Application has been referred to the Department's Right-of-Way Mapping division for review and confirmation of the title history related to the High Street parcels. Following completion of this review, the Application will be circulated to various Department groups, including Engineering for their feedback and input. Thereafter, we understand the Application will be forwarded to the Department's Albany office for a conceptual legal approval of the request. We will continue to provide this Board and its consultants updates as the Application process progresses.[3]

INDEX OF ENCLOSURES:

In support of this Application, enclosed please find five (5) copies of the following documents:[4]

Exhibit A: Response to Comments Memorandum prepared by Colliers Engineering and Design, P.C., dated August 27, 2024, providing responses to:

1. the City Engineering Consultant Lanc & Tully's memoranda dated July 8, 2024 & August 9, 2024;
2. City Planning Consultant KARC Planning Consultants' memoranda dated August 12, 2024; and

parcels on High Street & Tompkins Avenue regarding testing of the sewer services to these homes. Once testing is confirmed with the homeowners, CED will coordinate accordingly with the City Water & Sewer Department, with updates provided to the Board thereafter.

[3] Note: We understand that on August 5, 2024, the City Council adopted amendments to the City's parking regulations. Based on the Applicant's review of the latest available draft, it is our understanding that the Project would be permitted to have a maximum of 109 parking spaces with the appropriate number of parking spaces provided on the site to be determined by the Planning Board based on various criteria including a parking study similar to that discussed above. As was further detailed within the Revised Traffic & Parking Study, prepared by Colliers Engineering & Design P.C. dated November 28, 2023, last revised June 24, 2024, submitted to this Board on June 25, 2024, it is respectfully submitted that under the amendments, the Project's proposed parking spaces is an appropriate number of parking spaces to be provided for the Project.

[4] Note: At the request of the Planning Board at the August meeting date, CED will present simulations of pre-build and post-build out traffic conditions for illustrative purposes.

3. the City's Traffic Consultant Creighton Manning's August 12, 2024 memorandum.

Exhibit B: 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 August 12, 2024.

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

- Site Plan Set entitled "Preliminary Site Plan", prepared by Colliers Engineering and Design, P.C. and Aryeh Siegel, Architect, dated January 30, 2024, last revised August 27, 2024 numbered and titled as follows (unless otherwise noted):
  - Sheet 1 of 19 – Cover Sheet.
  - Sheet 2 of 19 – Existing Conditions & Site Demolition Plan.
  - Sheet 3 of 19 – Tree Removal Plan.
  - Sheet 4 of 19 – Dimension Plan.
  - Sheet 5 of 19 – Grading Plan (Overall).
  - Sheet 6 of 19 – Grading Plan (West).
  - Sheet 7 of 19 – Grading Plan (East).
  - Sheet 8 of 19 – Utility Plan (West).
  - Sheet 9 of 19 – Utility Plan (East).
  - Sheet 10 of 19 – Soil Erosion & Sediment Control Plan.
  - Sheet 11 of 19 – Soil Erosion & Sediment Control Details.
  - Sheet 12 of 19 – Landscape Plan.
  - Sheet 13 of 19 – Lighting Plan.
  - Sheet 14 of 19 – Construction Details.
  - Sheet 15 of 19 – Construction Details.
  - Sheet 16 of 19 – Construction Details.
  - Sheet 17 of 19 – Construction Details.
  - Sheet 18 of 19 – Construction Details.
  - Sheet 19 of 19 – Construction Details.

- Architectural Plan Set entitled "Site Plan Application", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised August 27, 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 September 10th to continue the Board's review of the Project and to answer any questions the Board may have. 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

555 Hudson Valley Avenue Suite 101
New Windsor New York 12553
Main: 877 627 3772

Colliers Engineering & Design

August 27, 2024

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

45 Beekman Street & High Street – Mixed-Use Project
Parcels: 5954-26-689990 & 781983 and 5955-19-706012
City of Beacon, Dutchess County, NY
Colliers Engineering & Design Project No. 23010468A

Dear Chairman Gunn and the Members of the Planning Board,

Below please find our responses to a comment letter received from Lanc & Tully Engineering and Surveying dated July 8, 2024 & August 9, 2024 and Creighton Manning dated August 12, 2024. The comments have been repeated here for clarity:

Lanc & Tully Engineering and Surveying - July 8, 2024:

General Comments:

Comment 1: A lot-line merger plan shall be prepared for the project. ***Applicant notes that a plan will be provided pending NYSDOT response to proposal to acquire additional site area along Beekman Street.***

Response 1: **Comment noted & remains correct.**

Comment 2: The applicant's consultant has conducted an Inflow & Infiltration (I&I) Study of the existing site and building and found that there is an interior sump-pump that appears to be tied to the sanitary sewer collection system. We would recommend that dye testing be conducted to verify where the sump pump discharges to. The I&I study should also be expanded upon to reflect the type of soils at this location, the depth to ground water, and the amount of water that could be conveyed from the sump pump to the sanitary sewer collection system during high ground water and long duration storm events.

The applicant's consultant does state that this stormwater connection to the sanitary sewer will be eliminated upon approval and construction of the proposed development. We recommend that the connection of the sump pump to the sewer collection system be removed, and verified by the City's Building Department, prior to signing of the final plans.

Response 2: **Comment noted. Colliers Engineering & Design (CED) has scheduled a joint dye-test of the existing sump pump with Mr. Ed Balicki, City Superintendent of Water and Sewers for the week of August 26th.**

Colliers Engineering & Design

Comment 3: A subdivision plan shall be prepared to show the combining of the lots and the offers of dedications for lands to be conveyed to the City of Beacon for road right- of-way area along Beekman Street and High Street.

Response 3: A subdivision plan shall be provided to the Board upon confirmation of land acquisition from the NYSDOT.

Comment 4: As previously discussed at the last Planning Board meeting, additional architectural elevations and sightline profiles should be provided of the project from High Street and the yards of the residents along High Street.

Response 4: Refer to the attached Architectural Plans provided by Aryeh Siegel, Architect.

Comment 5: A stormwater maintenance and access agreement shall be prepared for the project and provided for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

Response 5: Comment noted & remains correct.

Comment 6: As the project progresses, the project engineer shall prepare a construction cost estimate for all public improvements and submit it for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

Response 6: Comment noted & remains correct.

Comment 7: The submitted architectural floor plans, and those of the engineering drawings should be coordinated with the number of bedrooms and commercial area. The water & sewer usage should also be adjusted based upon the bedroom count and commercial floor area. ***The applicant's consultant notes that the updated estimated flow for the entire project is estimated to be 11,950 GPD***.

Response 7: Comment noted.

Comment 8: As the current plans show grading, drainage improvements, and sidewalks with the NYSDOT right-of-way along Route 9D, the proposed work within the NYSDOT right-of-way will require their review and approval, as well as NYSDOT permitting for the work.

Response 8: Comment noted. Coordination with the NYSDOT for the R.O.W. acquisition and intersection improvements continues to proceed.

Colliers Engineering & Design

Survey Plans

Comment 1: The "Sanitary Sewer & Utilities Survey" plan should include a legend to define the following terms TFC, TFA, MMC, TFI, RTJ, and MSA, that appear on this plan.

Response 1: **The above referenced terms were referenced from the video contractor and their investigation of the existing on-site sanitary sewer line. These stand for the following:**

- **TFC – Tap Factory Made Capped**
- **TFA – Tap Factory Made Active**
- **MMC – Material Change**
- **TFI – Tap Factory Made Intruding**
- **RTJ – Roots Tap Joint**
- **MSA – Survey Abandoned**

A final version of the Sanitary Sewer & Utilities Survey Plan will be updated and provided with these and other pending utility investigations as requested.

Sheets 1 of 19:

Comment 1: The "General Information" notes on the Cover Sheet shall include a note stating "Upon completion of project construction, an as-built survey shall be prepared of the project. The as-built survey shall include the location, size and material of all utilities installed on the project site."

Response 1: **The above requested noted has been added to the General Information Notes on the Cover Sheet, Sheet 1.**

Sheet 2 of 19:

Comment 1: The limits of disturbance (LOD) line should be adjusted along High Street, as it is shown to go out and around a sewer manhole within High Street. This would also be the same for Sheet 3 of 19.

Response 1: **The project LOD has been adjusted to accommodate the proposed utility connections in High Street. This has been updated on the above referenced Site Plan sheets.**

Sheet 3 of 19:

Comment 1: The total area of disturbance labeled on the plan, as defined by the LOD line, shall be revised based upon on the comment made for Sheet 2 of 19.

Response 1: **The LOD area has been updated on the pertinent Site Plan sheets based on adjustments described above.**

Colliers Engineering & Design

Sheets 5, 6 & 7 of 19:

Comment 1: We would recommend that the curb pieces on the catch basins be 8 inches in height to allow for a depressed area around the catch basins which would eliminate storm water along the curb line from flowing by. The catch basin detail on Sheet 17 should be revised to reflect the height of the curb-back piece. This will also require that the grate elevation of each of the curb inlet catch basins be updated.

Response 1: The proposed on-site catch basins have been modified to have 8-inch curb pieces. This modification has also been identified on the Catch Basin detail on Sheet 17.

Comment 2: Elevations shall be provided for the concrete pads to be provided for the refuse enclosures.

Response 2: Concrete pad elevations for the two (2) proposed dumpster enclosures have been added to Sheets 6 & 7.

Sheets 8 & 9 of 19:

Comment 1: The "Sanitary Sewer & Utilities Survey" plan shows 5 possible connections to the sanitary sewer line running between SMH-12 and SMH-13. The applicant shall conduct further studies of these connections to determine if they are active or not. It may be possible to determine this through dye testing of the neighboring homes. As the sanitary sewer lines running across the site are private, there is concern that a neighboring parcel(s) may be connected to this private system. If it is found that a neighboring parcel(s) is connected to the private system, the applicant will need to make provisions to reconnect the neighboring parcel(s) to the sewer collection system in Tompkins Avenue. If dye testing is to be performed, we would recommend that the applicant coordinate this with the City's Water & Sewer Department.

Response 1: CED has visited the neighboring residential parcels on High Street & Tompkins Avenue regarding the above referenced dye-testing of the sewer services to these homes. No owners have responded to CED to schedule the test. Follow-up visits are scheduled for the week of August 26th. Once a test is confirmed with the homeowner, CED will coordinate the joint witnessing with the City Water & Sewer Department.

Comment 2: The plans shall show the sanitary sewer to continue from SMH-14 to SMH-12. Based upon recent discussions with the City's Water & Sewer Superintendent, this interconnection is blocked, as the sewer is conveyed south from SMH-14 to SMH-8 on the south side of Beekman Street. This in

Colliers Engineering & Design

conjunction with the findings of the sewer lateral connections just north of SMH-13 as mentioned in Comment No. 1 above, may allow for the applicant to remove the existing sewer collection running across the site, as well as reducing the amount of new sewer main and manholes (213 feet of main and 2 manholes) to be installed as part of the project.

Response 2: **Comment noted. Plan modifications to the above referenced sewer line will be provided upon the results of the dye-testing for the residential parcels on High Street & Tompkins Avenue.**

Comment 3: There are three (3) lines on the backside of Building #2 that connect to the 24" storm drainage line. The lines shall be labeled as to size and material, as well as what they represent. Clean-outs should be provided on these lines for access to maintain them, as well as a construction detail being added to the plan showing how the pipes will be connected to the 24" storm line.

Response 3: **The drainage lines are for roof leader connections to the adjacent 24" storm drainage line. A clean out detail for roof leader connections is provided on Sheet 17 and an Insert-a-tee detail has been added to Sheet 17.**

Comment 4: The proposed size of the water connections lines to both buildings shall be noted on the plans.

Response 4: **Comment noted. Design of the water systems for the buildings is pending. Upon completion, the water pipe sizing will be included on the Site Plans.**

Comment 5: The water line connection to Building #2 is located within 1.5-feet of the exterior of storm drainage manhole MS S-12. Additional horizontal separation shall be provided between the water line and drainage manhole to comply with NYSDOH regulations.

Response 5: **The proposed orientation for the water service to Building #2 have been modified to provide the 10-foot minimum horizontal separation from the adjacent stormwater infrastructure. Refer to Sheet 8.**

Comment 6: The size and material of the existing water main within High Street and Tompkins Avenue shall be provided on the plans.

Response 6: **Existing water main size and pipe materials have been added to the Plans as requested.**

Comment 7: The water connection to Building #1 should be shown to the water main in Tompkins Avenue, not the gas main.

Response 7: **The water service line work for Building #1 has been modified. Refer to Sheet 9.**

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Comment 8: The water service line to Building #1 should be 8-inches in diameter to a point just past the proposed hydrant.

Response 8: As requested, the water service line for Building #1 has been called-out as 8-inch DIP to just past the proposed fire hydrant. Beyond that point of the water service will be identified pending the design of the water system for the building. Refer to Sheet 9.

Comment 9: The shifting of the water line around SMH-12 may not be necessary, as this section of sewer line could be removed, and the manhole relocated if the remaining line is found to be necessary to remain.

Response 9: Comment noted.

Sheet 11 of 19:

Comment 1: The erosion control matting detail shall note that all matting shall be 100% biodegradable.

Response 1: A note has been added to the erosion control matting detail as requested. Refer to Sheet 11.

Sheet 13 of 19:

Comment 1: The lighting behind buildings along the parking areas should be revised to comply with Section 223-14, Paragraph B(3)(b), which states "Pedestrian and parking lot areas should average approximately one footcandle ... ". Although the calculation summary on the plan notes an average of 1.1 footcandles for the entire site, there are hot-spot areas within the parking lot with one area approaching 3.9 footcandles.

Response 1: Per the above request, the lighting plan has been modified to decease the above referenced hot spot, while still achieving the approximate 1.0 fC average for the site pedestrian and parking lot areas per the Code. Refer to Sheet 13.

Sheet 14 of 19:

Comment 1: Given the volume of traffic along the roads, the pavement detail shall be revised to reflect a minimum of 3" of base course, 3" of binder course, and 1 ½" of top course pavement. A note shall also be included stating that if the pavement thickness is found to be thicker than that specified, the depth of pavement shall meet that as exists in the roadway

Response 1: The "Sawcut & Pavement Restoration" detail has been modified to include the above minimum pavement requirements and note. Refer to Sheet 14.

Colliers Engineering & Design

Stormwater Pollution Prevention Plan:

Comment 1: Our office provided stormwater comments to the applicant's engineer on February 14, 2024, to which they have a memo dated June 25, 2024, in which they have addressed some of the calculation comments. The consultant has noted that a new SWPPP shall be provided once the acquisition of the right-of-way from NYSDOT has been resolved.

Response 1: Comment noted & remains correct.

Lanc & Tully Engineering and Surveying – August 9, 2024:

General Comments:

Comment 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?

Response 1: The W. Church Street approach experiences very low hourly volumes, i.e. less than 20 total vehicles exiting the roadway during the AM Peak Hour, compared to the south North Avenue and northbound Wolcott Avenue approaches which experience in excess 500 vehicles in each direction. The increases in delay on the W. Church Street approach are related to additional time waiting at the signal due to the phasing modifications, but do not actually represent an operational issue.

The increase in delay on the Beekman Street approach during the AM Peak Hour is due to a prioritization of the NYS Route 9D mainline approaches, especially in the southbound direction, which experiences higher volumes during the AM Peak Hour.

It is also important to note that the timing and phasing modifications provide a significant improvement in overall intersection operating conditions with the intersections improving from a LOS F (115.3 seconds) under existing conditions to a LOS C (20.2 seconds) under future Build conditions with improvements.

Colliers Engineering & Design

Creighton Manning - August 12, 2024:

July 8, 2024 KARC Comments on Site Plan Application

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 relates street improvements to improve pedestrian and/or bicycle safety.

Aryeh Siegel Response: Comment acknowledged. Please refer to the response 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.

Response: The Applicant is proposing pedestrian upgrades along the site frontage as part of the Project and will continue to work with the City to satisfy the section of Code.

July 30, 2024 Comment on CED Southbound Right Turn Lane Memorandum

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.

   Response 1: Comment noted. No further response required.

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.

   Response 2: Comment noted. No further response required.

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

Colliers Engineering & Design

result in those pedestrians having to cross more legs of the intersection. Any changes at the intersection will review NYSDOT approval.

Response 3: Comment noted. CED continues to coordinate with NYSDOT to have a call/meeting to discuss the intersection improvements.

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.

Response 4: Comment noted. CED agrees that the southbound right turn lane provides operational benefits, and this improvement could be pursued by the City separate from the Project.

If you have any questions regarding the above project responses, please feel free to call me at 845.564.4495. We look forward to the continued discussions with the Board on this project at the next available meeting.

Sincerely,

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

Justin E. Dates, R.L.A.
Geographic Discipline Leader

cc: File

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Exhibit B

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

August 27, 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 August 12, 2024.

KARC Planning Consultant's Comment Responses:

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.

Response: The 8' wide pedestrian clearway has been included in this submission.

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.

Response: The street tree locations have been adjusted accordingly.

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.

Response: In response to this comment and the comments provided by the Planning Board at the August meeting date, this submission includes revised building façade designs for the Beekman Building, in addition to a design for the High Street Building. These revisions include:

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

- *Opening up the corner of the Beekman Building for pedestrian accessibility.*
- *Updating the proportions of the arched openings on the arcade to provide more light.*
- *Adjusting the façade above the 1st floor brick to glass and spandrel glass with aluminum frames. This lighter façade material is supported by the 1st floor brick. The setback 4th floor is glass and spandrel glass as well, to visually lighten the 4th floor.*
- *Changing the railings at the roof deck to cable railings to match and enhance the lighter 4th floor façade.*
    - *Additionally, we have provided an alternative design for discussion with the Planning Board showing the arcade openings made of steel framed opening in place of the original arched openings.*
- *The High Street Building has been updated to reflect the design of the Beekman Building. Similar strategies are applied to the High Street Building to create a cohesive relationship between Buildings and the development as a whole.*
- *The High Street Building also includes sloped roofs and dormers at the upper floor to relate more closely to the residential properties on High Street, while maintaining the larger scale design of the proposed mixed-use buildings.*

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.

Response: Comment acknowledged. We will provide elevation drawings as the design is developed. The requirements provided in the design standards will be followed.

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 Colliers Engineering and Design enclosed with this submission.

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.

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.

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 prior submissions were for illustrative purposes. Future renderings will include lighting consistent with the Lighting Plan.

Please refer to Collier Engineering and Design'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

Site Plans

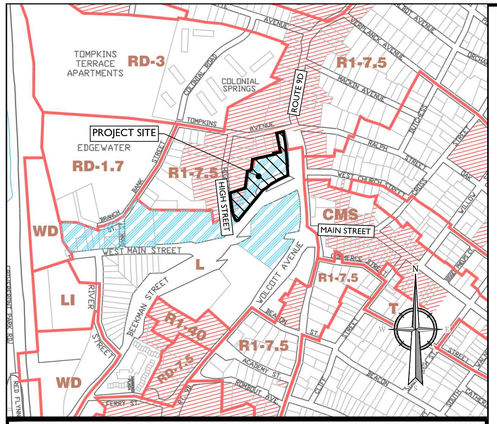
PRELIMINARY SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS: 5955-19-706012, 5954-26-689990, 5954-26-781983

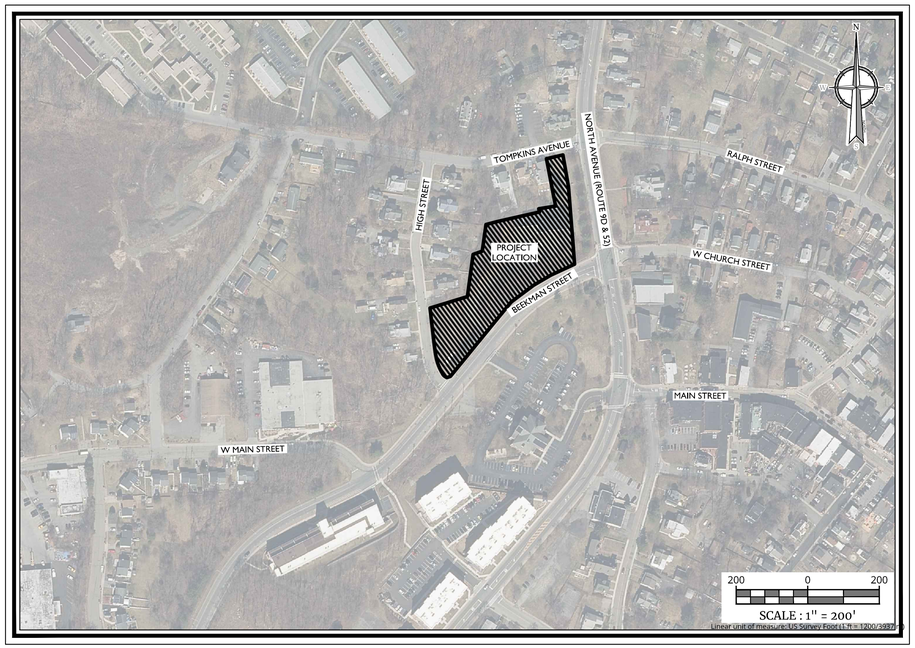
CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE



ZONING MAP

SCALE: 1" =500'

SOURCE: CITY OF BEACON ZONING MAP



LOCATION MAP

SOURCE: NEW YORK STATE G.I.S. CLEARINGHOUSE

INDEX OF SHEETS

SHT. No.	DESCRIPTION	LATEST REVISION
1	COVER SHEET	8/27/2024
2	EXISTING CONDITIONS & SITE DEMOLITION PLAN	8/27/2024
3	TREE REMOVAL PLAN	8/27/2024
4	DIMENSION PLAN	8/27/2024
5-7	GRADING PLANS	8/27/2024
8-9	UTILITY PLANS	8/27/2024
10	SOIL EROSION & SEDIMENT CONTROL PLAN	8/27/2024
11	SOIL EROSION & SEDIMENT CONTROL DETAILS	8/27/2024
12	LANDSCAPE PLAN	8/27/2024
13	LIGHTING PLAN	8/27/2024
14-19	CONSTRUCTION DETAILS	8/27/2024

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

GENERAL INFORMATION

1. THE SUBJECT PROPERTIES ARE KNOWN BY THE FOLLOWING TAX IDS: 5955-19-706012, 5954-26-689990, 5954-26-781983 AS SHOWN ON THE DUTCHESS COUNTY TAX MAP OF THE CITY OF BEACON, DUTCHESS COUNTY, NEW YORK, TAX YEAR 2023.
2. THE PROPERTY IS LOCATED IN THE L (LINKAGE) ZONING DISTRICT AND IN THE R1-7.5 (RESIDENTIAL) CONTAINS A TOTAL TRACT AREA OF 2.06 ACRES.

OWNER/APPLICANT: BEEKMAN ARTS CENTER LLC (TAX ID: 5955-19-706012)
268 MAIN STREET
BEACON, NY 12508

BAY RIDGE STUDIOS LLC (TAX ID: 5954-26-781983 & 5954-26-689990)
268 MAIN STREET
BEACON, NY 12508

3. BOUNDARY AND TOPOGRAPHICAL MAPPING IS TAKEN FROM A SURVEY TITLED "BOUNDARY SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC" PREPARED BY JONATHAN N. MILLEN NY, P.L.S. (LICENSE NO. 050746) OF AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED NOVEMBER 03, 2023 AND REVISED TO JUNE 06, 2024.
4. THIS SET OF PLANS IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. COLLIERS ENGINEERING & DESIGN HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.
5. THIS IS A SITE DEVELOPMENT PLAN AND UNLESS SPECIFICALLY NOTED ELSEWHERE HERON, IS NOT A SURVEY.
6. NO 100 YEAR FLOOD PLAINS ARE KNOW TO EXIST ON THE SITE PER THE FLOOD INSURANCE RATE MAP 36027C0463E DATED 05/02/2012, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. DO NOT SCALE DRAWINGS AS THEY PERTAIN TO ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC. THEY ARE SCHEMATIC ONLY, EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
8. THIS SET OF PLANS HAS BEEN PREPARED FOR THE PURPOSES OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL APPROVALS REQUIRED HAVE BEEN OBTAINED, ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED AND THE DRAWINGS HAVE BEEN STAMPED "ISSUED FOR CONSTRUCTION". THIS SHALL INCLUDE APPROVAL OF ALL CATALOG CUTS, SHOP DRAWINGS AND/OR DESIGN CALCULATIONS AS REQUIRED BY THE PROJECT OWNER AND/OR MUNICIPAL ENGINEER.
9. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY, INCLUDING PROVISION OF ALL APPROPRIATE SAFETY DEVICES AND TRAINING REQUIRED.
10. PRIOR TO ANY EXCAVATION, THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY MARKOUT.
11. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES, A PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED IN ACCORDANCE WITH MS4'S GP-0-24-001. PRESENT AT THE MEETING SHALL BE THE MS4 OPERATOR, CONTRACTOR(S) RESPONSIBLE FOR IMPLEMENTING THE SWPPP FOR CONSTRUCTION ACTIVITY, AND QUALIFIED STORMWATER INSPECTOR FOR THE PROJECT.
12. UPON COMPLETION OF PROJECT CONSTRUCTION, AN AS-BUILT SURVEY SHALL BE PREPARED OF THE PROJECT. THE AS-BUILT SURVEY SHALL INCLUDE THE LOCATION, SIZE, AND MATERIAL OF ALL UTILITIES INSTALLED ON THE PROJECT SITE.
13. INFORMATION HEREON INCORPORATES THE CONTENT IN THE FOLLOWING REPORTS:
    - "PRELIMINARY STORMWATER POLLUTION PREVENTION PLAN (PRELIMINARY SWPPP)" PREPARED FOR BEEKMAN ARTS CENTER LLC & BAYRIDGE STUDIOS LLC PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED JANUARY 30, 2024.
    - "TRAFFIC & PARKING STUDY" PREPARED FOR BEEKMAN ARTS CENTER LLC & BAYRIDGE STUDIOS LLC PREPARED BY COLLIERS ENGINEERING & DESIGN, DATED NOVEMBER 28, 2023 AND REVISED TO JUNE 24, 2024.

SITE NOTES

1. BUILDING FOOTPRINT DIMENSIONS SHOWN HEREON ARE APPROXIMATE. FINAL BUILDING FOOTPRINT DIMENSIONS FOR EACH BUILDING SHALL BE FURNISHED ON THE INDIVIDUAL ARCHITECTURAL PLANS AT THE TIME OF APPLICATION FOR A BUILDING PERMIT. ALL STRUCTURES SHALL CONFORM TO THE APPROVED BULK ZONING REQUIREMENTS.
2. CURBS SHALL BE DEPRESSED FLUSH WITH PAVEMENT, AND ACCESSIBLE RAMPS INSTALLED WHERE SIDEWALKS AND CROSSWALKS INTERSECT SAME. DETECTABLE WARNINGS SHALL BE INCLUDED ON ACCESSIBLE RAMPS.
3. TRAFFIC SIGNAGE AND STRIPING SHALL CORRESPOND TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. REFUSE AND RECYCLABLES SHALL BE STORED WITHIN OUTSIDE SCREENED TRASH ENCLOSURES AS NOTED ON THE PLANS, AND PICKED UP BY PRIVATE WASTE DISPOSAL HAULER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WASTE MATERIALS IN ACCORDANCE WITH GOVERNING REGULATIONS AND AGENCIES.
6. THERE SHALL BE NO ON-SITE BURIAL OF CONSTRUCTION MATERIALS, TREE BRANCHES, STUMPS, OR OTHER DELETERIOUS MATERIALS.
7. MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR THE SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
    A. NEW YORK STATE DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS", 2018; AS SUPPLEMENTED.
    B. CURRENT PREVAILING MUNICIPAL, COUNTY, AND/OR STATE AGENCY SPECIFICATIONS, STANDARDS, CONDITIONS, AND REQUIREMENTS.
    C. CURRENT PREVAILING UTILITY COMPANY/AUTHORITY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
    D. CURRENT MANUFACTURER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.

UTILITY NOTES

1. EXISTING UTILITY INFORMATION SHOWN HEREON HAS BEEN COLLECTED FROM VARIOUS SOURCES AND IS NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL VERIFY ALL INFORMATION TO HIS SATISFACTION PRIOR TO EXCAVATION. WHERE EXISTING UTILITIES ARE TO BE CROSSED BY PROPOSED CONSTRUCTIONS, TEST PITS SHALL BE DUG BY THE CONTRACTOR PRIOR TO CONSTRUCTION TO ASCERTAIN EXISTING INVERTS, MATERIALS, AND SIZES. TEST PIT INFORMATION SHALL BE GIVEN TO THE ENGINEER PRIOR TO CONSTRUCTION TO PERMIT ADJUSTMENTS AS REQUIRED TO AVOID CONFLICTS. THE CONTRACTOR SHALL NOTIFY THE UNDER SIGNED PROFESSIONAL IMMEDIATELY IF ANY FIELD CONDITIONS ENCOUNTERED DIFFER MATERIALLY FROM THOSE REPRESENTED HEREON. SUCH CONDITIONS COULD RENDER THE DESIGNS HEREON INAPPROPRIATE OR INEFFECTIVE.
2. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.
3. STORM SEWERS SHALL BE CLASS III (OR HIGHER IF NOTED) REINFORCED CONCRETE PIPE (RCP) WITH "O" RING GASKETS OR INTERNALLY PRELUBRICATED GASKET (TYLOX SUPERSEAL OR EQUIVALENT, ADS N-12 HIGH DENSITY POLYETHYLENE PIPE (HDPE), AS NOTED ON THE PLAN, OR APPROVED EQUAL. PROPER PIPE COVERAGE SHALL BE MAINTAINED DURING ALL PHASES OF CONSTRUCTION. PIPE LENGTHS SHOWN HEREON ARE FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
4. WATER SERVICE SHALL BE PROVIDED FROM THE CITY OF BEACON. THE PROJECT SHALL CONNECT TO THE MUNICIPAL SYSTEM VIA THE EXISTING WATER MAINS IN TOMPKINS AVENUE AND HIGH STREET SUBJECT TO THE APPLICABLE REGULATIONS AND THE APPROVAL OF THE MUNICIPALITY & THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.
5. SANITARY SEWER SERVICE SHALL BE PROVIDED BY CONNECTION TO THE EXISTING CITY OF BEACON SANITARY MAIN LOCATED IN HIGH STREET.
6. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE MUNICIPALITY.
7. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN (SEWER SERVICE LATERALS ARE NOT SUBJECT TO THIS REQUIREMENT). IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
8. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE OR LOCAL UTILITY COMPANIES REQUIREMENTS.
9. ALL UTILITY CONNECTION LOCATIONS MUST BE CONFIRMED WITH THE GOVERNING AUTHORITY & WITH A TEST PIT BY THE CONTRACTOR PRIOR TO INSTALLATION.
10. UTILITY INSTALLATION WITHIN THE NYSDOT RIGHT-OF-WAY TO BE COORDINATED WITH THE APPLICABLE NYSDOT PERMIT PLANS.

THESE GENERAL NOTES SHALL APPLY TO ALL SHEETS IN THIS SET.

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REV	DATE	DRAWN BY	DESCRIPTION
1	05/23/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:28-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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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	01/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	G-CVER

SHEET TITLE: COVER SHEET

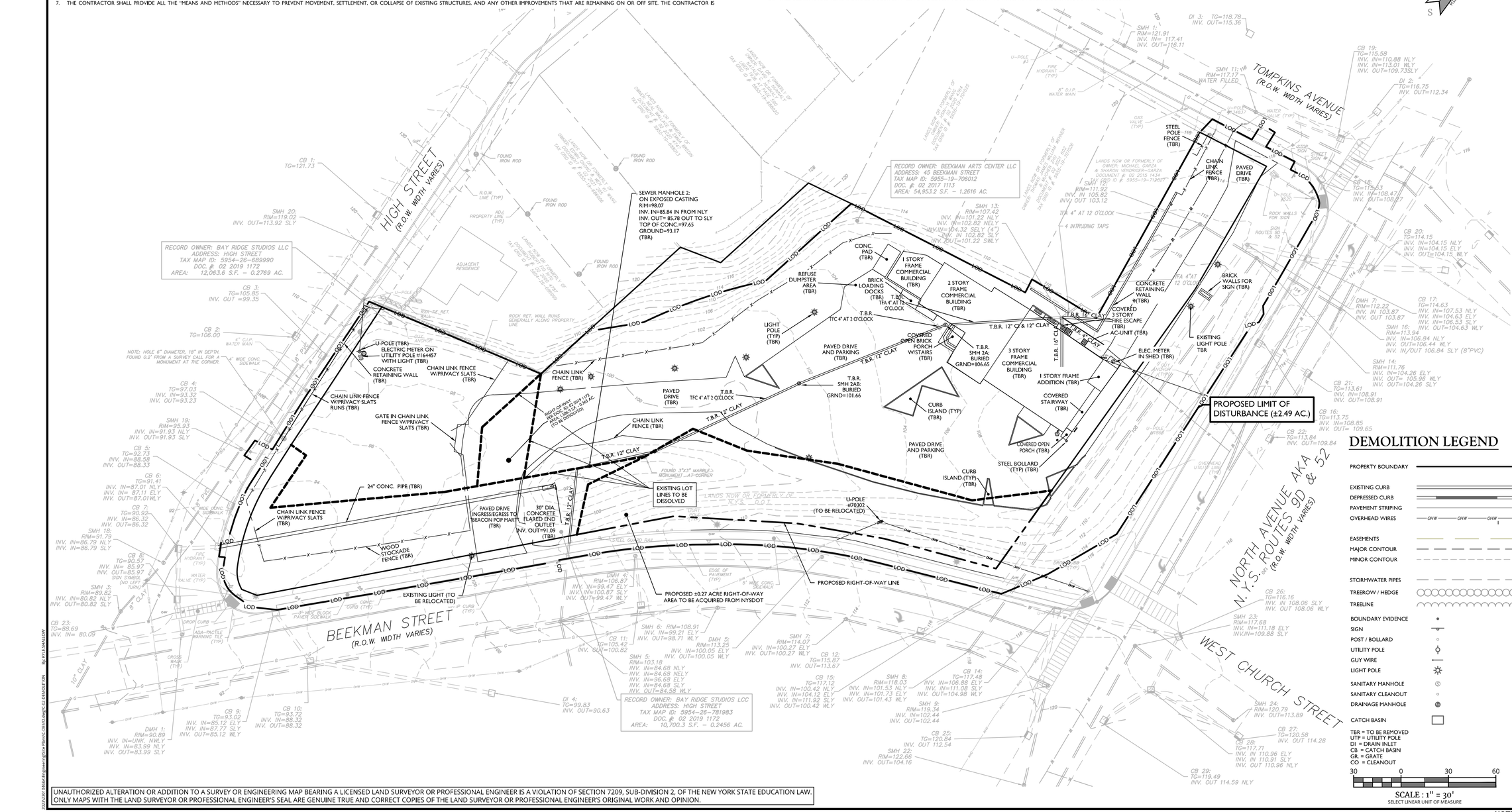
SHEET NUMBER: 01 of 19

2023\23010468A\Engineering\Site Plans\C_CVER.dwg|C-01 COVER By: JOE SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DEMOLITION NOTES:

1. THIS PLAN REFERENCES THE FOLLOWING DOCUMENTS AND INFORMATION:
   A. BOUNDARY AND TOPOGRAPHICAL MAPPING IS TAKEN FROM A SURVEY TITLED "BOUNDARY SURVEY OF THE LANDS OF BEEKMAN ARTS CENTER, LLC & BAYRIDGE STUDIOS, LLC" PREPARED BY JONATHAN N. MILLEN NY, P.L.S. (LICENSE NO. 050746) OF AUTOMATED CONSTRUCTION ENHANCED SOLUTIONS, INC., DATED NOVEMBER 03, 2023.
2. CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (29 U.S.C. 651 ET SEQ.) AND THE NEW YORK PROTECTION OF UNDERGROUND FACILITIES ACT (DIG SAFE LAW, 16 NYCRR PART 753) AS AMENDED.
3. THE DEMOLITION PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR SHALL ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
4. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK OF THIS PROJECT SHALL BE RAISED WITH ENGINEER, IN WRITING AND RESPONDED TO BY ENGINEER, IN WRITING, PRIOR TO THE INITIATION OF ANY SITE ACTIVITY.
5. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR IS RESPONSIBLE FOR/TO:
   A. OBTAINING ALL REQUIRED PERMITS AND MAINTAINING THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND OTHER PUBLIC AGENCIES HAVING JURISDICTION.
   B. NOTIFYING, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL DEPARTMENT OF PUBLIC WORKS, 72 HOURS PRIOR TO START OF WORK.
   C. INSTALLING THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
   D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM FOR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
   E. LOCATING AND PROTECTING ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR SHALL USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
   F. PROTECTING AND MAINTAINING IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES.
   G. ARRANGING FOR AND COORDINATING WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE UTILITY ENGINEER AND OWNER WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
   H. COORDINATION WITH UTILITY COMPANIES REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER.
   I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY CEASE ALL WORK AND NOTIFY THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS.
6. COLLIERS ENGINEERING & DESIGN IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR IS TO PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER, FOLLOWING ALL THE OSHA REQUIREMENTS TO ENSURE PUBLIC AND CONTRACTOR SAFETY.
7. THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS OF DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. THE REPAIRS SHALL RESTORE THE ITEM TO THE PRE-DEMOLITION CONDITION. SUCH REPAIRS SHALL BE PERFORMED AT THE CONTRACTOR'S SOLE EXPENSE.
8. THE CONTRACTOR SHALL NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS, FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS IT IS IN STRICT ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER.
9. CONTRACTOR SHALL BACKFILL ALL EXCAVATION RESULTING FROM, OR INCIDENTAL TO, DEMOLITION ACTIVITIES. BACKFILL SHALL BE ACCOMPLISHED WITH APPROVED BACKFILL MATERIALS, AND SHALL BE SUFFICIENTLY COMPACTED TO SUPPORT NEW IMPROVEMENTS AND IN COMPLIANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. BACKFILLING SHALL OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES, AND SHALL BE DONE SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE.
10. EXPLOSIVES SHALL NOT BE USED WITHOUT PRIOR WRITTEN CONSENT OF BOTH THE OWNER AND ALL APPLICABLE GOVERNMENTAL AUTHORITIES. ALL THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE AND LOCAL GOVERNMENTS SHALL BE IN PLACE PRIOR TO STARTING AN EXPLOSIVE PROGRAM. THE CONTRACTOR IS ALSO RESPONSIBLE FOR ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
11. CONTRACTOR SHALL PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH THE CURRENT FHWA "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AS WELL AS FEDERAL, STATE AND LOCAL REGULATIONS WHEN DEMOLITION RELATED ACTIVITIES IMPACT ROADWAYS OR ROADWAY RIGHT-OF-WAY.
12. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND OTHER ADJACENT FACILITIES. STREET CLOSURE PERMITS MUST BE RECEIVED FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY.
13. DEMOLITION ACTIVITIES AND EQUIPMENT SHALL NOT USE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE AND/OR LIMIT OF DISTURBANCE, WITHOUT WRITTEN PERMISSION OF THE OWNER AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
14. THE CONTRACTOR SHALL USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS. AFTER THE DEMOLITION IS COMPLETE, ADJACENT STRUCTURES AND IMPROVEMENTS SHALL BE CLEANED OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION.
15. CONTRACTOR IS RESPONSIBLE TO SAFEGUARD SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME.
16. CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH SHALL INCLUDE BUT NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
17. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING ITEMS/CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION AS TO THE MEANS AND METHODS TO BE USED TO ACCOMPLISH THAT WORK. ALL MEANS AND METHODS UTILIZED ARE TO BE IN STRICT ACCORDANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE.
18. DEBRIS SHALL NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION WASTES AND DEBRIS (SOLID WASTE) SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER UPON REQUEST.
19. CONTRACTOR SHALL MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT SHALL BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER, AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK.
20. CONTRACTOR IS RESPONSIBLE FOR TAKING THE APPROPRIATE MEASURES TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS, PAVEMENT, DRAINAGE STRUCTURES, ETC. WHICH ARE TO REMAIN. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING DAMAGE DONE TO THE AFOREMENTIONED ITEMS. THE REPAIR SHALL RESTORE SUCH TO A CONDITION EQUIVALENT TO OR BETTER THAN THE EXISTING CONDITIONS AND IN ACCORDANCE WITH ALL APPLICABLE CODES.
21. TREE CLEARING AND REMOVAL SHALL OCCUR BETWEEN OCTOBER 1ST TO MARCH 31ST, TO MITIGATE POTENTIAL IMPACTS TO THE INDIANA BAT.



DEMOLITION LEGEND

- PROPERTY BOUNDARY
- EXISTING CURB
- DEPRESSED CURB
- PAVEMENT STRIPING
- OVERHEAD WIRES (OHW)
- EASEMENTS
- MAJOR CONTOUR
- MINOR CONTOUR
- STORMWATER PIPES
- TREEROW / HEDGE
- TREELINE
- BOUNDARY EVIDENCE
- SIGN
- POST / BOLLARD
- UTILITY POLE
- GUY WIRE
- LIGHT POLE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- DRAINAGE MANHOLE
- CATCH BASIN

TBR = TO BE REMOVED
UTP = UTILITY POLE
DI = DRAIN INLET
CB = CATCH BASIN
GR = GRATE
CO = CLEANOUT

SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2023\2301046A\Engineering\Site Plans\C-DEMO.dwg\C-02 DEMOLITION By: KYLE SMALLOW

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REV	DATE	DRAWN BY	DESCRIPTION
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Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:50-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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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	01/30/2024	KAS	CPM
PROJECT NUMBER: 23010468A		DRAWING NAME: C-DEMO	

SHEET TITLE:
EXISTING CONDITIONS & SITE DEMOLITION PLAN

SHEET NUMBER:
02 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

DEMOLITION NOTES:

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
1	9"	BRADFORD PEAR
2	23"	RED OAK
3	14"	WHITE PINE
4	19"	RED OAK
5	13"/9"	WHITE PINE
6	19.5"	RED OAK
7	8"	BRADFORD PEAR
8	7.5"	WHITE PINE
9	10"/8"	WHITE PINE
10	15.5"	RED OAK
11	7"	BRADFORD PEAR
12	18"	NORWAY MAPLE
13	15"	NORWAY MAPLE
14	26"	BLACK LOCUST
15	24"/18"	BLACK LOCUST
16	6"	BLACK CHERRY
17	20"	BLCK LOCUST
18	6"	BLACK LOCUST
19	6"	BLACK WALNUT
20	20"	NORWAY MAPLE
21	16"	NORWAY MAPLE
22	6"/8"	NORWAY MAPLE
23	15"	NORWAY MAPLE
24	8"	BLACK LOCUST
25	23"	NORWAY MAPLE
26	6"	NORWAY MAPLE

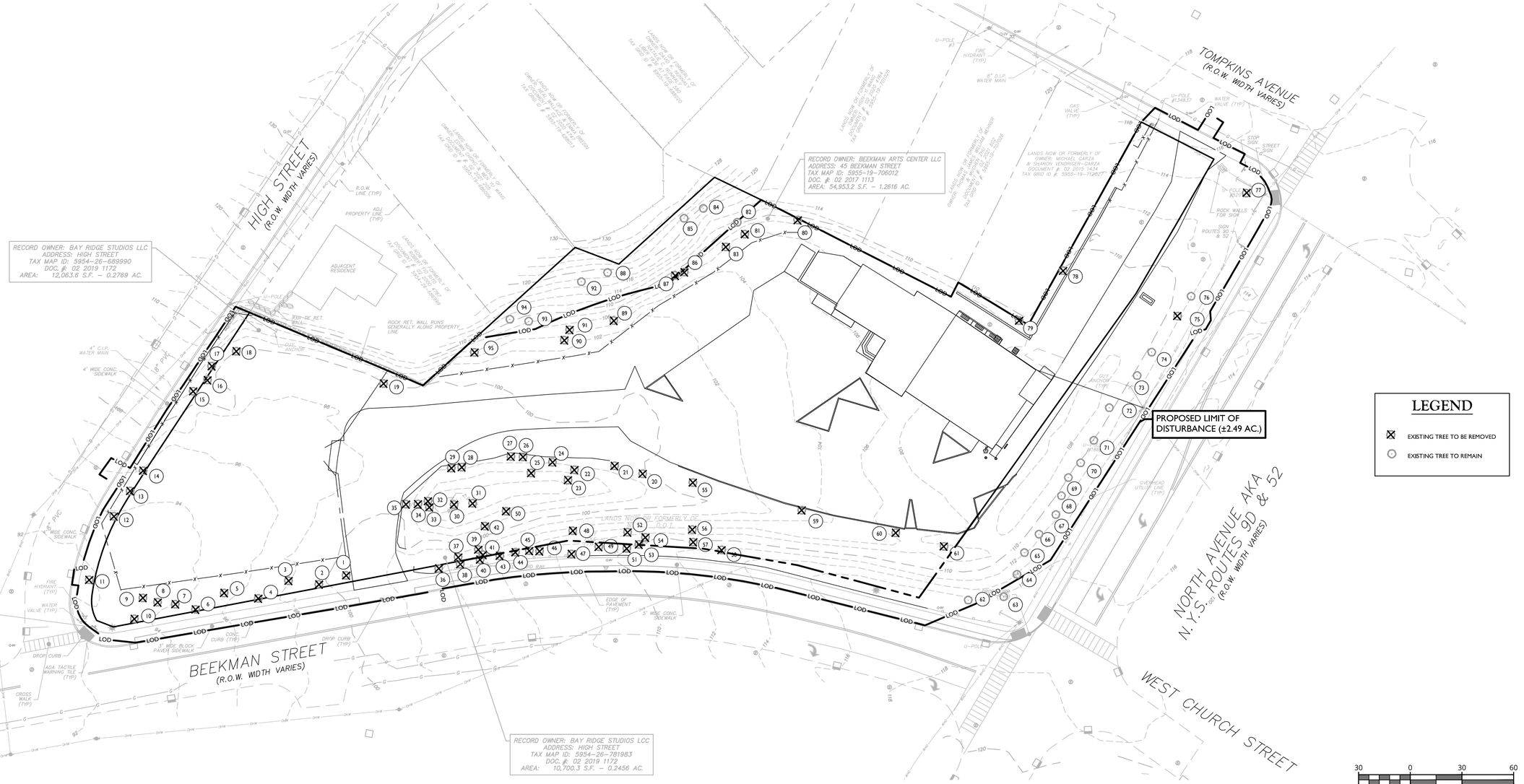
TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
27	7"	NORWAY MAPLE
28	7"	NORWAY MAPLE
29	6"/7"	NORWAY MAPLE
30	23"	BIGTOOTH ASPEN
31	23"	BIGTOOTH ASPEN
32	11"	NORWAY MAPLE
33	12"	BOX ELDER
34	12"	NORWAY MAPLE
35	8"	MULBERRY
36	6"	NORWAY MAPLE
37	6"	NORWAY MAPLE
38	6"	NORWAY MAPLE
39	12"	RED OAK
40	6"	BOX ELDER
41	6"/8"	NORWAY MAPLE
42	6"	NORWAY MAPLE
43	12"	RED OAK
44	6"/6"	NORWAY MAPLE
45	6"/6"/7"	NORWAY MAPLE
46	14"	RED OAK
47	6"	NORWAY MAPLE
48	6"	NORWAY MAPLE
49	12"	BLACK CHERRY
50	11"/17"	BLACK LOCUST
51	8"	BLACK LOCUST
52	8"	NORWAY MAPLE

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
53	8"	BLACK LOCUST
54	9"	NORWAY MAPLE
55	16"	BLACK WALNUT
56	15"/11"/11"	BLACK LOCUST
57	6"	NORWAY MAPLE
58	13"	BLACK LOCUST
59	16"	CATALPLA
60	14"/14"/14"	SYCAMORE
61	6"	CATALPLA
62	15"	RED OAK
63	15"	WHITE PINE
64	16"	LITTLELEAD LINDEN
65	14"	WHITE PINE
66	11"	WHITE PINE
67	17"	LITTLELEAF LINDEN
68	11"	WHITE PINE
69	10"	WHITE PINE
70	17"	LITTLELEAF LINDEN
71	11"	WHITE PINE
72	15"	LITTLELEAF LINDEN
73	16"	LITTLELEAF LIDNEN
74	18"	LITTLELEAF LINDEN
75	24"/20"	NORWAY SPRUCE

TREE NUMBER	TREE SIZE IN INCHES AT DBH	COMMON NAME
79	18"	BRADFORD PEAR
80	30"	NORWAY MAPLE
81	13"	CATALPA
82	6"	NORWAY MAPLE
83	6"/8"	NORWAY MAPLE
84	24"	NORWAY MAPLE
85	12"	NORWAY MAPLE
86	10"	NORWAY MAPLE
87	10"	BRADFORD LOCUST
88	17"	NORWAY MAPLE
89	6"	NORWAY MAPLE
90	30"	NORWAY MAPLE
91	6"	NORWAY MAPLE
92	24"	NORWAY MAPLE
93	12"/14"	NORWAY MAPLE
94	10"	NORWAY MAPLE
95	31"	NORWAY MAPLE

PLAN NOTE

1. IDENTIFICATION OF EXISTING TREE SPECIES AND LOCATION CONDUCTED BY COLLIERS ENGINEERING & DESIGN, JUNE 2024.
2. CONTRACTOR TO STAKE-OUT L.O.D. ALONG THE NORTHERN SIDE OF THE PROJECT SITE AND EXISTING TREES IN CLOSE PROXIMITY TO THE L.O.D. SHALL BE REVIEWED FOR POTENTIAL PRESERVATION.



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1	05/21/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

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Date: 2024.08.27 11:28:50-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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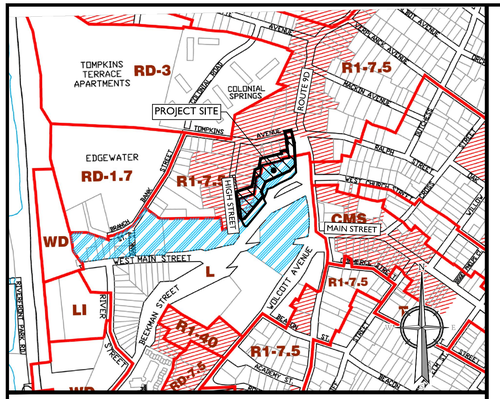
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER: 23010468A	DRAWING NAME: C-DEMO		

SHEET TITLE:
TREE REMOVAL PLAN

SHEET NUMBER:
03 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023\23010468A\Engineering\Site Plans\C-DEMO.dwg|C-03-TREE REMOVAL By: KYLE SHALLOW



VICINITY MAP
SCALE: 1" = 500'
SOURCE: CITY OF BEACON ZONING MAP

ZONING DISTRICT:

L: (LINKAGE DISTRICT)
USE PERMITTED BY RIGHT: RETAIL
USE PERMITTED BY RIGHT: OFFICE
USE PERMITTED BY RIGHT: MULTIFAMILY DWELLING
-IF THE BUILDING FACES THE NORTH SIDE OF BEEKMAN STREET BETWEEN ROUTE 9D AND WEST MAIN STREET
-SUBJECT TO A REQUIREMENT THAT ANY DWELLING UNIT SHALL ONLY BE LOCATED ON THE UPPER STORIES OR AT LEAST 50 FEET BEHIND THE FACADE IN THE REAR PORTION OF THE GROUND FLOOR

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE)

TABLE OF BULK REQUIREMENTS

L - LINKAGE DISTRICT

MINIMUM	REQUIRED	PROVIDED	REMARKS
LANDSCAPED AREA	15%	35.5%	OK
LOT AREA	N/A	N/A	OK
LOT AREA PER UNIT	N/A	N/A	OK
LOT WIDTH	N/A	N/A	OK
LOT DEPTH	75 FT.	143 FT.	OK
FRONT YARD SETBACK	0 FT.	1 FT.	OK
SIDE YARD SETBACK	0 FT.	N/A	OK
REAR YARD SETBACK	25 FT.	46.7 FT.	OK
DISTANCE BETWEEN BUILDINGS SAME LOT	N/A	N/A	OK
MAXIMUM			
BUILDING HEIGHT	4 STORIES AND 48 FT.	4 STORIES AND ≤48 FT.	OK
BUILDING COVERAGE	N/A	N/A	OK
UNITS PER BUILDING	N/A	N/A	OK
FRONT YARD SETBACK	20 FT.	19.6 FT.	OK
SIDE YARD SETBACK	30 FT.	N/A	OK

ZONING DISTRICT:

R1-7.5: (ONE FAMILY RESIDENTIAL DISTRICT (7,500 SF/DWELLING))
NO USE PROPOSED IN R1-7.5 DISTRICT

TABLE OF BULK REQUIREMENTS

R1-7.5 - ONE FAMILY RESIDENTIAL DISTRICT

MINIMUM	REQUIRED	PROVIDED	REMARKS
LANDSCAPED AREA	15%	NO STRUCTURE PROPOSED IN R1-7.5 DISTRICT	OK
LOT AREA	7,500 SF		OK
LOT AREA PER UNIT	7,500 SF		OK
LOT WIDTH	75 FT.		OK
LOT DEPTH	100 FT.		OK
FRONT YARD SETBACK	15 FT.		OK
SIDE YARD SETBACK	10 FT.		OK
REAR YARD SETBACK	25 FT.		OK
DISTANCE BETWEEN BUILDINGS SAME LOT	N/A		OK
WELL-DESIGNED AND LANDSCAPED RECREATION OR USABLE OPEN SPACE AREA IN REAR YARD	100 SF PER DWELLING UNIT		OK
MAXIMUM			
BUILDING HEIGHT	2.5 STORIES AND 35 FT.		OK
BUILDING COVERAGE	30%		OK
UNITS PER BUILDING	N/A		OK
FRONT YARD SETBACK	35 FT.		OK
SIDE YARD SETBACK	N/A		OK

PARKING REQUIREMENTS:

REQUIRED

RESIDENTIAL:
1 SPACE PER UNIT
64 DWELLING UNITS = 64 SPACES

RETAIL:
3 SPACES PER 1,000 SF OF GFA
14,892 SF OF RETAIL SPACE = 45 SPACES

TOTAL PARKING REQUIRED = 109 SPACES

PROVIDED

TOTAL PARKING PROVIDED = 88 SPACES
(BASED ON SHARED PARKING ANALYSIS)

LOADING REQUIREMENTS:

REQUIRED

RETAIL:
1 SPACE FOR THE FIRST 7,500 SF OF GFA AND 1 SPACE FOR EACH ADDITIONAL 10,000 SF OF GFA OR MAJOR PORTION THEREOF, EXCEPT THAT NO BERTHS SHALL BE REQUIRED FOR BUILDINGS OF LESS THAN 5,000 SQUARE FEET OF GFA

BUILDING 1: 10,566 SF OF RETAIL SPACE = 1 LOADING SPACE
BUILDING 2: 4,326 SF OF RETAIL SPACE = 0 LOADING SPACES

PROVIDED

TOTAL LOADING SPACES PROVIDED:
EAST BLDG: = 1 LOADING SPACE
WEST BLDG: = 1 LOADING SPACE

OWNER/APPLICANT:

BEEKMAN ARTS CENTER LLC (TAX ID: 5955-19-706012)
268 MAIN STREET
BEACON, NY 12508

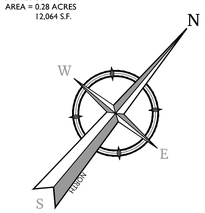
BAYRIDGE STUDIOS LLC (TAX ID: 5954-26-781983 & 5954-26-689990)
268 MAIN STREET
BEACON, NY 12508

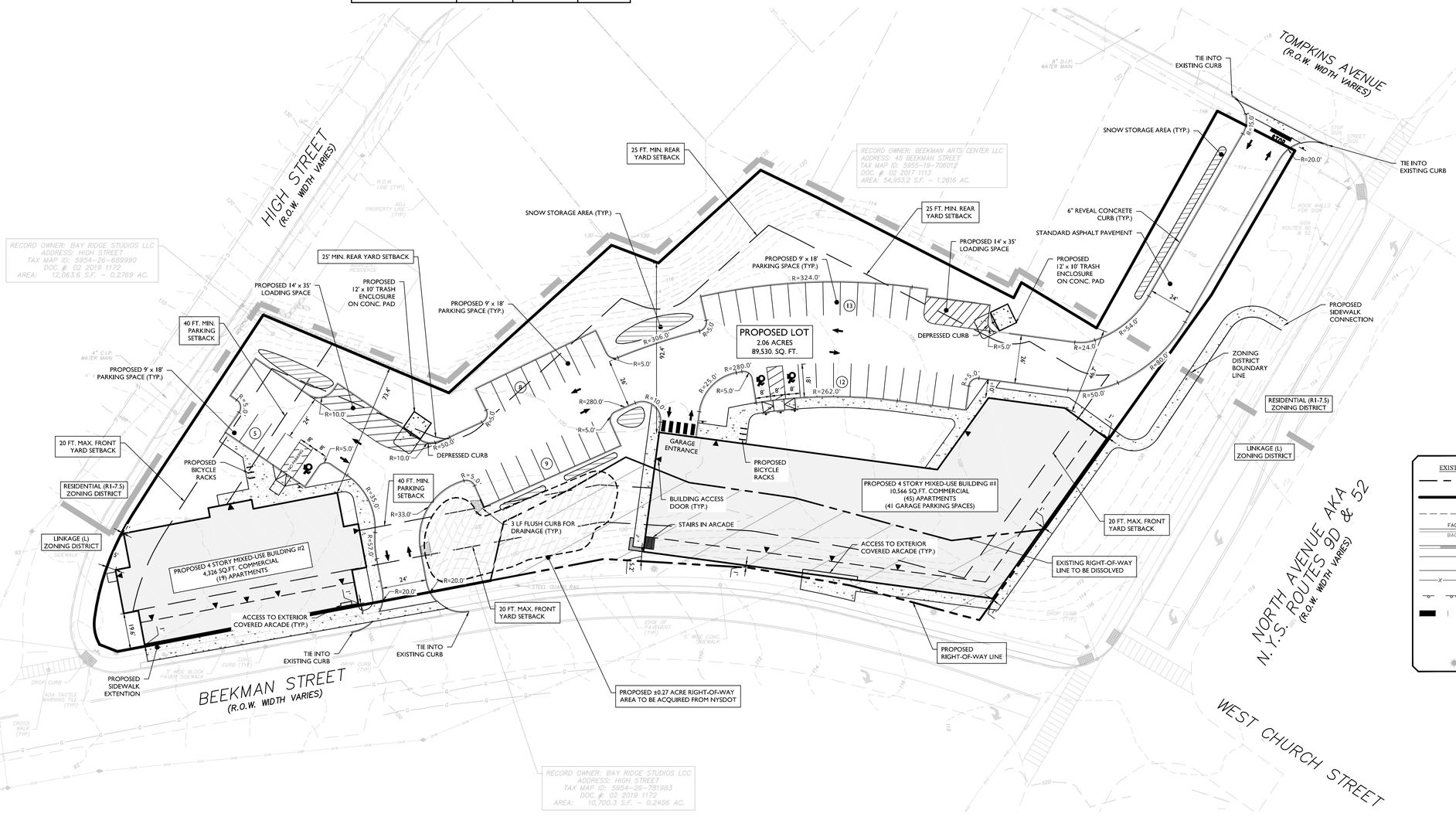
TAX LOTS:

5955-19-706012
AREA = 1.26 ACRES
54,953 S.F.

5954-26-781983
AREA = 0.25 ACRES
10,700 S.F.

5954-26-689990
AREA = 0.28 ACRES
12,064 S.F.





LEGEND

EXISTING		PROPOSED
	RIGHT OF WAY LINE	
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	ROADWAY SIGNS	
	ZONING BOUNDARY LINE	
	STALL COUNT	(10)
	ADA ACCESSIBLE STALL	
	LIGHT POLE	

30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

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2023\23010468A\Engineering\Site Plans\C_LAYT.dwg\C-04-DIMENSION PLAN By: KYLE.SMALLOW

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FOR

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TAX LOTS:
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GRADING NOTES:

1. PROPOSED GRADE ELEVATIONS SHOWN AT BUILDING LINE ARE GROUND ELEVATIONS.
2. PROPOSED SPOT ELEVATIONS IN PAVEMENT AREAS ARE TOP OF FINISHED PAVEMENT.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION.
4. LANDSCAPED AND LAWN AREAS THAT ARE COMPACTED DURING CONSTRUCTION SHALL BE RESTORED PER THE NYS DEC DEEP-RIPPING AND DECOMPACTION MANUAL. (SEE SWPPP APPENDIX 12)

ADA INSTRUCTIONS TO CONTRACTOR:

1. CONTRACTOR SHALL EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ADA ACCESSIBLE COMPONENTS FOR THE SITE. THESE COMPONENTS, AS CONSTRUCTED, MUST COMPLY WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACE, PUBLIC TRANSPORTATION, PEDESTRIAN ACCESS, INTER-BUILDING ACCESS, TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EGRESS, SHALL COMPLY WITH THESE ADA CODE REQUIREMENTS. THESE INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

   (NOTE: THIS LIST IS NOT INTENDED TO CAPTURE EVERY APPLICABLE FEDERAL, STATE AND LOCAL RULE AND REGULATION. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE LAW, WHETHER OR NOT STATED SPECIFICALLY HEREIN):

   A. PARKING SPACES AND PARKING AISLES - SLOPE SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   B. CURB RAMPS- SLOPES SHALL NOT EXCEED 1:12 (8.3%).

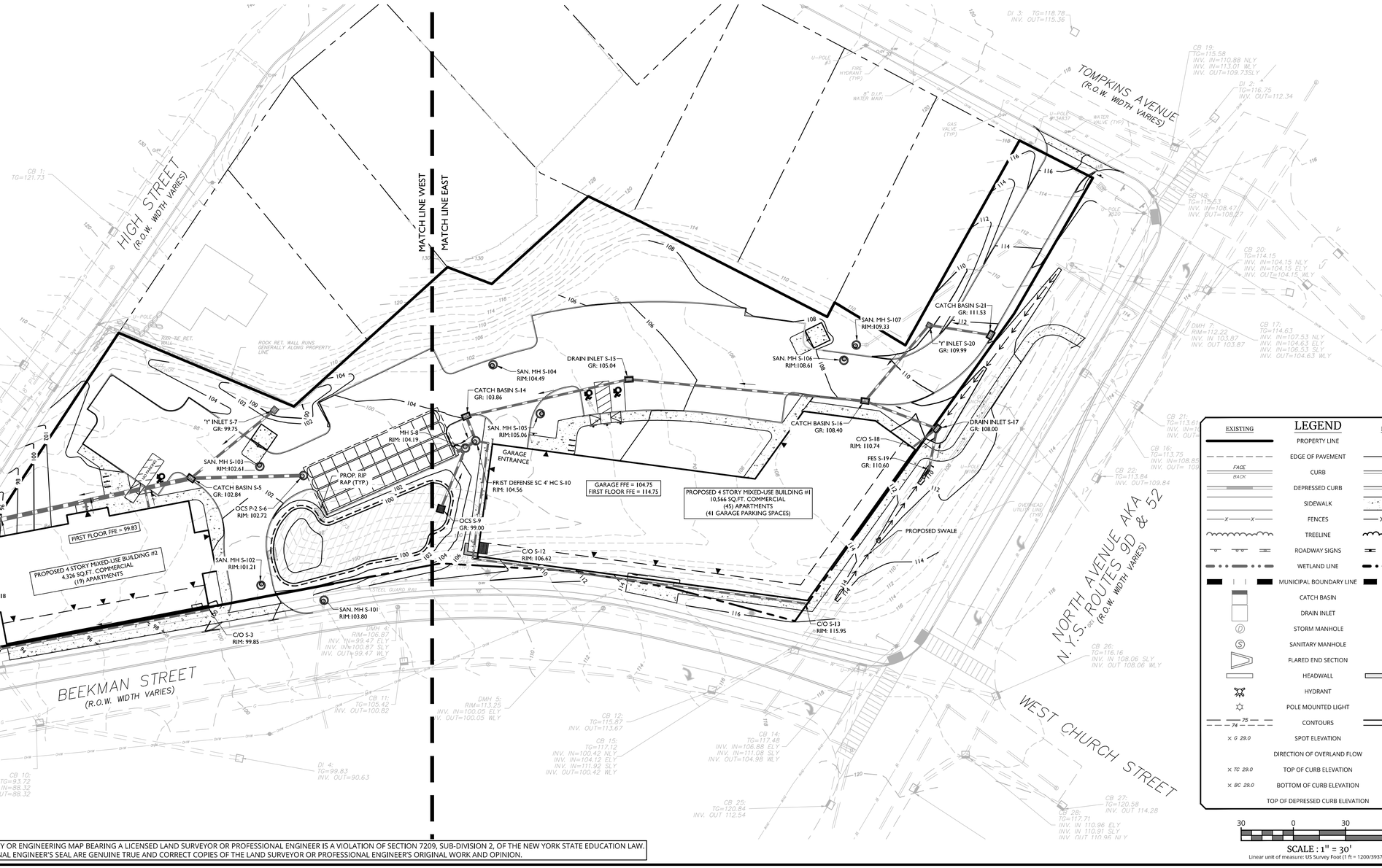
   C. LANDINGS -SHALL BE PROVIDED AT EACH END OF RAMPS, SHALL PROVIDE POSITIVE DRAINAGE, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN ANY DIRECTION.

   D. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - SHALL PROVIDE A 36 INCH OR GREATER UNOBSTRUCTED WIDTH OF TRAVEL. (CAR OVERHANGS CANNOT REDUCE THIS MINIMUM WIDTH), THE SLOPE SHALL BE NO GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL, AND SHALL NOT EXCEED 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) IN CROSS SLOPE.

   E. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ADA RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%), FOR A MAXIMUM DISTANCE OF 30 FEET, SHALL BE PROVIDED. THE RAMP SHALL HAVE ADA HAND RAILS AND "LEVEL" LANDINGS ON EACH END THAT ARE SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NOMINALLY 2.0%) FOR POSITIVE DRAINAGE.

   F. DOORWAYS - SHALL HAVE A "LEVEL" LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED NO MORE THAN 1:48 (1/4" PER FOOT OR NORMALLY 2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA SHALL BE NO LESS THAN 60 INCHES (5 FEET) LONG, EXCEPT WHERE OTHER WISE PERMITTED BY ADA STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS (SEE APPLICABLE CODE SECTIONS).

2. IT IS RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE OFFICIAL PRIOR TO COMMENCING WORK.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

30 0 30 60

SCALE : 1" = 30'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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FOR

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TAX LOTS:
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (OVERALL)

SHEET NUMBER: 05 of 19

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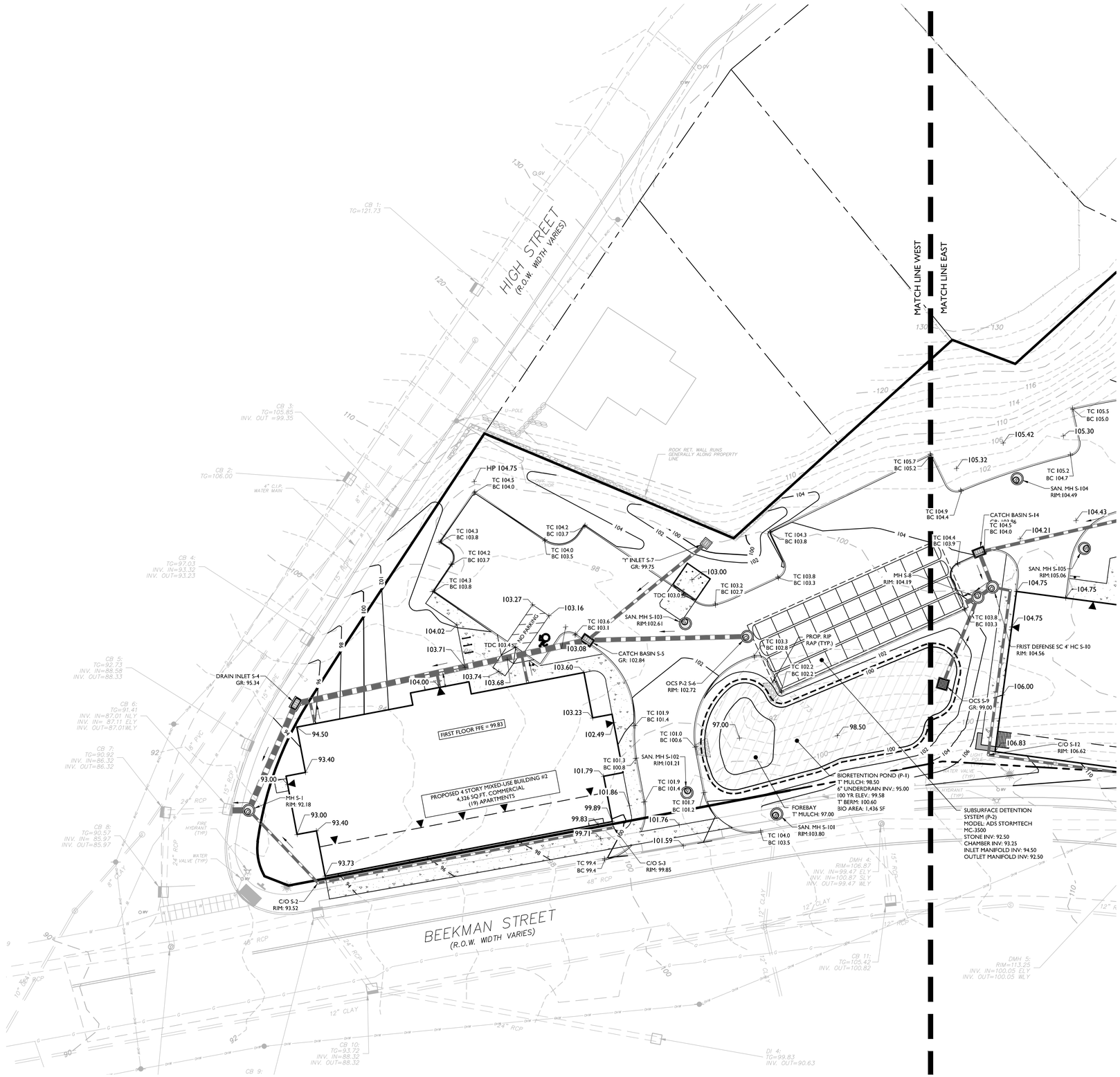

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LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE	CURB	FACE
BACK	DEPRESSED CURB	BACK
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

20 0 20 40

SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-GRAD

SHEET TITLE: GRADING PLAN (WEST)

SHEET NUMBER: 06 of 19

2023\23010468A\Engineering\Site Plans\C-GRAD.dwg|C-06 GRADING WEST By: KYLE SHALLOW

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
(D)	STORM MANHOLE	(D)
(S)	SANITARY MANHOLE	(S)
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

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Doing Business as MASER CONSULTING

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FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:51-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
COLLIERS ENGINEERING & DESIGN, ARCHITECTURE, LANDSCAPE ARCHITECTURE, SURVEYING CT, P.C. D/B/A/ COLLIERS BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-GRAD		

SHEET TITLE:
GRADING PLAN (EAST)

SHEET NUMBER:
07 of 19

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2023\23010468A\Engineering\Civil Plans\C-GRAD.dwg|C-07-GRADING EAST By: KYLE.SMALLOW

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED UTILITIES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. ALL CONNECTION POINTS SHALL BE VERIFIED IN FIELD BY GC AND ENGINEER OF RECORD SHALL BE NOTIFIED IMMEDIATELY REGARDING ANY DISCREPANCIES. CONSTRUCTION SHALL COMMENCE BEGINNING AT LOWEST INVERT AND PROGRESS UP GRADIENT. PROPOSED CROSSING OF EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO CONSTRUCTION.

2. THIS PROJECT HAS INDICATED THE INTENT TO PROVIDE ADEQUATE FIRE FLOW BY THE PROPOSED INSTALLATION OF SPRINKLER SYSTEMS MEETING NFPA REQUIREMENTS, AND IS, THEREFORE, EXEMPT FROM THE NEEDED FIRE FLOW GUIDELINES OF THE INSURANCE SERVICES OFFICE (ISO). THE PROPOSED SPRINKLER SYSTEM DESIGN HAS NOT BEEN EVALUATED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH FOR COMPLIANCE WITH NFPA REQUIREMENTS.

3. THE CONTRACTOR SHALL DEFINE AND LOCATE VERTICALLY AND HORIZONTALLY ALL ACTIVE UTILITY AND/OR SERVICES THAT ARE TO BE REMOVED. THE CONTRACTOR IS RESPONSIBLE TO PROTECT AND MAINTAIN ALL ACTIVE SYSTEMS THAT ARE TO REMAIN DURING SITE CONSTRUCTION.

4. THE CONTRACTOR TO INSTALL ALL STORM/SANITARY SEWERS WHICH FUNCTION BY GRAVITY PRIOR TO THE INSTALLATION OF ALL OTHER UTILITIES.

5. ALL NEW UTILITIES/SERVICES TO BE INSTALLED UNDERGROUND. ALL TO BE INSTALLED IN ACCORDANCE WITH THE LOCAL UTILITY/SERVICE PROVIDER SPECIFICATIONS AND STANDARDS.

6. WATER SERVICE IS TO BE PROVIDED FROM THE EXISTING WATER MAIN OWNED AND OPERATED BY THE CITY OF BEACON WATER DEPARTMENT. PROPOSED WATER MAIN EXTENSIONS AND FIRE HYDRANT LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL. PIPE MATERIALS SHALL BE HIGH DENSITY POLYETHYLENE, HDPE DR-11 AS NOTED ON THE PLANS. WATER SERVICE PIPES TO BE 4.0" DIAMETER HDPE TO THE BUILDING AND 2.0" TYPE K SEAMLESS COPPER INTO THE GUARD BOOTHS. WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO THE PROPOSED GRADE.

7. SANITARY SEWER SERVICE SHALL BE PROVIDED BY GRAVITY CONNECTION TO THE PROPOSED SEWER MAIN, OWNED AND OPERATED BY THE CITY OF BEACON, WITHIN THE SANITARY SEWER EASEMENT ON THE SUBJECT SITE. PROPOSED SEWER MAIN EXTENSIONS AND MANHOLE LOCATIONS ARE SUBJECT TO MUNICIPAL REVIEW AND APPROVAL, ACCORDING TO NEW YORK DEPARTMENT OF ENVIRONMENTAL CONSERVATION REGULATIONS. PIPE MATERIALS SHALL BE PVC SDR-35, EXCEPT AS NOTED OTHERWISE ON THE PLANS. EXCEPT WHERE SHALLOWER DEPTHS ARE PERMITTED BY THE MUNICIPALITY OR UTILITY AUTHORITY, SEWER LINES, INCLUDING FORCE MAINS AND LATERALS, SHALL BE INSTALLED TO PROVIDE A MINIMUM 4.0 FEET OF COVER FROM THE TOP OF PIPE TO PROPOSED GRADE.

8. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH.

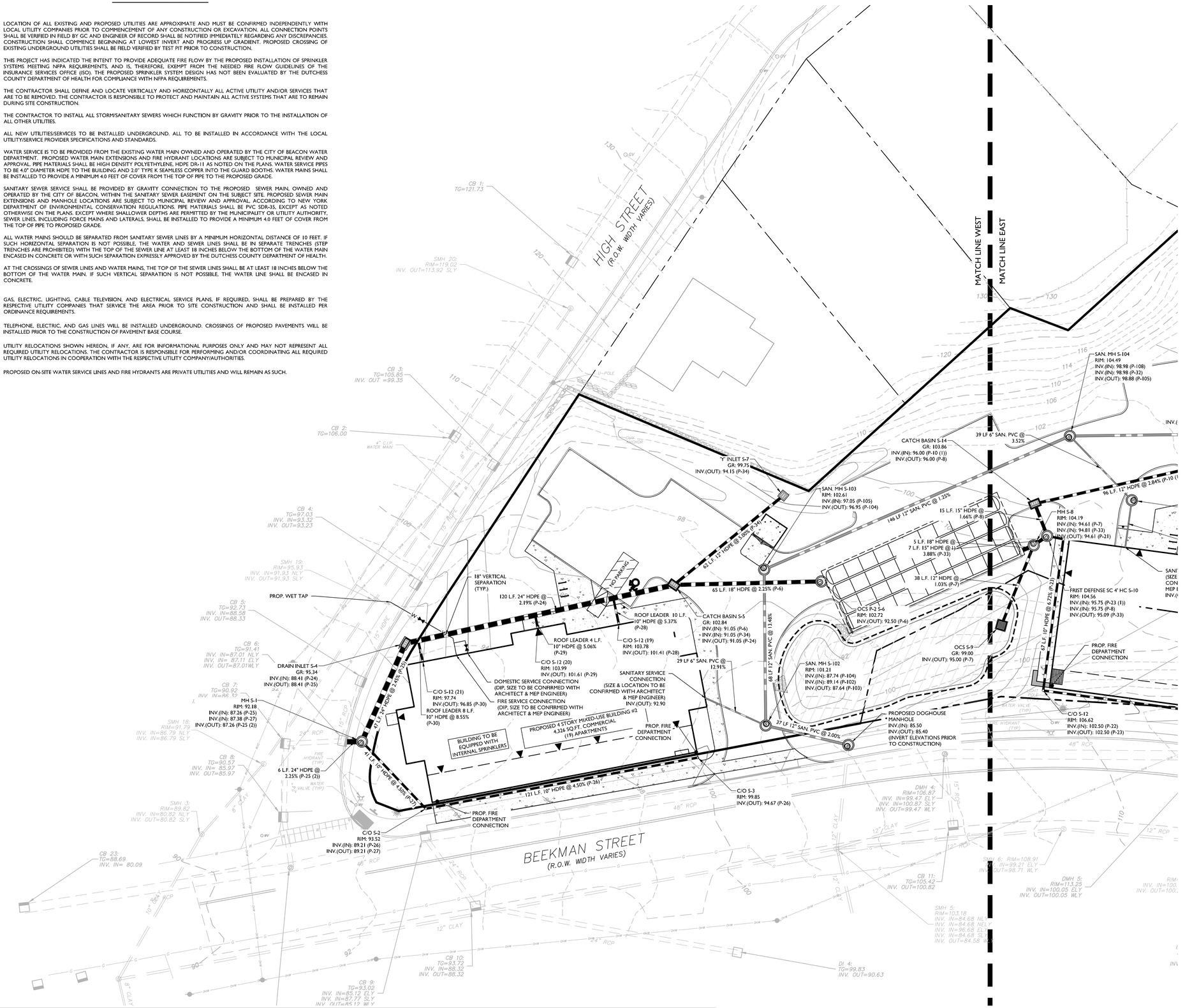
9. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.

10. GAS, ELECTRIC, LIGHTING, CABLE TELEVISION, AND ELECTRICAL SERVICE PLANS, IF REQUIRED, SHALL BE PREPARED BY THE RESPECTIVE UTILITY COMPANIES THAT SERVICE THE AREA PRIOR TO SITE CONSTRUCTION AND SHALL BE INSTALLED PER ORDINANCE REQUIREMENTS.

11. TELEPHONE, ELECTRIC, AND GAS LINES WILL BE INSTALLED UNDERGROUND. CROSSINGS OF PROPOSED PAVEMENTS WILL BE INSTALLED PRIOR TO THE CONSTRUCTION OF PAVEMENT BASE COURSE.

12. UTILITY RELOCATIONS SHOWN HEREON, IF ANY, ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT REPRESENT ALL REQUIRED UTILITY RELOCATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING AND/OR COORDINATING ALL REQUIRED UTILITY RELOCATIONS IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANY/AUTHORITIES.

13. PROPOSED ON-SITE WATER SERVICE LINES AND FIRE HYDRANTS ARE PRIVATE UTILITIES AND WILL REMAIN AS SUCH.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

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SCALE : 1" = 20'

Linear unit of measure: US Survey Foot (1 ft = 1200/3937 m)

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2023\2301468A\Engineering\Site Plans\C-UTIL.dwg|C-08 UTILITY By: KYLE.SHALLOW

REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (WEST)

SHEET NUMBER: 08 of 19

MATCH LINE WEST

MATCH LINE EAST

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

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

EXISTING WATER SERVICE TO BE ABANDONED PER DCDOH REGULATIONS

PROP. WET TAP

PROP. WATER VALVE (TYP.)

8" DIP

18" VERTICAL SEPARATION (TYP.)

"I" INLET S-20
GR: 109.99
INV.(IN): 106.89 (P-12)
INV.(OUT): 106.89 (P-11)

CATCH BASIN S-21
GR: 111.53
INV.(OUT): 108.60 (P-12)

SAN. MH S-104
RIM: 104.49
INV.(IN): 98.98 (P-108)
INV.(IN): 98.98 (P-32)
INV.(OUT): 98.88 (P-105)

SAN. MH S-107
RIM: 109.33
INV.(OUT): 101.11 (P-109)

11 LF 12" SAN. PVC @ 1.00%

SAN. MH S-106
RIM: 108.61
INV.(IN): 101.00 (P-109)
INV.(OUT): 101.00 (P-108)

36 L.F. 12" HDPE @ 4.78% (P-12)

57 L.F. 12" HDPE @ 3.97% (P-11)

DRAIN INLET S-15
GR: 105.04
INV.(IN): 98.72 (P-10)
INV.(OUT): 98.72 (P-10 (1))

39 LF 6" SAN. PVC @ 3.52%

202 LF 12" SAN. PVC @ 1.00%

CATCH BASIN S-14
GR: 103.86
INV.(IN): 96.00 (P-10 (1))
INV.(OUT): 96.00 (P-8)

CATCH BASIN S-16
GR: 108.40
INV.(IN): 103.38 (P-15)
INV.(IN): 104.00 (P-11)
INV.(OUT): 103.38 (P-10)

136 L.F. 12" HDPE @ 3.43% (P-10)

96 L.F. 12" HDPE @ 2.84% (P-10 (1))

6" DIP

PROP. REDUCER

PROP. FIRE HYDRANT

18" VERTICAL SEPARATION (TYP.)

44 L.F. 12" HDPE @ 3.43% (P-15)

PROP. FIRE DEPARTMENT CONNECTION

DOMESTIC SERVICE CONNECTION (DIP, SIZE TO BE CONFIRMED WITH ARCHITECT & MEP ENGINEER)

FIRE SERVICE CONNECTION (DIP, SIZE TO BE CONFIRMED WITH ARCHITECT & MEP ENGINEER)

C/O S-18
RIM: 110.74
INV.(OUT): 105.07 (P-20)

ROOF LEADER 17 L.F.
10" HDPE @ 1.00% (P-20)

DRAIN INLET S-17
GR: 108.00
INV.(IN): 104.90 (P-14)
INV.(IN): 104.90 (P-20)
INV.(OUT): 104.90 (P-15)

24 L.F. 12" HDPE @ 19.27% (P-14)

FES S-19
TOP: 110.60
INV.(OUT): 109.50 (P-14)

SAN. MH S-103
RIM: 102.61
INV.(IN): 97.05 (P-105)
INV.(OUT): 96.95 (P-104)

146 LF 12" SAN. PVC @ 1.25%

15 L.F. 15" HDPE @ 1.66% (P-8)

MH S-8
RIM: 104.19
INV.(IN): 94.61 (P-7)
INV.(IN): 94.81 (P-33)
INV.(OUT): 94.61 (P-21)

SAN. MH S-105
RIM: 105.06
INV.(IN): 100.36 (P-31)
INV.(OUT): 100.36 (P-32)

21 LF 6" SAN. PVC @ 3.52%

5 L.F. 18" HDPE @
7 L.F. 15" HDPE @ 1.00%
3.88% (P-33)

38 L.F. 12" HDPE @ 1.03% (P-7)

SANITARY SERVICE CONNECTION (SIZE & LOCATION TO BE CONFIRMED WITH ARCHITECT & MEP ENGINEER)
INV.(OUT): 101.09

FRIST DEFENSE SC 4' HC S-10
RIM: 104.56
INV.(IN): 95.75 (P-23 (1))
INV.(IN): 95.75 (P-8)
INV.(OUT): 95.09 (P-33)

BUILDING TO BE EQUIPPED WITH INTERNAL SPRINKLERS

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

OCS P-2 S-6
RIM: 102.72
INV.(OUT): 92.50 (P-6)

OCS S-9
GR: 99.00
INV.(OUT): 95.00 (P-7)

67 L.F. 10" HDPE @ 4.72% (P-23)

PROP. FIRE DEPARTMENT CONNECTION

MH S-102
01.21
N): 87.74 (P-104)
N): 89.14 (P-102)
OUT): 87.64 (P-103)

PROPOSED DOGHOUSE MANHOLE
INV.(IN): 85.50
INV.(OUT): 85.40
(INVERT ELEVATIONS PRIOR TO CONSTRUCTION)

@ 2.00%

C/O S-12
RIM: 106.62
INV.(IN): 102.50 (P-22)
INV.(OUT): 102.50 (P-23)

193 L.F. 10" HDPE @ 4.40% (P-22)

C/O S-13
RIM: 115.95
INV.(OUT): 111.00 (P-22)

PROPOSED RELOCATED UTILITY POLE TO BE COORDINATED WITH UTILITY COMPANY

OHW

SMH 13:
RIM=107.42
INV. IN=101.22 NLY
INV. IN=102.82 NELY
INV.IN=104.32 SELY (4")
INV. IN 102.82 SLY
INV. OUT=101.22 SWLY

4 INTRUDING TAPS

TFA 4" AT 12 O'CLOCK

SMH 12:
RIM=111.92
INV. IN 105.82
INV. OUT 103.12

DMH 4:
RIM=106.87
INV. IN=99.47 ELY
INV. IN=100.87 SLY
INV. OUT=99.47 WLY

DMH 5:
RIM=113.25
INV. IN=100.05 ELY
INV. OUT=100.05 WLY

DMH 6: RIM=108.91
INV. IN=99.21 ELY
INV. OUT=98.71 WLY

SMH 7:
RIM=114.07
INV. IN=100.27 ELY
INV. OUT=100.27 WLY

SMH 8:
RIM=118.03
INV. IN=101.53 NLY
INV. IN=101.73 ELY
INV. OUT=101.43 WLY

SMH 9:
RIM=119.34
INV. IN=102.44

CB 11:
TG=105.42
INV. OUT=100.82

CB 12:
TG=115.87
INV. OUT=113.67

CB 14:
TG=117.48
INV. IN=106.88 ELY
INV. IN=111.08 SLY
INV. OUT=104.98 WLY

CB 15:
TG=117.12
INV. IN=100.42 NLY
INV. IN=104.12 ELY
INV. IN=111.92 SLY
INV. OUT=100.42 WLY

SMH 5:
RIM=103.18
INV. IN=84.68 NLY
INV. IN=84.68 NELY
INV. IN=96.68 ELY
INV. IN=84.68 SLY
INV. OUT=84.58 WLY

DI 4:
TG=99.83
INV. OUT=90.63

SMH 10:
RIM=110.88 NLY
INV. IN=110.88 NLY
INV. IN=113.01 WLY
INV. OUT=109.73SLY

DI 2:
TG=116.75
INV. OUT=112.34

CB 18:
TG=115.53
INV. IN=106.47
INV. OUT=108.27

CB 20:
TG=114.15
INV. IN=104.15 NLY
INV. IN=104.15 ELY
INV. OUT=104.15 WLY

DMH 7:
RIM=112.22
INV. IN 103.87
INV. OUT 103.87

CB 17:
TG=114.63
INV. IN=107.53 NLY
INV. IN=104.63 ELY
INV. IN=106.53 SLY
INV. OUT=104.63 WLY

SMH 16:
RIM=113.94
INV. IN=106.84 NLY
INV. OUT=106.44 WLY
INV. IN/OUT 106.84 SLY (8"PVC)

SMH 14:
RIM=111.76
INV. IN=104.26 ELY
INV. OUT= 105.96 WLY
INV. OUT=104.26 SLY

CB 21:
TG=113.61
INV. IN=108.91
INV. OUT=108.91

CB 16:
TG=113.75
INV. IN=108.85
INV. OUT= 109.65

CB 22:
TG=113.84
INV. OUT=109.84

CB 26:
TG=116.16
INV. IN 108.06 SLY
INV. OUT 108.06 WLY

SMH 23:
RIM=117.68
INV. IN=111.18 ELY
INV.IN=109.88 SLY

SMH 24:
RIM=120.79
INV. OUT=113.89

OVERHEAD UTILITY LINE (TYP.)

WATER VALVE (TYP.)

FIRE HYDRANT (TYP.)

GAS VALVE (TYP.)

U-POLE #34857

U-POLE #3

U-POLE #1

U-POLE #920

8" CLAY

8" D.I.P. WATER MAIN

SMH 11:
RIM=117.17
WATER FILLED

N

W

E

S

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	EDGE OF PAVEMENT	
FACE / BACK	CURB	FACE / BACK
	DEPRESSED CURB	
	SIDEWALK	
X X	FENCES	X X
	TREELINE	
	ROADWAY SIGNS	
	WETLAND LINE	
	MUNICIPAL BOUNDARY LINE	
	CATCH BASIN	
	DRAIN INLET	
D	STORM MANHOLE	D
S	SANITARY MANHOLE	S
	FLARED END SECTION	
	HEADWALL	
	HYDRANT	
	POLE MOUNTED LIGHT	
75 / 74	CONTOURS	75 / 74
× G 29.0	SPOT ELEVATION	× G 29.0
	DIRECTION OF OVERLAND FLOW	
× TC 29.0	TOP OF CURB ELEVATION	× TC 29.0
× BC 29.0	BOTTOM OF CURB ELEVATION	× BC 29.0
	TOP OF DEPRESSED CURB ELEVATION	× TDC 29.0

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2023\2301A68A\Engineering\Site Plans\C-UTIL.dwg|C-09 UTILITY By: KYLE SHALLOW

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PROJECT NUMBER: 23010468A

DRAWING NAME: C-UTIL

SHEET TITLE: UTILITIES PLAN (EAST)

SHEET NUMBER: 09 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

GENERAL SOIL EROSION AND SEDIMENT CONTROL NOTES

1. ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE, AND MAINTAINED UNTIL PERMANENT PROTECTION IS ESTABLISHED.
2. ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN FOURTEEN (14) DAYS FOR DISTURBANCES LESS THAN FIVE (5) ACRES AND SEVEN (7) DAYS FOR DISTURBANCES GREATER THAN FIVE (5) ACRES, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, WILL IMMEDIATELY RECEIVE A TEMPORARY SEEDING. IF THE SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY COVER, THE DISTURBED AREAS WILL BE MULCHED WITH STRAW, OR EQUIVALENT MATERIAL, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
3. PERMANENT VEGETATION TO BE SEEDED ON ALL EXPOSED AREAS WITHIN FIVE (5) DAYS AFTER FINAL GRADING. MULCHING IS REQUIRED ON ALL SEEDING. WHEN HYDROSEEDING, MULCH SHALL NOT BE INCLUDED IN THE TANK WITH THE SEED.
4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2016 NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL OR AS AMENDED.
5. A SUBBASE COURSE WILL BE APPLIED IMMEDIATELY FOLLOWING ROUGH GRADING AND INSTALLATION OF IMPROVEMENTS TO STABILIZE STREETS, ROADS, DRIVEWAYS, AND PARKING AREAS. IN AREAS WHERE NO UTILITIES ARE PRESENT, THE SUBBASE SHALL BE INSTALLED WITHIN FIVE (5) DAYS OF THE PRELIMINARY GRADING.
6. IMMEDIATELY FOLLOWING INITIAL DISTURBANCE OR ROUGH GRADING, ALL CRITICAL AREAS SUBJECT TO EROSION (I.E. STEEP SLOPES AND ROADWAY EMBANKMENTS) WILL RECEIVE A TEMPORARY SEEDING IN COMBINATION WITH STRAW MULCH OR A SUITABLE EQUIVALENT, AT A RATE OF TWO (2) TONS PER ACRE, ACCORDING TO STATE STANDARDS.
7. ANY STEEP SLOPES RECEIVING PIPELINE INSTALLATION WILL BE BACKFILLED AND STABILIZED DAILY, AS THE INSTALLATION CONTINUES (I.E. SLOPES GREATER THAN 3:1).
8. THE STANDARD FOR STABILIZED CONSTRUCTION ACCESS REQUIRES THE INSTALLATION OF A STONE PAD, AT ALL CONSTRUCTION DRIVEWAYS, IMMEDIATELY AFTER INITIAL SITE DISTURBANCE.
9. IN ACCORDANCE WITH THE STANDARD FOR MANAGEMENT OF HIGH ACID PRODUCING SOILS, ANY SOIL HAVING A PH OF 4 OR LESS OR CONTAINING IRON SULFIDES SHALL BE COVERED WITH A MINIMUM OF TWELVE (12) INCHES OF SOIL HAVING A PH OF 5 OR MORE PRIOR TO SEEDBED PREPARATION. AREAS WHERE TREES OR SHRUBS ARE TO BE PLANTED SHALL BE COVERED WITH A MINIMUM OF TWENTY-FOUR (24) INCHES OF SOIL HAVING A PH OF 5 OR MORE.
10. AT THE TIME THE SITE PREPARATION FOR PERMANENT VEGETATIVE STABILIZATION IS GOING TO BE ACCOMPLISHED, ANY SOIL THAT WILL NOT PROVIDE A SUITABLE ENVIRONMENT TO SUPPORT ADEQUATE VEGETATIVE GROUND COVER, SHALL BE REMOVED OR TREATED IN SUCH A WAY THAT IT WILL PERMANENTLY ADJUST THE SOIL CONDITIONS AND RENDER IT SUITABLE FOR VEGETATIVE GROUND COVER.
11. CONDUIT OUTLET PROTECTION MUST BE REVIEWED & SUPPLEMENTED AT ALL OUTFALLS PRIOR TO THE DRAINAGE SYSTEM BECOMING OPERATIONAL.
12. UNFILTERED DEWATERING IS NOT PERMITTED. TAKE ALL NECESSARY PRECAUTIONS DURING ALL DEWATERING OPERATIONS TO MINIMIZE SEDIMENT TRANSFER. ANY DEWATERING METHODS USED MUST BE IN ACCORDANCE WITH STATE STANDARDS.
13. SHOULD THE CONTROL OF DUST AT THE SITE BE NECESSARY, THE SITE WILL BE SPRINKLED UNTIL THE SURFACE IS WET, TEMPORARY VEGETATIVE COVER SHALL BE ESTABLISHED OR MULCH SHALL BE APPLIED IN ACCORDANCE WITH STATE STANDARDS FOR EROSION CONTROL.
14. ALL SOIL WASHED, DROPPED, SPILLED, OR TRACKED OUTSIDE THE LIMIT OF DISTURBANCE OR ONTO PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
15. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR ANY EROSION AND SEDIMENTATION THAT MAY OCCUR BELOW STORMWATER OUTFALLS OR OFFSITE AS A RESULT OF CONSTRUCTION OF THE PROJECT.
16. STOCKPILE AND STAGING LOCATIONS DETERMINED IN THE FIELD, SHALL BE PLACED WITHIN THE LIMITS OF DISTURBANCE ACCORDING TO THE CERTIFIED PLAN.
17. CONCRETE WASHOUT, DUMPSTER, & STAGING AREA LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR AND APPROVED AT THE PRE-CONSTRUCITON MEETING. THEY SHALL BE PLACED IN THE PROXIMITY OF THE CONSTRUCTION ENTRANCE AND STAGING AREAS AND SHALL BE USED PRIOR TO EXITING THE PROJECT SITE. THE LOCATION SHALL BE IN A PRACTICAL, CLEARLY DELINEATED, AREA AND BE MAINTAINED THROUGHOUT CONSTRUCTION.
18. ALL SOIL STOCKPILES ARE TO BE TEMPORARILY STABILIZED IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. ALL PERMANENT SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BECOME THEIR RESPONSIBILITY.
20. PAVEMENT AREAS ARE TO BE KEPT CLEAN AT ALL TIMES.
21. DURING CONSTRUCTION, ANY ADDITIONAL CONTROL MEASURES AS DEEMED NECESSARY TO PREVENT EROSION OR CONTROL SEDIMENT BEYOND THOSE MEASURES SHOWN ON THE APPROVED PLAN SHALL BE INSTALLED OR EMPLOYED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
22. ALL TEMPORARY, STRUCTURAL EROSION AND SEDIMENT CONTROL MEASURES CAN BE REMOVED, WHEN ALL CONSTRUCTION ACTIVITY IDENTIFIED IN THE SWPPP HAS BEEN COMPLETED, ALL AREAS OF DISTURBANCE HAVE ACHIEVED FINAL STABILIZATION** AND ALL POST-CONSTRUCTION STORMWATER MANAGEMENT PRACTICES HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE SWPPP AND ARE OPERATIONAL.
23. BOTTOM AND BERM ELEVATIONS OF TEMPORARY SEDIMENT BASINS TO BE REVIEWED WITH THE CONTRACTOR BASED ON THEIR PROPOSED CONSTRUCTION SEQUENCE FOR THE PROJECT.

CONSTRUCTION SEQUENCE

- INSTALL CONSTRUCTION ENTRANCES.
- STAKE LIMITS OF DISTURBANCE AND ORANGE CONSTRUCTION FENCE.
- INSTALL PERIMETER SILT FENCING ON DOWNHILL AREAS AS SHOWN ON PLAN.
- INSTALL SEDIMENT PONDS. INSTALL TEMPORARY SWALES TO DIRECT ALL OPEN SOIL AREA DISTURBANCE TO SEDIMENT PONDS, AS NECESSARY. LOCATIONS AND SIZE OF THE EROSIONS AND SEDIMENT CONTROL PRACTICES ARE NOTED ON THE PLAN. THESE MAY VARY DEPENDING ON THE CONTRACTOR'S SCHEDULE AND APPROACH BUT 3,600 CF OF STORAGE MUST BE PROVIDED AT A MINIMUM PER ACRE OF UPSTREAM DISTURBANCE. SEDIMENT TRAPS SHALL BE INSTALLED IN ACCORDANCE WITH THE PLANS AND DETAILS. SEDIMENT TRAPS AND BASINS SHALL BE SIZED IN ACCORDANCE WITH THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MANUAL.
- SEDIMENT POND RESTORATION: WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBUTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE EMBANKMENT AND RESULTING SEDIMENT DEPOSITS ARE TO BE LEVELED OR OTHERWISE DISPOSED OF. SEDIMENT CAN BE DISPOSED OF BY EXPORTING IT OFF SITE FOR DISPOSAL OR BE USED AS FILL IN LAWN AREAS. SEDIMENT PONDS IN FUTURE OPEN SPACE OR LAWN AREAS MAY BE PUMPED DRY, GRADED, AND BACKFILLED. SEDIMENT PONDS IN PAVED OR STRUCTURAL AREAS MUST HAVE THE BASIN MATERIAL AND TRAPPED SEDIMENTS REMOVED, SAFELY DISPOSED OF, AND BACKFILLED WITH STRUCTURAL FILL. SEDIMENT PONDS IN LOCATIONS OF FUTURE STORMWATER PONDS MUST HAVE THE TRAPPED SEDIMENT REMOVED LEAVING THE BASIN AREA OPEN FOR THE DEVELOPMENT OF THE FINAL STORMWATER POND.
- ROUGH GRADE PROPOSED DRIVEWAY/ROAD.
- DISTURBED SOILS SHALL BE TEMPORARILY STABILIZED AS SOON AS PRACTICAL. MATERIALS STORED IN STOCKPILES SHALL BE CORDONED OFF WITH SILT FENCE PER THE APPROPRIATE SPECIFICATIONS AND DETAILS. THE OPERATOR SHALL INITIATE STABILIZATION MEASURES AS SOON AS PRACTICAL IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN (14) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
- CONSTRUCT ROADS, DRIVES, BUILDINGS, PARKING AREAS AND INSTALL DRAINAGE SYSTEMS.
- TOPSOIL/HAYSEED LAWN AREAS.
- THE PROJECT SITE MUST MEET FINAL STABILIZATION CRITERIA PRIOR TO REMOVING ALL EROSION AND SEDIMENT CONTROL DEVICES AND CLOSING OUT THE PROJECT. LITTER AND CONSTRUCTION DEBRIS SHALL BE REMOVED AS PRACTICAL THROUGHOUT THE LIFE OF THE PROJECT.
- UPON FINAL STABILIZATION BEING MET, THE CONTRACTOR SHALL CLEAR DRAINAGE PIPES AND STRUCTURES OF ANY SEDIMENT WHICH MAY HAVE ACCUMULATED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.
- ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AS MAY BE NECESSARY, REQUIRED AND/OR REQUESTED BY AUTHORITIES, TO PREVENT THE INCIDENTAL DISCHARGE OF SILT LADEN RUNOFF FROM ENTERING A WATER COURSE OR A DRAINAGE SYSTEM. THE GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES STATES THAT IT IS UNLAWFUL FOR ANY PERSON TO CAUSE OR CONTRIBUTE TO A VIOLATION OF WATER QUALITY STANDARDS.

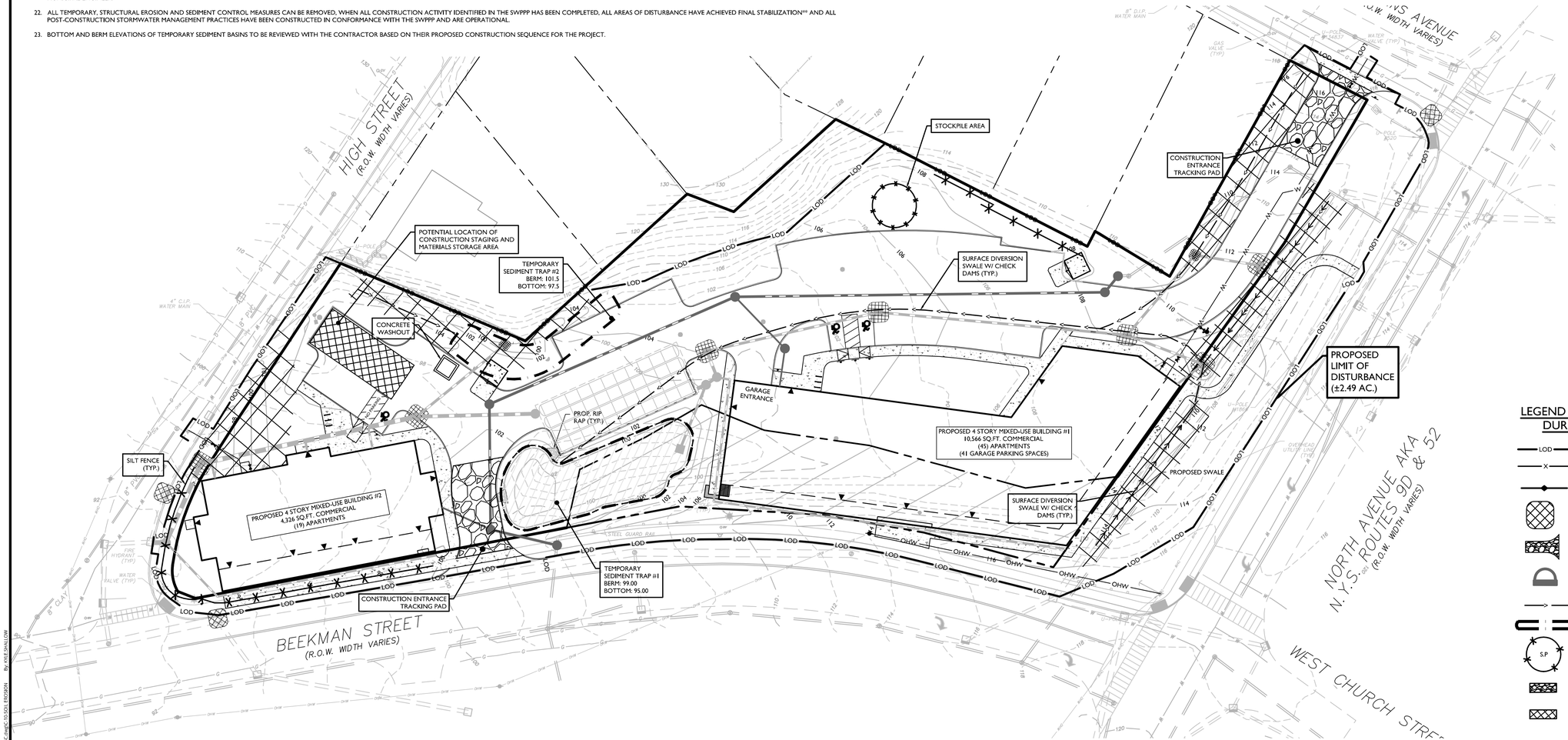
**FINAL STABILIZATION - MEANS THAT ALL SOIL DISTURBANCE ACTIVITIES HAVE CEASED AND A UNIFORM, PERENNIAL VEGETATIVE COVER WITH A DENSITY OF EIGHTY (80) PERCENT OVER THE ENTIRE PERVIOUS SURFACE HAS BEEN ESTABLISHED; OR OTHER EQUIVALENT STABILIZATION MEASURES, SUCH AS PERMANENT LANDSCAPE MULCHES, ROCK RIP-RAP OR WASHED/CRUSHED STONE HAVE BEEN APPLIED ON ALL DISTURBED AREAS THAT ARE NOT COVERED BY PERMANENT STRUCTURES, CONCRETE OR PAVEMENT.

MAINTENANCE PLAN DURING CONSTRUCTION:

INSPECTION AND MAINTENANCE SHALL BE PERFORMED IN CONFORMANCE WITH GP-0-20-001 OR AS AMENDED. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF-PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED AND INSTALLED FOR THE PROJECT. THE SEDIMENT TRAPS WILL BE CLEANED OUT WHEN THE LEVEL OF SEDIMENT REACHES 25% OF ITS' CAPACITY. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES APPROXIMATELY 6" DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER. ALL SEEDED AREAS WILL BE FERTILIZED, RE-SEEDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE LANDSCAPE PLAN TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

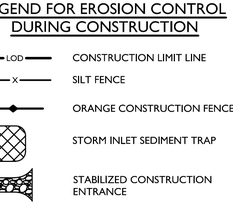
MAINTENANCE AGREEMENT NOTE:

THE OWNER/APPLICANT SHALL ENTER INTO AN ENFORCEABLE MAINTENANCE AGREEMENT WITH THE MUNICIPALITY (IF AN MS4 COMMUNITY). RELATED TO MAINTENANCE OF STORMWATER FACILITIES. THE OWNER/APPLICANT IS RESPONSIBLE TO PERFORM ALL REQUIRED MAINTENANCE BOTH DURING CONSTRUCTION AND LONG-TERM. THE NATURE OF THE AGREEMENT IS TO ALLOW THE MUNICIPALITY TO PERFORM MAINTENANCE AT THEIR OPTION SHOULD THE OWNER/APPLICANT FAIL TO ADEQUATELY MAINTAIN THE SYSTEM AS DETERMINED BY THE MUNICIPAL ENGINEER. MAINTENANCE OF THE STORMWATER SYSTEM SHALL BE PERFORMED IN ACCORDANCE WITH THE APPROVED SWPPP AND DETAIL SHEETS.



LEGEND FOR EROSION CONTROL DURING CONSTRUCTION

- LOD — CONSTRUCTION LIMIT LINE
- x — SILT FENCE
- ORANGE CONSTRUCTION FENCE
- STORM INLET SEDIMENT TRAP
- STABILIZED CONSTRUCTION ENTRANCE
- SEDIMENT TRAP OUTLET
- TEMPORARY SWALE
- TEMPORARY SEDIMENT BASIN
- S.P — MATERIAL STOCKPILE
- CHECK DAM
- SLOPE MATTING



30 0 30 60
SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

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2023\23010468A\Engineering\Site Plans\C-SESC.dwg\C-10 SOIL EROSION By: KATE SHALLOW

REV	DATE	DRAWN BY	DESCRIPTION
1	09/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

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NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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555 Hudson Valley Avenue
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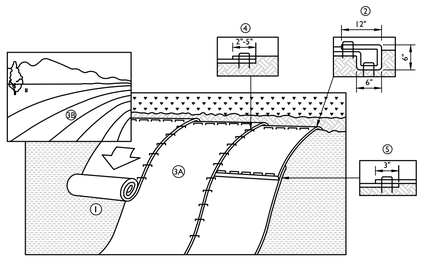
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-SESC

SHEET TITLE: SOIL EROSION & SEDIMENT CONTROL PLAN

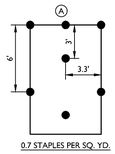
SHEET NUMBER: 10 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

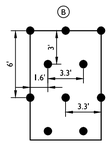


SLOPE INSTALLATION

STAPLES PATTERN GUIDE
6.67' WIDE ROLLS



0.7 STAPLES PER SQ. YD.



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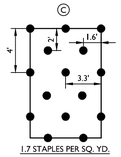

1.7 STAPLES PER SQ. YD.

NOTES:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
   * WHEN USING MATTING WITH SEED, DO NOT SEED THE AREA. FOLLOW MANUFACTURER'S RECOMMENDATIONS.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPS WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPS BACK OVER SEED AND COMPACTED SOIL. SECURE RECPS OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY STEP BY STEP ACROSS THE SLOPE TAMPERING IT DOWN ALONG THE WAY. RECP'S SHALL UNROLL WITH APPROPRIATE SIDE TIGHTLY AGAINST THE SOIL SURFACE. RECP'S MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKESSHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAKED WITH APPROXIMATELY 2" TO 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH.
6. MATTING SHALL BE 100% BIODEGRADABLE
   * IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.

EROSION MATTING DETAIL

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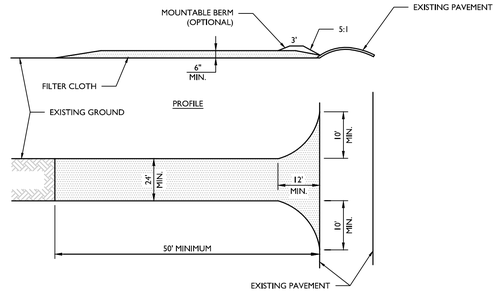

PLAN VIEW

NOTES:

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. LENGTH: NOT LESS THAN 50 FEET. THICKNESS: NOT LESS THAN (6) INCHES.
2. WIDTH - 24'
3. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
4. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTING BERM WITH 5:1 SLOPES WILL BE PERMITTED.
5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
6. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR AS REQUIRED.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

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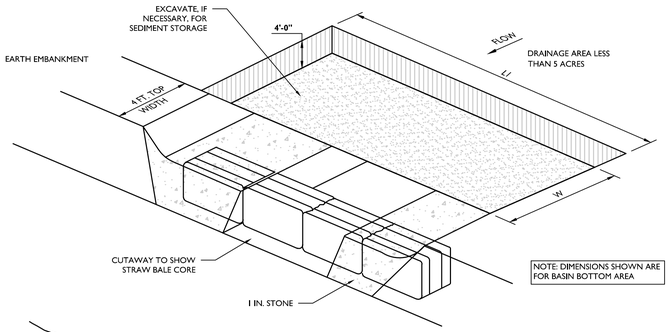

ELEVATION

TO BE INSTALLED PRIOR TO GRADING OR FILLING IN THE DRAINAGE AREA THEY ARE TO PROTECT. TRAPS THAT ARE TO FUNCTION DURING BUILDING CONSTRUCTION MUST NOT BE LOCATED WITHIN 20 FEET OF A PROPOSED BUILDING FOUNDATION. WHILE TRAPS SHOULD BE SITED TO MAXIMIZE STORAGE BENEFIT, THEY SHOULD NOT BE LOCATED IN WETLANDS OR WETLAND BUFFER AREAS, OR IN EXISTING WATERCOURSES.

SEE EROSION AND SEDIMENT CONTROL PLAN FOR LOCATIONS.

INSTALLATION NOTES:

1. AREA UNDER EMBANKMENT SHALL BE CLEARED, GRUBBED, AND STRIPPED OF ANY VEGETATION AND ROOT MAT. THE POOL AREA SHALL BE CLEARED AS WELL.
2. THE FILL MATERIAL FOR THE EMBANKMENT SHALL BE FREE OF ROOTS OR OTHER WOODY VEGETATION AS WELL AS OVER SIZED STONES, ROCKS, ORGANIC MATERIAL AND OTHER QUESTIONABLE MATERIAL. THE EMBANKMENT SHALL BE COMPACTED BY TRAVERSING WITH EQUIPMENT WHILE IT IS BEING CONSTRUCTED.
3. SEDIMENT SHALL BE REMOVED AND TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
4. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
5. CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION IS MINIMIZED.
6. THE STRUCTURE SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
7. ALL CUT AND FILL SLOPES SHALL BE 1 : 2 OR FLATTER.
8. THE STONE USED IN THE OUTLET SHALL BE SMALL RIPRAP 4"-8" ALONG WITH A 1' THICKNESS OF 2" AGGREGATE PLACED ON THE UP GRADE SIDE ON THE SMALL RIPRAP OR EMBEDDED FILTER CLOTH IN THE RIPRAP.

SIZING CALCULATIONS

NOTE:

1. 3,600 CUBIC FEET OF STORAGE REQUIRED PER ACRE OF DISTURBANCE.

*THIS IS THE MINIMUM AMOUNT OF SEDIMENT TRAPS, ADDITIONAL MAY BE REQUIRED BASED UPON OTHER ON-SITE CONDITIONS AND CONTRACTOR SCHEDULE AND PHASING ACTIVITIES.

STONE OUTLET SEDIMENT TRAP DETAIL

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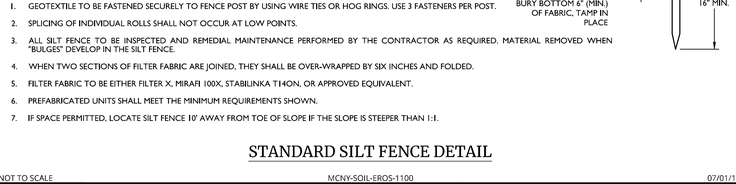

NOTES:

1. GEOTEXTILE TO BE FASTENED SECURELY TO FENCE POST BY USING WIRE TIES OR HOG RINGS. USE 3 FASTENERS PER POST.
2. SPLICING OF INDIVIDUAL ROLLS SHALL NOT OCCUR AT LOW POINTS.
3. ALL SILT FENCE TO BE INSPECTED AND REMEDIAL MAINTENANCE PERFORMED BY THE CONTRACTOR AS REQUIRED. MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
4. WHEN TWO SECTIONS OF FILTER FABRIC ARE JOINED, THEY SHALL BE OVER-WRAPPED BY SIX INCHES AND FOLDED.
5. FILTER FABRIC TO BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
6. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
7. IF SPACE PERMITTED, LOCATE SILT FENCE 10' AWAY FROM TOE OF SLOPE IF THE SLOPE IS STEEPER THAN 1:1.

STANDARD SILT FENCE DETAIL

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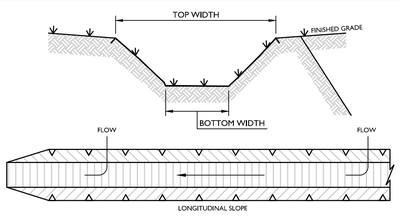
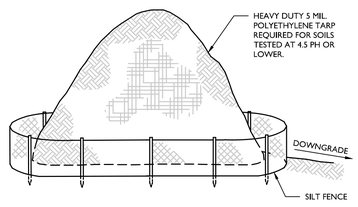


PLAN

VEGETATED SWALE					
SWALE	BOTTOM WIDTH	SIDE SLOPE	LONGITUDINAL SLOPE	DEPTH	LENGTH
1R	2.0 FT	50%	2.00%		506'

VEGETATIVE SWALE DETAIL

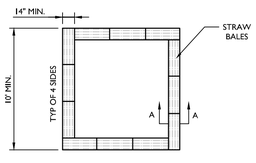


NOTES:

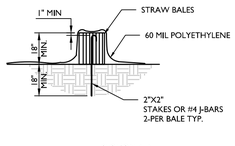
1. ALL STOCKPILES SHALL NOT TO BE LOCATED WITHIN 50 FEET OF A FLOODPLAIN, SLOPE, ROADWAY OR DRAINAGE FACILITY.

TOPSOIL STOCKPILE DETAIL

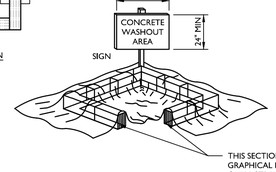
NOT TO SCALE | MCNY-SOIL-EROS-2500 | 07/01/19



BALE CONFIGURATION



SECTION A-A



DETAIL NOTES:

1. FACE SIGN TOWARDS NEAREST STREET OR ACCESS POINT.
2. CONCRETE WASHOUT SHALL BE LOCATED BEHIND THE CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES.

NOTES:

1. CONCRETE WASHOUTS ARE REQUIRED ON ALL CONSTRUCTION SITES INVOLVING CONCRETE AND STUCCO USE.
2. THE CONTRACTOR SHALL REQUIRE ALL CONCRETE DRIVERS TO UTILIZE THE CONCRETE WASHOUTS ONSITE.
3. WASHOUT FACILITIES SHALL BE LOCATED AT LEAST 50 FEET AWAY FROM STORM SEWER DRAIN INLETS, GUTTERS, OPEN DITCHES, AND WATER COURSES.
4. APPROPRIATE STONE SHOULD COVER PATHS TO CONCRETE WASHOUT.
5. THE NUMBER OF CONCRETE WASHOUTS DEPENDS ON THE EXPECTED DEMAND FOR STORAGE CAPACITY. LARGE SITES WITH EXTENSIVE CONCRETE WORK SHALL BE PLACED AT MULTIPLE LOCATIONS FOR USE BY CONCRETE TRUCK DRIVERS.
6. CONCRETE WASHOUT AREAS SHALL BE IDENTIFIED BY POSTING SIGNS ONSITE.
7. CONCRETE WASHOUTS ARE TO BE INSPECTED DAILY BY THE CONTRACTOR FOR LEAKS OR TEARS IN PLASTIC LINER.
8. REMOVE AND DISPOSE OF ALL MATERIAL WHEN THE WASHOUT HAS BEEN FILLED TO 75% CAPACITY.
9. PRIOR TO ANY RAINFALL, ALL CONCRETE WASHOUTS ARE TO BE CLEANED OUT OR COVERED.
10. ONCE THE MATERIAL HAS BEEN CLEANED OUT OF THE CONCRETE WASHOUT FACILITY, THE FACILITY MUST BE INSPECTED FOR REPAIR, RECONSTRUCTION OR REPLACEMENT. ALL PLASTIC LINING SHALL BE REMOVED AND REPLACED.
11. PRE-FABRICATED OR ONSITE FABRICATED CONCRETE WASHOUTS MAY BE USED.
12. OPTIONS FOR ONSITE CONCRETE WASHOUTS:
    A. DIG A PIT AND LINE WITH 10 MIL PLASTIC SHEETING.
    B. CREATE AN ABOVE-GROUND STRUCTURE FROM STRAW BALES OR SANDBAGS WITH 10 MIL PLASTIC LINING.

CONCRETE WASHOUT DETAIL

NOT TO SCALE | MCNY-SOIL-EROS-1700 | 07/01/19

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2023\23010468A\Engineering\Site Plans\C-SESC.dwg|C-11-SOIL EROSION DETAILS By: LYLE SHALLOW

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2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:51-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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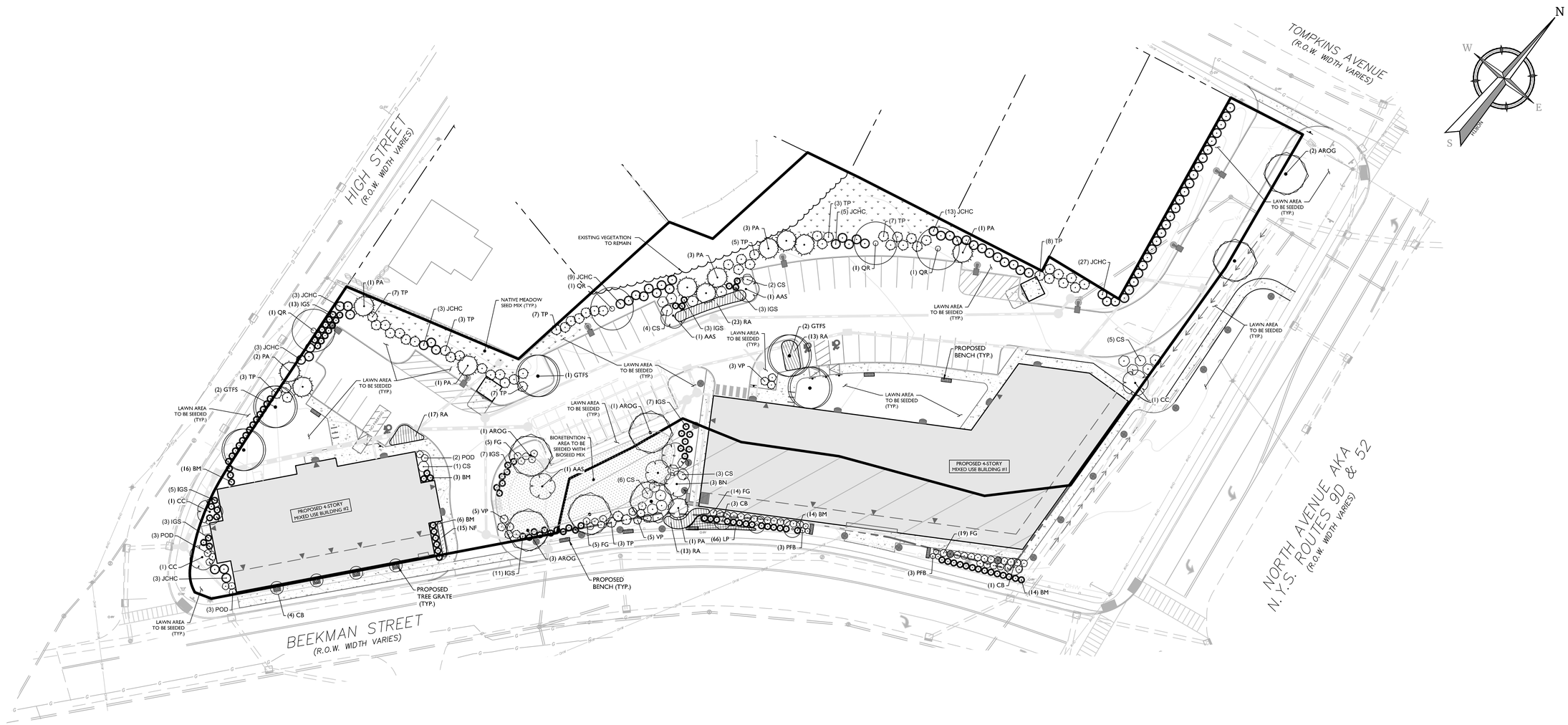
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-SESC

SHEET TITLE:
SOIL EROSION & SEDIMENT CONTROL DETAILS

SHEET NUMBER:
11 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.



SITE PLANTING SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
DECIDUOUS TREES						
AROG	7	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	4	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
PA	12	Picea abies	Norway Spruce	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AAS	3	Amelanchier alnifolia	Serviceberry	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
BN	3	Betula nigra	River Birch	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
CB	8	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
CC	3	Cercis canadens	Eastern Redbud	B & B	6-7` Ht.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
CS	21	Cornus sericea	Red Twig Dogwood	CONT	24" - 30"	TYPICAL SPECIES HABIT
BM	53	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"	TYPICAL SPECIES HABIT
FG	43	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"	TYPICAL SPECIES HABIT
IGS	52	Ilex glabra `Shamrock`	Inkberry	CONT	18" - 24"	TYPICAL SPECIES HABIT
JCHC	56	Juniperus chinensis 'Hetzii Columnaris'	Hetzi Column Juniper	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
PFB	6	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"	TYPICAL SPECIES HABIT
POD	8	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"	TYPICAL SPECIES HABIT
RA	66	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	18" - 24" SPREAD	TYPICAL SPECIES HABIT, 3.5' O.C.
TP	53	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	5-6` Ht.	TYPICAL SPECIES HABIT
VP	13	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"	TYPICAL SPECIES HABIT
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
LP	66	Liriope platyphylla	Liriope Grass	SP5	18" o.c.	
NF	15	Nepeta x faassenii	Catmint	1 gal.	24" o.c.	

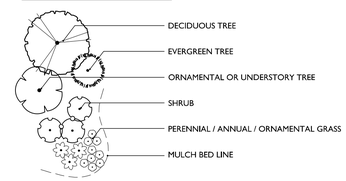
PLAN NOTE

1. THIS PLAN IS TO BE USED FOR LANDSCAPE PURPOSES ONLY. REFER TO DETAIL SHEETS FOR GENERAL NOTES AND LANDSCAPE DETAILS.

LANDSCAPE NOTES

1. LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
2. FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
3. ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
4. PROPOSED LAWN AREAS AROUND BUILDINGS SHALL BE STABILIZED WITH SEED. SEED MIXTURE #1 TO BE USED ON NORTHERN & WESTERN LAWN AREAS AND SEED MIXTURE #2 TO BE USED ON SOUTHERN & EASTERN LAWN AREAS.
5. ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
6. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK.
7. NO SUBSTITUTIONS OF PLANT MATERIALS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
8. ALL VEGETATION SHOWN ON THIS PLAN WILL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION THROUGHOUT THE DURATION OF THE PROPOSED USE.

LANDSCAPE LEGEND



NOTE:
1. LANDSCAPE SYMBOLS ON THE PLAN VARY AND MAY DEVIATE FROM THE LANDSCAPE LEGEND SYMBOLS SHOWN ABOVE.

LAWN SEED MIX

NATIVE MEADOW MIX

BIORETENTION SEED MIX

30 0 30 60

SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

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2023\23010468\Engineering\Site Plans\C-LAND.dwg|C-12 LANDSCAPE By: KYLE.SHALLOW

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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 12 of 19

LUMINAIRE SCHEDULE

KEY	QTY.	DESCRIPTION	ARRANGEMENT	MTG. HT.	LUMENS/LAMP	COLOR TEMPERATURE	CRI	LLF	CATALOG #
A	5	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	20'	4,044	3000K	80	0.9	DSX0 LED-P2-30K-80CRI-BLC4-MVOLT-SPA-DBLXD-PER5
B	2	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	20'	3,951	3000K	80	0.9	DSX0 LED-P2-30K-80CRI-LCCO-MVOLT-SPA-DBLXD-PER5
C	1	LITHONIA LIGHTING D-SERIES SIZE 0 LED AREA LUMINAIRE	SINGLE	20'	3,951	3000K	80	0.9	DSX0 LED-P2-30K-80CRI-RCCO-MVOLT-SPA-DBLXD-PER5
D	8	LITHONIA LIGHTING D-SERIES SIZE 1 LED WALL LUMINAIRE	SINGLE (WALL PACK)	12',15'	1,357	3000K	80	0.9	DSXW1 LED-10C-350-30K-T4M-MVOLT-PE-DBLXD
E	20	LITHONIA LIGHTING RADEAN BOLLARD LED SITE LUMINAIRE	SINGLE (BOLLARD)	3.5'	532	3000K	80	0.9	RADB LED-P2-30K-ASY-MVOLT-BTT-BCF-DBLXD

CALCULATION SUMMARY

DESCRIPTION	CALC. TYPE	UNITS	AVG.	MAX.	MIN.	AVG. / MIN.
PARKING, DRIVE & SIDEWALK	ILLUMINANCE	FC	0.9	2.8	0.3	3.0:1

LIGHTING NOTES:

1. THIS PLAN IS TO BE USED FOR LIGHTING PURPOSES ONLY.
2. POLES AND FIXTURES AS SUPPLIED BY:
   FIXTURES - LITHONIA LIGHTING
   POLE - HOLOPHANE
   BOLLARD FIXTURES - HYDREL
3. LAMPS ARE TO BE LEDs. A LIGHT LOSS FACTOR (LLF) WAS USED AS SHOWN IN THE LUMINARIES SCHEDULE.
4. FIXTURES AND POLES ARE TO BE BLACK.
5. POLE MOUNTED FIXTURES SHALL BE PLACED A MINIMUM OF TWO (2) FEET BEHIND CURBS, EDGE OF PAVEMENT OR RETAINING WALLS IN CAR PARKING AREAS.
6. PROPOSED LIGHT FIXTURE LOCATIONS ARE CRITICAL TO PROVIDE THE LIGHTING LEVELS DEPICTED ON THIS PLAN. THE LIGHTING CONTRACTOR SHALL FIELD VERIFY FIXTURE LOCATIONS PRIOR TO INSTALLATION. IF ADJUSTMENT TO ANY LIGHT FIXTURE LOCATION IS REQUIRED DUE TO FINAL CONSTRUCTION OF UTILITIES AND SITE IMPROVEMENTS, THE LIGHTING CONTRACTOR SHALL NOTIFY THE PROJECT LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
7. LIGHTING SHOWN ON PLAN DEPICTS AVERAGE MAINTAINED FOOTCANDLE LEVELS AT GRADE.
8. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.
9. ELECTRICAL PLANS FOR WIRING LAYOUT BY OTHERS.
10. POLE BASE INSTALLATION SHALL INCLUDE A SUPPLEMENTARY GROUND ROD AND WIRE LEAD TO BASE FOR POWER CONNECTION. DETAILS PER PROJECT ELECTRICAL ENGINEER.
11. ALL LIGHTING FIXTURES WILL BE DARK SKY COMPLIANT.

LIGHTING LEGEND:

- SINGLE FIXTURE POLE LIGHT
- WALLPACK
- BOLLARD LIGHT
- *0.0 LIGHT LEVEL AT GRADE (IN FOOTCANDLES)

30 0 30 60

SCALE : 1" = 30'
SELECT LINEAR UNIT OF MEASURE

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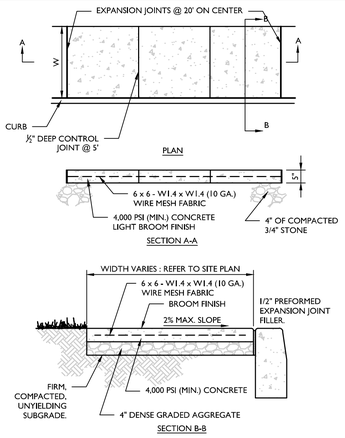
AS SHOWN	01/30/2024	XXXXXX	XXXXXX

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LGHT

SHEET TITLE: LIGHTING PLAN

SHEET NUMBER: 13 of 19

2023\23010468A\Engineering\Site Plans\C-LGHT.dwg|C-13 LIGHTING - By: KYLE SWALLOW

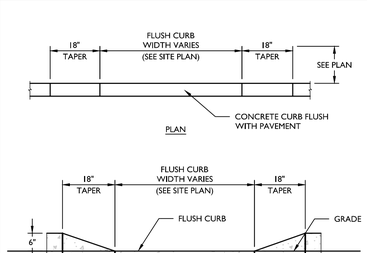


NOTES:

1. A PREFORMED, BITUMINOUS EXPANSION JOINT 1/2" THICK, 4" WIDE AND EXTENDING THE FULL WIDTH OF THE SIDEWALK (UNBROKEN) SHALL BE INSTALLED.
2. ½" DEEP CONTROL JOINTS INSTALLED AT AN INTERVAL OF EVERY 5'.
3. JOINT FILLER SHALL CONFORM TO AASHTO M-33. SURFACE OF CONCRETE SHALL BE BROOM FINISH. ROUND EDGES USING AN EDGING TOOL WITH A 1/4" RADIUS.
4. CONCRETE SIDEWALK SHALL BE CONSTRUCTED PER THE LATEST ADA REQUIREMENTS.

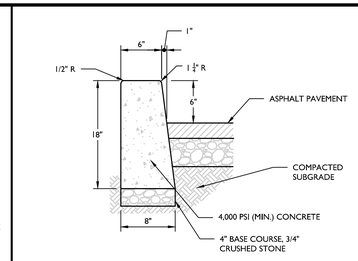
REINFORCED CONCRETE SIDEWALK (NEXT TO CURB) DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1800 | 07/01/19



CONCRETE FLUSH CURB DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1300 | 07/01/19

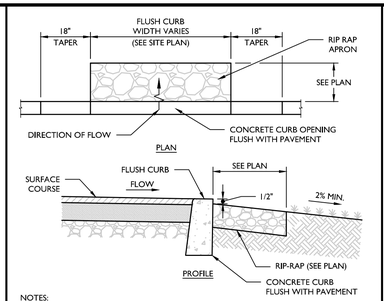


NOTES:

1. PREFORMED BITUMINOUS FIBER EXPANSION JOINTS, 1/2" THICK AT 20' MAX. INTERVALS ALONG THE CURB. PROVIDE CONTROL JOINTS @ 10 FEET MAX. BETWEEN EXPANSION JOINTS.

CONCRETE CURB (ASPHALT PAVEMENT) DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1000 | 07/01/19

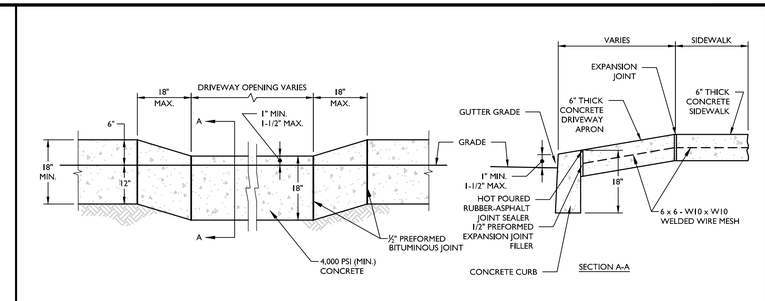


NOTES:

1. FLUSH CURB FOR OVERLAND FLOW TO BE USED AT DESIGNATED LOCATIONS ONLY AS SHOWN ON SITE PLANS.
2. CONTRACTOR SHALL ENSURE THAT THERE IS POSITIVE DRAINAGE FROM THE PAVEMENT TO THE GRASSED AREA.

FLUSH CURB FOR DRAINAGE DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1400 | 07/01/19

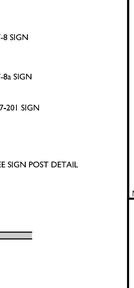


NOTES:

1. DEPRESSED VERTICAL CURB AT DRIVEWAY AND RAMP AREAS SHALL BE FULL DEPTH OF 18".

DEPRESSED CONCRETE CURB AT DRIVEWAY DETAIL

NOT TO SCALE | MCNY-SITE-CURB-1700 | 07/01/19

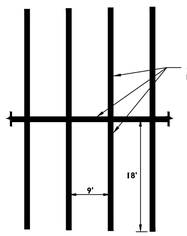


NOTES:

1. INSTALL SIGN WHERE NOTED ON PLAN.
2. THE BOTTOM OF THE LOWEST SIGN SHALL BE MOUNTED 60" ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND 72" ABOVE THE PARKING LOT OR SIDEWALK WHEN THE SIGN IS PERPENDICULAR TO THE SIDEWALK.

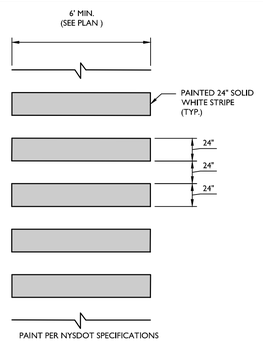
ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2200 | 07/01/19



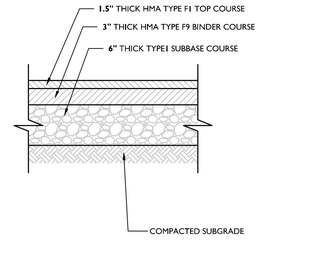
TYPICAL PARKING STALL STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1000 | 07/01/19



PEDESTRIAN CROSSWALK DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1401 | 07/01/19

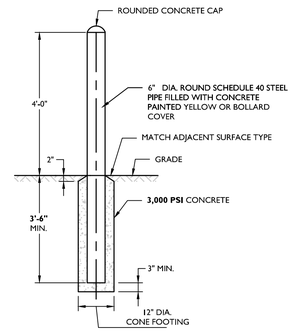


NOTES:

1. PAVEMENT TYPES TO BE IN ACCORDANCE WITH CURRENT NYSDOT STANDARDS AND SPECIFICATIONS.

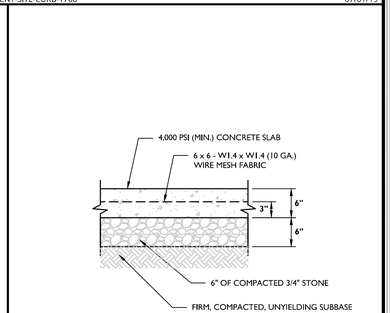
ON-SITE STANDARD ASPHALT PAVEMENT DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-1000 | 07/01/19



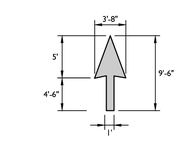
BOLLARD DETAIL

NOT TO SCALE | MCCM-SITE-FNCE-2300 | 07/01/19



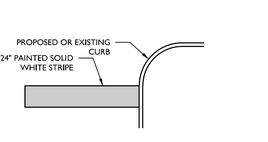
TRASH ENCLOSURE CONCRETE PAD DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-2100 | 07/01/19



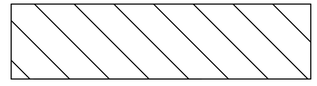
STRAIGHT PAVEMENT ARROW DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1200 | 07/01/19



TYPICAL STOP BAR DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1100 | 07/01/19

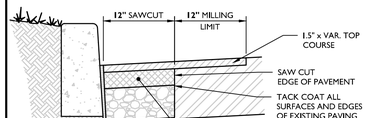


NOTES:

1. 4.0' ON CENTER
2. 4" YELLOW AT 45 DEGREES
3. WIDTH TO BE CONFIRMED WITH LOCAL JURISDICTIONAL ENTITY.

FIRE ZONE / LOADING AREA STRIPING DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2100 | 07/01/19



NOTE:

1. IF PAVEMENT THICKNESS IS FOUND TO BE THICKER THAN THAT SPECIFIED, THE DEPTH OF PAVEMENT SHALL MEET THAT AS EXISTS IN THE ROADWAY

SAWCUT AND PAVEMENT RESTORATION DETAIL

NOT TO SCALE | MCNY-SITE-PVMT-2800 | 07/01/19

30" x 30"

COLORS:
LEGEND = WHITE (RETROREFLECTIVE)
BACKGROUND = RED (RETROREFLECTIVE)

R1-1 SIGN DETAIL

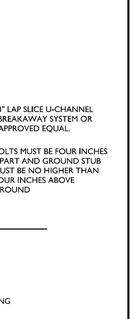
NOT TO SCALE | MCCM-SIGN-REGU-R1-1 | 12/01/20

24" x 30"

COLORS:
LEGEND = RED (RETROREFLECTIVE)
BACKGROUND = WHITE (RETROREFLECTIVE)

R8-3a SIGN DETAIL

NOT TO SCALE | MCCM-SIGN-REGU-R8-3A | 01/01/23

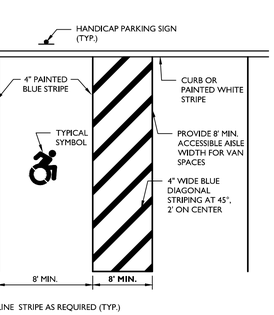


NOTE:

1. ALL SIGNS SHALL CONFORM TO THE CURRENT MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES" FOR STREETS AND HIGHWAYS AND CURRENT MUNICIPAL SPECIFICATIONS FOR COLOR, DESIGN AND EXACT WORDING.

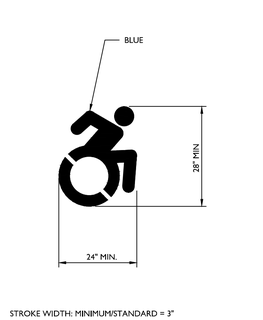
BREAKAWAY SIGN POST DETAIL

NOT TO SCALE | MCCM-SITE-SIGN-6102 | 07/01/19



ACCESSIBLE PARKING LINE STRIPE STALL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-1801 | 07/01/19



STROKE WIDTH: MINIMUM/STANDARD = 3"

ACCESSIBLE SYMBOL DETAIL

NOT TO SCALE | MCNY-SITE-MRKG-2000 | 07/01/19

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

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REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:32-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN
FOR
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

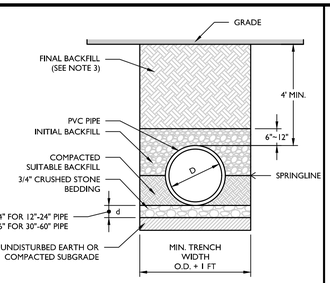
PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 14 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-14-DETAILS By: KYLE.SHALLOW

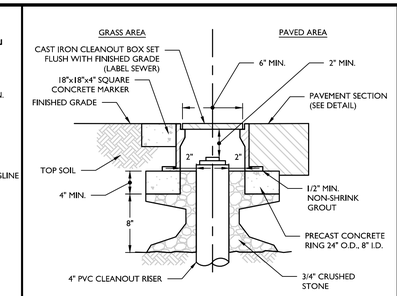


NOTES:

1. ALL PVC GRAVITY PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. GRAVITY SANITARY PIPE SHALL BE PVC SDR 35 PER ASTM D3034 OR AS REQUIRED BY THE GOVERNING AUTHORITY.
3. INITIAL & FINAL BACKFILL MATERIAL SHALL BE SITE SOILS FREE OF LARGE STONES. CLEAN FILL, OR ITEM 4.

PVC SANITARY PIPE BEDDING (GRAVITY) DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2803 | 07/01/19

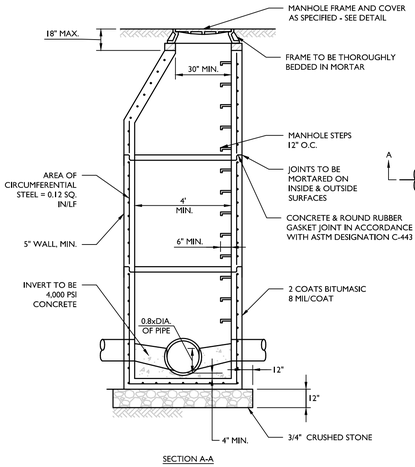


NOTES

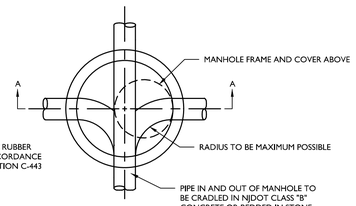
1. ALL PVC CLEANOUTS TO HAVE CAST IRON FRAME AND COVER PROTECTION BOX. DESIGN FOR H20 LOADING.

CLEANOUT PROTECTION BOX DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1600 | 07/01/19



SECTION A-A



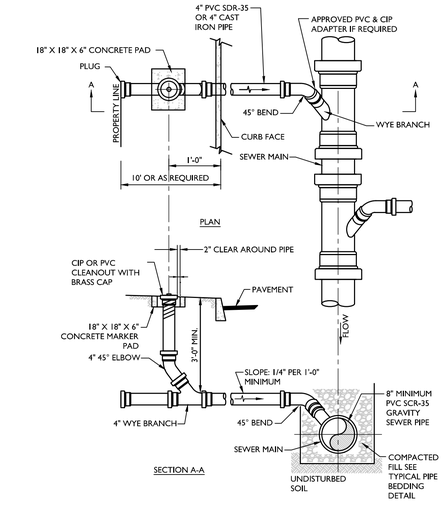
PLAN

NOTES:

1. PRECAST MANHOLE SECTIONS TO BE IN ACCORDANCE WITH ASTM C-478, 4,000 PSI CONCRETE.
2. FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTION OF PVC PIPE TO MANHOLE. LINK SEAL OR APPROVED EQUAL.
3. PRECAST CHANNELS SHALL NOT BE USED FOR BENDS GREATER THAN 45°. POURED CONCRETE LONG RADIUS CHANNELS SHALL BE CONSTRUCTED.
4. MANHOLE TO BE CAPABLE OF H20 LOADING.

SANITARY PRECAST MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1000 | 07/01/19



SECTION A-A

SANITARY SEWER LATERAL & CLEANOUT DETAIL

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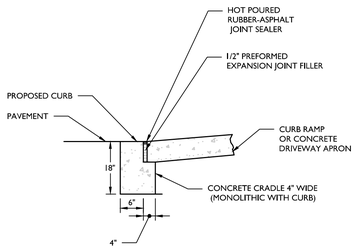
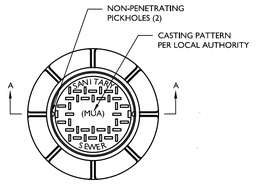
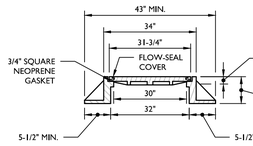


ADA FLUSH CURB AND CRADLE DETAIL

NOT TO SCALE | MCNY-SITE-HADA-2300 | 07/01/19



PLAN



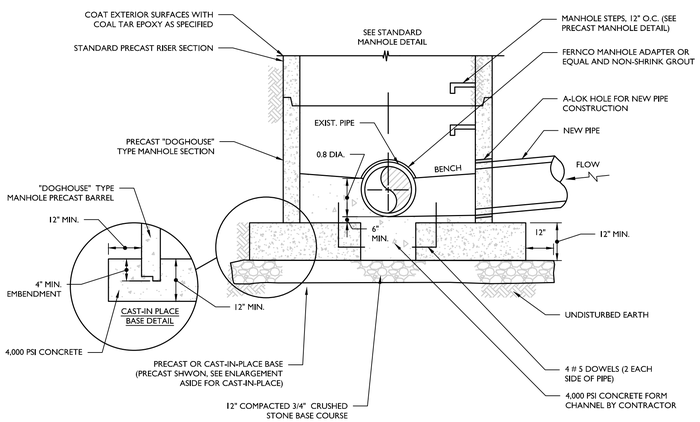
SECTION A-A

NOTES:

1. MANHOLE FRAME AND COVER SHALL BE CAMPBELL FOUNDRY PATTERN # **1012B** WITH FLOW-SEAL COVER OR APPROVED EQUAL OR AS OTHERWISE REQUIRED BY JURISDICTIONAL AUTHORITY.
2. MANHOLE FRAME AND COVER TO BE HEAVY DUTY, CONFORMING TO ASTM SPECIFICATION A-48 CLASS 30-B WITH SHOP COAT OF ASPHALTIC PITCH.
3. IN EASEMENTS AND REMOTE AREAS, COVER LOCKING DEVICES OF BRONZE AND KEY SHALL BE PROVIDED.
4. WATERTIGHT MANHOLE FRAME AND COVER SHALL BE PATTERN # **6548** AS MANUFACTURED BY CAMPBELL FOUNDRY COMPANY OR APPROVED EQUAL.

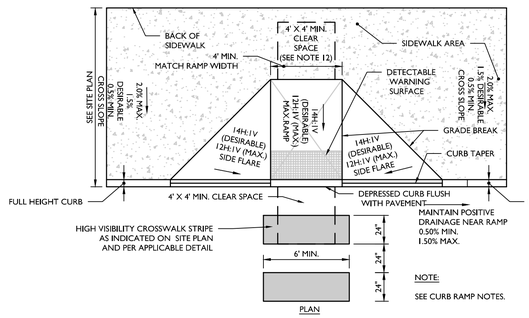
SANITARY MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1001 | 07/01/19



DOGHOUSE MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-1100 | 07/01/19



PLAN

CURB RAMP TYPE 1 DETAIL

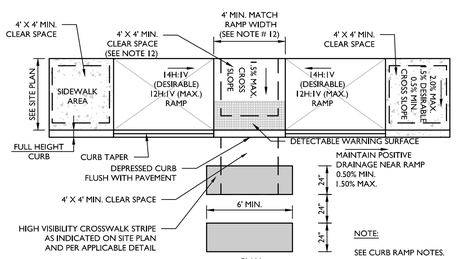
NOT TO SCALE | MCNY-SITE-HADA-1000 | 07/01/19

NOTES:

1. CONTRACTOR SHALL PREPARE SHOP DRAWINGS OF EACH CURB RAMP FOR SUBMISSION AND APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
2. LANDING AREA, APPROACH SIDEWALK TRANSITIONS AND CURB RAMP SHALL BE KEPT CLEAR OF OBSTRUCTIONS.
3. CURB AT RAMP OPENING (FLUSH CURB) TO BE FLUSH WITH ROADWAY PAVEMENT.
4. CROSSWALKS AND PAVEMENT MARKINGS TO BE INSTALLED AS DENOTED ON SITE PLAN.
5. MAXIMUM RAMP SLOPE MAY BE 12H:1V UPON APPROVAL OF ENGINEER, RAMP SLOPES SHOWN ARE THE PREFERRED SLOPE. SIDE FLARE SLOPES MAY BE 10H:1V UPON APPROVAL OF THE ENGINEER.
6. MINIMUM RAMP CROSS-SLOPE SHALL BE 0.50%, THE MAXIMUM RAMP CROSS-SLOPE MAY BE 2.00% UPON APPROVAL OF THE ENGINEER. CROSS-SLOPES SHOWN IN THE DETAILS ARE THE PREFERRED SLOPES TO MAINTAIN A LEVEL OF CONSTRUCTION TOLERANCE.
7. ACCESSIBLE RAMPS SHALL BE INSTALLED PURSUANT WITH THE CURRENT UNITED STATES ACCESS BOARD ACCESSIBILITY GUIDELINES FOR PEDESTRIAN FACILITIES AND THE ADA STANDARDS FOR ACCESSIBLE DESIGN AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE AND OTHER APPLICABLE LOCAL AND STATE STANDARDS IN EFFECT AT THE DATE OF CONSTRUCTION.
8. DEVIATIONS FROM THE CURB RAMP DETAILS REQUIRE WRITTEN APPROVAL OF THE UNDERSIGNED PROFESSIONAL AND THE MUNICIPAL, COUNTY, STATE OR OTHER AGENCY'S ENGINEER HAVING JURISDICTION.
9. THE RAMP SURFACE SHALL HAVE A NON-SLIP, HAND BROOMED FINISH.
10. CONCRETE EXPANSION JOINTS SHALL HAVE A FIRM SURFACE WITH 1/4" BEVELED CONCRETE EDGES. THE JOINT SURFACE SHALL NOT BE MORE THAN 1/4" BELOW THE ADJOINING CONCRETE SURFACE.
11. CURB RAMP MUST BE WHOLLY CONTAINED WITHIN THE CROSSWALK CROSSING.
12. THE CLEAR SPACE SHALL BE INCREASED TO 5 FEET WHERE THE TURNING SPACE IS CONSTRAINED AT THE BACK OF THE SIDEWALK.
13. THE MAXIMUM SEPARATION BETWEEN THE BACK OF CURB AND DETECTABLE WARNING SURFACE SHALL NOT EXCEED 5 FEET. THE MAXIMUM SEPARATION AREA MAY BE WITHIN THE 4' X 4' CLEAR SPACE.
14. SEE SEPARATE DETAILS FOR "DETECTABLE WARNING SURFACE" AND "CURB RAMP SECTIONS".
15. WHERE SIDE FLARES ARE NOT REQUIRED, PROVIDE AN 18" CURB TAPER TO THE FLUSH CURB.
16. ALL CURB RAMP FLUSH CURB SHALL BE MADE WITH CONCRETE CURB CRADLE. REGARDLESS OF THE CURB MATERIAL USED THROUGHOUT THE SITE.

CURB RAMP NOTES

MCNY-SITE-HADA-2500 | 07/01/19



PLAN

CURB RAMP TYPE 7 DETAIL

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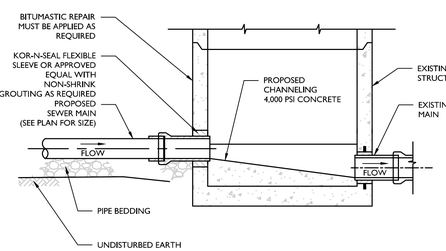

CONNECTION TO EXISTING MANHOLE DETAIL

NOT TO SCALE | MCNY-UTIL-SSWR-2000 | 07/01/19

NOTES:

1. CONSTRUCTION OF THE NEW SEWER MAIN SHALL NOT IMPEDE THE OPERATION OF THE EXISTING SEWER.
2. WHERE NEW PIPE IS TO BE CONNECTED INTO AN EXISTING MANHOLE, THE CONTRACTOR SHALL CORE DRILL ALL HOLES INTO MANHOLE AND SHALL PERFORM ALL CUTTING AND PATCHING NECESSARY FOR CHANNEL AND BENCH RECONSTRUCTION TO CHANNEL FLOW INTO EXISTING SEWER.
3. PIPE SHALL BE SEALED USING KOR-N-SEAL MANHOLE ADAPTERS OR APPROVED EQUAL, AND NON-SHRINK GROUT.
4. EXISTING BENCH SHALL BE CHIPPED AND CUT AWAY TO ALLOW FOR NEW CHANNEL TO BE CONSTRUCTED AND TO PROVIDE GOOD, SOUND SURFACE FOR BONDING WITH NEW CONCRETE CHANNEL AND BENCH. REMOVE ALL LOOSE MATERIALS AND CLEAN INSIDE OF THE STRUCTURE.
5. THE CONCRETE USED TO CONSTRUCT BENCHES AND CHANNELS SHALL BE 4,000 PSI CONCRETE APPLY EPOXY BONDING AGENT PRIOR TO POURING CONCRETE.
6. ANY DAMAGE TO THE EXISTING MANHOLE CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR.

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2023\2301\dwg\Engineering\Site Plans\C-DTLS.dwg|C-15 DETAILS By: KYLE SHALLOW

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REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
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Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:52-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

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DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-DTLS

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
15 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

WATER NOTES:

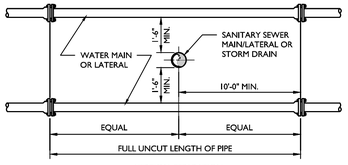
1. ALL METHODS, MATERIALS, FITTINGS, DEVICES, DIMENSIONAL REQUIREMENTS AND PROCEDURES NECESSARY TO COMPLETE THE WORK SHOWN HEREON SHALL MEET THE APPROPRIATE CURRENT AWWA SPECIFICATIONS IN EFFECT AS WELL AS ALL REQUIREMENTS DEEMED APPLICABLE BY THE MUNICIPALITY OR ANY OTHER GOVERNMENTAL BODY HAVING JURISDICTION OVER SAID WORK.
2. ALL WATER MAIN PIPE SHALL BE DUCTILE IRON (DIP).
3. ALL PIPE FITTINGS SHALL BE IN ACCORDANCE WITH THE LATEST REVISION OF THE AWWA SPECIFICATION C153/A21.53-00.
4. ALL GATE VALVES SHALL BE "MUELLER", RESILIANT-SEATED GATE VALVES WITH MECHANICAL JOINT CONNECTIONS. OPENING SHALL BE LEFT (CCW) AND OPERATION SHALL BE BY 2" SQUARE WRENCH NUT. MINIMUM WORKING PRESSURE SHALL BE 250 PSI. GATE VALVES ARE TO BE IN ACCORDANCE WITH LATEST REVISION OF AWWA SPECIFICATION C509.
5. ALL VALVE BOXES SHALL BE EXTENSION TYPE BY MUELLER SET ON BRICKS AND POSITIONED PERPENDICULAR TO THE PIPE AND ON COMPACTED BACKFILL.
6. ALL CHANGES IN PIPE LINE DIRECTION, BOTH HORIZONTAL AND VERTICAL SHALL BE TIE-RODDED AND THRUST BLOCKED WITH CONCRETE AGAINST UNDISTURBED EARTH AS DIRECTED BY THE ENGINEER.
7. FLUSH OUT ALL WATER MAINS AND APPURTENANCES AS DIRECTED BY THE MUNICIPALITY UNTIL THE WATER RUNS CLEAN AND FREE OF RUST AND DIRT. PRESSURIZE ALL LINES AND APPURTENANCES FOR FORTY-EIGHT (48) HOURS, OR AS DIRECTED BY THE MUNICIPALITY, TO REVEAL ANY LEAKS OR BROKEN PIPE. THIS SHALL BE DONE EITHER AS A TOTAL PROJECT OR BETWEEN VALVED SECTIONS AS DIRECTED BY THE TOWN. IF PRESSURE TESTING REVEALS ANY LEAKS OR DIFFICULTIES THE CONTRACTOR SHALL PROMPTLY UNCOVER THE LEAK OR BROKEN PIPE AND IMMEDIATELY REPAIR AND RETEST SAME. THIS SHALL BE REPEATED AS MANY TIMES AS MAY BE REQUIRED TO DEMONSTRATE A TIGHT LINE TO THE SATISFACTION OF THE TOWN. THE NEW WATER MAIN AND APPURTENANANCES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C-600. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
8. THE MUNICIPAL ENGINEER MUST BE NOTIFIED FORTY-EIGHT (48) HOURS PRIOR TO PRESSURE TESTING.
9. ALL WATER LINES AND APPURTENANCES SHALL BE DISINFECTED TO THE SATISFACTION OF THE MUNICIPALITY, AND IN ACCORDANCE WITH THE STANDARDS OF THE OCDOH. THIS SHALL ALSO BE DONE IN ACCORDANCE WITH THE LATEST REVISION OF AWWA C651. A MINIMUM OF TWO (2) BACTERIAL TESTS TAKEN TWENTY-FOUR (24) HOURS APART ARE REQUIRED. RESULTS OF TESTS ARE TO BE SUBMITTED AND ACCEPTED BY THE MUNICIPALITY.
   AS PER AWWA C651, LATEST REVISION, WATER MAIN DISINFECTION PROCEDURE SHALL, GENERALLY, BE AS FOLLOWS, EXCLUDING THE TABLET METHOD:
   A. INSPECTING MATERIALS TO BE USED TO ENSURE THEIR INTEGRITY.
   B. PREVENTING CONTAMINATING MATERIALS FROM ENTERING THE WATER MAIN DURING STORAGE, CONSTRUCTION, OR REPAIR AND NOTING POTENTIAL CONTAMINATION AT THE CONSTRUCTION SITE.
   C. REMOVING, BY FLUSHING OR OTHER MEANS, THOSE MATERIALS THAT MAY HAVE ENTERED THE WATER MAIN.
   D. CHLORINATING ANY RESIDUAL CONTAMINATION THAT MAY REMAIN, AND FLUSHING THE CHLORINATED WATER FROM THE MAIN.
   E. PROTECTING THE EXISTING DISTRIBUTION SYSTEM FROM BACKFLOW CAUSED BY HYDROSTATIC PRESSURE TEST AND DISINFECTION PROCEDURES.
   F. DOCUMENTING THAT AN ADEQUATE LEVEL OF CHLORINE CONTACTED EACH PIPE TO PROVIDE DISINFECTION.
   G. DETERMINING THE BACTERIOLOGICAL QUALITY BY LABORATORY TEST AFTER DISINFECTION.
   H. FINAL CONNECTION OF THE APPROVED NEW WATER SERVICE TO THE ACTIVE DISTRIBUTION SYSTEM.

   THE CONTINUOUS-FEED METHOD SHALL BE IMPLEMENTED FOR CHLORINATION, AS DESCRIBED IN AWWA C651, LATEST REVISION. AFTER CHLORINATION, THE CONTRACTOR SHALL FLUSH THE MAINS AS PER FINAL FLUSHING REQUIREMENTS OF AWWA C651, LATEST REVISION. WHEN CUTTING INTO OR REPAIRING AN EXISTING MAIN, DISINFECTION PROCEDURES SHALL BE OBSERVED AS DETAILED IN DISINFECTION PROCEDURES WHEN CUTTING INTO OR REPAIRING EXISTING MAINS OF AWWA C651, LATEST REVISION.

   VERIFICATION SHALL BE ACCOMPLISHED VIA BACTERIOLOGICAL TESTS. AFTER FINAL FLUSHING AND BEFORE THE NEW WATER MAIN IS CONNECTED TO THE DISTRIBUTION SYSTEM, TWO CONSECUTIVE SETS OF ACCEPTABLE SAMPLES, TAKEN AT LEAST 24 HR APART, SHALL BE COLLECTED FROM THE NEW MAIN. AT LEAST ONE SET OF SAMPLES SHALL BE COLLECTED FROM EVERY 1,200 FT OF THE NEW WATER MAIN, PLUS ONE SET FROM THE END OF THE LINE AND AT LEAST ONE SET FROM EACH BRANCH. SAMPLES SHALL BE TESTED FOR BACTERIOLOGICAL (CHEMICAL AND PHYSICAL) QUALITY IN ACCORDANCE WITH STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, AND SHALL SHOW THE ABSENCE OF COLIFORM ORGANISMS AND THE PRESENCE OF A CHLORINE RESIDUAL. SAMPLES FOR BACTERIOLOGICAL ANALYSIS SHALL BE COLLECTED IN STERILE BOTTLES TREATED WITH SODIUM THIOSULFATE, AS REQUIRED BY STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER. NO HOSE OR FIRE HYDRANT SHALL BE USED IN THE COLLECTION OF SAMPLES. THERE SHOULD BE NO WATER IN THE TRENCH UP TO THE CONNECTION FOR SAMPLING. THE SAMPLING PIPE MUST BE DEDICATED AND CLEAN AND DISINFECTED AND FLUSHED PRIOR TO SAMPLING. A CORPORATION COCK MAY BE INSTALLED IN THE MAIN WITH A COPPER-TUBE GOOSENECK ASSEMBLY. AFTER SAMPLES HAVE BEEN COLLECTED, THE GOOSENECK ASSEMBLY MAY BE REMOVED AND RETAINED FOR FUTURE USE. IF SAMPLES RESULTS FROM THE LAB INDICATE A MEASURED HPC GREATER THAN 500 COLONY-FORMING UNITS (CFU) PER ML, FLUSHING SHOULD BE RESUMED AND ANOTHER COLIFORM AND HPC SET OF SAMPLES SHOULD BE TAKEN UNTIL NO COLIFORMS ARE PRESENT AND THE HPC IS LESS THAN 500 CFU/ML THE RECORD OF COMPLIANCE SHALL BE THE BACTERIOLOGICAL TEST RESULTS CERTIFYING THAT THE WATER SAMPLED FROM THE NEW WATER MAIN IS FREE OF COLIFORM BACTERIA CONTAMINATION AND IS EQUAL TO OR BETTER THAN THE BACTERIOLOGIC WATER QUALITY IN THE DISTRIBUTION SYSTEM.

   ALL OTHER REQUIREMENTS OF AWWA C651, LATEST REVISION, SHALL BE OBSERVED.

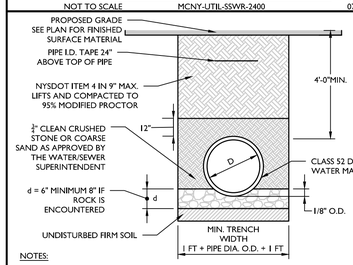
10. WATER SERVICE SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER MAIN OR SERVICE.
11. ALL WATER MAINS SHOULD BE SEPARATED FROM SANITARY SEWER LINES BY A MINIMUM HORIZONTAL DISTANCE OF 10 FEET. IF SUCH HORIZONTAL SEPARATION IS NOT POSSIBLE, THE WATER AND SEWER LINES SHALL BE IN SEPARATE TRENCHES (STEP TRENCHES ARE PROHIBITED) WITH THE TOP OF THE SEWER LINE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN ENCASED IN CONCRETE OR WITH SUCH SEPARATION EXPRESSLY APPROVED BY THE ORANGE COUNTY DEPARTMENT OF HEALTH.
12. AT THE CROSSINGS OF SEWER LINES AND WATER MAINS, THE TOP OF THE SEWER LINES SHALL BE AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. IF SUCH VERTICAL SEPARATION IS NOT POSSIBLE, THE WATER LINE SHALL BE ENCASED IN CONCRETE.
13. WATER TIGHT PLUGS ARE TO BE INSTALLED IN THE ENDS OF PIPES WHEN WORK IS NOT IN PROGRESS.
14. LEAKAGE AND HYDROSTATIC PRESSURE TESTING SHALL BE PERFORMED AT 1.5 TIMES THE WORKING PRESSURE.
15. THE MAXIMUM DEFLECTION ALLOWED ALLOWED AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THAT ALLOWED BY AWWA OR IN ACCORDANCE WITH THE MUNICIPALITY. FOR AWWA ALLOWABLE JOINT DEFLECTIONS SEE LATEST REVISION OF AWWA SPECIFICATION C600.
16. CONSTRUCTION MUST CONFORM TO ALL ORDINANCES.
17. CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF EXISTING WATER AND OTHER UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
18. CONTRACTOR TO CALL UNDERGROUND MARK-OUT PRIOR TO COMMENCEMENT OF CONSTRUCTION AT 1-800-962-7962 FOR COMPLETE UTILITIES MARK-OUT.
19. CONTRACTOR TO CONTACT MUNICIPAL WATER DEPARTMENT AT LEAST 2 DAYS PRIOR TO CONSTRUCTION.
20. ALL IMPROVEMENTS SHALL BE INSPECTED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK AND CERTIFICATION SHALL BE PROVIDED TO THE MUNICIPALITY THAT THE SUBJECT IMPROVEMENTS HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
21. CONTRACTOR TO NOTIFY ENGINEER OF ANY DEVIATION FROM THE HORIZONTAL OR VERTICAL ALIGNMENTS WITH REGARDS TO EXISTING UTILITIES.
22. ANY BACKFLOW PREVENTION DEVICE(S) DETERMINED TO BE REQUIRED BY THE WATER SUPPLIER WILL BE DESIGNED BY OTHERS IN ACCORDANCE WITH OCDOH REQUIREMENTS AND THAT APPLICATION FOR ANY SUCH BACKFLOW PREVENTION DEVICE SHALL BE SUBMITTED TO THE OCDOH FOR REVIEW AND APPROVAL UNDER SEPARATE COVER.
23. A CERTIFIED AS-BUILT MAP OF THE WATER SYSTEM IMPROVEMENTS SHALL BE PROVIDED TO THE MUNICIPALITY'S WATER DEPARTMENT BY A LICENSED DESIGN PROFESSIONAL.



NOTE :
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE ENGINEER.

SANITARY/STORM SEWER-WATER MAIN SEPARATION DETAIL

MOD: 04/23/21
NOT TO SCALE MCNY-UTIL-SSWR-2400 07/01/19



NOTES:
1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ANSI/AWWA C600.
2. WATER MAIN PIPE SHALL BE CEMENT LINED DUCTILE IRON PIPE (DIP) PRESSURE CLASS 150, THICKNESS CLASS 52 WITH ASPHALTIC EPOXY TYPE COATING & TYTON JOINTS.
3. MAXIMUM ALLOWABLE DEFLECTION AT PIPE JOINTS SHALL BE LIMITED TO 80% OF THE VALUES PUBLISHED IN AWWA C600, LATEST REVISION.
4. IF ROCK IS ENCOUNTERED, THE EXCAVATION SHALL BE CARRIED 8" BELOW THE BOTTOM OF THE PIPE.

DIP WATER PIPE BEDDING DETAIL

MOD: 07/28/21
NOT TO SCALE MCNY-UTIL-WATR-1900 07/01/19

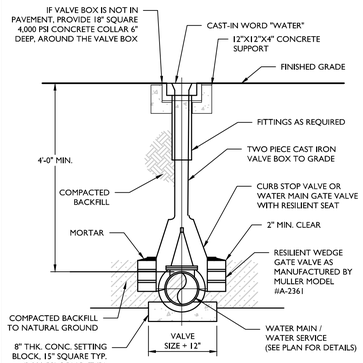
PIPE SIZE IN INCHES	NUMBER AND SIZE OF RODS REQUIRED AND PIPE LENGTH IN FEET TO BE RESTRAINED								
	90° TEE OR DEAD END PLUG			45° BEND			22½° BEND		
	No.	SIZE	L*	No.	SIZE	L*	No.	SIZE	L*
4	2	¾"	28'	2	¾"	6'	2	¾"	3'
6	2	¾"	40'	2	¾"	8'	2	¾"	4'
8	4 or 2	¾" or ⅞"	52'	2	¾"	10'	2	¾"	5'
10	4	¾"	63'	2	¾"	12'	2	¾"	6'
12	4	⅞"	74'	2	¾"	14'	2	¾"	7'
14	4	1"	86'	2	¾"	16'	2	¾"	8'
16	4	1"	96'	2	¾"	18'	2	¾"	9'

L* = LENGTH OF PIPE TO BE RESTRAINED IS FOR EACH SIDE OF BEND

NOTES:
1. USE OF MECHANICAL JOINT RETAINER GLANDS SHALL PROVIDE A THRUST RESTRAINT SYSTEM EQUIVALENT TO THAT LISTED IN THE TABLE FOR CLAMPS AND RODS.
2. LENGTHS ARE BASED ON THE FOLLOWING CRITERIA: 150 PSI MAXIMUM PRESSURE AND 4'-6" OF COVER. TABLE IS FOR USE WITH HDPE OR PVC PIPE ONLY. IF TEST CONDITIONS ARE MORE SEVERE OR LARGER PIPES ARE PROPOSED, THEN SPECIAL COMPUTATIONS MUST BE PROVIDED BY LICENSED PROFESSIONAL ENGINEER.

JOINT RESTRAINT SCHEDULE DETAIL

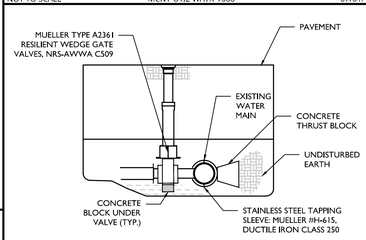
NOT TO SCALE HDPE .PVP JOINT RESTRAINT 03/23/23



NOTES:
1. ALL VALVES TO INCLUDE MEGA-LUG RETAINER GLANDS AND BE RODDED BACK TO THE ADJACENT TEE IN THE WATER MAIN. INLINE VALVES NEED NOT BE RODDED. CONTRACTOR TO UTILIZE ¾" ON CENTER GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 108° SPACING.
2. WATER MAIN VALVES FOR FOUR INCH THROUGH FOURT-EIGHT INCH SHALL BE RESILIENT WEDGE GATE VALVES AS MANUFACTURED BY MULLER, MODEL #A-2361. VALVES SHALL BE PROVIDED WITH AN EXTENSION SERVICE BOX TO GRADE.
3. MAIN LINE VALVES TO BE SPACED NO FURTHER THAN 500' APART IN COMMERCIAL DISTRICTS AND 800' IN OTHER DISTRICTS.

WATER VALVE BOX DETAIL

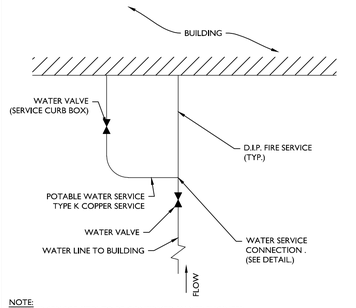
MOD: 09/09/22
NOT TO SCALE MCNY-UTIL-WATR-1600 07/01/19



NOTES:
1. MEGA LUGS TO BE USED ON ALL MECHANICAL JOINT FITTINGS.
2. MULLER STAINLESS STEEL, MECHANICAL JOINT TAPPING SLEEVE MODEL #H-615 AND VALVE, MODEL A2361 IS TO BE USED IN ALL CASES, ALL HARDWARE INCLUDING, BUT NOT LIMITED TO NUTS, BOLTS, ECT SHALL BE STAINLESS STEEL.
3. CONCRETE BLOCK SHALL BE UNDER VALVE.

WET TAP DETAIL

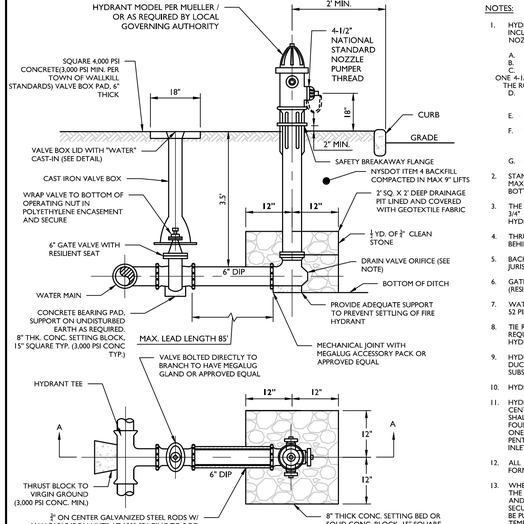
NOT TO SCALE WET TAP 07/01/19



NOTE:
1. WATER SERVICE SIZES TO BE CONFIRMED BY MEP ENGINEER.
2. VALVING MUST BE ARRANGED SO THAT POTABLE WATER IS TERMINATED IF FIRE PROTECTION LINE IS TURNED OFF.

FIRE PROTECTION & SERVICE CONNECTION TO BUILDING DETAIL

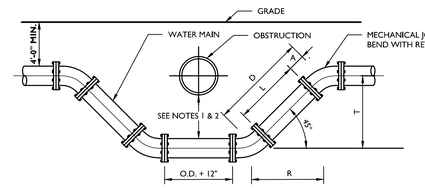
NOT TO SCALE



NOTES:
1. HYDRANT SHALL BE MUELLER SUPER CENTURION MODEL A-423 INCLUDING INTEGRAL MULLER "STORZ" CONNECTION ON THE NOZZLE. DESIGN WITH THE FOLLOWING SPECIFICATIONS.
   A. SAFETY COUPLED STANDPIPE.
   B. 6" MECHANICAL JOINT INLET CONNECTION
   C. TWO 2-1/2" NATIONAL STANDARD THREAD HOSE NOZZLES.
   ONE 4-1/2" NATIONAL STANDARD THREAD STEAMER NOZZLE, FACING THE ROAD.
   D. HYDRANT OPERATORS AND HYDRANT NOZZLE CAP NUTS SHALL BE IN ACCORDANCE WITH AWWA/ANSI STANDARD C502.
   E. HYDRANT HOSE CAPS SHALL BE ATTACHED BY MEANS OF CHAINS.
   F. HYDRANT BARRELS SHALL BE PAINTED - RED, BONNETS - YELLOW, AND NOZZLE CAPS - BLACK TO INDICATE THE AVAILABLE FIRE FLOW OR AS IN ACCORDANCE WITH THE LOCAL REQUIREMENTS.
   G. HYDRANTS SHALL OPEN COUNTER CLOCKWISE.
2. STANDPIPE (BREAK-AWAY) COUPLING SHALL NOT EXCEED A MAXIMUM OF 5 INCHES FROM THE TOP OF THE CURB TO THE BOTTOM OF COUPLING.
3. THE DRAIN VALVE SHALL BE CLEAR OF ANY OBSTRUCTIONS, AND 3/4" CLEAN GRAVEL BE PLACED FROM THE BOTTOM OF THE HYDRANT TO A POINT 6" ABOVE THE HYDRANT LATERAL PIPE.
4. THRUST BLOCKS SHALL BE MADE OF 4,000 PSI CONCRETE, PROVIDED BEHIND THE HYDRANT SHOE.
5. BACKFILL MATERIAL SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTION.
6. GATE VALVE SHALL BE T.W.W. 6" U.S. PIPE METROSEAL 250 R/S (RESILIENT SEALED) MECHANICAL JOINT END (RIGHT HAND).
7. WATER LATERAL SHALL BE 6" DUCTILE IRON CEMENT LINED CLASS 52 PIPE.
8. TIE ROD SHALL BE 3/4" DIAMETER TIE ROD WITH EYE BOLTS - TWO REQUIRED (SIDE VIEW SHOWN). RESTRAIN ALL JOINTS ON HYDRANT TEE, VALVE, AND HYDRANT LEAD.
9. HYDRANT TEE SHALL BE U.S. PIPE CATALOG #UL592 TRIM.TYTE DUCTILE IRON, MECHANICAL JOINT OR AN T.W.W. APPROVED SUBSTITUTE.
10. HYDRANT SPACING MAY RANGE FROM 350' TO A MAX OF 600'
11. HYDRANTS SHALL BE DRY-BARREL HYDRANTS, TYPE MULLER SUPER CENTURION IN ACCORDANCE WITH AWWA C502. HYDRANTS SHALL HAVE A MAIN VALVE SIZE OPENING OF 5" NOMINAL, ONE FOUR-AND ONE-HALF INCH NST PUMPER NOZZLE TWO TWO-AND ONE-HALF-INCH NST HOSE NOZZLES, A ONE-AND-ONE-HALF-INCH PENTAGON OPERATING NUT AND A SIX-INCH MECHANICAL JOINT INLET SHOW CONNECTION WITH ACCESSORIES.
12. ALL TEES, VALVES AND FITTINGS TO INCLUDE RESTRAINT IN THE FORM OF MEGA-LUG RETAINER GLANDS AND RODS.
13. WHEN HIGH GROUND WATER IS ENCOUNTERED WITHIN 2 FEET OF THE HYDRANT BOWL, THE WEEP HOLE IS TO REMAIN PLUGGED AND APPROPRIATELY WORDED SIGNAGE SHALL BE PERMANENTLY SECURED TO THE HYDRANT SPECIFYING THAT THE HYDRANT IS TO BE PUMPED DRY AFTER USE TO PREVENT DAMAGE DUE TO FREEZING TEMPERATURES.

FIRE HYDRANT (VALVE IN GRASS) DETAIL

MOD: 01/09/23
NOT TO SCALE MCNY-UTIL-WATR-1000 07/01/19



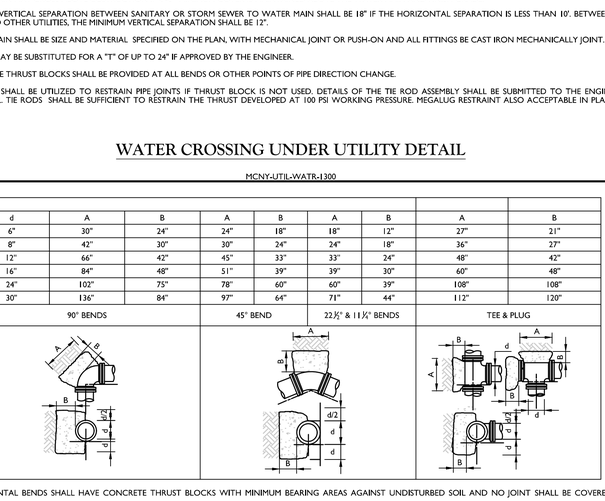
MECHANICAL JOINTS			
ANGLE	D =	R =	L =
45°	T x 1.414	T x 1.000	D-2A
22.5°	T x 2.613	T x 2.414	D-2A
11.25°	T x 5.126	T x 5.027	D-2A

NOTES:
1. WATER MAIN MAY CROSS ABOVE OBSTRUCTION IF **4'-0"** MINIMUM COVER IS MAINTAINED ABOVE THE WATER MAIN AND FINISH GRADE.
2. MINIMUM VERTICAL SEPARATION BETWEEN SANITARY OR STORM SEWER TO WATER MAIN SHALL BE 18" IF THE HORIZONTAL SEPARATION IS LESS THAN 10', BETWEEN WATER MAIN AND OTHER UTILITIES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12".
3. WATER MAIN SHALL BE SIZE AND MATERIAL SPECIFIED ON THE PLAN, WITH MECHANICAL JOINT OR PUSH-ON AND ALL FITTINGS BE CAST IRON MECHANICALLY JOINT.
4. OFFSETS MAY BE SUBSTITUTED FOR A "T" OF UP TO 24" IF APPROVED BY THE ENGINEER.
5. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AT ALL BENDS OR OTHER POINTS OF PIPE DIRECTION CHANGE.
6. TIE RODS SHALL BE UTILIZED TO RESTRAIN PIPE JOINTS IF THRUST BLOCK IS NOT USED. DETAILS OF THE TIE ROD ASSEMBLY SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL. TIE RODS SHALL BE SUFFICIENT TO RESTRAIN THE THRUST DEVELOPED AT 100 PSI WORKING PRESSURE. MEGALUG RESTRAINT ALSO ACCEPTABLE IN PLACE OF TIE RODS.

WATER CROSSING UNDER UTILITY DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1300 07/01/19

d	A	B	A	B	A	B	A	B
6"	30"	24"	24"	18"	18"	12"	27"	21"
8"	42"	30"	30"	24"	24"	18"	36"	27"
12"	66"	42"	45"	33"	33"	24"	48"	42"
16"	84"	48"	51"	39"	39"	30"	60"	48"
24"	102"	75"	78"	60"	60"	39"	108"	108"
30"	136"	84"	97"	64"	71"	44"	112"	120"
90° BENDS			45° BEND		22½° & 11¼° BENDS		TEE & PLUG	



NOTES:
1. ALL HORIZONTAL BENDS SHALL HAVE CONCRETE THRUST BLOCKS WITH MINIMUM BEARING AREAS AGAINST UNDISTURBED SOIL AND NO JOINT SHALL BE COVERED WITH CONCRETE.
2. TWO FORMS OF RESTRAINTS ARE REQUIRED ON ALL BENDS, OFFSETS, DEAD ENDS AND/ OR TEMPORARY DEAD ENDS FOR FUTURE EXPANSION. HYDRANTS WILL REQUIRE HYDRANTS WILL REQUIRE ADDITIONAL RESTRAINTS IN ACCORDANCE WITH "TYPICAL FIRE HYDRANT ASSEMBLY" DETAIL.
3. RESTRAINTS APPROVED FOR USE ARE THRUST BLOCKS, MEGA LUG RETAINER, GLANDS, TIE RODS AND FIELD LOCK GASKETS.
4. BEARING AREAS ARE BASED UPON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 0.5 TONS PER SQUARE FOOT. FOR A LESSER SOIL BEARING CAPACITY THESE AREAS SHALL BE INCREASED ACCORDINGLY.
5. THRUST BLOCKS SHALL BE POURED DIRECTLY AGAINST TRENCH WALLS AND SHALL BE 4,000 PSI CONCRETE (3,000 PSI MIN.).
6. DETAILS FOR SUPPORTS AND BRACING FOR VERTICAL BENDS FOR 12" DIAMETER OR LARGER SHALL BE APPROVED BY THE AUTHORITY PRIOR TO CONSTRUCTION.

THRUST BLOCKS DETAIL

NOT TO SCALE MCNY-UTIL-WATR-1400 07/01/19

REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

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Date: 2024.08.27 11:28:52-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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New Windsor, NY 12553
Phone: 845.564.4495
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	01/30/2024	KAS	CPM
PROJECT NUMBER:	DRAWING NAME:		
23010468A	C-DTLS		

SHEET TITLE:
CONSTRUCTION DETAILS

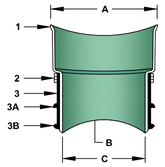
SHEET NUMBER:
16 of 19

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-16 DETAILS By: KYLE SHALLOW

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

CORRUGATED HDPE/PP BELL GRAVITY APPLICATIONS



A. BELL END ACCEPTS CORRUGATED HDPE/PP DUAL WALL PIPE--ADS/HANCOR INC. SPECIFICATIONS IN 4", 6", 8", 10", 12", 15", 18", 21", 24", AND 30" SIZES.

B. CURVATURE VARIES WITH MAINLINE DIAMETERS.

C. SPIGOT END PVC SDR 35, ASTM D3034
DIAMETERS: 4", 6", 8", 10", 12", 15", 18", 21", 24" AND 30"

PART	PART NAME
1	HUB ADAPTOR
2	SECURING CLAMP*
3	RUBBER SLEEVE (AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
3A	UPPER SEGMENT**
3B	LOWER SEGMENT***
4	(NOT SHOWN) ADS/HANCOR INC. SUPPLIES VALLEY GASKET

MATERIALS
PVC SDR 26 ASTM D3034
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

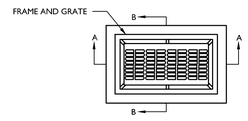
* OPTIONAL: #316 STAINLESS STEEL BAND, SCREW AND HOUSING
** DISTANCE BETWEEN 4A AND 4B WILL VARY BY PRODUCT TYPE
*** WILL NOT APPEAR ON RUBBER SLEEVES FOR CONCRETE OR CLAY PIPE

NOTE: RECOMMENDED METHOD OF CUTTING HOLE IS WITH HOLE SAW FOR PVC AND OTHER PLASTICS, AND DIAMOND BIT FOR CONCRETES, CLAY, FRP AND D.I. (SEE INSTALLATION INSTRUCTIONS. HOLE SAWS ARE AVAILABLE FOR PURCHASE OR RENT.)

INSERTA TEE SIZE		HOLE DIAMETER	
4"	(100 mm)	4 ½"	(114 mm)
6"	(150 mm)	6 ½"	(165 mm)
8"	(200 mm)	8 ¾"	(222 mm)
10"	(250 mm)	10 ⅞"	(276 mm)
12"	(300 mm)	12 ⅞"	(327 mm)
15"	(375 mm)	15 ⅞"	(402 mm)
18"	(450 mm)	19 ⅜"	(503 mm)
21"	(525 mm)	22 ⅜"	(573 mm)
24"	(600 mm)	25 ⅜"	(643 mm)
30"	(750 mm)	32 ½"	(826 mm)

INSERTA TEE DETAIL

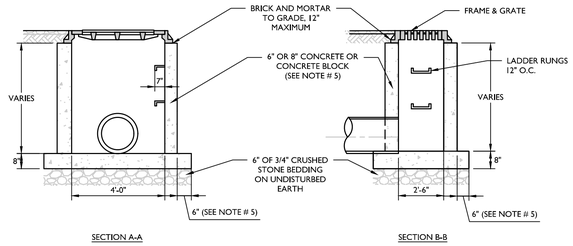
NOT TO SCALE — GNRL-DTLS-STND-GRID — MOD: 09/11/19, 7/01/19



PLAN

NOTES:

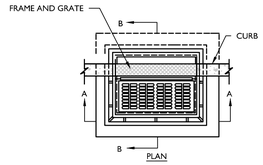
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR, THE INSIDE WALLS JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 3408** OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THEN 12' THE WALLS SHOULD BE EITHER 8" THICK CONCRETE OR 8" SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SECTION A-A — SECTION B-B

SINGLE DRAIN INLET DETAIL

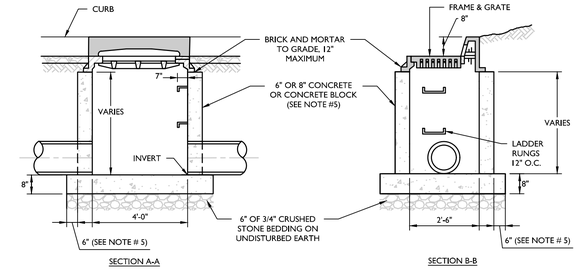
NOT TO SCALE — MCNY-UTIL-STRM-1000 — 07/01/19



PLAN

NOTES:

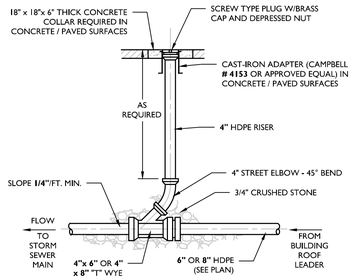
1. INVERTS TO BE ELIMINATED IN BOTTOM OF TERMINAL INLETS. MINIMUM DIFFERENCE IN INVERTS TO BE 0.1 FEET.
2. THIS INLET SHALL BE CONSTRUCTED OF PRECAST CONCRETE OR SOLID CONCRETE BLOCK. IF CONCRETE BLOCK IS USED, THE BOTTOM SHALL BE AS SHOWN FOR CONCRETE & THE OUTSIDE OF THE WALLS SHALL BE PLASTERED WITH 1/2" COAT OF 1:2 CEMENT SAND MORTAR. THE INSIDE WALL JOINTS SHALL BE STRUCK AND POINTED.
3. PROVIDE 7/8" DIA. X 7" X 12", 12" O.C. COPOLYMER POLYPROPYLENE PLASTIC STEPS WITH 1/2" DIA. GRADE 60 STEEL REINFORCEMENT BY M.A. INDUSTRIES, PS2-PF OR PS2-B WITH PRECAST PRESS FIT INSERTS, 12" O.C. OR APPROVED EQUIVALENT.
4. INLET FRAME AND GRATES TO BE CAMPBELL FOUNDRY **# 2617**, OR APPROVED EQUAL.
5. WHEN DEPTH IS GREATER THAN 12' THE WALLS SHOULD BE 8" THICK CONCRETE OR SOLID CONCRETE BLOCK AND THE FOOTING SHALL BE EXTENDED TO 12" BEYOND THE OUTSIDE WALLS.
6. ALL CONCRETE TO BE 4,000 PSI.
7. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
8. INLETS SHALL BE CONSTRUCTED IN ACCORDANCE WITH H-20 LOADING REQUIREMENTS.



SECTION A-A — SECTION B-B

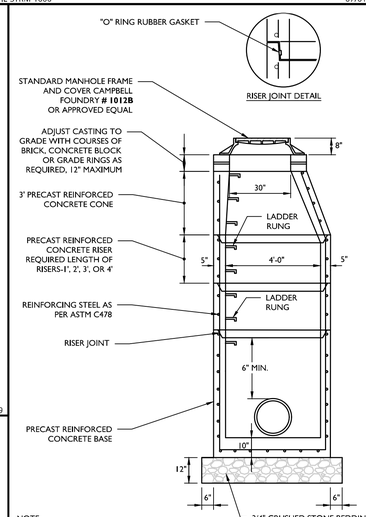
SINGLE CATCH BASIN DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1100 — 07/01/19



ROOF LEADER CLEANOUT DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1900 — 07/01/19

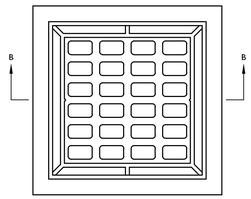


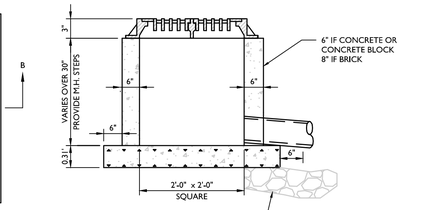
NOTE:

1. IN ACID SOILS, TWO COATS OF BITUMASTIC WATER PROOFING SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATION.
2. ALL CONCRETE TO BE 4,000 PSI.

PRECAST CONCRETE STORM MANHOLE 4' DIA. DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1600 — 07/01/19





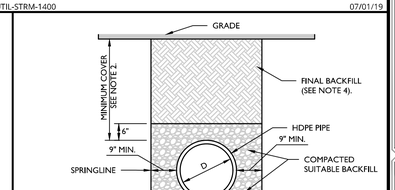
SECTION B-B

GENERAL CONSTRUCTION NOTES:

1. FOOTER TO BE CONCRETE.
2. INVERT TO BE 4000 PSI CONCRETE.
3. IF WALL CONSTRUCTION IS OTHER THAN CONCRETE, THE WALLS SHALL BE PLASTERED BOTH INSIDE AND OUTSIDE WITH 1/2" THICK CEMENT PLASTER.
4. FRAME AND GRATE TO BE **#3193** AS MANUFACTURED BY CAMPBELL FOUNDRY CO., OR APPROVED EQUAL.
5. PROVIDE 3/4" DIAMETER W.I. LADDER RUNGS, 12" O.C. (IF OVER 30" DEEP)
6. EXTERIOR OF ALL CONCRETE SHALL HAVE 2 COATS OF KOPPERS BITUMASTIC #5, OR EQUAL.
7. ALL WORK SHALL BE WATERTIGHT. NOT FOR USE IN PAVED AREAS.

YARD INLET DETAIL

NOT TO SCALE — MCNY-UTIL-STRM-1400 — 07/01/19



NOTES:

1. ALL PIPE SYSTEMS AND BACKFILL SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321.
2. MINIMUM COVER FOR HDPE PIPES IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR UP TO 60" DIAMETER PIPE. PIPE COVER IS MEASURED FROM TOP OF PIPE TO THE BOTTOM OF FLEXIBLE PAVEMENT, OR TO THE TOP OF RIGID PAVEMENT, OR TO THE GROUND SURFACE.
3. MINIMUM TRENCH WIDTH PER MANUFACTURER'S RECOMMENDATIONS.
4. SUITABLE AND FINAL BACKFILL MATERIAL SHALL BE SITE SOILS FREE OF LARGE STONES. CLEAN FILL, OR ITEM 4.

HDPE STORM PIPE BEDDING DETAIL

NOT TO SCALE — 07/01/19

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

2023\23010468A\Engineering\Site Plans\C-DTLS.dwg\C-17-DETAILS By:KYLE.SHALLOW

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1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:53-04'00'

NEW YORK REGISTERED LANDSCAPE ARCHITECT — LICENSE NUMBER: 001964-01 — STATE OF NEW YORK

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

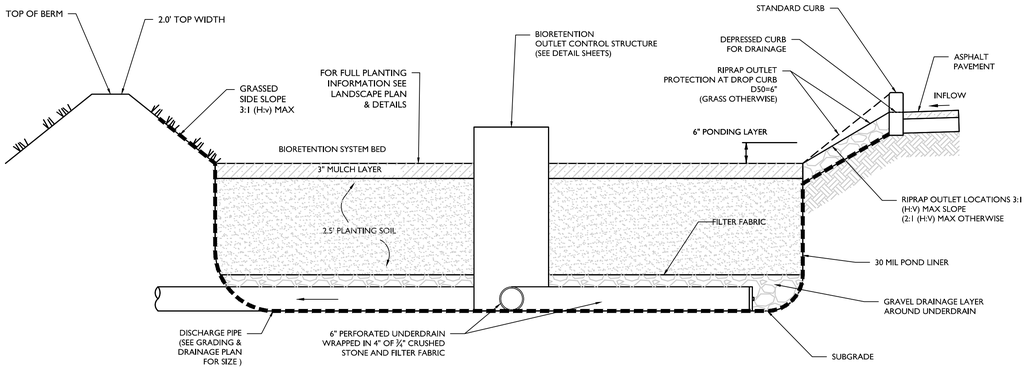
SHEET NUMBER: 17 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

BIORETENTION ELEVATIONS					
SYSTEM	OUTLET NAME	OUTLET SIZE	BED ELEVATION	100 YR PEAK ELEVATION	TOP OF BERM ELEVATION
P-1	OCS S-8	4'X4'	98.50	99.58	100.60

PLANTING SOIL NOTE:

THE PLANTING SOIL SHOULD BE A SANDY LOAM, LOAMY SAND, LOAM (USDA), OR A LOAM/SAND MIX (SHOULD CONTAIN A MINIMUM 35 TO 60% SAND, BY VOLUME). THE CLAY CONTENT FOR THESE SOILS SHOULD BE LESS THAN 25% BY VOLUME. SOILS SHOULD FALL WITHIN THE SM, OR ML CLASSIFICATIONS OD THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). A PERMEABILITY OF AT LEAST 1.0 FEET PER DAY (0.5"/HR) IS REQUIRED (A CONSERVATIVE VALUE OF 0.5 FEET PER DAY IS USED FOR DESIGN). THE SOIL SHOULD BE FREE OF STONES, STUMPS, ROOTS, OR OTHER WOODY MATERIAL OVER 1" IN DIAMETER, AND BRUSH OR SEED FROM NOXIOUS WEEDS. PLACEMENT OF THE PLANTING SOIL SHOULD BE IN LIFTS OF 12" TO 18", LOOSELY COMPACTED (TAMPED LIGHTLY WITH A DOZER OR BACKHOE BUCKET). THE SPECIFIC CHARACTERISTICS ARE AS FOLLOWS:



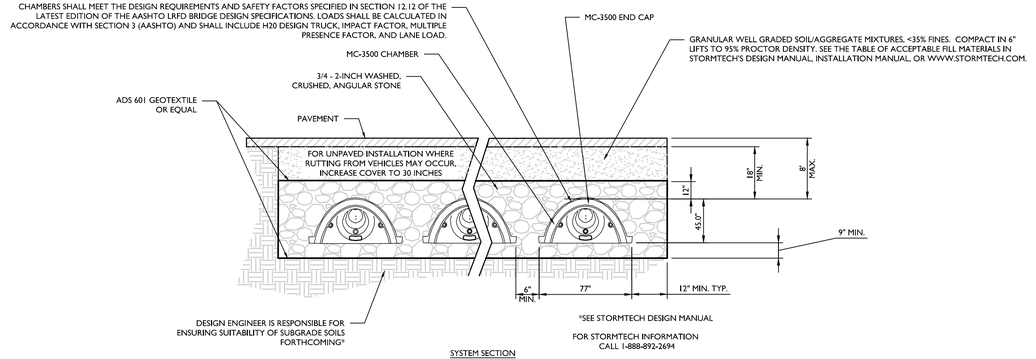
NOTES:

1. SEE PLAN FOR DROP CURB LOCATIONS AND BIORETENTION AREA CONFIGURATION.
2. PLANTING SOIL TO BE IN ACCORDANCE WITH NEW YORK STATE STANDARDS AND SPECIFICATIONS FOUND WITHIN THE PROJECT SWPPP.

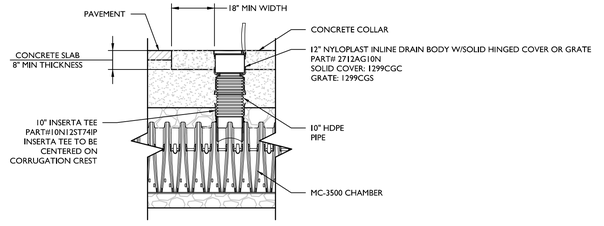
BIORETENTION SYSTEM CROSS SECTION DETAIL

NOT TO SCALE | MCNY-UTIL-STMW-24001 | 07/01/19

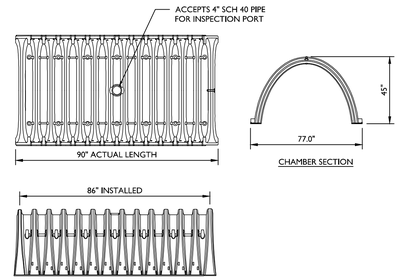
CHAMBERS SHALL MEET THE DESIGN REQUIREMENTS AND SAFETY FACTORS SPECIFIED IN SECTION 12.12 OF THE LATEST EDITION OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS. LOADS SHALL BE CALCULATED IN ACCORDANCE WITH SECTION 3 (AASHTO) AND SHALL INCLUDE H20 DESIGN TRUCK, IMPACT FACTOR, MULTIPLE PRESENCE FACTOR, AND LANE LOAD.



SYSTEM SECTION



STORMTECH STORM CHAMBER INSPECTION PORT DETAIL



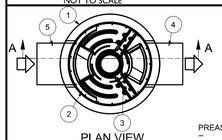
STORMTECH MC-3500 STORM CHAMBER DETAIL
N.T.S.

STORMTECH NOTES:

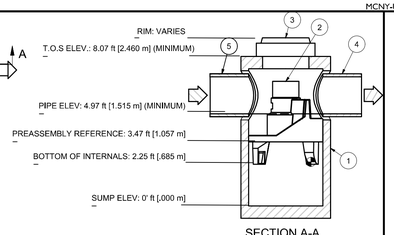
1. CHAMBERS SHALL BE STORMTECH MC-3500 OR APPROVED EQUAL.
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW.
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12 ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
5. THE INSTALLATION OF CHAMBERS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST INSTALLATION INSTRUCTIONS.
6. THE STONE USED FOR FILLING THE SUBSURFACE SYSTEM MUST BE CLEAN WASHED STONE FREE OF ALL SEDIMENT, FINES, AND DUST. THE CONTRACTOR MAY BE REQUIRED TO WASH THE STONE ON SITE UNTIL IT IS CLEAN TO THE TOUCH LEAVING NO RESIDUE BEHIND PRIOR TO PLACEMENT IN THE SYSTEM FOOTPRINT.
7. THE PROPOSED SUBSURFACE STORMWATER SYSTEM BOTTOM MUST BE PROTECTED FROM STORM RUNOFF AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THE INFILTRATION CAPACITY OF THE VIRGIN SOIL IS NOT COMPROMISED.
8. VEHICLE TRAFFIC MUST AVOID THE CHAMBER FOOTPRINT DURING CONSTRUCTION.
9. CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR REVIEW & APPROVAL.
10. END STONE TO BE 6" MIN. BEYOND END OF CHAMBER CAPS WITH 12" MIN. SIDE STONE TO PROVIDE MIN.

STORMTECH SUBSURFACE DETAIL

MOD: 01/20/21
NOT TO SCALE | MCNY-UTIL-STMW-3500 | 07/01/19



PLAN VIEW



SECTION A-A

HYDRO FRAME AND COVER (INCLUDED)
GRADE RINGS BY OTHERS AS REQUIRED

NOTE: ADDITIONAL HEIGHT MAY BE REQUIRED DEPENDING ON PIPE SIZE

1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.
2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.
3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA, AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

PRODUCT SPECIFICATION:

1. Peak Hydraulic Flow: 18.0 cfs (510 l/s)
2. Min Sediment Storage Capacity: 0.7 cu. yd. (0.5 cu. m.)
3. Maximum Inlet/Outlet Pipe Diameters: 24 in. (600 mm)
4. The Treatment System Shall Use An Induced Vortex To Separate Pollutants From Stormwater Runoff.
5. For More Product Information Including Regulatory Acceptances, Please Visit https://hydro-int.com/en/products/first-defense

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 24".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plans).
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	48	1200	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	24 (MAX)	600 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	24 (MAX)	600 (MAX)	INLET PIPE (BY OTHERS)

4' DIAMETER FIRST DEFENSE STORMWATER SEPARATOR

MOD: 09/25/20
07/01/19

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2023\23010468A\Engineering\Site Plans\C-DTLS.dwg|C-18.DETAILS By: KYLE.SHALLOW

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Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:53-04'00'

NEW YORK REGISTERED LANDSCAPE ARCHITECT

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN
FOR
BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
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555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
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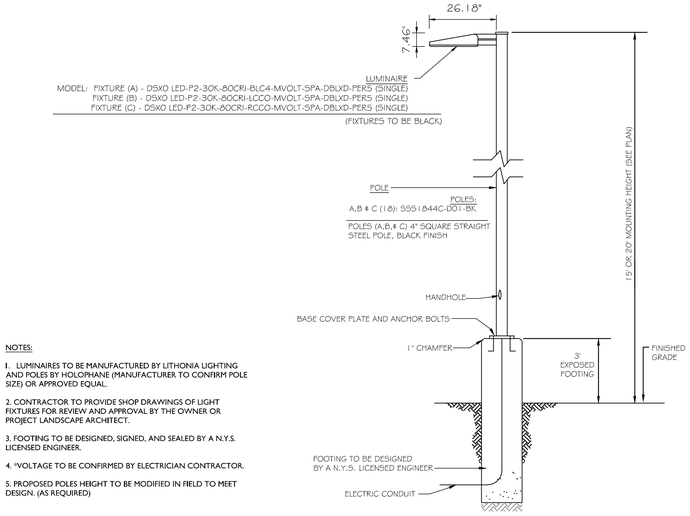
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-DTLS

SHEET TITLE: CONSTRUCTION DETAILS

SHEET NUMBER: 18 of 19



NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY LITHONIA LIGHTING AND POLES BY HOLOPHANE (MANUFACTURER TO CONFIRM POLE SIZE) OR APPROVED EQUAL.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.

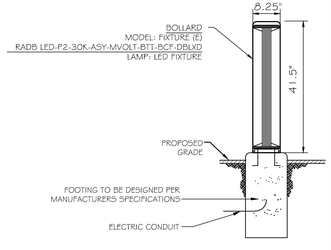
3. FOOTING TO BE DESIGNED, SIGNED, AND SEALED BY A N.Y.S. LICENSED ENGINEER.

4. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

5. PROPOSED POLES HEIGHT TO BE MODIFIED IN FIELD TO MEET DESIGN. (AS REQUIRED)

POLE MOUNTED FIXTURE DETAIL

NOT TO SCALE | GNRL-DTLS-LGHT | 09/21/23



NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY HYDREL OR APPROVED EQUAL.

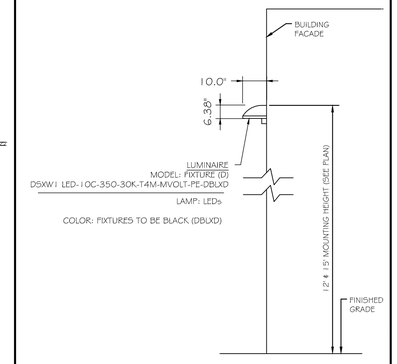
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.

3. FOOTING TO BE DESIGNED PER MANUFACTURERS SPECIFICATIONS.

4. * - VOLTAGE TO BE PROVIDED BY ELECTRICIAN.

BOLLARD LIGHT DETAIL

NOT TO SCALE | GNRL-LGHT-DETL | 01/25/2024



NOTES:

1. LUMINAIRES TO BE MANUFACTURED BY LITHONIA LIGHTING OR APPROVED EQUAL.

2. CONTRACTOR TO PROVIDE SHOP DRAWINGS OF LIGHT FIXTURES FOR REVIEW AND APPROVAL BY THE OWNER OR PROJECT LANDSCAPE ARCHITECT.

3. *VOLTAGE TO BE CONFIRMED BY ELECTRICIAN CONTRACTOR.

WALL MOUNTED FIXTURE DETAIL

NOT TO SCALE | GNRL-DTLS-LGHT | 09/21/23

1. THIS PLAN SHALL BE USED FOR LANDSCAPE PLANTING PURPOSES ONLY. EXAMINE ALL ENGINEERING DRAWINGS AND FIELD CONDITIONS FOR SPECIFIC LOCATIONS OF UTILITIES AND STRUCTURES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR LOCATION CONFLICTS PRIOR TO PLANTING INSTALLATION.

2. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND VERIFY LOCATION OF ALL UTILITIES ON SITE PRIOR TO CONSTRUCTION.

3. ALL PLANT MATERIAL SHALL CONFORM TO GUIDELINES AS SET FORTH IN THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK OR THE PLANT MATERIAL WILL BE UNACCEPTABLE. ALL PLANT MATERIAL SHALL BE TRUE TO SPECIES, VARIETY, SIZE AND CERTIFIED DISEASE AND INSECT FREE. THE OWNER AND/OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO APPROVE ALL PLANT MATERIAL ON SITE PRIOR TO INSTALLATION.

4. NO PLANT SUBSTITUTIONS SHALL BE PERMITTED WITH REGARD TO SIZE, SPECIES, OR VARIETY WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE CONSULTANT. WRITTEN PROOF OF PLANT MATERIAL UNAVAILABILITY MUST BE DOCUMENTED.

5. THE LOCATION OF ALL PLANT MATERIAL INDICATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. THE FINAL LOCATION OF ALL PLANT MATERIAL, AND PLANTING BED LINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE LANDSCAPE ARCHITECT.

6. ALL STREET TREES AND SHADE TREES PLANTED NEAR PEDESTRIAN OR VEHICULAR ACCESS SHOULD NOT BE BRANCHED LOWER THAN 7'-0" ABOVE GRADE. ALL PLANT MATERIAL LOCATED WITHIN SIGHT TRIANGLE EASEMENTS SHALL NOT EXCEED A MATURE HEIGHT OF 30" ABOVE THE ELEVATION OF THE ADJACENT CURB. ALL STREET TREES PLANTED IN SIGHT TRIANGLE EASEMENTS SHALL BE PRUNED TO NOT HAVE BRANCHES BELOW 10'-0".

7. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.

8. ALL PLANT MATERIAL SHALL BE PROPERLY INSTALLED IN CONFORMANCE WITH THE TYPICAL PLANTING DETAILS. INSTALL ALL PLANT MATERIAL ON UNDISTURBED GRADE. CUT AND REMOVE JUTE BURLAP FROM TOP ONE-THIRD OF THE ROOT BALL. WIRE BASKETS AND NOT JUTE BURLAP SHALL BE COMPLETELY REMOVED PRIOR TO BACKFILLING THE PLANT PIT.

9. BRANCHES OF DECIDUOUS TREES SHALL BE PRUNED BACK BY NO MORE THAN ONE QUARTER (1/4) TO BALANCE THE TOP GROWTH WITH ROOTS AND TO PRESERVE THEIR CHARACTER AND SHAPE. THE CENTRAL LEADER OF TREE SHALL NOT BE PRUNED.

10. PROVIDE PLANTING PITS AS INDICATED ON PLANTING DETAILS. BACKFILL PLANTING PITS WITH ONE PART EACH OF TOPSOIL, PEAT MOSS AND PARENT MATERIAL. IF WET SOIL CONDITIONS EXIST THEN PLANTING PITS SHALL BE EXCAVATED AN ADDITIONAL 12" AND FILLED WITH CRUSHED STONE OR UNTIL FREE DRAINING.

11. ALL PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO EXISTING GRADE AT NURSERY.

12. OPTIMUM PLANTING TIME: DECIDUOUS - APRIL 1 TO JUNE 1 & OCTOBER 15 TO NOVEMBER 30. CONIFEROUS - APRIL 1 TO JUNE 1 & SEPTEMBER 1 TO NOVEMBER 1. PLANTING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL FROM THE LANDSCAPE CONSULTANT.

13. NEWLY INSTALLED PLANT MATERIAL SHALL BE WATERED AT THE TIME OF INSTALLATION. REGULAR WATERING SHALL BE PROVIDED TO ENSURE THE ESTABLISHMENT, GROWTH AND SURVIVAL OF ALL PLANTS. WATERING AMOUNTS SHOULD BE ADJUSTED AS RAIN EVENTS OCCUR. WATERING AFTER THE INITIAL 4 WEEKS SHALL BE ADJUSTED BASED ON SEASONAL CONDITIONS. WATERING SHALL NOT TAKE PLACE DURING THE HOTTEST POINT OF THE DAY.

14. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWO YEARS AFTER THE DATE OF FINAL ACCEPTANCE. ANY PLANT MATERIAL THAT DIES WITHIN THAT TIME PERIOD SHALL BE REMOVED, INCLUDING THE STUMP, AND REPLACED BY A TREE OF SIMILAR SIZE AND SPECIES AT NO EXPENSE TO THE OWNER.

15. THE LANDSCAPE CONTRACTOR SHALL PROVIDE A MINIMUM 4" LAYER OF TOPSOIL IN ALL LAWN AREAS AND A MINIMUM OF 12" OF TOPSOIL IN ALL PLANTING AREAS. A FULL SOIL ANALYSIS SHALL BE CONDUCTED AFTER CONSTRUCTION AND PRIOR TO PLANTING TO DETERMINE THE EXTENT OF SOIL AMENDMENT REQUIRED. SOIL PH SHOULD BE 5.5-6.5.

16. ALL DISTURBED LAWN AREAS SHALL BE STABILIZED WITH SEED AS INDICATED ON THE LANDSCAPE PLANS. TEMPORARY SEEDING SHALL BE IN ACCORDANCE WITH THE GENERAL SEEDING NOTES ON THIS SHEET. ALL DISTURBED LAWN AREAS SHALL BE TOPSOILED, LIMED, FERTILIZED AND FINE GRADED PRIOR TO LAWN INSTALLATION.

17. ALL PLANTING BEDS SHALL RECEIVE 3" OF SHREDDED HARDWOOD BARK MULCH.

18. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS.

19. ALL PLANTING DEBRIS (WIRE, TWINE, RUBBER HOSE, BACKFILL ETC.) SHALL BE REMOVED FROM THE SITE AFTER PLANTING IS COMPLETE. PROPERTY IS TO BE LEFT IN A NEAT ORDERLY CONDITION IN ACCORDANCE WITH ACCEPTED PLANTING PRACTICES.

GENERAL PLANTING NOTES

NOT TO SCALE | GNRL-PLNT-NOTE | 01/29/24

1. TEMPORARY SEEDING: REFER TO SOIL EROSION AND SEDIMENT CONTROL PLANS.

2. PERMANENT SEEDING SHALL CONSIST OF THE FOLLOWING MIXTURE OR APPROVED EQUAL: OPTIMUM SEEDING DATES ARE BETWEEN APRIL 1 AND MAY 31; AND AUGUST 16 AND OCTOBER 15. SEEDING OUTSIDE OF THE OPTIMUM DATES SHALL NOT BE CONDUCTED WITH OUT PRIOR APPROVAL. PERMANENT SEEDING TO BE APPLIED BY RAKING OR DRILLING INTO THE SOILS AT THE RATE GIVEN ABOVE.

TURF MIX

-TALL FESCUE, 'STINGRAY' (34%)
-TALL FESCUE, RAPTOR III (33%)
-HARD FESCUE, 'RIDU' (33%)

SEEDING RATE: 7-10 LBS./1,000 S.F. MIN

BIORETENTION AREA SEED MIXTURE
(NEW ENGLAND WETLAND PLANTS, INC. - NEW ENGLAND WETMIX, OR APPROVED EQUAL)

SPECIES LIST:

- FOX SEDGE, (CAREX VULPINIOIDEA)
- BLUNT BROOM SEDGE (CAREX SCOPARIA)
- LURID SEDGE (CAREX LURIDA)
- HOP SEDGE (CAREX LUPULINA)
- FOWL BLUEGRASS (POA PALUSTRIS)
- BEGGAR TICKS (BIDENS FRONDOSA)
- GREEN BULRUSH (SCIRPUS ATROVIRENS)
- SWAMP MILKWEED (ASCLEPIAS INCARNATA)
- FRINGED SEDGE (CAREX CRINITA)
- NEW YORK IRONWEED (VERNONIA NOVEBORACENSIS)
- SOFT RUSH (JUNCUS EFFUSUS)
- STARVED/CALICO ASTER (ASTER LATERIFLORUS)
- BLUE FLAG (IRIS VERSICOLOR)
- AMERICAN MANNAGRASS (GLYCERIA GRANDIS)
- SQUARE STEMMED MONKEY FLOWER (MIMULUS RINGENS)
- SPOTTED JOE PYE WEED (EUPATORIUM MACULATUM)

SEEDING RATE: 18 LBS PER ACRE.

NATIVE UPLAND WILDLIFE FORAGE & COVER MEADOW MIX
(ERNST CONSERVATION SEEDS - ERNMX-123, OR APPROVED EQUAL)

SPECIES LIST:

- BIG BLUESTEM, (ANDROPOGON GERARDII)	34.4%
- SWITCHGRASS (PANICUM)	27.0%
- VIRGINIA WILDRYE (ELYMUS VIRGINICUS)	21.0%
- INDIANGRASS (SORGHASTRUM NUTANS)	9.0%
- PARTRIDGE PEA (CHAMAECRESTA FASCICULATA)	3.0%
- BLACKEYED SUSAN (RUDBECKIA HIRTA)	3.0%
- OXEYE SUNFLOWER (HELIOPSIS HELIANTHOIDES)	1.5%
- PLAINS COREOPSIS (COREOPSIS TINCTORIA)	0.5%
- SHOWY TICKTREFOIL (DESMODIUM CANADENSE)	0.4%
- COMMON MILKWEED (ASCLEPIAS SYRIACA)	0.1%
- WILD BERGAMOT (MONARDA FISTULOSA)	0.1%

SEEDING RATE: 20 LBS PER ACRE

3. FERTILIZER FOR THE ESTABLISHMENT OF TEMPORARY AND PERMANENT VEGETATIVE COVER SHALL BE IN COMPLIANCE WITH THE LATEST NYSDEC REGULATIONS. THIS INCLUDES, BUT LIMITED TO:
   1. NO FERTILIZER SHALL BE APPLIED BETWEEN DEC. 1 AND APRIL 1 IN ANY YEAR.
   2. SHALL NOT BE APPLIED WITHIN 20 FEET OF A WATER BODY.
   3. ONLY LAWN FERTILIZER WITH LESS THAN 0.67% BY WEIGHT PHOSPHATE CONTENT MAY BE APPLIED.
   (A SOIL TEST PRIOR TO FERTILIZER APPLICATION IS RECOMMENDED.)

4. IF SEASON PREVENTS THE ESTABLISHMENT OF TEMPORARY OR PERMANENT SEEDING, EXPOSED AREA TO BE STABILIZED WITH MULCH AS INDICATED IN NOTE 4.

5. MULCH TO CONSIST OF SMALL GRAIN STRAW OR SALT HAY ANCHORED WITH A WOOD AND FIBER MULCH BINDER OR AN APPROVED EQUAL. MULCH WILL BE SPREAD AT RATES PER NYSDEC STANDARDS AND ANCHORED WITH A MULCH ANCHORING TOOL OR LIQUID MULCH BINDER, AND SHALL BE PROVIDED ON ALL SEEDLINGS. HYDROMULCH SHALL ONLY BE USED DURING OPTIMUM GROWING SEASONS.

6. AS NEEDED, WORK LIME AND FERTILIZER INTO SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH A DISC, SPRINGTOOTH HARROW, OR OTHER SUITABLE EQUIPMENT. THE FINAL HARROWING OR DISCING OPERATION SHOULD BE ON ON THE GENERAL CONTOUR. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM, FINE SEEDBED IS PREPARED. ALL BUT CLAY OR SILTY SOILS AND COARSE SANDS SHOULD BE ROLLED TO FIRM THE SEEDBED WHEREVER FEASIBLE.

7. REMOVE FROM THE SURFACE ALL STONES TWO INCHES OR LARGER IN ANY DIMENSION. REMOVE ALL OTHER DEBRIS, SUCH AS WIRE, CABLE, TREE ROOTS, PIECES OF CONCRETE, CLODS, LUMPS, OR OTHER UNSUITABLE MATERIAL.

8. INSPECT SEEDBED JUST BEFORE SEEDING. IF TRAFFIC HAS LEFT THE SOIL COMPACTED, THE AREA MUST BE RE-TILLED AND FIRMED AS ABOVE.

GENERAL SEEDING NOTES

NOT TO SCALE | GNRL-SEED-NOTE | 01/29/24

PLANT DETAIL NOTES

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT. MULCH SHALL NOT TOUCH THE TREE TRUNK.

2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

3. WIRE BASKETS AND NON-JUTE BURLAP MUST BE ENTIRELY REMOVED FROM THE ROOT BALL. JUTE BURLAP MUST BE REMOVED FROM THE TOP 1/3 OF THE ROOT BALL.

4. DEPTH OF PLANT PIT SHALL BE INCREASED BY 12" WHEREVER POOR SOIL CONDITIONS OCCUR, WITH THE ADDITION OF LOOSE AGGREGATE.

5. CONTRACTOR SHALL PARTIALLY FILL WITH WATER A REPRESENTATIVE NUMBER OF PITS IN EACH AREA OF THE PROJECT PRIOR TO PLANTING TO DETERMINE IF THERE IS ADEQUATE PERCOLATION. IF PIT DOESN'T PERCOLATE, MEASURES MUST BE TAKEN TO ASSURE PROPER DRAINAGE BEFORE PLANTING.

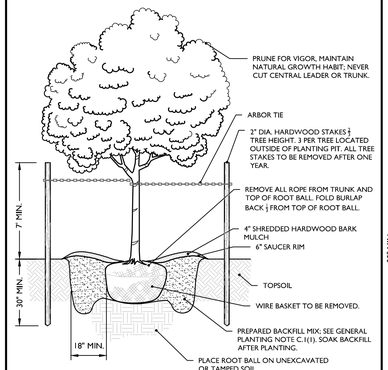
6. PLANTING MUST BE GUARANTEED FOR TWO FULL GROWING SEASONS FROM THE TIME OF FINAL ACCEPTANCE BY THE LANDSCAPE CONSULTANT. CONTRACTOR SHALL REMOVE ALL WRAPPING AT THE END OF GUARANTEE PERIOD OR SOONER PER PROJECT LANDSCAPE ARCHITECT.

7. BACKFILL MIXTURE TO BE SPECIFIED BASED UPON SOIL TEST AND CULTURAL REQUIREMENTS OF PLANT.

8. PRUNE DAMAGED AND CONFLICTING BRANCHES MAINTAINING NORMAL TREE SHAPE, NEVER CUT CENTRAL TRUNK OR LEADER.

PLANT DETAIL NOTES

NOT TO SCALE | PLNT-NOTE | 01/29/24

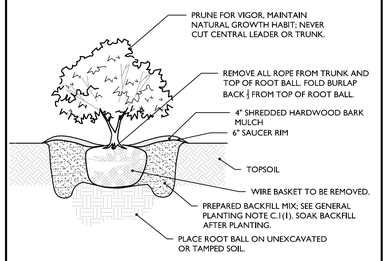


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

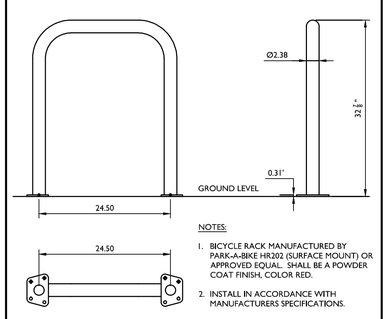


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

SHRUB PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

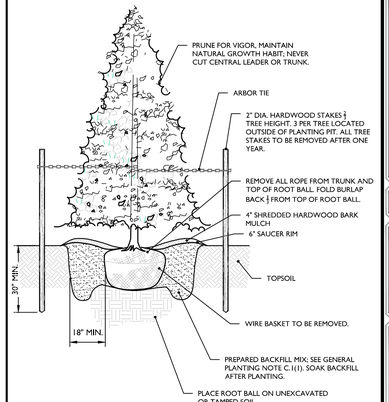


NOTES:

1. BICYCLE RACK MANUFACTURED BY PARK-A-BIKE HR202 (SURFACE MOUNT) OR APPROVED EQUAL. SHALL BE A POWDER COAT FINISH. COLOR RED.
2. INSTALL IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

INVERTED 'U' BICYCLE RACK DETAIL

NOT TO SCALE | MCCM-SITE-FNCE-2401 | 07/01/19

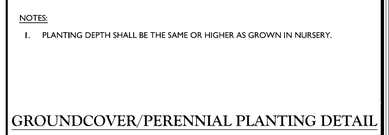


NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23

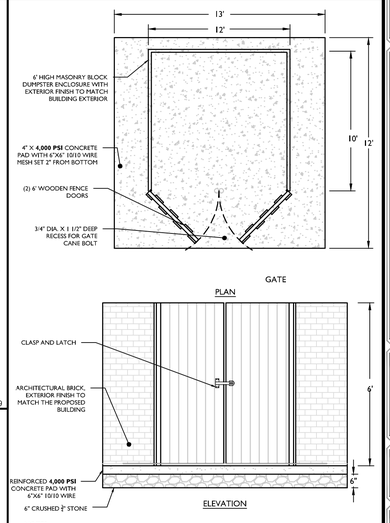


NOTES:

1. PLANTING DEPTH SHALL BE THE SAME OR HIGHER AS GROWN IN NURSERY.

GROUNDCOVER/PERENNIAL PLANTING DETAIL

NOT TO SCALE | GNRL-DTLS-TREE | 09/21/23



NOTES:

1. GATE TO REMAIN CLOSED WHEN NOT IN USE. HINGES TO INCLUDE SELF-CLOSING MECHANISM.

MASONRY TRASH ENCLOSURE (10' X 12') DETAIL

NOT TO SCALE | GNRL-DTLS-STND-GRID | 01/30/24

Colliers Engineering & Design

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REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/04	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/04	KAS	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.08.27 11:28:53-04'00'

Justin Eric Dates
NEW YORK REGISTERED LANDSCAPE ARCHITECT
LICENSE NUMBER: 001964-01
COLLIERS ENGINEERING & DESIGN CT, P.C.

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

TAX LOTS:
5955-19-706012
5954-26-689990
5954-26-781983

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
Suite 101
New Windsor, NY 12553
Phone: 845.564.4495
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	01/30/2024	KAS	CPM

PROJECT NUMBER:	DRAWING NAME:
23010468A	C-DTLS

SHEET TITLE:
CONSTRUCTION DETAILS

SHEET NUMBER:
19 of 19

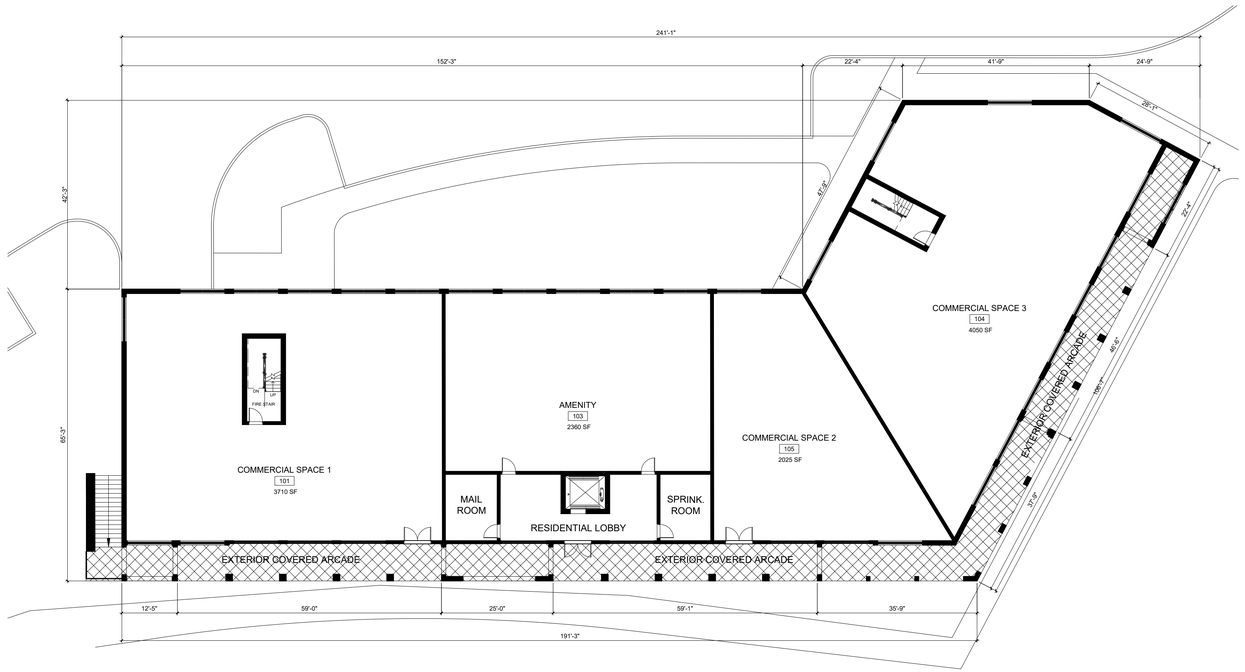
UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY OR ENGINEERING MAP BEARING A LICENSED LAND SURVEYOR OR PROFESSIONAL ENGINEER IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. ONLY MAPS WITH THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE LAND SURVEYOR OR PROFESSIONAL ENGINEER'S ORIGINAL WORK AND OPINION.

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

20232301468\Engineering\[Site Plans\C-DTLS.dwg]C-19-DETAILS By: KYLE SHALLOW

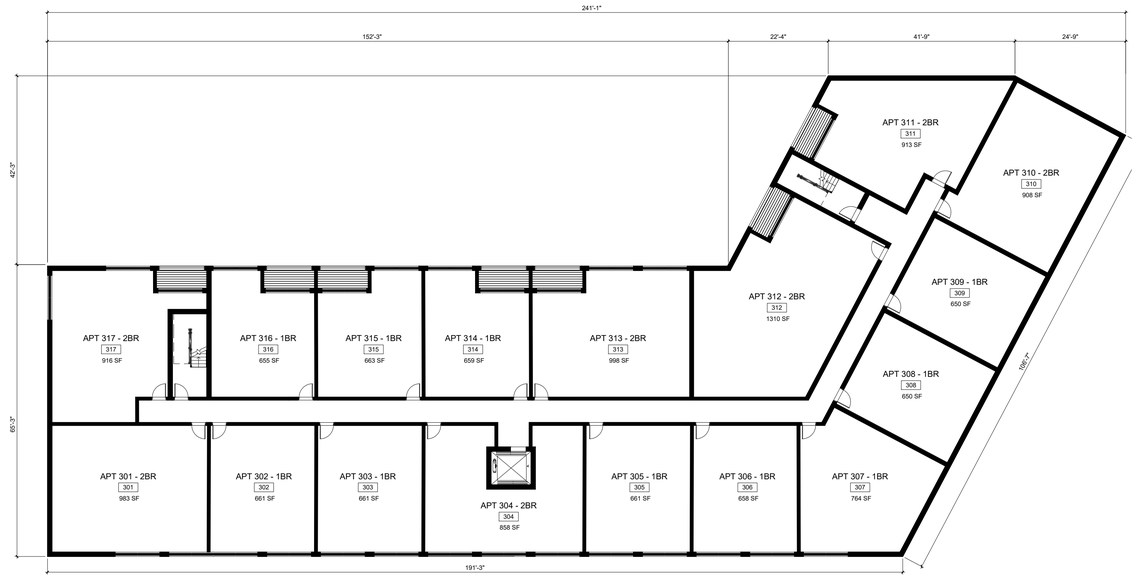
Architectural Site Plan

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
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS



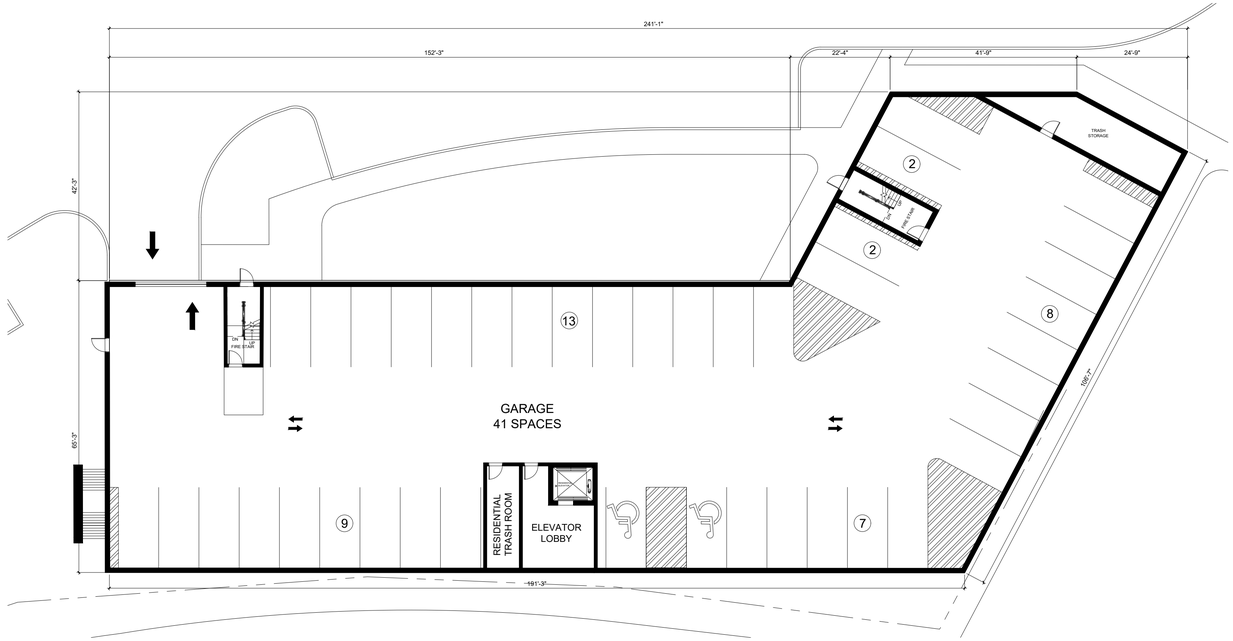
1st Floor Plan

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



2nd Floor Plan

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



Garage Plan

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

Site Plan Application

Sheet A-101 - Building Plans - Beekman Street

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

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

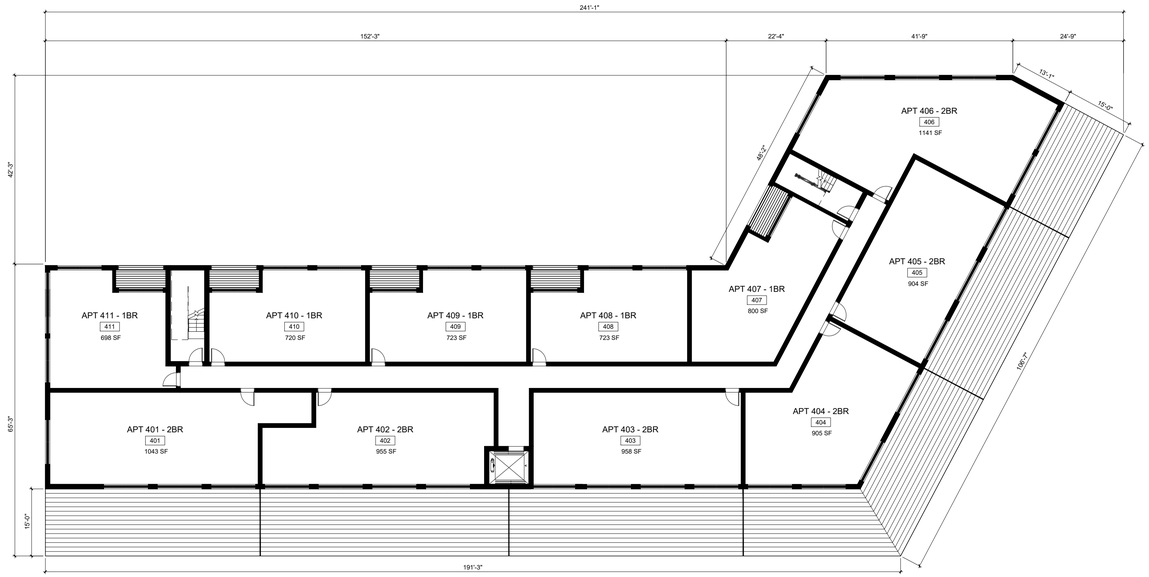
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

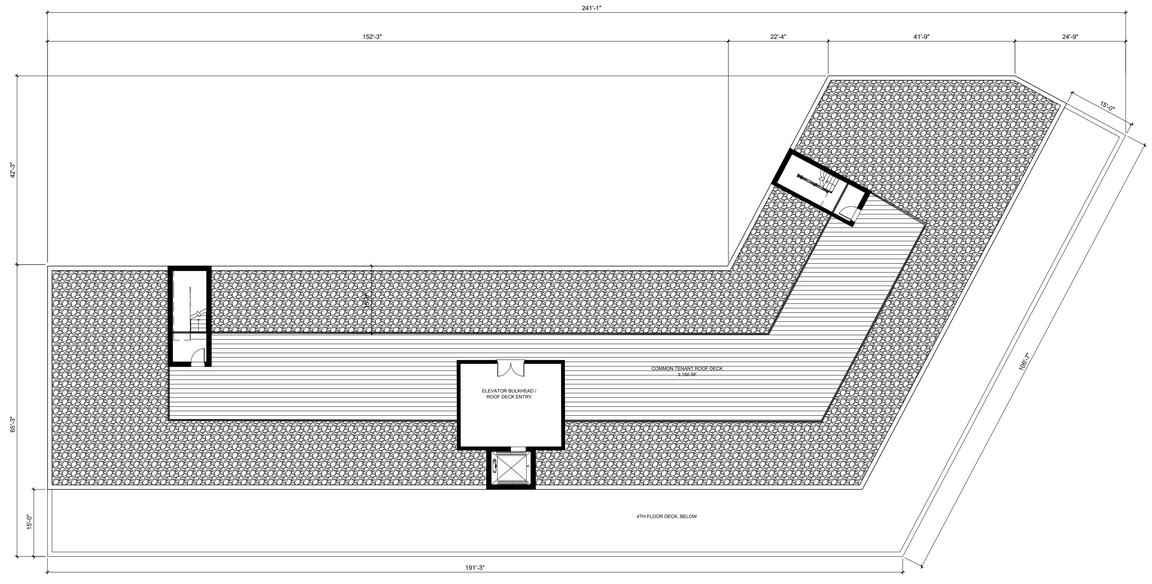
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS



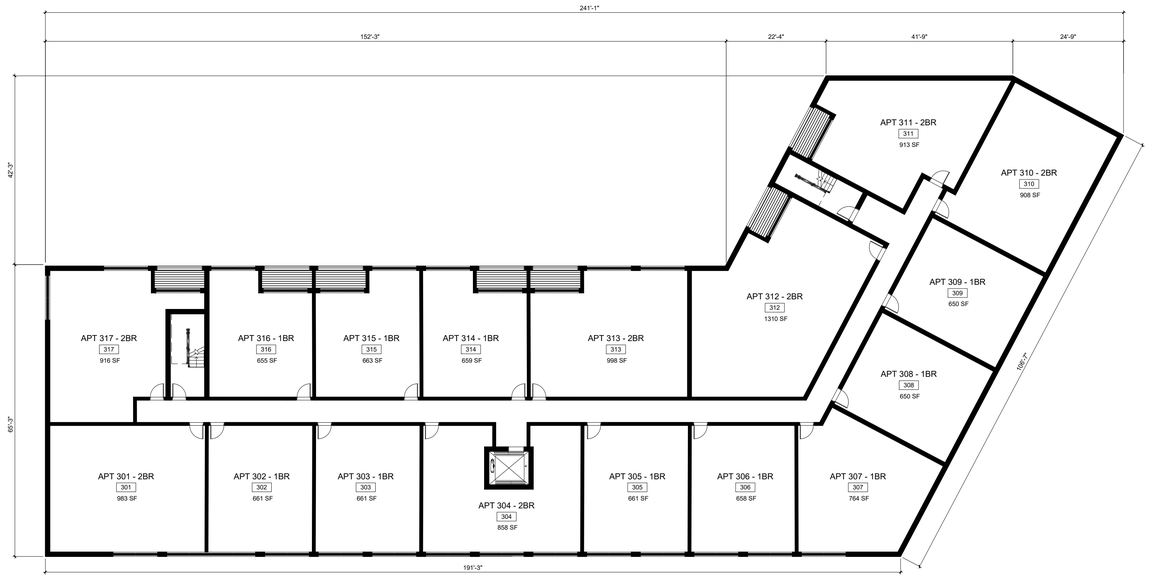
4th Floor Plan

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



Roof Plan

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



3rd Floor Plan

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

Site Plan Application

Sheet A-102 - Building Plans - Beekman Street

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

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

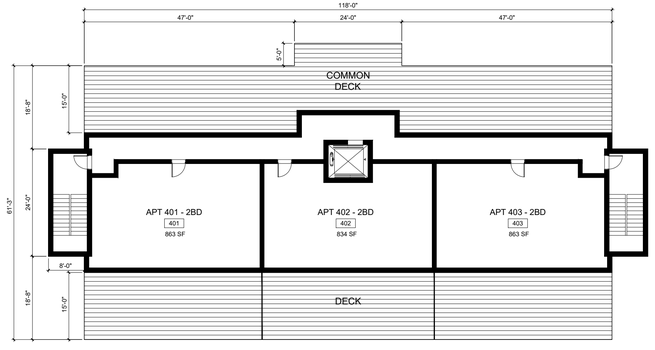
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

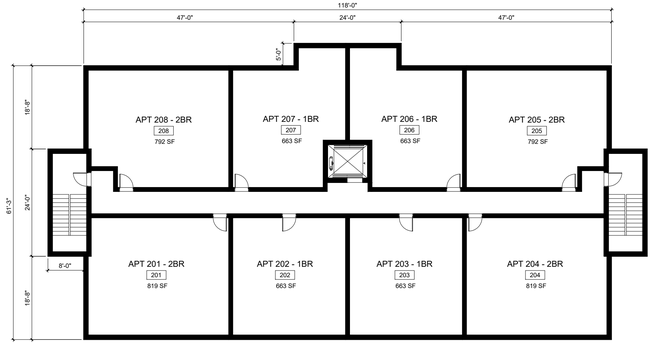
45 Beekman Street
Beacon, New York
Scale: 1/16" = 1'-0"
November 28, 2023

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/28/24	REVISED PER PLANNING BOARD COMMENTS	AJS
4	06/25/24	REVISED PER PLANNING BOARD COMMENTS	AJS
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS



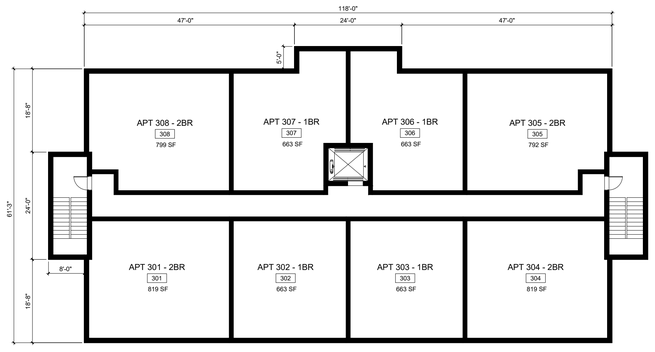
4th Floor Plan

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



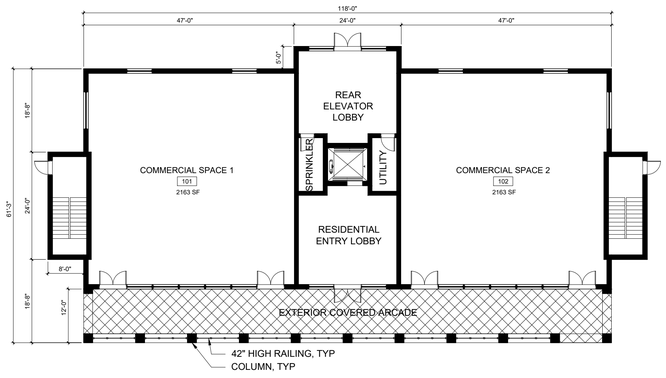
2nd Floor Plan

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



3rd Floor Plan

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



1st Floor Plan

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

Site Plan Application

Sheet A-103 - Building Plans - High Street

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

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

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

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

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

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

REVISIONS:			
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1	01/29/24	REVISED PER PLANNING BOARD COMMENTS	AJS
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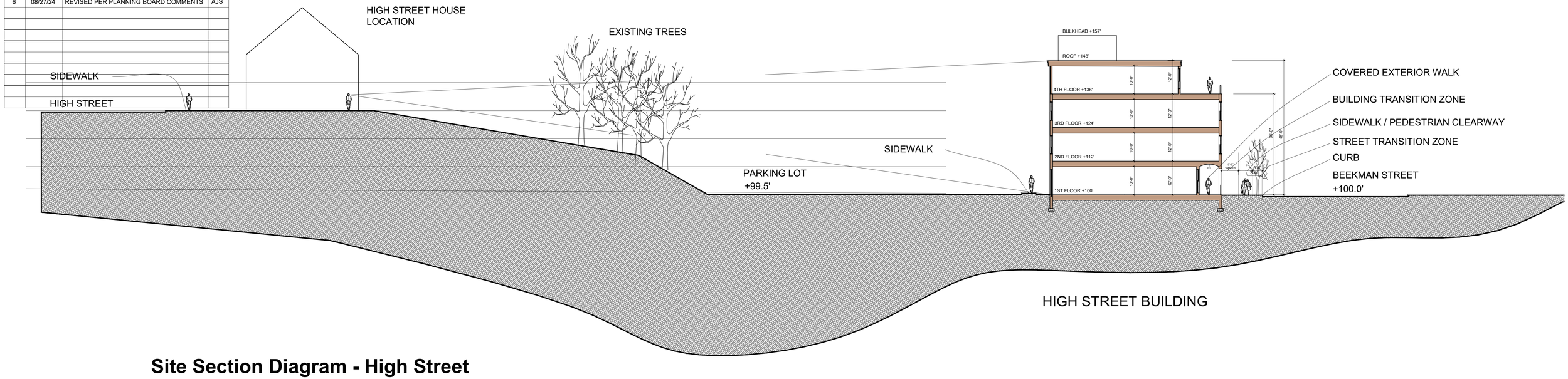
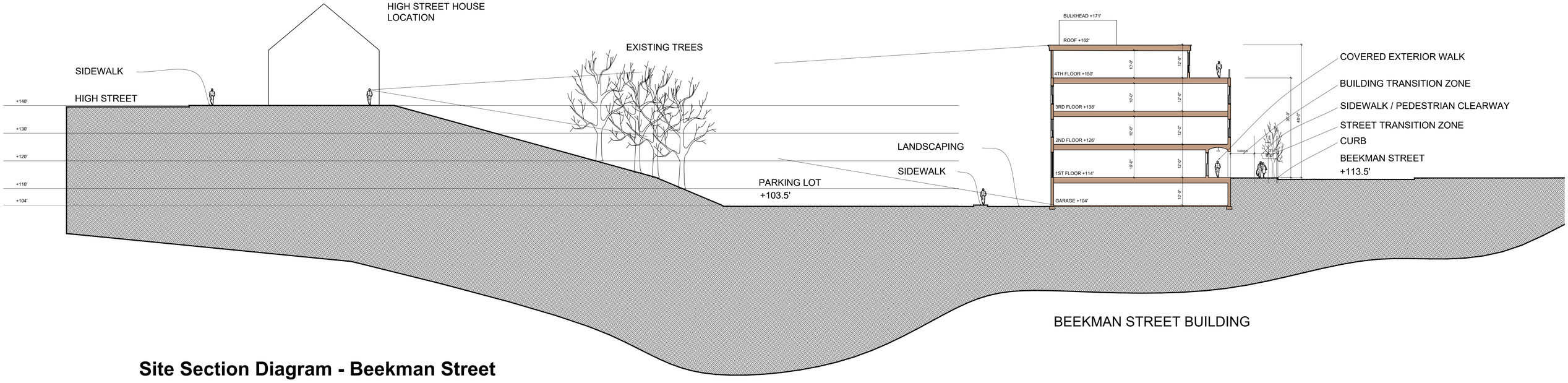
5	07/30/24	REVISED PER PLANNING BOARD COMMENTS	AJS
6	08/27/24	REVISED PER PLANNING BOARD COMMENTS	AJS



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

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Automated Construction Enhanced Solutions, Inc.
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Newburgh, NY 12550

45 Beekman Street
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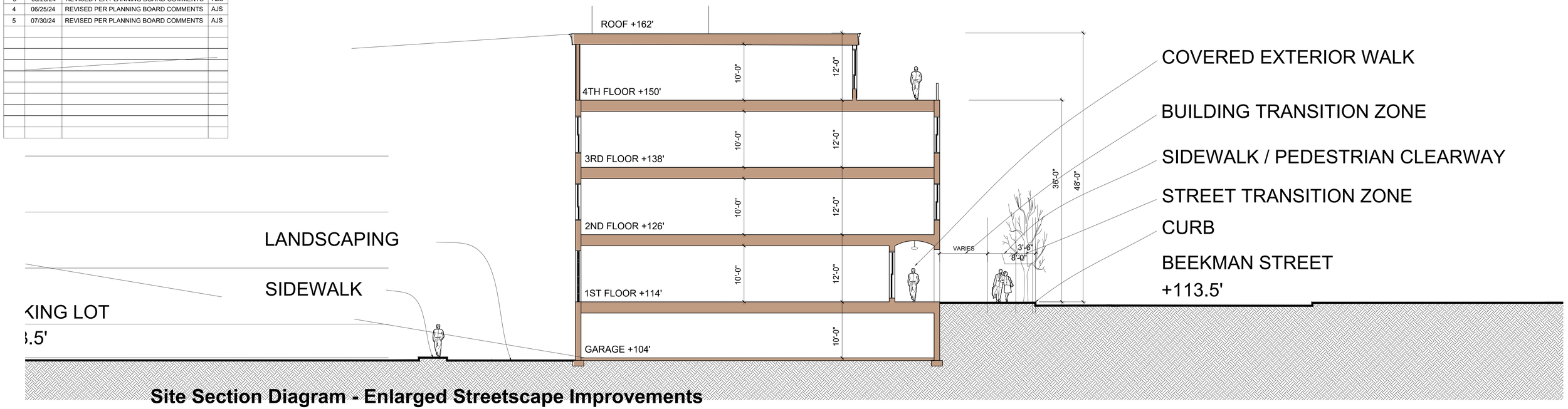
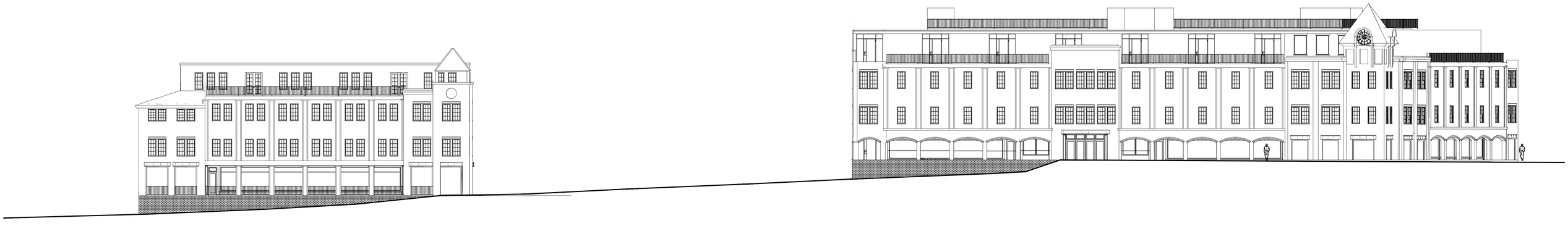


Site Section Diagram - Enlarged Streetscape Improvements

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

CUDDY +FEDER LLP

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

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

September 6, 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 – Photorealistic Renderings
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").

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

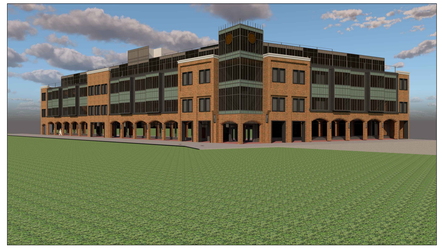
- Photorealistic Renderings of the Proposed Project.

Please incorporate the enclosed renderings as part of the official record of the proceeding for this matter. 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.

Very truly yours,

Taylor M. Palmer

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



Beekman Street Building - Option 1

Not to Scale

Beekman Street Building - Option 2

Not to Scale

High Street Building

Not to Scale

Site Plan Application

Sheet A-106 - Elevations

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: September 3, 2024

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

I have reviewed the following materials regarding the proposed construction of two (2) new mixed-use buildings at 45 Beekman Street:

- Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated August 27, 2024
- Exhibit A – Response to Comments Memorandum by Colliers Engineering & Design, dated August 27, 2024
- Exhibit B – Response to Comments Memorandum by Aryeh Siegel Architect, dated July 30, 2024
- Revised Site Plan Set (19 sheets) by Colliers Engineering & Design, dated January 30, 2024, last revised August 27, 2024
- Revised Architectural Plan Set (6 sheets) by Aryeh Siegel, dated November 28, 2023, last revised August 27, 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.

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 have been updated to show an 8 ft pedestrian clearway adjacent to a Building Transition Zone that varies in width.

- The location of each cross-section provided on Sheet A-104 and A-104 should be indicated on the site plan to make it clear which point of the building is being sectioned. Since conditions and widths of the streetscape vary along the façade of the two proposed buildings, multiple cross sections may be required for the Board to fully review the pedestrian experience along the full length of the property.

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 the High Street Building. 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 trees in front of the Beekman Street Building. Again, there are inconsistencies between the provided cross-section of the Beekman Street Building (A-104), which indicates street trees within the Street Transition Zone, and the Landscaping Plan (Sheet 12) which does not indicate street trees within the Street Transition Zone.

c) The southeast corner of Building #1 remains 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 submitted two options of design for consideration by the Board.

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. If the applicant and the proposed building architecture are pulling inspiration from other historic buildings within the vicinity, it may be helpful to show and reference those existing structures on the proposed architectural set.

3. **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.

4. **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.

5. **Lighting Plan:** Once detailed building elevations are provided, the proposed Lighting Plan (Sheet 13) should be reviewed for consistency with any proposed building mounted lighting shown on the proposed elevations. The Board should review the lighting plan along Beekman Street to ensure it is pedestrian-scaled.

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

LANC & TULLY
Engineering and Surveying, P.C.

September 6, 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 August 27, 2024, from Cuddy & Feder.
- Response correspondence dated August 27, 2024, from Colliers Engineering & Design.
- Response correspondence dated August 27, 2024, from Aryeh Siegel, Architect.
- Architectural plan set consisting of Sheets A-101 through A-106 titled "45 Beekman Street", with the latest revision date of August 27, 2024, consisting of building plans, site section diagrams, and elevations as prepared by Aryeh Siegel, Architect.
- Plan set titled "Preliminary Site Plan for Beekman Arts Center LLC & Bay Ridge Studios LLC", with the latest revision date of August 27, 2024, as prepared by Colliers Engineering & Design, and consisting of Sheets 1 of 19 through 19 of 19.

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 current plans. The submitted architectural floor plans show a total of 62 dwelling units consisting of 33 one-bedroom units and 31 two-bedroom units. The project site, with the lots merged, has an area of 2.05± acres and is located in the L (Linkage) Zone, with a small portion of the lot along North Avenue being located in the R1-7.5 Zone and the vacant parcel along High Street being located in the Historic District and Landmark Overly (HDLO) district. The proposed uses, commercial and residential, are permitted uses within the L Zone.

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

General Comments:

1. A lot-line merger plan shall be prepared for the project. ***Applicant notes that a plan will be provided pending NYSDOT response to proposal to acquire additional site area along Beekman Street.***

2. The applicant's consultant has conducted an Inflow & Infiltration (I&I) Study of the existing site and building and found that there is an interior sump pump that appears to be tied to the sanitary sewer collection system. We would recommend that dye testing be conducted to verify where the sump pump discharges to. The I&I study should also be expanded upon to reflect the type of soils at this location, the depth to ground water, and the amount of water that could be conveyed from the sump pump to the sanitary sewer collection system during high ground water and long duration storm events.

   The applicant's consultant does state that this stormwater connection to the sanitary sewer will be eliminated upon approval and construction of the proposed development. We recommend that the connection of the sump pump to the sewer collection system be removed, and verified by the City's Building Department, prior to signing of the final plans. ***The applicant's consultant is schedule to perform dye testing with the City of Beacon to determine if the sump pump enter the City's sewer collection system.***

3. A subdivision plan shall be prepared to show the combining of the lots and the offers of dedications for lands to be conveyed to the City of Beacon for road right-of-way area along Beekman Street and High Street. ***Applicant notes that a subdivision plan shall be provided to the Board upon confirmation of land acquisition from the NYSDOT.***

4. A stormwater maintenance and access agreement shall be prepared for the project and provided for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

5. As the project progresses, the project engineer shall prepare a construction cost estimate for all public improvements and submit it for review. ***Applicant's consultant notes that this will be provided pending NYSDOT response to acquire additional site area along Beekman Street.***

8. As the current plans show grading, drainage improvements, and sidewalks with the NYSDOT right-of-way along Route 9D, the proposed work within the NYSDOT right-of-way will require their review and approval, as well as NYSDOT permitting for the work. ***Applicant notes that coordination with the NYSDOT for the R.O.W. acquisition and intersection improvements continues to proceed.***

Survey Plans:

1. The "Sanitary Sewer & Utilities Survey" plan should include a legend to define the following terms TFC, TFA, MMC, TFI, RTJ, and MSA, that appear on this plan. ***Applicant notes final updated plans will be provided once other pending utility investigations are completed.***

Sheet 4 of 19:

1. The curb line on the opposite side of the parking lot, across from the entrance off Beekman Street, notes that it is "Depressed Curb" in the curve of the curb line. Why is this curbing being depressed?

2. The applicant will need to seek a variance for the proposed parking located within the required setback along High Street.

Sheets 8 & 9 of 19:

1. The "Sanitary Sewer & Utilities Survey" plan shows 5 possible connections to the sanitary sewer line running between SMH-12 and SMH-13. The applicant shall conduct further studies of these connections to determine if they are active or not. It may be possible to determine this through dye testing of the neighboring homes. As the sanitary sewer lines running across the site are private, there is concern that a neighboring parcel(s) may be connected to this private system. If it is found that a neighboring parcel(s) is connected to the private system, the applicant will need to make provisions to reconnect the neighboring parcel(s) to the sewer collection system in Tompkins Avenue. If dye testing is to be performed, we would recommend that the applicant coordinate this with the City's Water & Sewer Department. ***The applicant's consultant continues to reach out to the neighboring residents to schedule dye testing to allow for a determination as to possible connections to the existing sewer line running across the parcel.***

2. The plans shall show the sanitary sewer to continue from SMH-14 to SMH-12. Based upon recent discussions with the City's Water & Sewer Superintendent, this interconnection is blocked, as the sewer is conveyed south from SMH-14 to SMH-8 on the south side of Beekman Street. This in conjunction with the findings of the sewer lateral connections just north of SMH-13 as mentioned in Comment No. 1 above, may allow for the applicant to remove the existing sewer collection running across the site, as well as reducing the amount of new sewer main and manholes (213 feet of main and 2 manholes) to be installed as part of the project. ***Applicant's consultant notes that plan revisions will be provided upon the results of the dye-testing for the neighboring parcels.***

3. The proposed size of the water connection lines to both buildings shall be noted on the plans. ***Applicant notes that upon completion of the water system for the buildings, the size of the piping will be provided.***

4. The on-site storm drainage piping between Building No. 1 and High Street is being installed at depths that exceed 10 feet. Is there a need to install the storm lines this deep, as this impacts construction costs as well as future maintenance costs?

5. Consideration should be given to bringing the water service line and fire line into the buildings as single line and then branching them off on the interior of the building.

6. The condition of the 12" clay sewer line running across Beekman Street from the proposed doghouse manhole to SMH 5 should be assessed as to its condition.

Stormwater Pollution Prevention Plan:

1. Our office provided stormwater comments to the applicant's engineer on February 14, 2024, to which they have a memo dated June 25, 2024, in which they have addressed some of the calculation comments. The consultant has noted that a new SWPPP shall be provided once the acquisition of the right-of-way from NYSDOT has been resolved.

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

City of Beacon Planning Board Agenda
09/10/2024

Title:

Continue review of application for Site Plan Approval, 14 N Cedar Street, 4-unit multi-family dwelling, submitted by Cervone-Perrucci Realty.

ATTACHMENTS

14 N Cedar PB 8.13.24 Engineering Response.pdf

14 N Cedar PB 8.13.24 Planner Response.pdf

14 N Cedar PB 8.13.24 EAF Form.pdf

14 N Cedar PB 8.13.24 site plan.pdf

KARC Review PB_14 N Cedar St 2024.09.03.pdf

14 N Cedar PB 8.13.24 elevations and floor plans.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. 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.

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.

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.

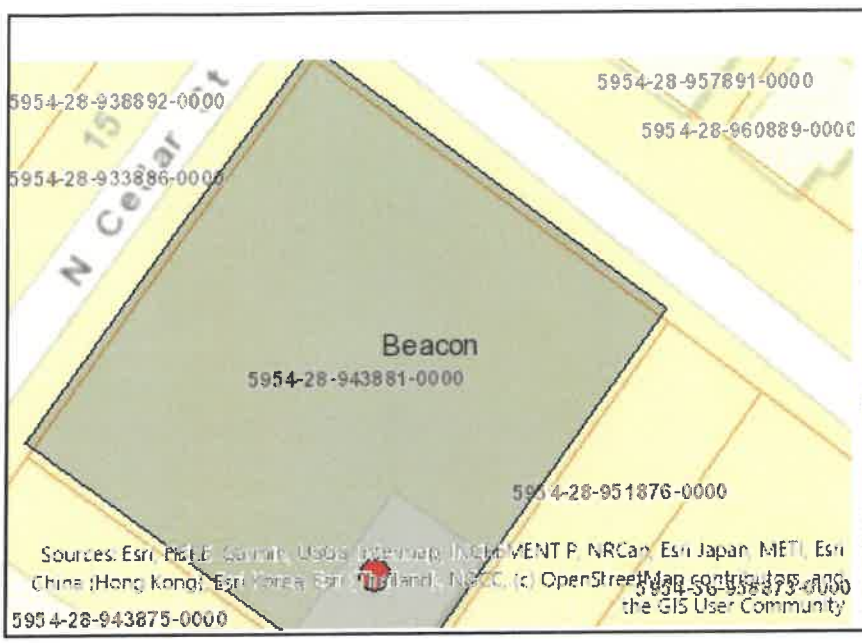
Applicant/Sponsor Name Angelo M. Perrucci II Date 7/5/2024

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

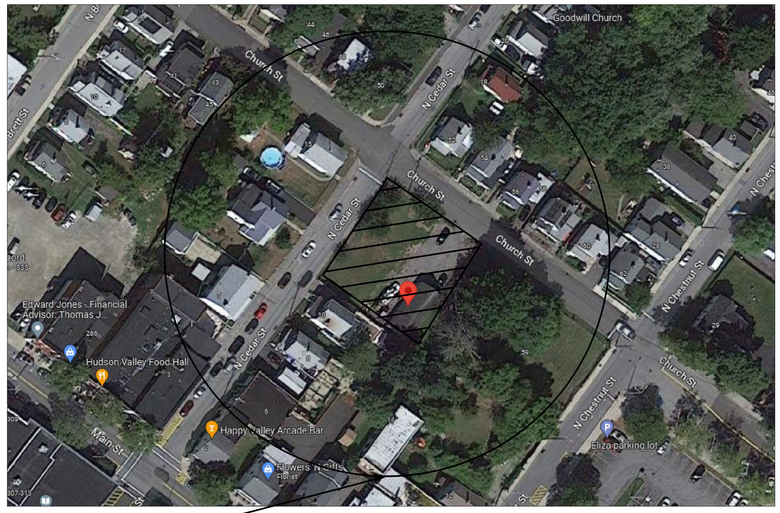
OWNER:
CERVONE–PERRUCCI REALTY, L.L.C.
111 North Walnut Street
Beacon, New York.12508

Tax Map Designation:
5954–28–943881

Deed Reference:
Document 50299

SURVEYED BY:
JOHNJ. POST Jr.
LAND SURVEYOR, LIC. NO.50643

TAX MAP
N.T.S



200 FT RADIUS

SITE LOCATION MAP
SCALE: 1"=100'

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
15 N.CEDAR ST	THOMAS HOYT	938892
52 CHURCH ST	LAWRENCE NAST	953894
54 CHURCH ST	LOWER MANHATTAN MANAGEMENT	957891
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

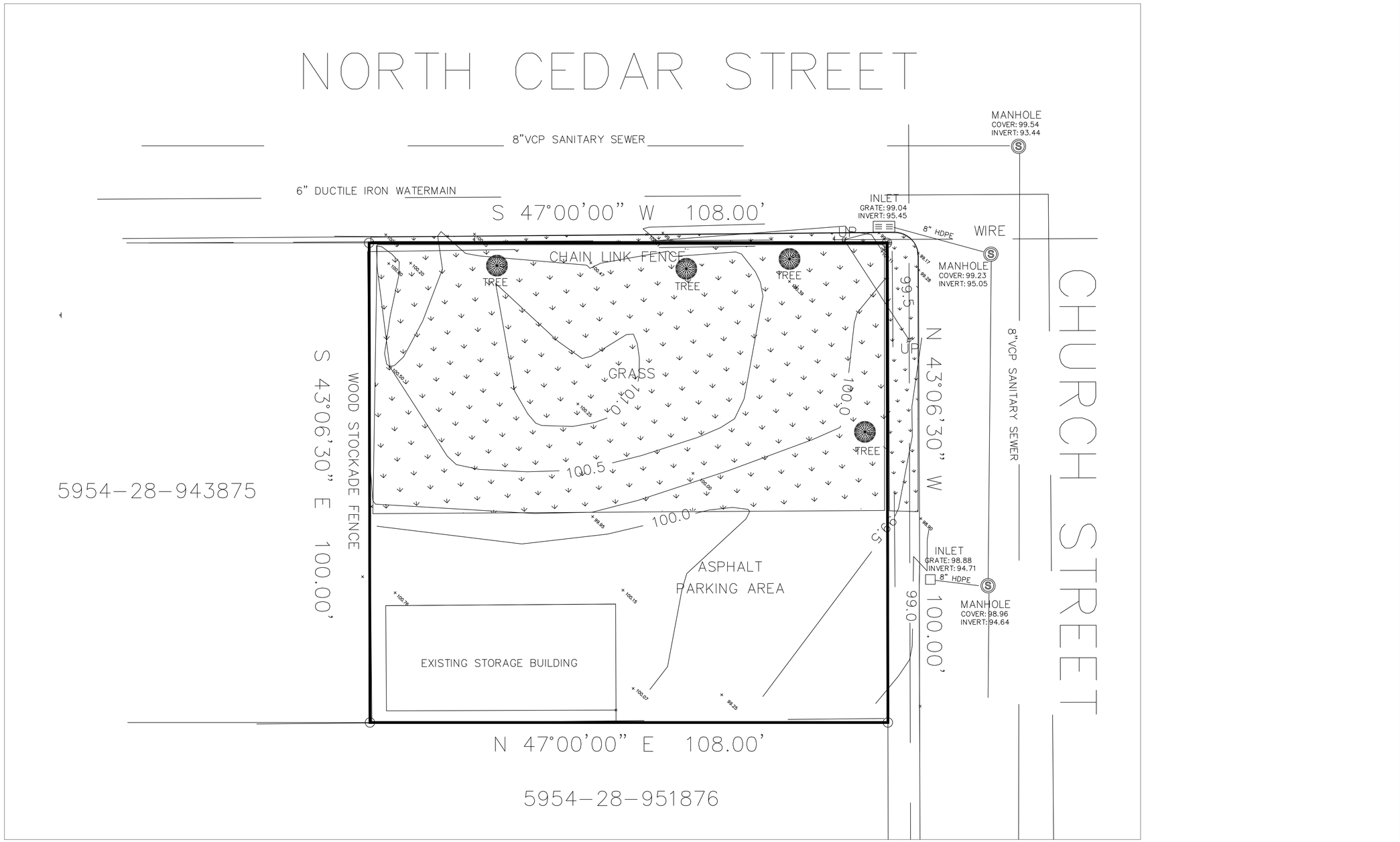
SCALE: XX
DATE: 4/2024
DRAWN BY: XX

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

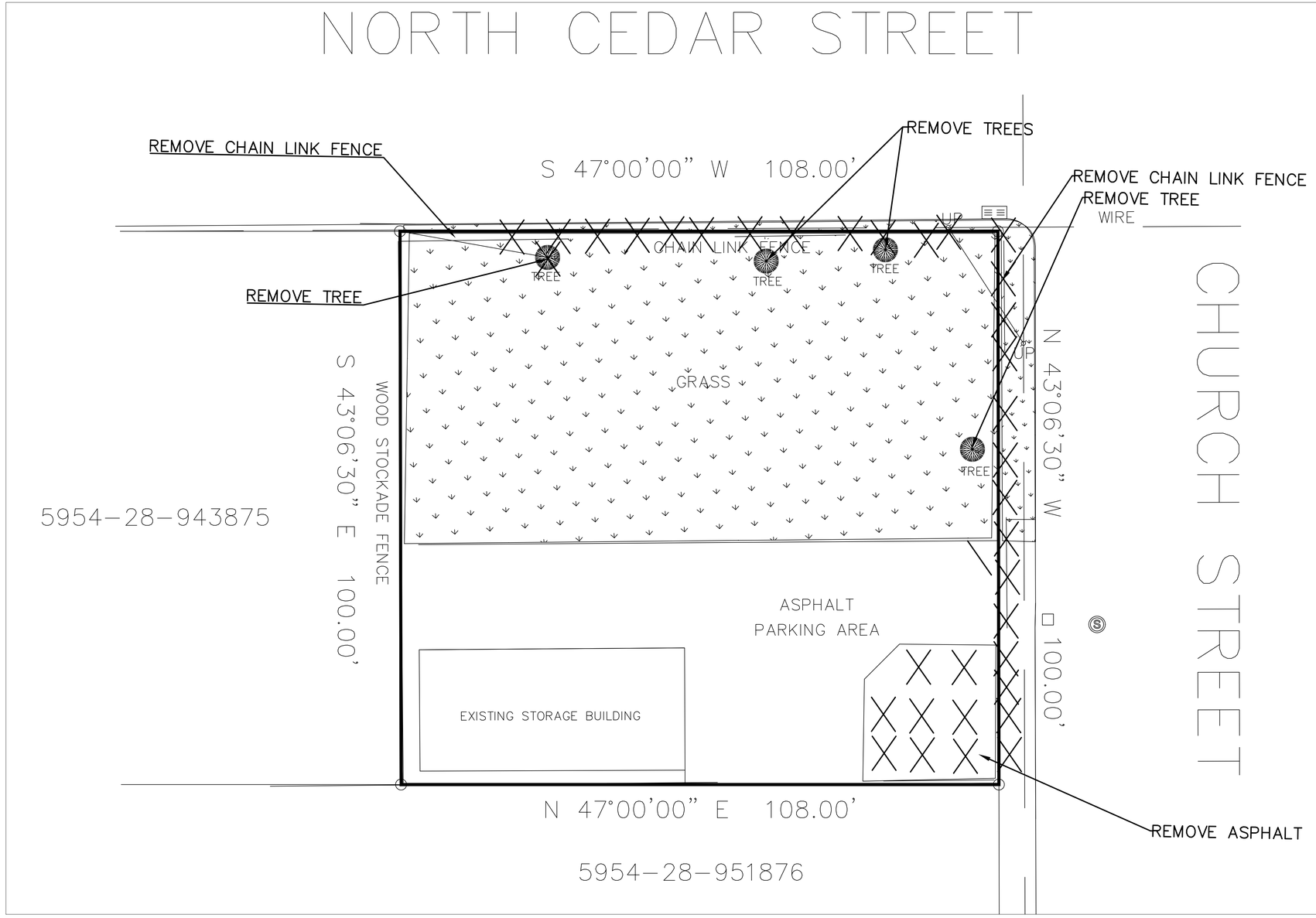
SCALE: 1" = 10'
DATE: 10/2023
DRAWN BY: XX

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

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.

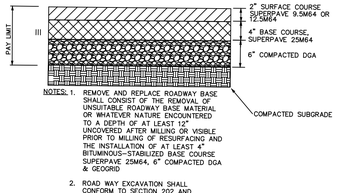
N 43°06'30" W 100.00'

NEW DEPRESSED CURB 9"X18"

N 47°00'00" E 108.00'

5954-28-951876

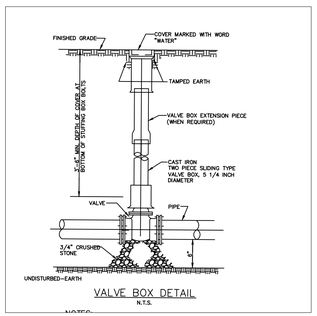
CHURCH STREET



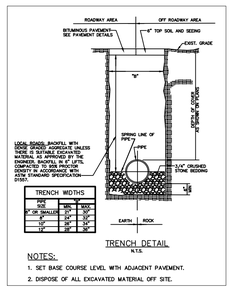
NOTES: 1. REMOVE AND REPLACE ROADWAY BASE SHALL CONSIST OF THE REMOVAL OF UNSUITABLE ROADWAY BASE MATERIAL OR WHATEVER NATURE ENCOUNTERED TO A DEPTH OF AT LEAST 12" UNCOVERED AFTER MILLING OR VISIBLE PRIOR TO MILLING OF RESURFACING AND THE INSTALLATION OF AT LEAST 4" BITUMINOUS-STABILIZED BASE COURSE 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



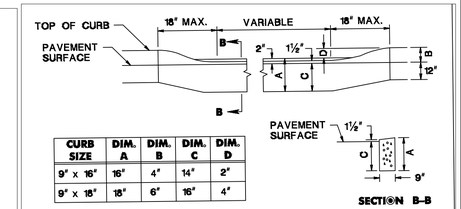
VALVE BOX DETAIL
N.T.S.



TRENCH WIDTHS	
PIPE DIA.	WIDTH
8" OR SMALLER	24"
10"	27"
12"	28"
15"	30"

TRENCH DETAIL
N.T.S.

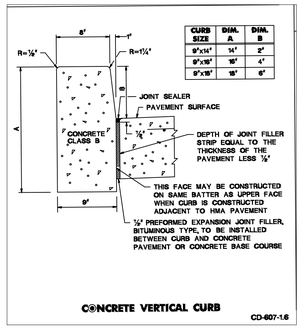
NOTES:
1. SET BASE COURSE LEVEL WITH ADJACENT PAVEMENT.
2. DISPOSE OF ALL EXCAVATED MATERIAL OFF SITE.



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

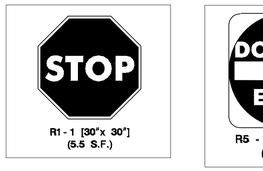
METHOD OF DEPRESSING CURB AT DRIVEWAYS



CURB SIZE	DIM. A	DIM. B
8"x14"	14"	2"
9"x16"	16"	4"
9"x18"	18"	6"

½" PREFORMED EXPANSION JOINT FILLER, BITUMINOUS TYPE, TO BE INSTALLED BETWEEN CURB AND CONCRETE PAVEMENT OR CONCRETE BASE COURSE

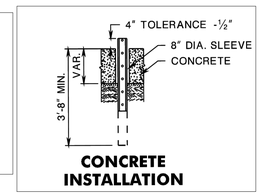
CONCRETE VERTICAL CURB
CD-607-1.6



R1 - 1 [30"x 30"]
(5.5 S.F.)

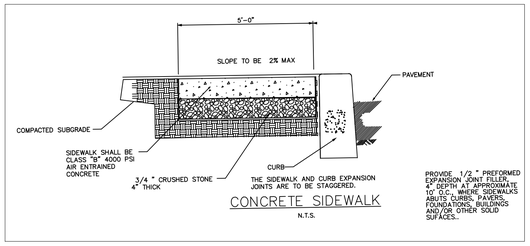
R5 - 1 [30" X 30"]
(6.3 S.F.)

(L or R)
R6 - 1 [36" X 12"]
(3 S.F.)



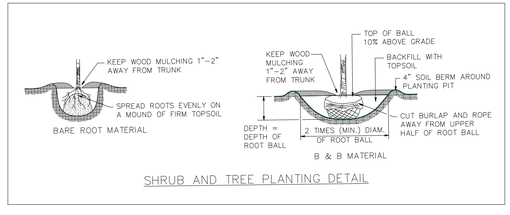
CONCRETE INSTALLATION

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

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

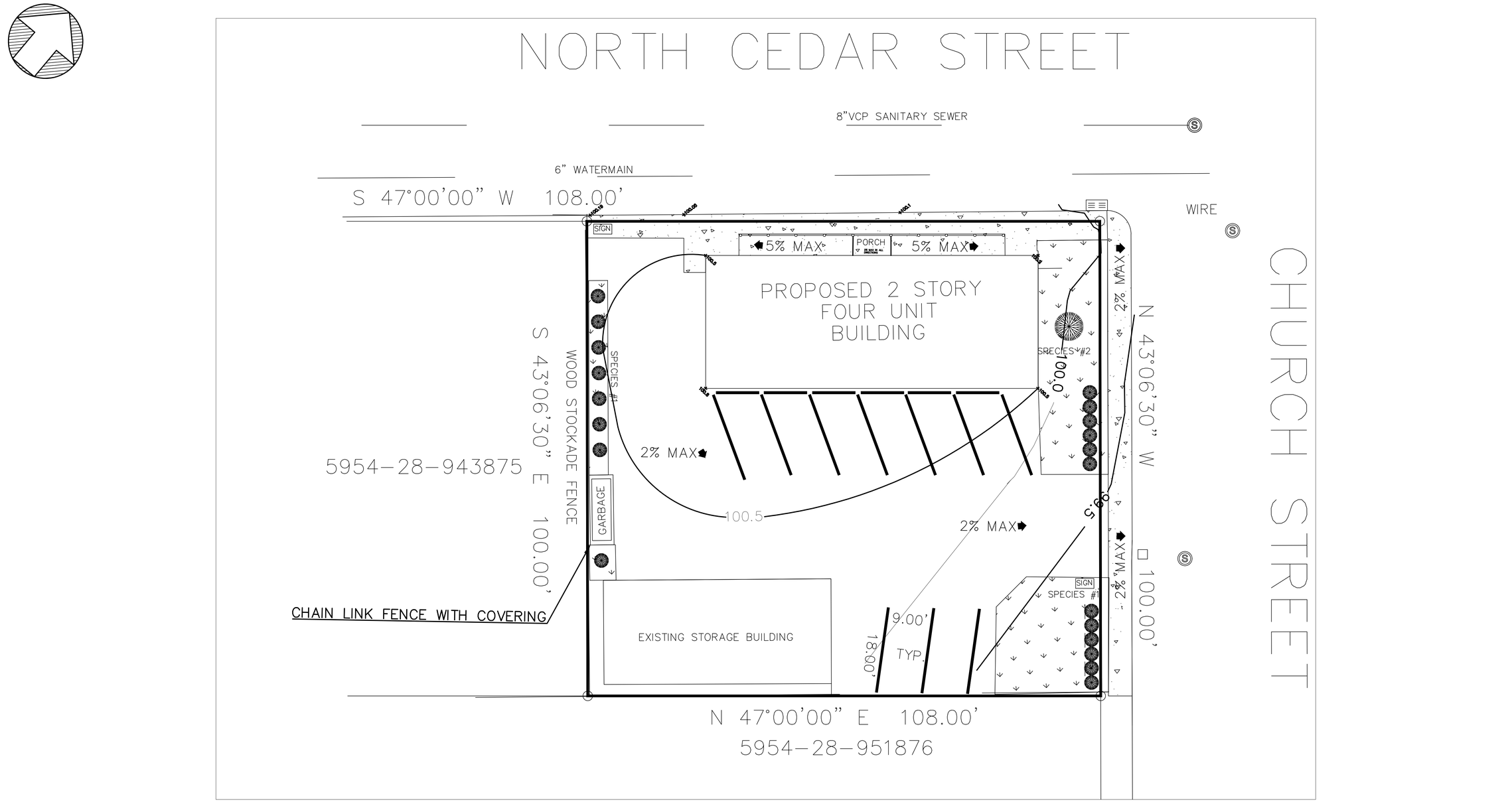
TITLE
SITE PLAN

SHEET NO. 4of 7

JOB No.

DWG. No. C-3

E:\NEW FOLDER\4 SHEETC-3 SITE PLAN.DWG



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

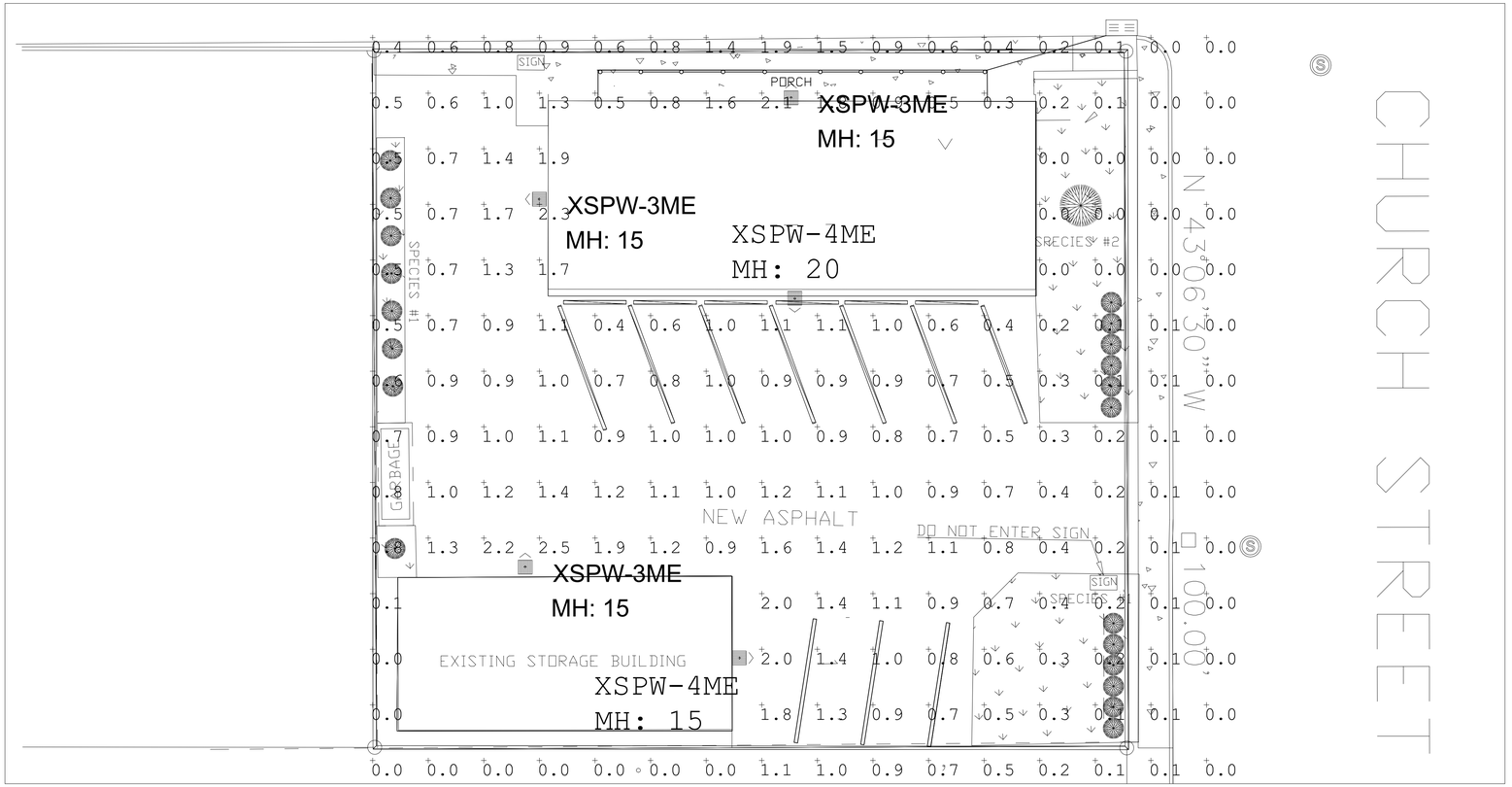
TITLE

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

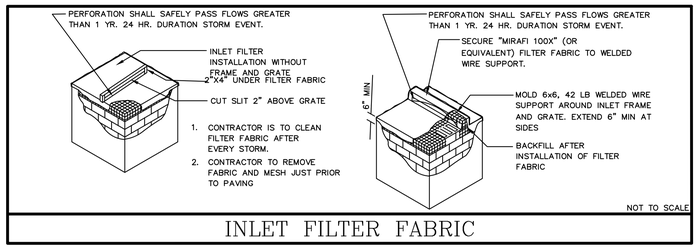
PROJECT
SITE PLAN
14 NORTH CEDAR STREET
BEACON, NEW YORK

TITLE
LIGHTING PLAN

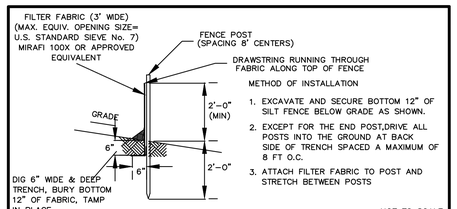
SHEET NO. 6 of 7

JOB No.

DWG. No. L-1



INLET FILTER FABRIC



SILT FENCE

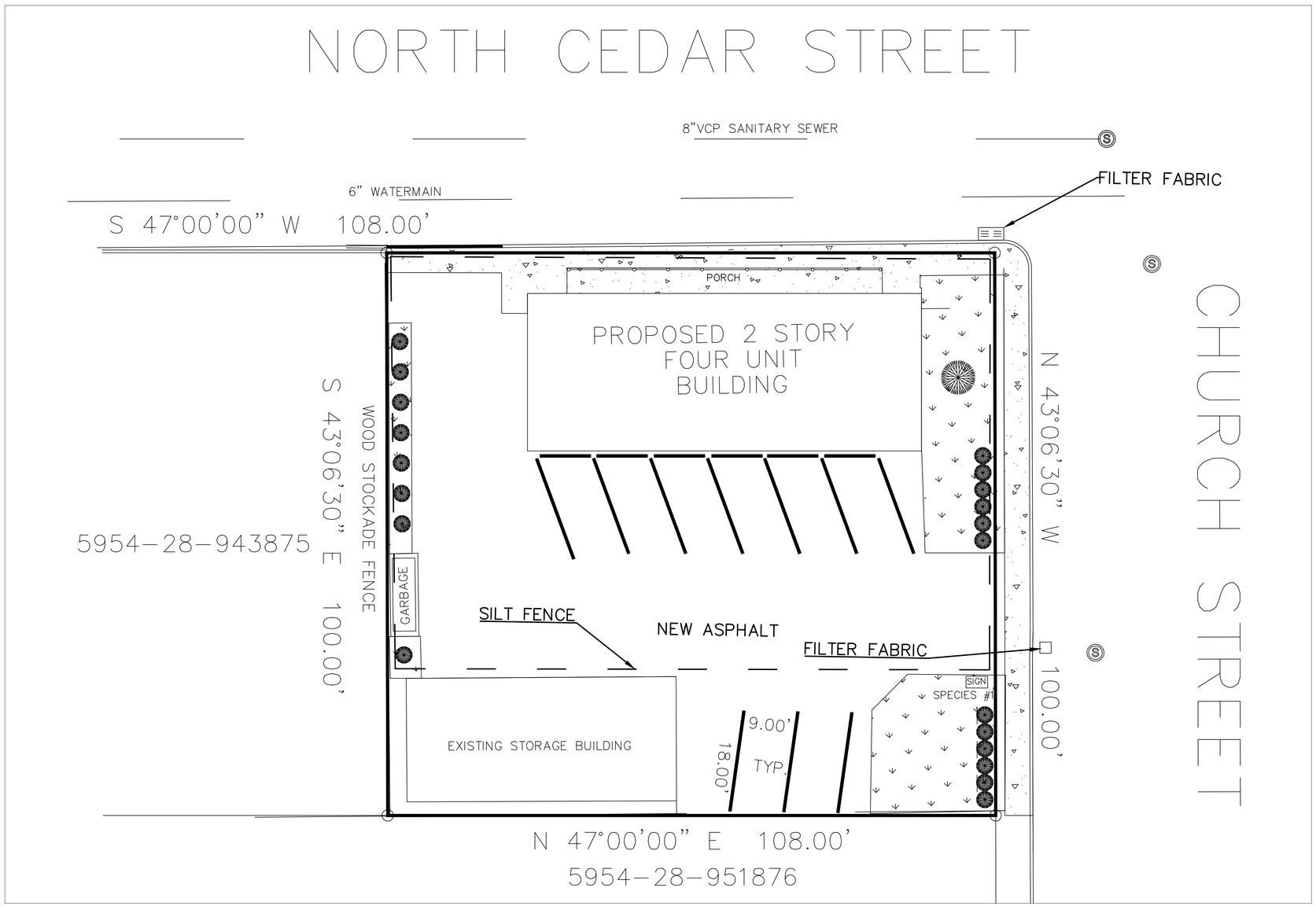
PROPOSED DEVELOPMENT

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: September 3, 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
- Elevations and Floor Plans (9 sheets) by Custom Building Systems LL, dated June 19, 2024

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 accurately reflect the above. It is unclear what the "3920" in the proposed column is referring to.

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 for the proposed project, 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:** The proposed elevations should be referred to the Architectural Review Subcommittee for review, with the following considerations:

    a) The T district has a 2½ story and 35-foot height limit. The provided front elevation drawing appears to comply but dimensions are not show. Dimensions and material callouts for all facades should be provided.

    b) The proposed four-family structure has a front façade width of 70 ft. Existing residential structures within the vicinity of the proposed project have front facades ranging from 25-40 ft in width. Additional breaks in the facade and roofline, such as structural centerlines (vertical lines not interrupted by fenestration), should be discussed as a

means to break up the façade width and improve compatibility with the existing built form in the neighborhood.

c) The elevations should be labeled with cardinal directions rather than "Left Side" and "Right Side" to avoid any confusion.

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.

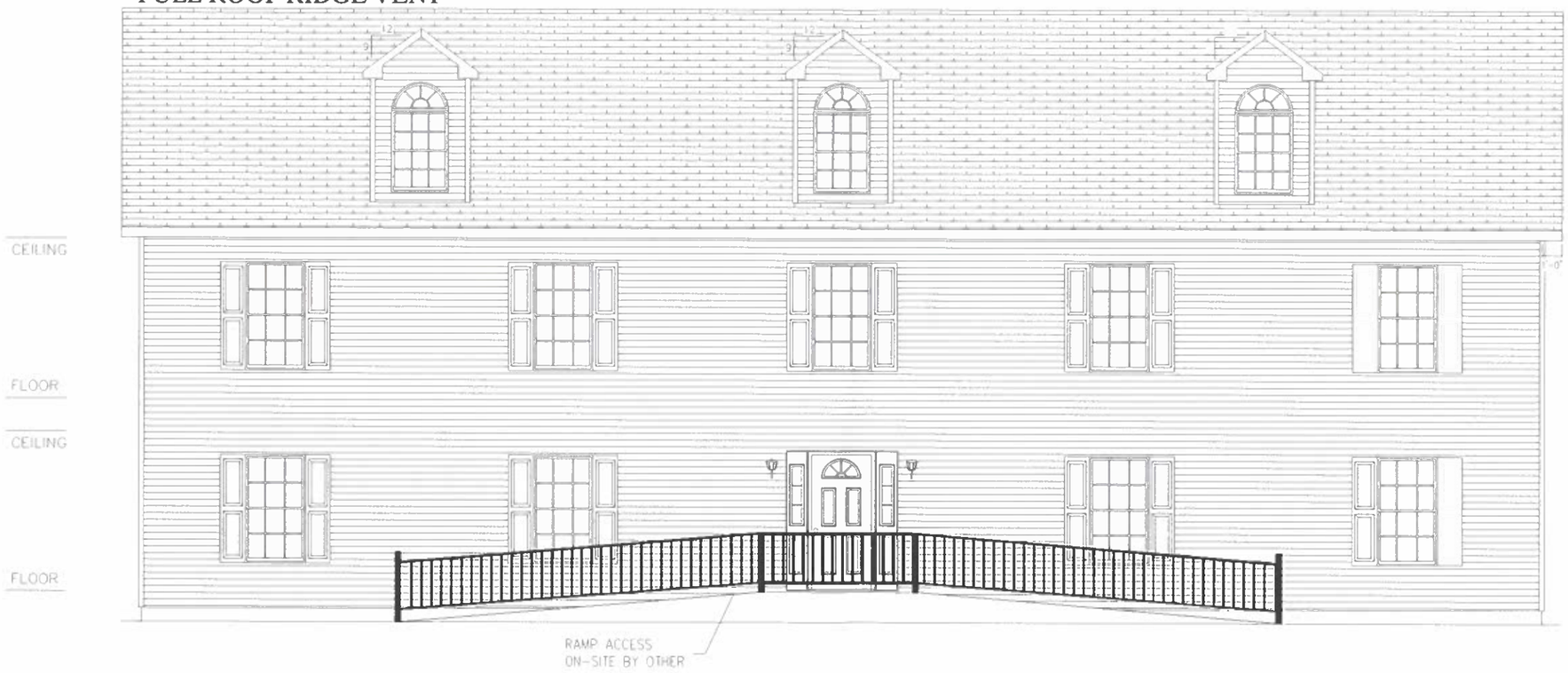
9. **Sidewalks & Street Trees:** The addition of sidewalks on both Church Street and N Cedar Street is applaudable. The Planning Board may wish to discuss the feasibility of providing street trees at regular 30-40 foot spacing.

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

FULL ROOF RIDGE VENT



PROJECT DESIGN CONFIRMATION

☐ APPROVED
☐ APPROVED AS NOTED
☐ PROCEED TO STRUCTURAL CALCULATIONS
☐ PROCEED TO APPROVALS PACKAGE
☐ PROCEED TO PRODUCTION RELEASE

CLIENT SIGNATURE DATE

MBSP MODULAR BUILDING SYSTEMS OF PA

Custom Building Systems LLC
200 Custom Ave
Middleburg, PA 17842
(888) 553-1414
www.custombuildingsystems.net

CUSTOM BUILDING SYSTEMS LLC

27'-6"x 70' BELMONT

BUILDER: ASHLEY HOMES CONSTRUCTION
CITY: BEACON COUNTY: DUTCHESS
WIND SPEED: 130 Vult
ORDER NO.: P113869 SERIAL NO
FRONT ELEVATION

2.1

FULL ROOF RIDGE VENT

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL

PROJECT DESIGN CONFIRMATION

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CLIENT SIGNATURE _____ DATE _____

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CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult	SNOW LOAD: 30 PSF	SQ FT: 3850	
ORDER NO.: P113869	SERIAL NO:	FILE NO: P113869	SCALE:

REAR ELEVATION

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 2.2

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

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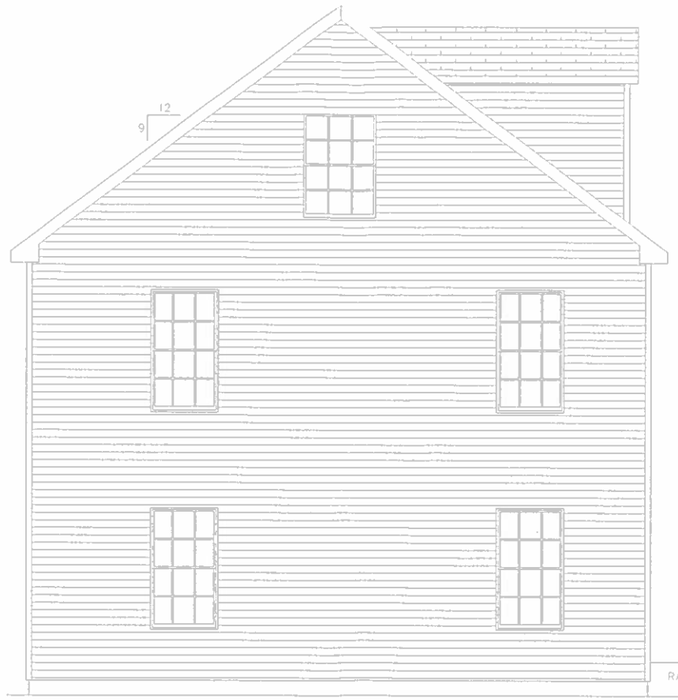
CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult	SNOW LOAD: 30 PSF	SQ FT: 3850	
ORDER NO.: P113869	SERIAL NO:	FILE NO.: P113869	SCALE:

LEFT SIDE ELEVATION

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 2.3



CEILING

FLOOR

CEILING

FLOOR

CEILING

FLOOR

NOTE – ACTUAL HOUSE MAY VARY FROM ELEVATION

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CLIENT SIGNATURE DATE

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200 Custom Ave
Middleburg, PA 17842
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www.custombuildingsystems.net

CUSTOM BUILDING SYSTEMS LLC

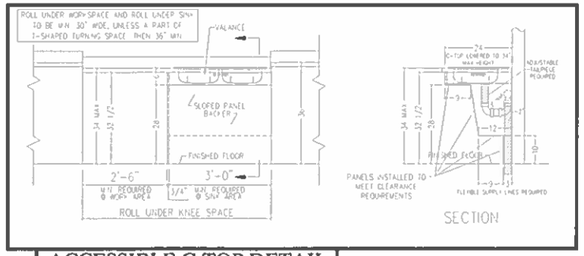
27'-6"x 70' BELMONT

BUILDER: ASHLEY HOMES CONSTRUCTION		CUSTOMER: PERUCCI – BELMONT	
CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult	SNOW LOAD: 30 PSF	SQ FT: 3850	
ORDER NO: P113869	SERIAL NO:	FILE NO: P113869	SCALE:

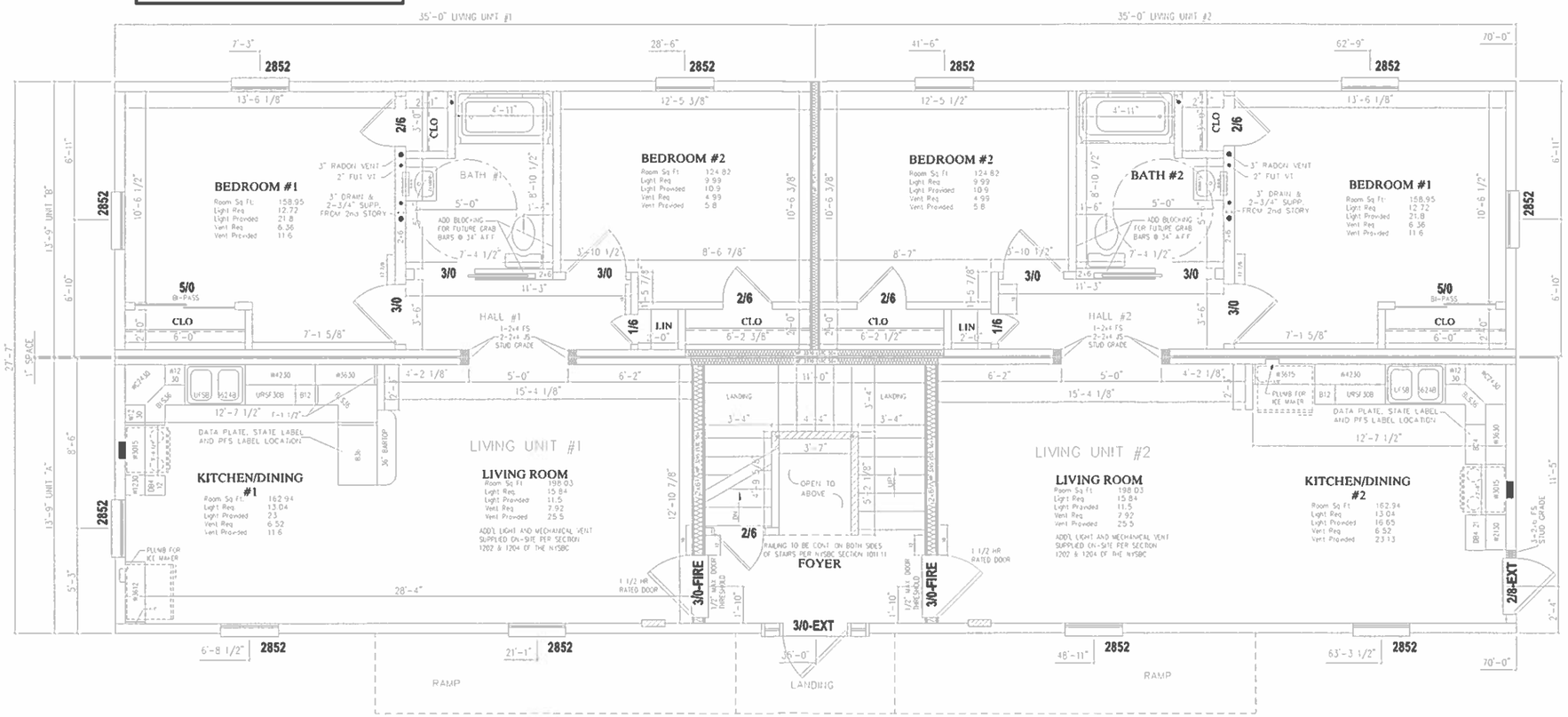
RIGHT SIDE ELEVATION

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE: 2.4



ACCESSIBLE C-TOP DETAIL



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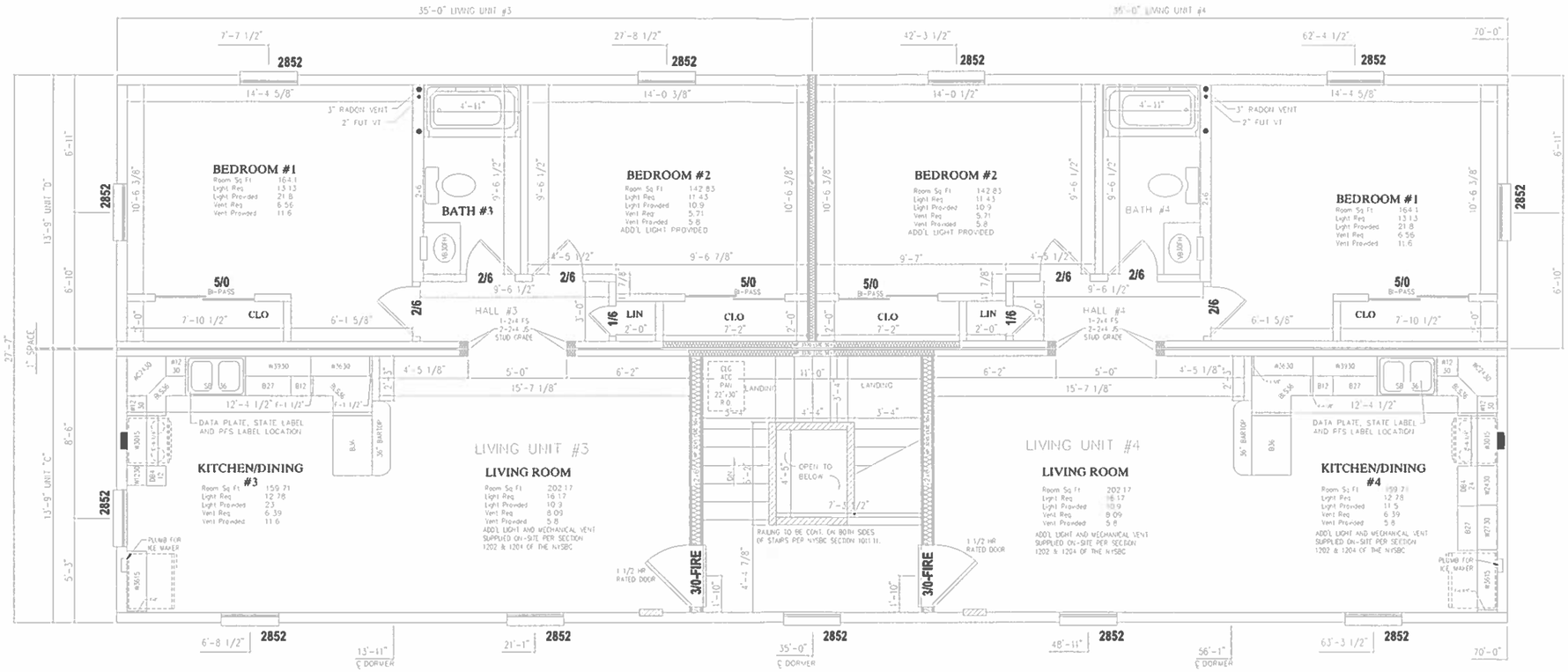
BUILDER	ASHLEY HOMES CONSTRUCTION	CUSTOMER	PERUCCI - BELMONT
CITY	BEACON	COUNTY	DUTCHESS
STATE	NY	WIND SPEED	130 Vult
SNOW LOAD	30 PSF	SQ FT	3850
ORDER NO.	P113869	SERIAL NO	
FILE NO	P113869	SCALE	

1st FLOOR PLAN

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 3.1



L539 FLR ASSEMBLY
THROUGH OUT

RC2601 CLG ASSEMBLY
THROUGH OUT

SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL

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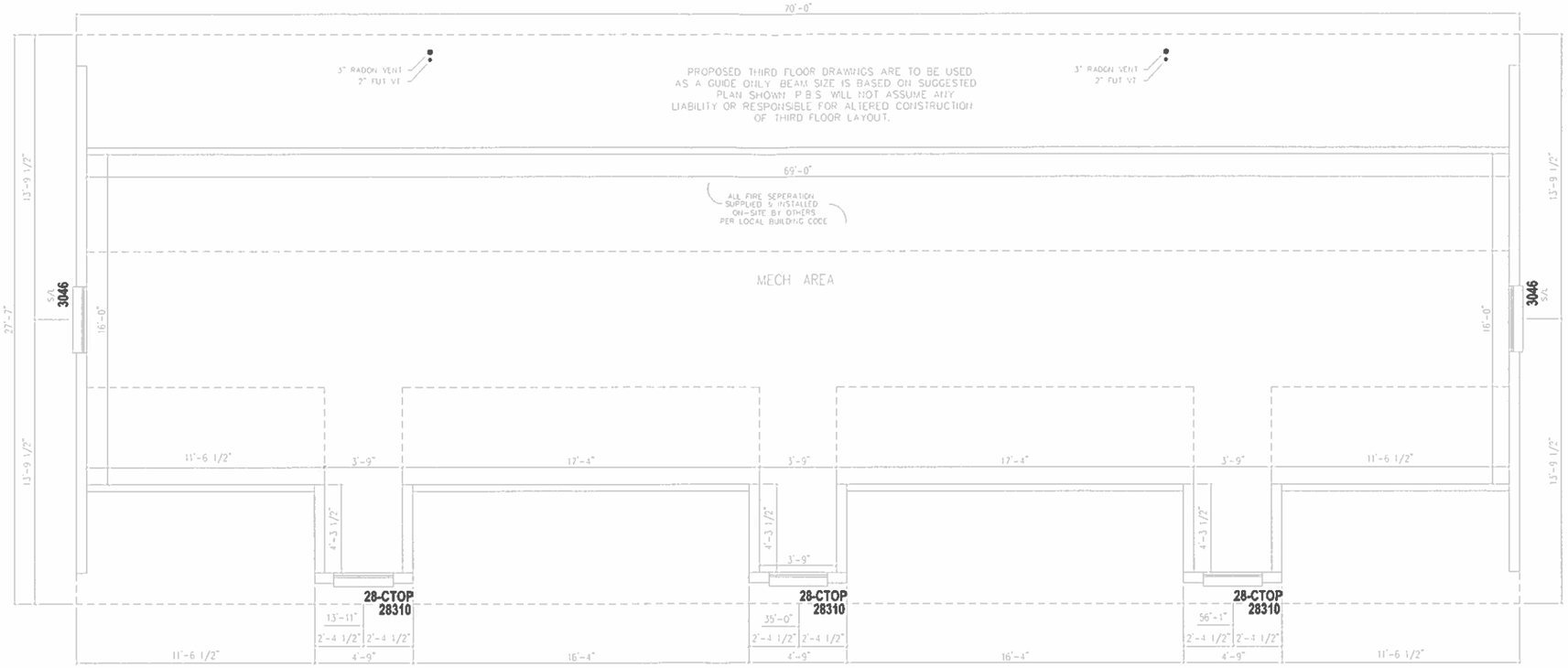
CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult		SNOW LOAD: 30 PSF	SQ. FT.: 3850
ORDER NO.: P113869	SERIAL NO.:	FILE NO: P113869	SCALE:

2nd FLOOR PLAN

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 3.2



SPACE RESERVED FOR THE NEW YORK STATE STAMP OF APPROVAL

PROJECT DESIGN CONFIRMATION

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CLIENT SIGNATURE DATE

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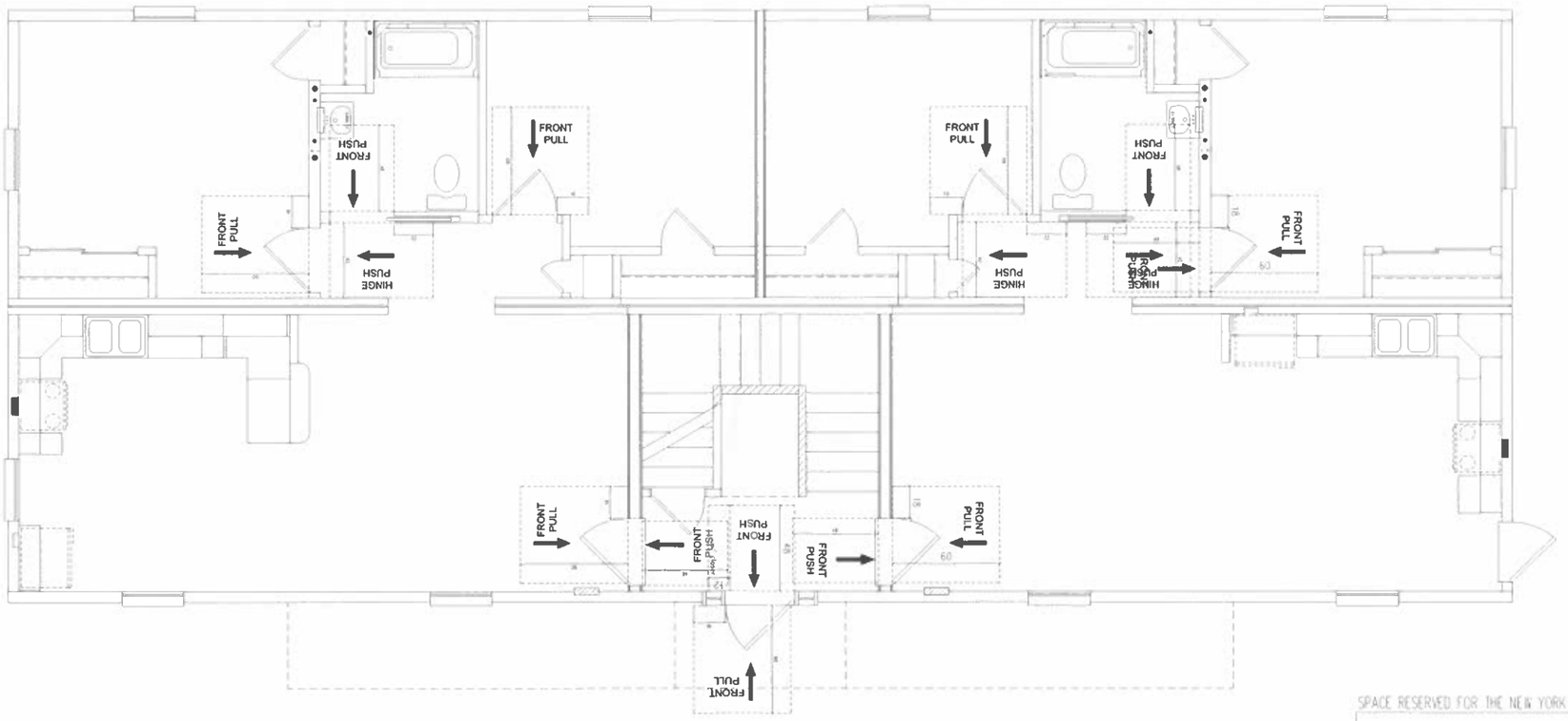
CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult	SNOW LOAD: 30 PSF	SQ. FT.: 3850	
ORDER NO.: P113869	SERIAL NO.:	FILE NO.: P113869	SCALE

3rd FLOOR PLAN

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 3.3



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CLIENT SIGNATURE DATE

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www.custombuildingsystems.net

CUSTOM BUILDING SYSTEMS LLC

27-6"x 70' BELMONT

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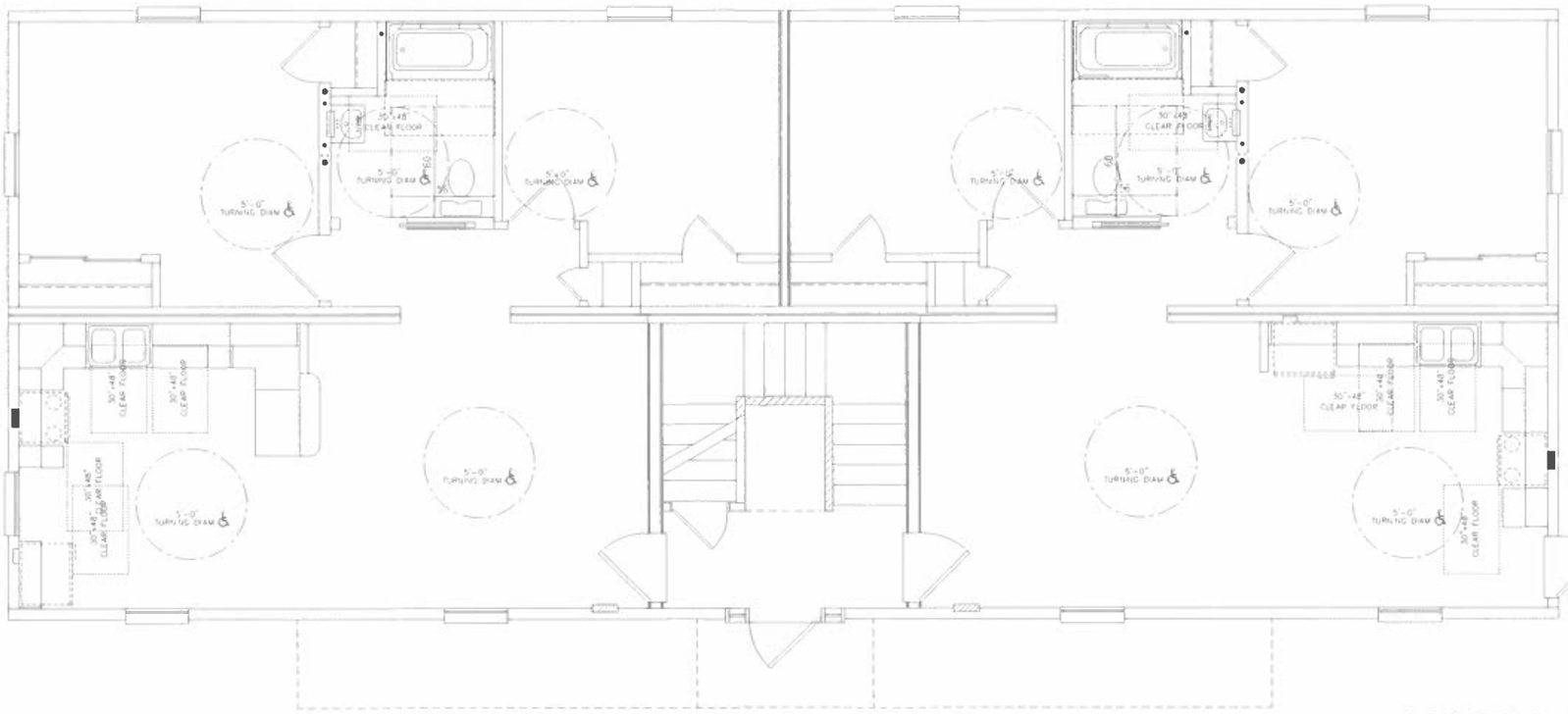
CITY: BEACON	COUNTY: DUTCHESS		STATE: NY
WIND SPEED: 130 Vult	SNOW LOAD: 30 PSF	SQ. FT.: 3850	
ORDER NO.: P113869	SERIAL NO.	FILE NO.: P113869	SCALE:

MANUVERING CLEARANCES

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE 12.1



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*** custombuildingsystems.net

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ORDER NO.: P113869	SERIAL NO.	FILE NO.: P113869	SCALE:

CLEAR FLOOR SPACES

DATE	BY	STATUS
6/19/24	JAB	PRELIM

PAGE: 12.2

City of Beacon Planning Board Agenda
09/10/2024

Title:

Consider request for two (2) 90-day extensions of Subdivision and Site Plan Approval, 2 ½ story mixed-use building, 152-158 Fishkill Avenue, submitted by 152-158 Fishkill LLC.

ATTACHMENTS

152-158 Fishkill Subdivision ext request (6173796.1).pdf

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

August 27, 2024

VIA EMAIL AND HAND DELIVERY
Hon. John Gunn, Chairman
and Members of the Planning Board
City of Beacon
One Municipal Plaza
Beacon, New York 12508

Re: 152-158 Fishkill LLC – Mixed-Use Development Project
Request for Extension – Subdivision & Site Plan Approval
Property: 152-158 Fishkill Avenue, City of Beacon, County of Dutchess, State of New York

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of our client, 152-158 Fishkill Avenue LLC (the "Applicant") the owner of the above-referenced Property, to request two (2) ninety (90)-day extensions of the Planning Board's Preliminary & Final Subdivision Plat and Site Plan Approval for the above-referenced matter (the "Approval"), which Approval was extended through September 12, 2024. *See* **Exhibit A** – City of Beacon Planning Board Minutes for March 12, 2024 Regular Meeting Agenda.

We understand that the Applicant continues to work diligently toward addressing the conditions in the Approval Resolution. These efforts include, but are not limited to, preparing a stormwater control facility maintenance agreement for review by City Staff (the City Attorney previously approved the draft of the Land Banked Parking Agreement). *See* **Exhibit B** – draft Stormwater Agreement). At this time, the Applicant advises that they are still developing the necessary construction drawings to submit for the forthcoming Building Permit Application once the subdivision plat is signed by the Planning Board Chairman and subsequently filed in the Office of the Dutchess County Clerk.

The Applicant therefore respectfully requests that the Planning Board grant two (2) ninety (90)-day extensions to begin on September 12, 2024, thus extending the Approval through to March 11, 2025. Accordingly, the Applicant respectfully requests that this matter be calendared for the next available Planning Board Meeting for consideration.

In the meantime, if the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me. Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer
Enclosures
Cc: 152-158 Fishkill LLC
Hudson Engineering and Consulting, P.C.
Nexus Creative Design

Exhibit A

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

MINUTES OF THE PLANNING BOARD

The Planning Board met for a scheduled meeting on **Tuesday, March 12, 2024,** at 7:00 p.m., in the Municipal Center Courtroom.

A video of this meeting is available in its entirety through the City of Beacon website:
https://beaconny.gov/index.php/government/boards-committees/planning-board/

The video can also be found on YouTube:
https://www.youtube.com/playlist?list=PLhEUshaB9yYr8xfNxmalstjUY6bniLsCE

Present: John Gunn – Chair, Donna Francis, Karen Quiana, Len Warner, Kevin Byrne, David Jensen, Natalie Quinn (Planner), John Russo (Engineer), Jennifer Gray (Attorney), Bruce Flower (Building Inspector), Mercedes Perez (Secretary)

Absent: J. Randall Williams, Starke Hipp (Traffic Consultant)

TRAINING WORKSHOP

Began at 7:01 p.m.
Presented by Natalie Quinn, Planner
Subject: Update on proposed local law and discussion on internal property subdivision code.

An update was provided on the proposed local law that would eliminate parking minimums and adopt parking maximums.

The section of the zoning code that covers internal property subdivisions was discussed: the purpose of the section, why it's utilized by developers, and what the benefit is to the City of Beacon.

Ended at 7:24 p.m.

The Planning Board meeting was called to order at 7:24 p.m.

Motion to approve the February 14, 2024, minutes:
Motion: Len Warner
Second: David Jensen
All in favor – none opposed

PUBLIC HEARINGS

Public hearing of applications for Site Plan approval, Subdivision approval, and Special Use Permit, place of worship, 409 Fishkill Avenue, Fishkill Avenue, and Mead Avenue, submitted by Soka Gakkai International – USA.

Motion to open the public hearing:
Motion: Kevin Byrne
Second: Karen Quiana
All in favor – none opposed

- Dan Koehler, of Hudson Land Design, engineer for the project, discussed the proposed adaptive use of existing building.
- The board discussed their concerns with residential spillover of the lighting.
- The board requested that there be a note on the plat regarding the cross easements for parking and access between the lots.
- The chair opened the floor to the public for comments.
- The applicant confirmed that a stockade fence will be installed along the rear of the building.
- The board requested the fence be six (6) feet high and asked the applicant to consider continuing the fence along Mead Avenue.
- Then applicant was asked to address the neighbors' concerns regarding the existing trees.
- The applicant confirmed that the back doors of the building are intended for emergencies only and that there will not be outdoor speakers.

Motion to close the public hearing:
Motion: Len Warner
Second: Kevin Byrne
All in favor – none opposed

Motion to authorize a draft resolution for next month's review:
Motion: Karen Quiana
Second: Donna Francis
All in favor – none opposed

Public hearing of application for Subdivision approval, internal property subdivision, 18-30 Edgewater Place, submitted by Scenic Beacon Developments, LLC.

Motion to open the public hearing:
Motion: Len Warner
Second: Karen Quiana
All in favor – none opposed

- Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed the project and the applicant's reason for the request of an internal lot subdivision.

- Mike Bodendorf, of Hudson Land Design, engineer for the project; discussed the proposed subdivision. Buildings 1, 2, 5, 6, and 7 would each be on their own individual lot, and buildings 3 and 4 would be on one lot together.
- The board discussed the need for easements.
- The chair opened the floor to the public.

Motion to close the public hearing:
Motion: Karen Quiana
Second: Len Warner
All in favor – none opposed

Motion to adopt the resolution:
Motion: Len Warner
Second: Karen Quiana
All in favor – none opposed

NEW APPLICATIONS

Review of application for Amended Site Plan approval, 11 Mirbeau Lane, submitted by Mirbeau of Beacon, LLC (Edward Kellog).

- Edward Kellogg, applicant, discussed changes to the site plan, which includes keeping the dining wing, and provided an update on the project.
- David Bois, of Arrowstreet, designer for the project, discussed the proposed landscaping and building changes.
- Mike Bodendorf, of Hudson Land Design, engineer for the project, discussed changes to the parking lots.
- The applicant will be resubmitting to the health department for changes to the sewer main and water line.
- John Russo, Engineer, requested more details on the proposed use of geothermal wells, as well as adjustments to the stormwater pollution prevention plan.

Motion to circulate for continued lead agency:
Motion: Len Warner
Second: Karen Quiana
All in favor – none opposed

Motion to schedule a public hearing for the April 9, 2024, meeting:
Motion: Karen Quiana
Second: Kevin Byrne
All in favor – none opposed

BREAK AT 8:50 PM
MEETING RESUMED AT 8:53 PM

Review of application for Site Plan approval and Special Use Permit, car dealership, 410 Fishkill Avenue, submitted by Carvana, LLC c/o Jenn Roldan.

- Dan Koehler, of Hudson Land Design, engineer for the applicant, discussed the proposed project and provided a synopsis of Carvana's proposed operations at the site.
- Jenn Roldan, of Carvana, applicant, answered questions regarding the proposed use of the existing site.
- The board requested more information on the delivery trucks and utilities. They also discussed lighting concerns and controlling access to the site.
- The board recommended more space for snow storage.

Review of application for Amended Site Plan approval, 248 Tioronda Avenue, submitted by Beacon 248 Holdings LLC (Bernard Kohn).

- Natalie Quinn, Planner, recused herself from this application.
- Kyle Ahearn, of Labella Associates, engineer for the project, discussed the proposed project and changes to the site plan, which includes changes to the Greenway Trail.
- Amended easement agreements are needed for the Greenway Trail.

Motion to circulate for continued lead agency:
Motion: David Jensen
Second: Karen Quiana
All in favor – none opposed

Motion to schedule a public hearing for the April 9, 2024, meeting:
Motion: Karen Quiana
Second: Len Warner
All in favor – none opposed

Motion to authorize a draft resolution for next month's review:
Motion: David Jensen
Second: Len Warner
All in favor – none opposed

ARCHITECTURAL REVIEW

1. Certificate of Appropriateness – 209-211 Main Street; Sign

- Ryan Leoni, applicant, discussed the new sign and bracket. The existing sign on the front face of the building will be removed.

Motion to approve dark grey, PVC sign with black steel bracket:
Motion: David Jensen
Second: Karen Quiana
All in favor – none opposed

MISCELLANEOUS BUSINESS

1. Consider request for two (2) 90-day extensions of Preliminary & Final Subdivision Plat, 152-158 Fishkill Avenue, Mixed-Use Commercial and Residential, submitted 152-158 Fishkill Avenue, LLC.

    - Taylor Palmer, of Cuddy & Feder, attorney for the applicant, discussed the request for the 180-day extension to meet conditional approval.

    Motion to approve two (2), 90-day extensions:
    Motion: Karen Quiana
    Second: Donna Francis
    All in favor – none opposed

2. Consider appointment to the City of Beacon Traffic and Safety Planning Committee.

    - Planning Board member Kevin Byrne was nominated to serve on the Traffic and Safety Planning Committee.

    Motion to appoint Kevin Byrne to the City of Beacon Traffic and Safety Planning Committee:
    Motion: David Jensen
    Second: Len Warner
    All in favor – none opposed

Motion to adjourn the meeting:
Motion: John Gunn
Second: Len Warner
All in favor – none opposed

The meeting was adjourned 10:08 p.m.

Exhibit B

STORMWATER CONTROL FACILITY
MAINTENANCE AGREEMENT AND EASEMENT

WHEREAS, the **CITY OF BEACON** ("Municipality"), and **152-158 FISHKILL AVENUE LLC** ("Facility Owner") desire to enter into this agreement (the "Agreement"), dated this ____ day of _____, 2024, to provide for the long term maintenance and continuation of stormwater control measures approved by the Municipality for certain real property located at 152-158 Fishkill Avenue, Beacon, New York, and designated on the Tax Map of the City of Beacon as Parcel IDs 6054-29-041801 and 6054-29-042814, and shown on a subdivision map entitled "Subdivision Plat – Lot Line Consolidation Plan", prepared by Heritage Land Surveying, P.C., dated August 16, 2023 and filed in the Office of the Dutchess County Clerk on _____, 2024, as Filed Map No. _____, 2024 (the "Subdivision Map"), and further described by metes and bounds in Schedule A annexed hereto (the "Premises"); and

WHEREAS, this Agreement is provided in connection with a mixed-use, multi-family residential development project (the "Project"), which received Preliminary and Final Subdivision Plat Approval and Site Plan Approval from the City of Beacon Planning Board (the "Planning Board") by Resolution adopted September 12, 2023 and dated September 22, 2023 (the "Resolution"), based on Site Plan drawings consisting of 18 sheets entitled "Site Plan & Lot Meger for 152-158 Fishkill Avenue" prepared by Arden Consulting Engineers, PLLC dated February 27, 2023 and last revised August 27, 2023 ("Approved Project Plans"), which Approved Project Plans include certain stormwater management facilities and stormwater control measures (collectively, the "Facility") required to be constructed and maintained in accordance with the Approved Project Plans, the approved Stormwater Pollution Prevention Plan ("SWPPP") dated June 23, 2023 and last revised August 15, 2023, and the Inspection & Maintenance Notes ("IMS Plan") from Sheet 16 of the Approve Drawings; and

WHEREAS, the Municipality and the Facility Owner desire that the Facility be built in accordance with the Approved Project Plans and thereafter be maintained, cleaned, repaired, replaced and continued in perpetuity in order to ensure optimum performance of the Facility;

DRAFT

NOW, THEREFORE, IN WITNESS WHEREOF, the Municipality and the Facility Owner agree as follows:

1. This Agreement binds the Municipality and the Facility Owner, its successors and assigns, to the maintenance provisions depicted in the Approved Project Plans and described in the IMS Plan, which is included in Schedule B of this Agreement.

2. The Facility Owner shall maintain, clean, repair, and replace the Facility and keep the Facility in continuous operation in accordance with the Approved Project Plans, the SWPPP, and IMS Plan as necessary to ensure optimum performance of the stormwater control measures to design specifications. The stormwater control measures shall include, if applicable, but shall not be limited to, the following items located at the Premises: isolator chambers to separate solids form the runoff.

3. The Facility Owner hereby grants unto the Municipality, its successors and assigns a perpetual easement and right-of-way to enter upon the Premises in order to access the Facility at reasonable times and in a reasonable manner for periodic inspection by the Municipality to ensure that the Facility is maintained in proper working condition and meets the design standards established by the Approved Plans, SWPPP, and IMS Plan.

4. The Facility Owner shall be responsible for all expenses related to the maintenance of the Facility and shall establish a means for the collection and distribution of expenses among parties for any commonly owned facilities, as applicable, except as otherwise set forth hereinafter.

5. The Facility Owner shall provide for the periodic inspection of the Facility in accordance with the Approved Plans, SWPPP, and IMS Plan, and shall have the facilities inspected on a yearly basis by a Professional Engineer licensed by the State of New York, to determine the condition and integrity of the stormwater control measures. The inspecting professional shall prepare and submit to the Municipality within 30 days of the inspection but not later than June 1 of each year, a written report

of the findings including recommendations for those actions necessary for the continuation of the stormwater control measures.

6. The Facility Owner shall not authorize, undertake or permit alteration, abandonment, modification or discontinuation of the Facility except in accordance with written approval of the Municipality which approval shall not be unreasonably withheld, delayed or conditioned.

7. The Facility Owner shall promptly undertake necessary repairs and replacement of the Facility at the direction of the Municipality or in accordance with the recommendations of the inspecting professional.

8. The Facility Owner hereby covenants that it is seized of the Premises in fee simple and has full authority to execute this Agreement; shall do nothing in the Premises which would prevent, impede or disturb the full use and intended purpose of this Agreement; and shall execute and deliver any further documents reasonably necessary to assure the benefits of this Agreement to the Municipality.

9. This Agreement shall not confer unto the Municipality any duty or obligation to repair or maintain the Facility. Further, the Municipality's acceptance of any rights pursuant to this Agreement shall not be deemed as the acceptance of any duty or obligation to repair or maintain the Facility, except that any damage to the Facility caused by the Municipality's negligence during inspections or otherwise shall be restored, repaired or otherwise remedied by the Municipality at the Municipality's sole cost.

10. This Agreement shall be recorded in the Office of the County Clerk, County of Dutchess as a condition of final site plan approval and as a condition to the issuance of a building permit.

11. If ever the Municipality determines that the Facility Owner has failed to construct or maintain the Facility in accordance with the Approved Project Plan, SWPPP or IMS Plan, or has failed to undertake corrective action specified by the Municipality or by

the inspecting engineer, the Municipality shall provide the Facility Owner with written notice via certified mail, return receipt requested, specifying such failure. Copies of any written notices to the Facility Owner shall be contemporaneously provided to the Fee Owner, if different from the Facility Owner, via certified mail, return receipt requested. The written notice shall provide that the Facility Owner has fifteen (15) days to cure any defect and/or failure specified therein. In the event the failure cannot be cured within fifteen (15) days, the Facility Owner shall advise the Municipality as to same in writing within fifteen (15) days of receipt of the Municipality's notice to cure. The Facility Owner shall be afforded the opportunity to request a reasonable time frame to cure said failure/defect if the Facility Owner so desires. If the Facility Owner fails to provide written notice requesting an extension of time to cure a failure/defect and the Facility Owner does not cure said failure/defect, the Municipality is authorized to undertake such steps as are reasonably necessary for the preservation, continuation or maintenance of the Facility and to affix the expenses thereof as a lien against the Premises.

12. In the event the Municipality exercises its rights hereunder, it shall return the Premises to a reasonably similar condition as it existed prior to the exercise of such rights.

13. All notice and demands shall be made in writing and delivered by certified mail, return receipt requested, with postage pre-paid thereon, addressed as follows:

City of Beacon:
City Administrator
City Hall
1 Municipal Plaza
Beacon, New York 12508

Facility Owner:
152-158 Fishkill Avenue LLC
152-158 Fishkill Avenue
Beacon, New York 12508
Attn: Angela Ingham

With a copy to:
Keane & Beane, P.C.

With a copy to:
Cuddy & Feder LLP

445 Hamilton Avenue, Ste 1500	445 Hamilton Avenue, 14th Floor
White Plains, New York 10601	White Plains, New York 10601
Attn: Jennifer Gray, Esq.	Attn: Taylor M. Palmer, Esq.

14. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which, when taken together, shall constitute one and the same instrument.

Signature pages follow.

IN WITNESS WHEREOF, the Facility Owner and the Municipality have each executed this Agreement as of the date first herein above set forth.

CITY OF BEACON

By: _____

Name:

Title:

152-158 FISHKILL AVENUE LLC

By: _____

Name:

Title:

STATE OF NEW YORK)

) SS.:

COUNTY OF _____)

On the ____ day of _____, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____

Notary Public – State of New York

STATE OF NEW YORK)
) SS.:
COUNTY OF _____)

On the ____ day of _____ 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public – State of New York

Record & Return:

Keane & Beane, P.C.
445 Hamilton Avenue, Ste 1500
White Plains, New York 10601
Attn: Jennifer Gray, Esq.

Section: 6054
Block: 29
Lot(s): 041801
County: Dutchess

Section: 6054
Block: 29
Lot(s): 042814
County: Dutchess

Schedule A

Description of Premises

Schedule B

Inspection and Maintenance Notes

Step 1) Inspect Isolator Row Plus For Sediment

A. Inspection Ports (If Present)

A.1. Remove/Open Lid On Nyloplast Inline Drain

A.2. Remove And Clean Flexstorm Filter If Installed

A.3. Using A Flashlight And Stadia Rod, Measure Depth Of Sediment And Record On Maintenance Log

A.4. Lower A Camera Into Isolator Row Plus For Visual Inspection Of Sediment Levels (Optional)

A.5. If Sediment Is At, Or Above, 3" (80 Mm) Proceed To Step 2. If Not, Proceed To Step 3.

B. All Isolator Plus Rows

B.1. Remove Cover From Structure At Upstream End Of Isolator Row Plus

B.2. Using A Flashlight, Inspect Down The Isolator Row Plus Through Outlet Pipe

I) Mirrors On Poles Or Cameras May Be Used To Avoid A Confined Space Entry

Ii) Follow Osha Regulations For Confined Space Entry If Entering Manhole

B.3. If Sediment Is At, Or Above, 3" (80 Mm) Proceed To Step 2. If Not, Proceed To Step 3.

Step 2) Clean Out Isolator Row Plus Using The Jetvac Process

A. A Fixed Culvert Cleaning Nozzle With Rear Facing Spread Of 45" (1.1 M) Or More Is Preferred

B. Apply Multiple Passes Of Jetvac Until Backflush Water Is Clean

C. Vacuum Structure Sump As Required

Step 3) Replace All Covers, Grates, Filters, And Lids; Record Observations And Actions.

Step 4) Inspect And Clean Basins And Manholes Upstream Of The Stormtech System.

Notes

1. Inspect Every 6 Months During The First Year Of Operation. Adjust The Inspection Interval Based On Previous Observations Of Sediment Accumulation And High Water Elevations.

2. Conduct Jetting And Vactoring Annually Or When Inspection Shows That Maintenance Is Necessary

City of Beacon Planning Board Agenda
09/10/2024

Title:

Consider request for two (2) 90-day extensions of Internal Property Subdivision Approval, 7-lot internal property subdivision, 18-30 Edgewater Place, submitted by Scenic Beacon Developments.

ATTACHMENTS

18-30 Edgewater PB 9.10.24 Ext Request(6175536.7).pdf

CUDDY +FEDER LLP

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

Taylor M. Palmer
tpalmer@cuddyfeder.com

August 30, 2024

VIA E-MAIL

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

Re: Scenic Beacon Developments, LLC – Request for Two (2) 90-day Extensions of the Internal Property Subdivision Approval
Premises: 18-30 Edgewater Place, Beacon, New York 12508
Tax Parcel ID: 5955-19-590022

Dear Chairman Gunn and Members of the Planning Board:

On behalf Scenic Beacon Developments, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this request for a six (6)-month extension (or two (2) 90-day extensions) of the Planning Board's Resolution Granting Preliminary and Final Internal Property Subdivision Plat Approval dated March 12, 2024 (the "Subdivision Approval") thereby extending the Subdivision Resolution from September 8, 2024 through to March 7, 2025.

Pursuant to Condition No. 9 on pages 5-6 of the Subdivision Approval, ". . . approval of the Final Internal Property Subdivision Plat shall expire . . . unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairperson, or unless a written request for an extension of Final Internal Property Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period." *See* **Exhibit A** – Subdivision Resolution.

As this Board may be aware, the Applicant has been diligently working to complete the conditions necessary to secure the Chair's endorsement of the Final Plat since the Board's approval on March 12, 2024. These efforts include obtaining the City Council's authorization to record an irrevocable Offer of Dedication of the sanitary sewer

infrastructure for the Edgewater project,[1] and preparation and submission of a cost estimate for the sewer improvements to the City's Engineer and draft easement agreements to the City Attorneys for their review and approval as to form. Pursuant to our meeting with the City Attorneys on August 29, 2024, we understand that these easement agreements are nearly in final form and that they will be considered by the City Council at a September meeting Agenda for final approval.

Provided the Applicant's assiduous efforts and the ongoing review by City consultants, the Applicant respectfully requests two (2) 90-day extensions of the Subdivision Approval until March 7, 2025. This request for extension is timely as the Subdivision Approval is not set to expire until September 8, 2024.

We respectfully request that you please place this extension request on the Planning Board's September 10, 2024 Agenda or at the next available Planning Board Meeting Agenda for consideration of the Applicant's request.

In the meantime, if the Planning Board or City staff have any questions or comments regarding the foregoing, please do not hesitate to contact me.

Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosure

cc: Christopher White, City Administrator
Nicholas Ward-Willis, Esq. & Jennifer L. Gray, Esq., City Attorneys
Natalie Quinn, KARC Planning Consultants, Inc.
John Russo, P.E., Lanc & Tully Engineering & Surveying, P.C.
Michael A. Bodendorf, P.E., Hudson Land Design Professional Engineering, P.C.
Brendan Johnson, PLS, Johnson Surveying, LLC
Allison Fausner, Esq.

[1] *See* Resolution No. 39 of 2024 on file with the City.

Exhibit A

Received by office of the City Clerk 3/13/2024

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY AND FINAL INTERNAL PROPERTY SUBDIVISION PLAT APPROVAL
FOR SCENIC BEACON DEVELOPMENTS, LLC (18-30 Edgewater Place)

Parcel ID# 5955-19-590022

WHEREAS, the Beacon Planning Board received from Scenic Beacon Developments, LLC ("Applicant") an application for Internal Property Subdivision Approval pursuant to City of Beacon Zoning Code §223-25.C(3) (the "Applicant"), for a 7-lot internal property subdivision ("Project"), on property located at 18-30 Edgewater Place in the Designed Residence Zoning District ("RD-1.7") and designated on the Tax Map of the City of Beacon as Parcel ID# **5955-19-590022** (the "Property"); and

WHEREAS, by Resolution dated September 11, 2018 the Applicant received Site Plan and Subdivision (lot merger) approvals for the construction of seven buildings containing 246 apartments including 25 workforce housing units (350 bedrooms total) (the "Approvals"); and

WHEREAS, the Approvals were preceded by the Planning Board's issuance of a consistency determination pursuant to the Local Waterfront Revitalization Program ("LWRP") on July 10, 2018, the Planning Board's adoption of an Amended Negative Declaration pursuant to the State Environmental Quality Review Act ("SEQRA") on July 10, 2018, the City Council's approval of a Special Use Permit to allow multifamily housing, and the approval of several area variances by the Zoning Board of Appeals; and

WHEREAS, pursuant to Zoning Code §223-25.C(3), the Applicant now proposes to place Buildings 1, 2, 5, 6, and 7 on individual lots, and Buildings 3 and 4 would be on a single lot because the buildings are integrated structures; and

WHEREAS, Proposed Lot 1 would consist of 453,387 square feet (10.408 acres) consisting of common and/or shared areas, facilities, and amenities, Proposed Lot 2 would consist of 10,200 square feet (0.234 acres) containing one building, Proposed Lot 3 would consist of 10,200 square feet (0.234 acres) containing one building, Proposed Lot 4 would consist of 20,195 square feet (0.464 acres) containing Buildings 3 and 4 which are integrated structures, Proposed Lot 5 would consist of 8,500 square feet (0.195 acres) containing one building, Proposed Lot 6 would consist of 10,200 square feet (0.234 acres) containing one building, and Proposed Lot 7 would consist of 8,500 square feet (0.195 acres) containing one building; and

WHEREAS, the Planning Board is the approval authority for the Internal Property Subdivision pursuant to the City of Beacon Code §195-2 and Zoning Code §223-25.C(3); and

WHEREAS, Zoning Code §223-25.C(3) authorizes the Planning Board, after completion of Site Plan review, to subdivide one or more of the lots or buildings within a project that will continue to be controlled by an approved Site Plan; and

WHEREAS, the proposed Internal Property Subdivision will not change the scope of development on the Property which will continue to be controlled by the Approved Site Plan, which was approved by the Planning Board by Resolution dated September 11, 2018; and

WHEREAS, informal comments received from the Dutchess County Department of Behavioral & Community Health ("DCDOH") note that due to the proposed subdivision the sewage collection system for the property which was previously proposed to remain private will now be required to be public (i.e. dedicated to the City of Beacon) or a transportation corporation will need to be formed by the Applicant pursuant to the provisions of the NYS Transportation Corporation Law; and

WHEREAS, the application consists of application forms, correspondence and plans submitted to the Planning Board; and

WHEREAS, the proposed Internal Property Subdivision is shown on the drawings entitled "Edgewater – Preliminary Subdivision Plat prepared for Edgewater," prepared by Brendan Johnson, PLS, Johnson Surveying, LLC, dated January 24, 2024, and "Preliminary Subdivision Plat Edgewater," prepared by Hudson Land Design Professional Engineering, P.C., dated December 27, 2023; and

WHEREAS, the development of the Property as set forth on the approved Site Plan was the subject of an environmental review conducted by the Planning Board as Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA") which concluded with the Planning Board's adoption of a Negative Declaration on December 12, 2017, amended July 10, 2018; and

WHEREAS, the requested Internal Property Subdivision is an additional permit/approval sought as part of the Proposed Action previously evaluated by the Planning Board under SEQRA, and does not create new or different adverse environmental impacts, therefore the Planning Board's Amended Negative Declaration dated July 10, 2018 fully addresses the whole action, including the proposed subdivision approval, and no further SEQRA review is required; and

WHEREAS, the Planning Board reviewed the application at its meetings on February 14, 2024 and March 12, 2024 and considered comments by its consulting engineer and planner; and

WHEREAS, on March 12, 2024 the Planning Board opened a duly noticed public hearing on the application for Subdivision approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on March 12, 2024; and

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

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

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

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

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

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

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

3. The comments contained in the City Engineer's letter to the Planning Board dated March 8, 2024, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. The Applicant shall either (i) form a Transportation Corporation for sewer works pursuant to the provisions of the NYS Transportation Law, or (ii) submit to the City an Offer of Cession and Dedication for the sewer infrastructure in a form acceptable to the City Attorney, to be recorded in the Dutchess County Clerk's Office, and satisfactory assurance delivered to the City Attorney that those documents shall be recorded in the Dutchess County Clerk's Office in appropriate order in relationship to the timing of the filing of the Internal Property Subdivision Plat, and that a copy of the

documents with proof of their recording will be promptly submitted to the Planning Board Secretary for filing with a copy to the City Attorney. In the event the City of Beacon City Council declines to accept dedication of the sewer infrastructure, the Applicant shall form a Transportation Corporation, unless otherwise required by the DCDOH.

5. All existing and proposed easements, restrictive covenants and related notes, as applicable, shall be shown on the Final Internal Property Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Final Internal Property Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form, and satisfactory assurance delivered to the City Attorney that those documents shall be recorded in the Dutchess County Clerk's Office in appropriate order in relationship to the timing of the filing of the Internal Property Subdivision Plat, and that a copy of the documents with proof of their recording will be promptly submitted to the Planning Board Secretary for filing with a copy to the City Attorney.

6. The Applicant shall post a performance guaranty with the City of Beacon for any public sanitary sewer improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.

7. The Applicant shall establish an escrow with the City of Beacon for the City's construction inspection of any public sanitary sewer installation.

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

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

1. All conditions, set forth in the any previous Planning Board Resolution related to the Property, and not explicitly superseded herein, shall remain in full force and effect. Proposed Lots 1 through 7 shall continue to be controlled by the Site Plan approved by the Planning Board on September 11, 2018 and any approved amendment thereof. The approval granted herein does not authorize any development within any Lot other than what is shown on the Approved Site Plan.

2. Pursuant to Zoning Code §223-25.C(3), the Zoning Code's Schedule of Dimensional Regulations shall apply to the overall site area covered by the Approved Site Plan, whether or not the same is or will continue to be under one ownership.

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

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

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

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

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

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

9. Conditional approval of the Final Internal Property Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairperson, or unless a written request for an extension of

Final Internal Property Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

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

Resolution Adopted: March 12, 2024
Beacon, New York

MARCH 12TH, 2024
Dated

John Gunn, Chairperson
City of Beacon Planning Board

Motion by Mr. Warner, seconded by Ms. Quiana:

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

Approved: 6-0
Denied:

Doc not in DMS

City of Beacon Planning Board Agenda
09/10/2024

Title:

New Single-Family House – 39 Howland Avenue

ATTACHMENTS

39 Howland PB 91024 ARB response ltr.pdf

39 Howland PB 91024 ARB Floor Plans.pdf

39 Howland PB 91024 ARB COLORED ELEVATIONS 8.27.24.pdf

HUDSON LAND DESIGN

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

August 27, 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 and design architect for the above referenced project, Hudson Land Design (HLD) is pleased to submit revised Architectural Elevation drawings prepared by Day Stokosa Engineering, P.C. showing colors and materials for the proposed residence at the above referenced project based upon comments received at the August 13, 2024 planning board meeting. Interior floor plans are also provided.

The changes to the plans include the following:

1. The ~~Hardy Board~~ vinyl shake siding within the gable has been changed to vinyl clapboard siding.
2. The window color has been changed to white with white trim.
3. Two (2) windows have been added to either side of the fireplace on the left side elevation.
4. One (1) window has been added to the garage on the right side elevation.
5. The front door and garage are now white with white.
6. The front porch posts are now 6”x6” pressure treated wrapped in white Azek composite board.
7. The front porch ribbon board is wrapped in white Azek composite board.

The following documents and plans are submitted for review:

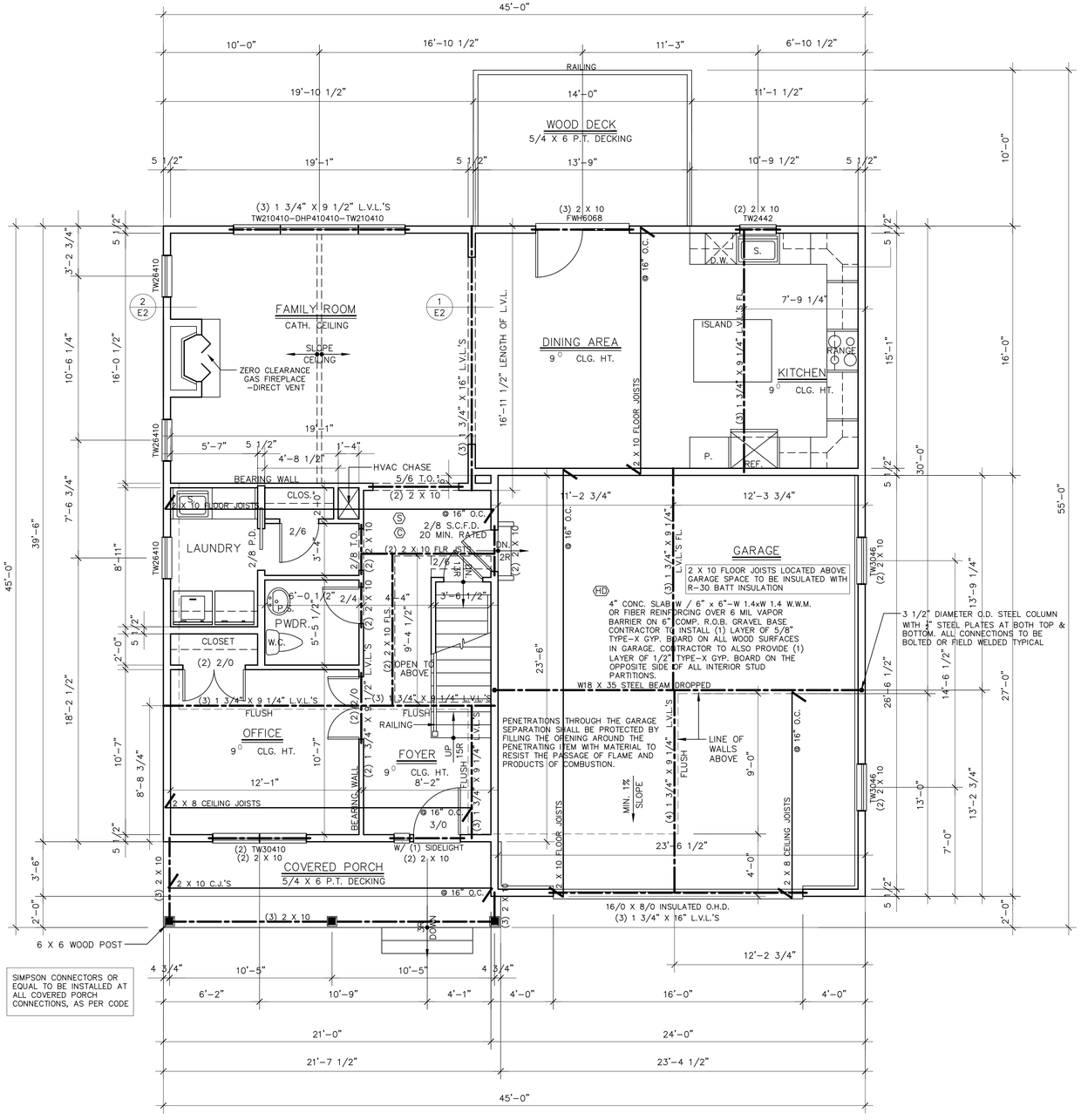
- 5 copies of architectural elevation plans prepared by Day Stokosa Engineering (2 sheets), and
- 5 copies of architectural floor plans prepared by Day Stokosa Engineering (2 sheets).

Please place this item on the September 10, 2024 planning board agenda for Architectural Review Board discussion and approval. 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)



SIMPSON CONNECTORS OR EQUAL TO BE INSTALLED AT ALL COVERED PORCH CONNECTIONS, AS PER CODE

FIRST FLOOR PLAN

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

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

(C) INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

(HD) INTERCONNECTED HEAT DETECTOR W/ BATTERY BACKUP – RATED FOR AMBIENT OUTDOOR TEMPERATURES

CONTRACTOR TO VENT DRYER TO EXTERIOR SUCH THAT IT SHALL NOT TERMINATE LESS THAN 3 FEET FROM ANY OPENING INTO THE BUILDING. DRYER DUCT IS NOT TO EXCEED 25 FEET IN LENGTH AND IS TO BE CONSTRUCTED OF A MIN. OF 0.016 INCH THICK RIGID METAL DUCTS, HAVING A SMOOTH SURFACE & JOINTS RUNNING IN THE DIRECTION OF AIR FLOW. PROVIDE REDUCTION FOR EACH 90 DEGREE BEND.

NOTES:

ALL EXTERIOR WALLS ARE TO BE 2X6 WOOD STUDS

ALL INTERIOR WALLS ARE TO BE 2X4 WOOD STUDS

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

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

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

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

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

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

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

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

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

EXHAUST AIR FROM BATHROOM FANS SHALL BE EXHAUSTED DIRECTLY TO THE EXTERIOR AND SHALL NOT DISCHARGE INTO AN ATTIC, CRAWL SPACE OR OTHER AREA INSIDE THE BUILDING.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

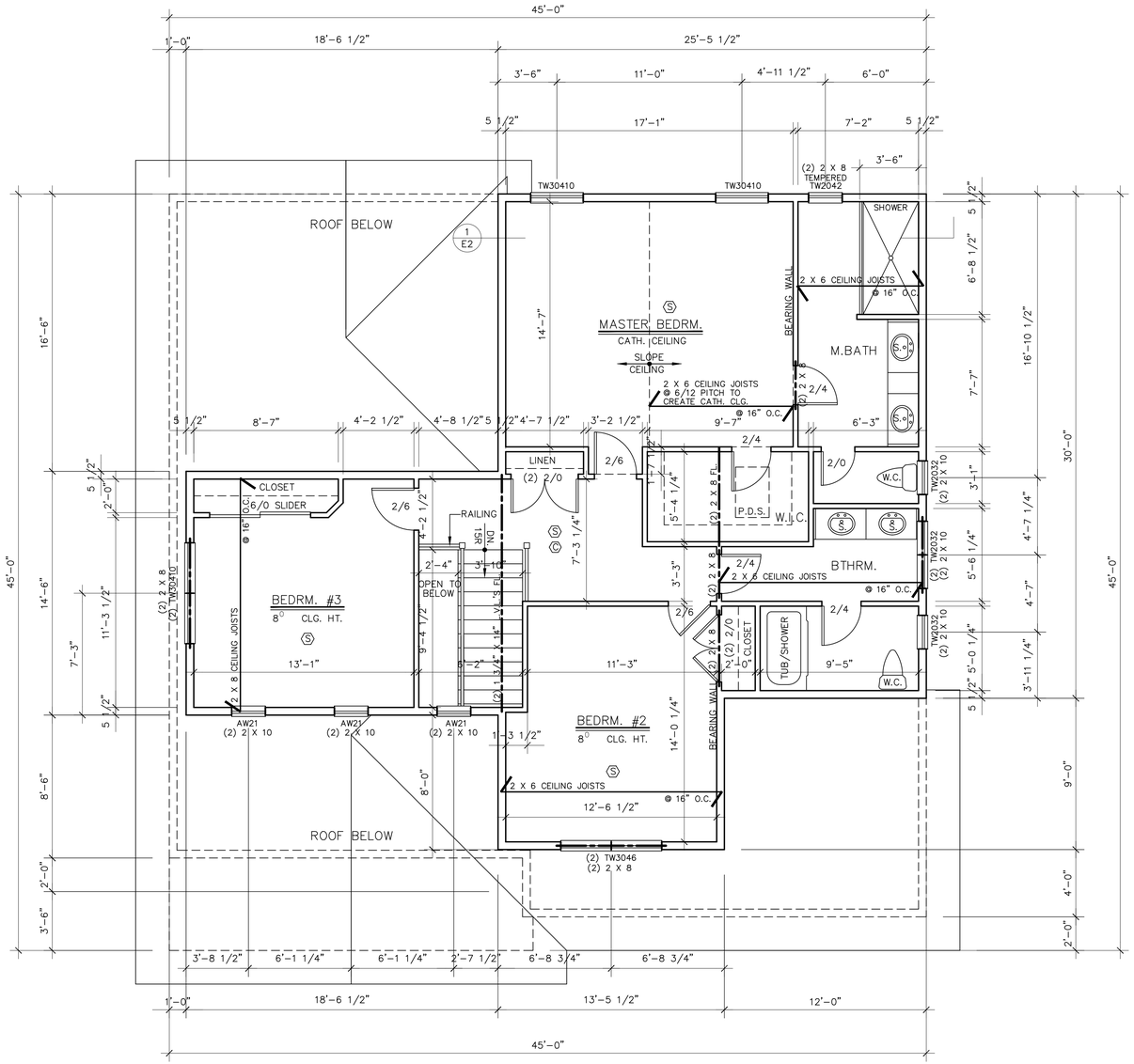
	Brian J. Stokosa, PE
08-27-24	
08-26-24	
07-30-24	
Revisions 07-29-24	
Project No. 2024:277	License No. 083970

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	DRAWN BY	DRAWING No.
1/4" = 1'-0"	S.M.M.	P2
DATE 07-22-24	CHECKED BY B.J.S.	



SECOND FLOOR PLAN

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

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

Ⓒ INTERCONNECTED CARBON MONOXIDE ALARM W/ BATTERY BACKUP TESTED IN ACCORDANCE WITH UL 2034 & CSA 6.19 –TO BE INSTALLED ON EACH FLOOR CONTAINING A SLEEPING AREA OR CARBON MONOXIDE SOURCE. TO BE INSTALLED WITHIN 10 FEET OF EACH SLEEPING AREA

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SCALE	DRAWN BY	DRAWING No.
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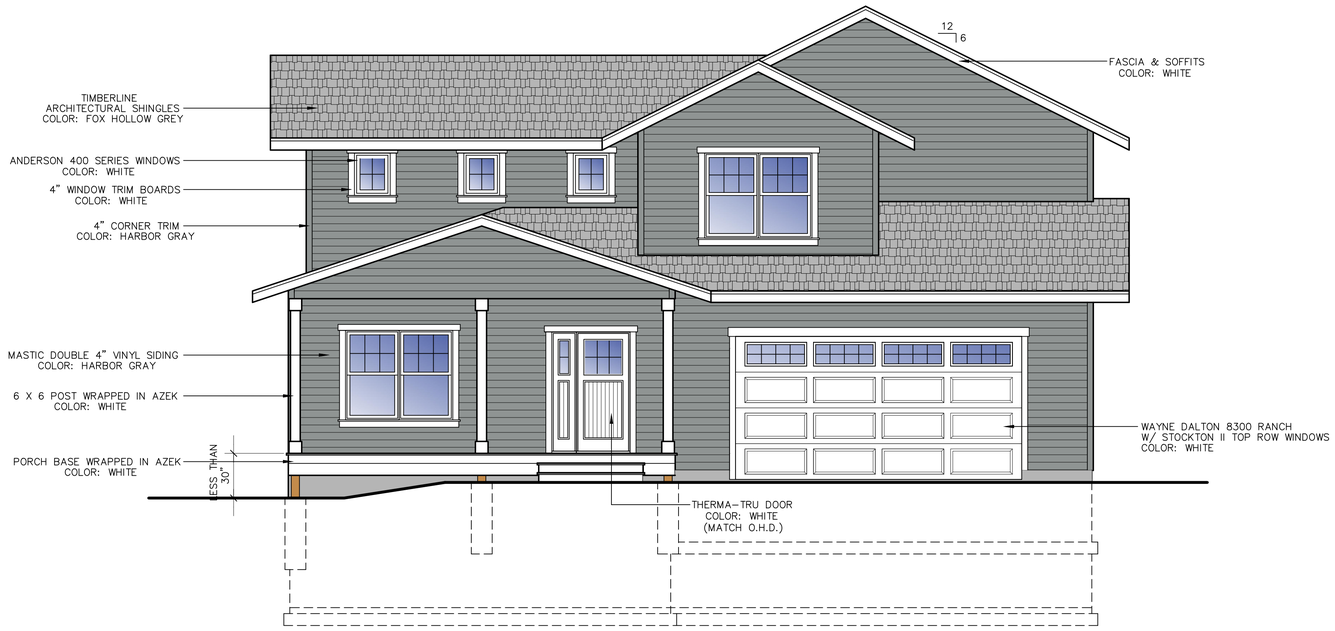
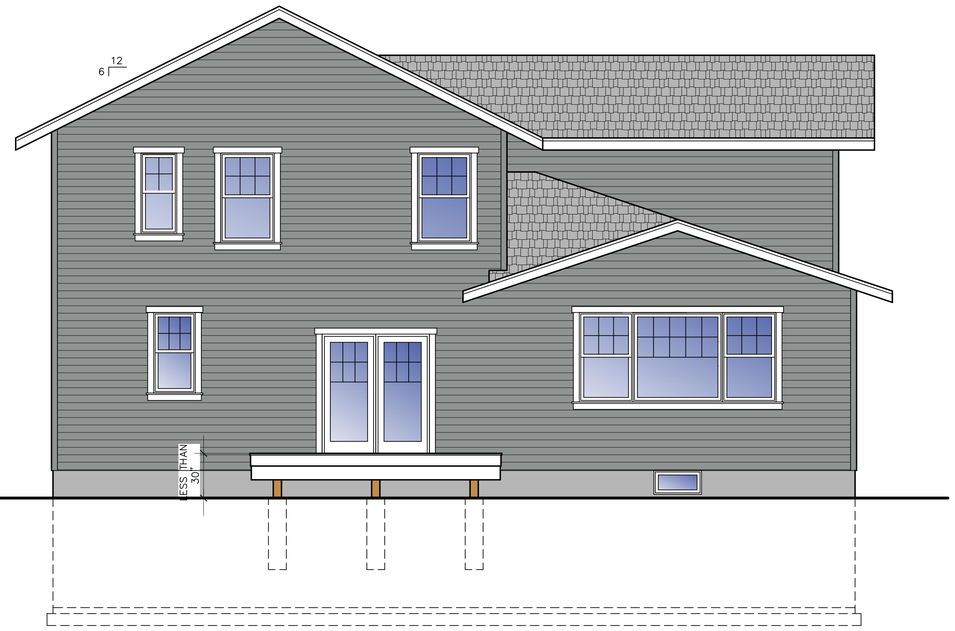
DATE 07-22-24	CHECKED BY B.J.S.	



FRONT ELEVATION

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



REAR ELEVATION

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

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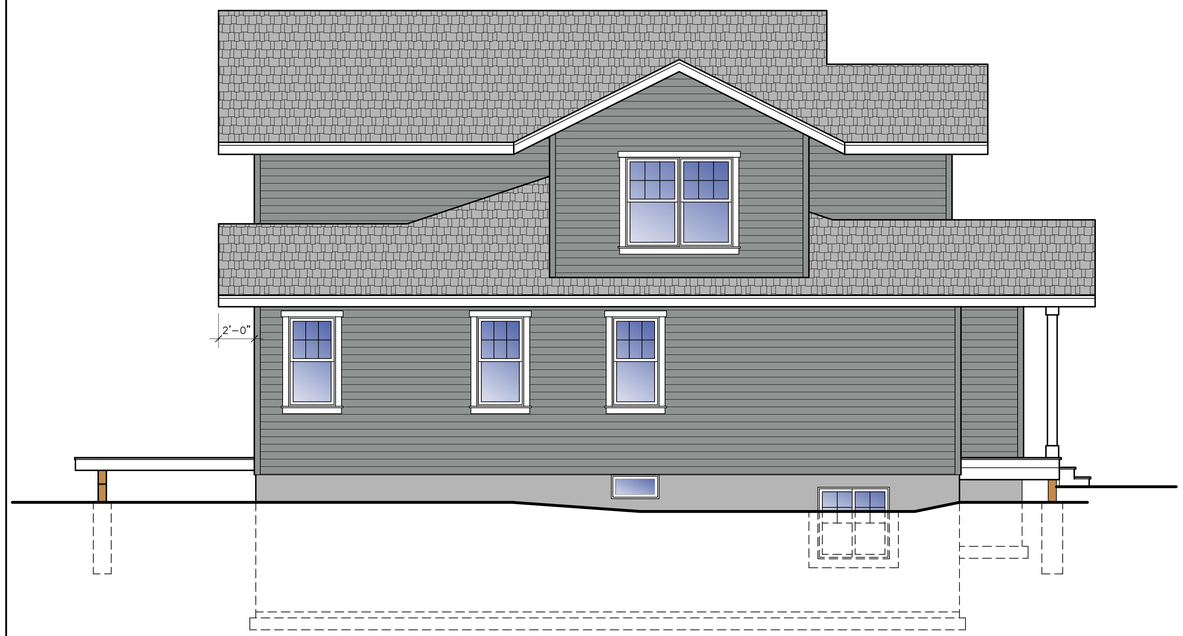
PROJECT

Howland Ave.
City of Beacon
Dutchess County, New York

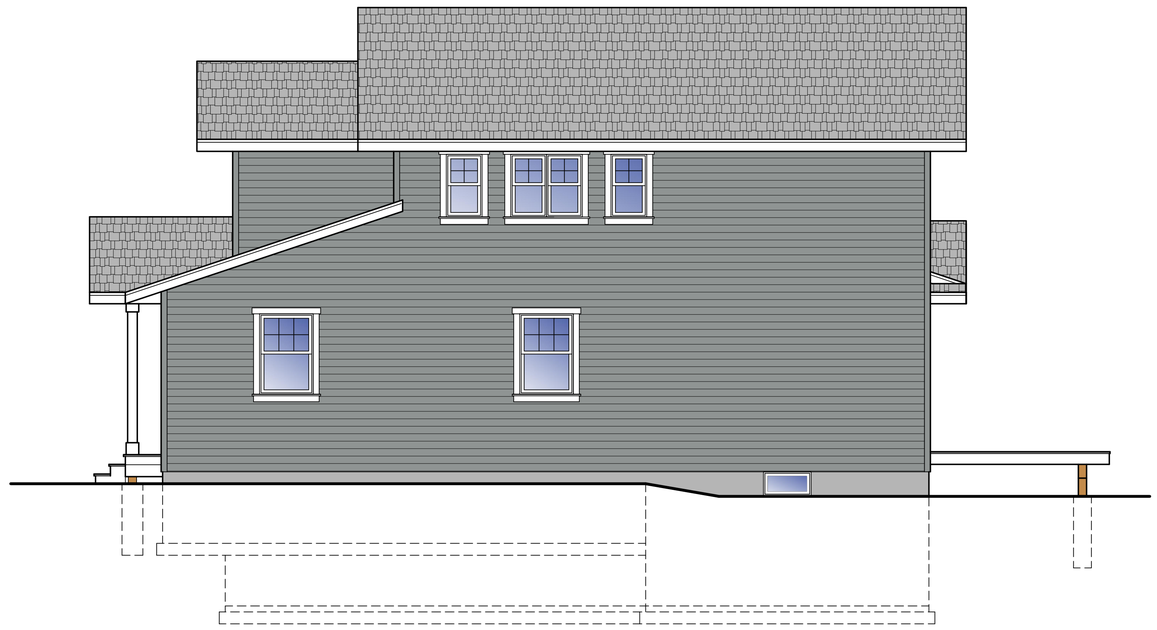
New Residence:

SCALE	DRAWN BY	DRAWING No.
1" = 1'-0"	S.M.M.	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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1/4" = 1'-0"	S.M.M.	E2
DATE 07-22-24	CHECKED BY B.J.S.	

City of Beacon Planning Board Agenda
09/10/2024

Title:

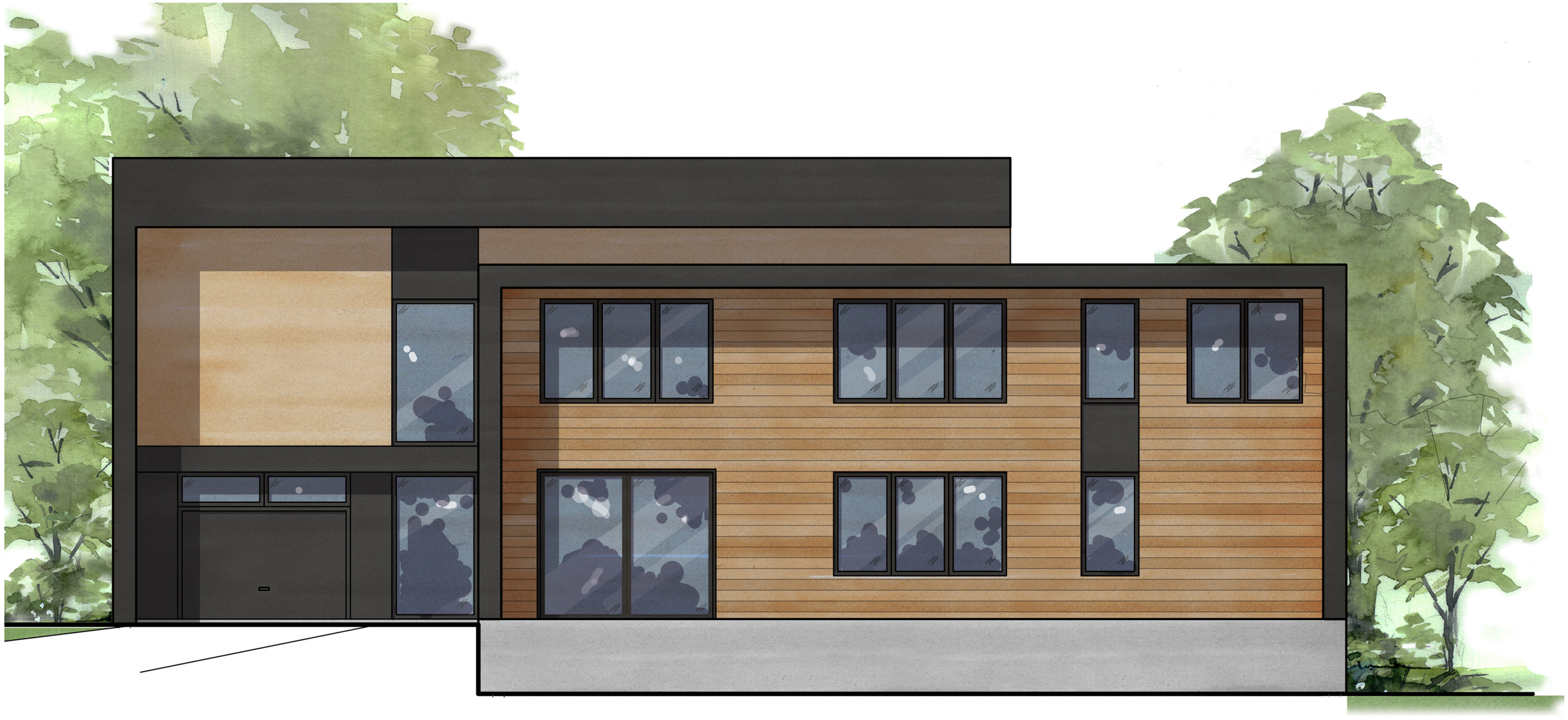
New Single-Family House – 144 Spring Valley Street

ATTACHMENTS

144 Spring Valley PB91024 ARB submission.pdf

144 Spring Valley - Existing Street View

144 Spring Valley - Street View (Old Rendering for Reference Only)

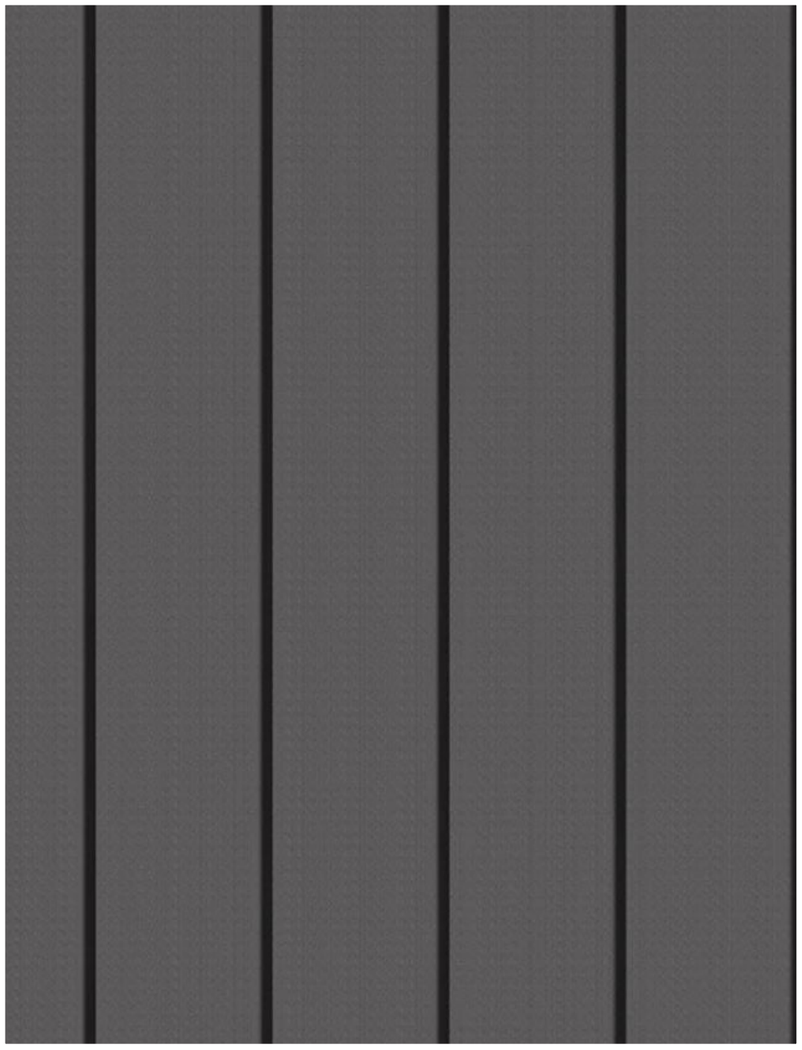


144 Spring Valley - New Proposed Street View - Option 1

144 Spring Valley - New Proposed Street View - Option 2

144 Spring Valley - New Proposed Side View - Option 1 & 2

144 Spring Valley - Proposed Materials/Colors



<u>Volume 1:</u>
4” Tongue & Groove Vertical Painted Siding (BJM Iron Mountain)

<u>Volume 2:</u>
Fine Stucco Wall Texture Siding (BJM Superwhite)

<u>Flat Roof Edging:</u>
Black Aluminum (Same as Window Frames)

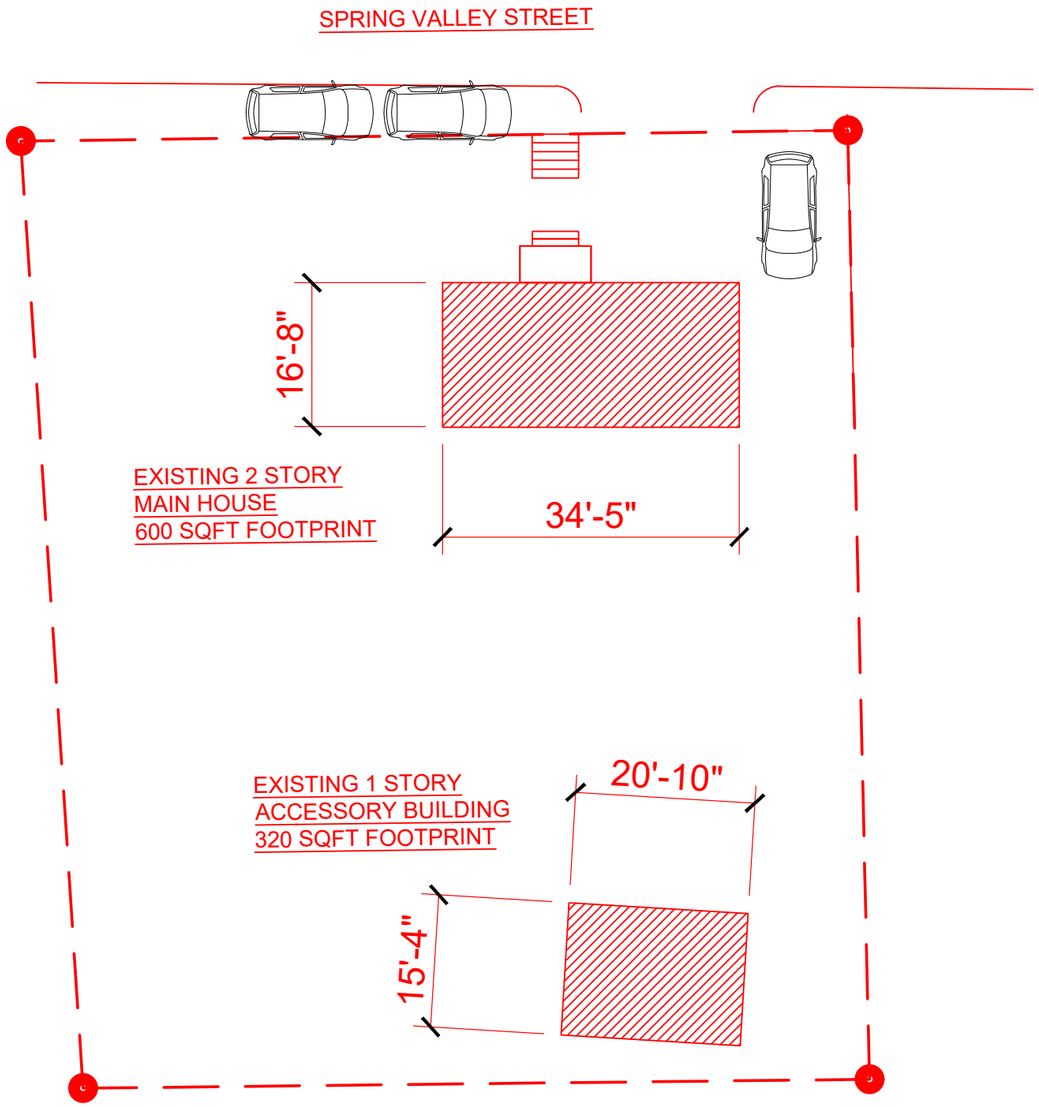
144 Spring Valley - Proposed Elevation

Concept - 2 Shifting Volumes
(1) Front Volume Height = 30’-5”
Fine White Stucco Siding w/ Black Gable Roof & Black Windows

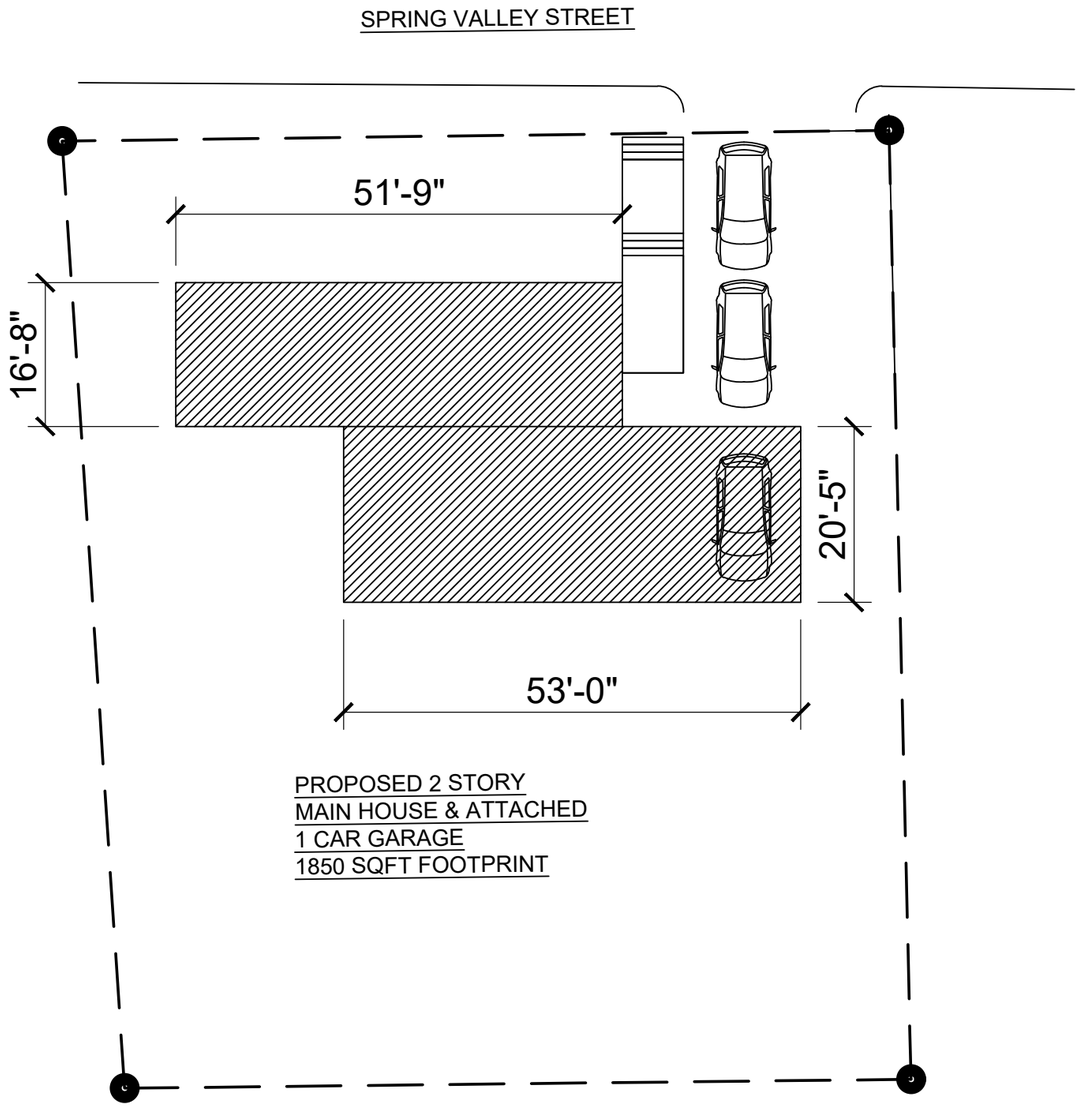
(2) Back Volume Height = 22’-0”
4” T&G Vertical Grey Painted Siding w/ Black Flat Roof Trim & Black Windows

144 Spring Valley - Proposed Site

BEFORE (EXISTING)



AFTER (PROPOSED)



Existing Houses on the Street

Existing Houses on the Street