



COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

**October 8, 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 September 10, 2024, minutes

Regular Meeting

1. Continue public hearing and continue review of applications for Site Plan Approval and Subdivision Approval, 19 Henry Street, townhomes, submitted by Lori Joseph Builders, Inc.
2. 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.

City of Beacon Planning Board Agenda
10/08/2024

Title:

Continue public hearing and continue review of applications for Site Plan Approval and Subdivision Approval, 19 Henry Street, townhomes, submitted by Lori Joseph Builders, Inc.

ATTACHMENTS

[19 Henry PB 10.8.24 Site Plan and Subdivision Supplemental Submission \(6199705.1\).pdf](#)

[Lanc & Tully 19 Henry 10-02-24 Review.pdf](#)

[KARC Review 2024.10.04 PB_19 Henry Street.pdf](#)

[Beacon - 19 Henry Street SEAF Parts 2 and 3 \(4885-0364-8236.1\).pdf](#)

[19 Henry Street - SEQRA Negative Determination Attachment to Part 3 \(4863-7728-9195.2\).pdf](#)

[19 Henry PB 10.8.24 public comment Koscal.pdf](#)

[19 Henry PB 10.8.24 public comment Koscal 2.pdf](#)



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Fishkill, New York 12524
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cuddyfeder.com

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

September 24, 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 and Subdivision Approval for Proposed Townhomes
Supplemental Submission
Premises: 19 Henry Street, Beacon, New York – Transitional (“T”) District
Tax Parcel ID: (5954-36-955796)

Dear Chairman Gunn and Members of the Planning Board:

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

As this Board is aware, at the September 10, 2024 meeting date, the Planning Board opened the Site Plan Application Public Hearing and continued it to the October 8, 2024 meeting date. The Board also scheduled the Subdivision Application Public Hearing for that same date, subject to the condition that the Local Law permitting subdivision of the Premises was filed with New York State Department of State (“NYS DOS”) in advance. A copy of the NYS DOS Local Law filing is annexed hereto as **Exhibit A**, confirming that it was timely filed on September 11, 2024.

This supplemental submission includes the following additional refinements to the enclosed Site Plan Set and Subdivision Plat in response to the comments made by the public and by the Planning Board at the September 10th meeting:

- *Site Plan Sheet 5:*
 - The planting plan has been updated to include seven (7) Thuja Green Giant Arborvitae along the rear property line to provide year-round screening of the rear yards from adjacent properties, where Red Maples were previously proposed.
- *Updated Subdivision Plat:*
 - The Subdivision Plat was revised to include references to the proposed drainage easement over the proposed lots for the underground roof drainpipe system and to include the pedestrian access easements over proposed Lots 1 & 4 for the benefit of Lots 2 & 3, respectively, for access to their rear yards outside the building.



September 24, 2024
Page 2

INDEX OF ENCLOSURES:

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

Exhibit A: New York State Department of State filing of City of Beacon Local Law No. 8 of 2024, dated September 11, 2024.

- Subdivision Plat Prepared by Hudson Land Design Professional Engineering, P.C., dated September 6, 2024.
- Revised Site Plans entitled “Site Plan”, prepared by Hudson Land Design Professional Engineering, P.C., dated April 30, 2024, revised September 24, 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 October 8, 2024 meeting to continue review of the Project, at which point we respectfully request that the Board open the Subdivision Public Hearing, adopt a Negative Declaration under the State Environmental Quality Review Act, and close both Public Hearings (Site Plan & Subdivision) for the Application.

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,

A handwritten signature in black ink, appearing to read 'T.M. Palmer', is written over a horizontal line.

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.

6196450.v5

Exhibit A

Local Law Filing

(Use this form to file a local law with the Secretary of State.)

Text of law should be given as amended. Do not include matter being eliminated and do not use italics or underlining to indicate new matter.

☐ County ☒ City ☐ Town ☐ Village
(Select one:)

of Beacon

FILED
STATE RECORDS

SEP 11 2024

DEPARTMENT OF STATE

Local Law No. 8 of the year 20²⁴

A local law AMENDING CHAPTER 223 OF THE BEACON CITY CODE
(Insert Title)
CONCERNING DIMENSIONAL REGULATIONS

Be it enacted by the City Council of the
(Name of Legislative Body)

☐ County ☒ City ☐ Town ☐ Village
(Select one:)

of Beacon as follows:

See attached

(If additional space is needed, attach pages the same size as this sheet, and number each.)

CITY OF BEACON



Amanda C. Caputo
City Clerk
One Municipal Plaza, Suite One
Beacon, New York 12508

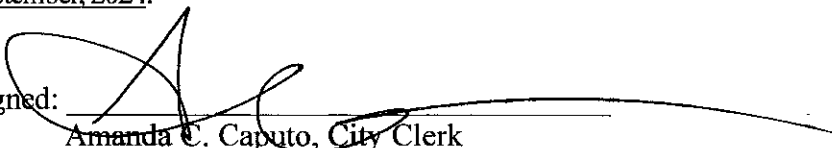
Telephone	(845) 838-5003
Facsimile	(845) 838-5012

I, AMANDA C. CAPUTO, City Clerk of the City of Beacon, New York, do hereby certify that
the attached is a true and accurate copy of Local Law No. 08 of 2024 entitled

A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE CONCERNING DIMENSIONAL REGULATIONS

adopted by the Beacon City Council at a regular meeting held on September 3, 2024. Council Member Grant made the motion that the resolution be adopted. Council Member Rhodes seconded the motion. Council Members Wake, Grant, Rhodes, Domanski, Wetherbee, and Mayor Kyriacou voted in favor (6). Council Member Aymar-Blair was absent (1). Motion carried.

WITNESS THERE I have set my hand and seal of the City of Beacon this 11th day of
September, 2024.

Signed: 
Amanda C. Caputo, City Clerk

SEAL

LOCAL LAW NO. 8 OF 2024

**CITY COUNCIL
CITY OF BEACON**

**A LOCAL LAW AMENDING CHAPTER 223 OF THE BEACON CITY CODE
CONCERNING DIMENSIONAL REGULATIONS**

A LOCAL LAW to amend Article III – General Regulations, Section 223-17.D of the City Code to amend the Schedule of Dimensional Regulations concerning townhouses in the T Zoning District.

BE IT ENACTED by the City Council of the City of Beacon as follows:

Section 1. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled “Schedule of Dimensional Regulations”, is hereby amended to add Footnote “e” to the T Zoning District column.

Section 2. Chapter 223 of the Beacon City Code, Article III – General Regulations, Section 223-17, Subsection D, Attachment 1 entitled “Schedule of Dimensional Regulations”, Footnote “e” is hereby amended as follows:

- e In any RD or T District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semi-attached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreation or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided in the future. In its sole discretion, the Planning Board may also reduce the required side yard setbacks to zero (0) feet for subdivisions of land designed for attached or semi-attached single-family dwellings (townhouses) where appropriate, except that the minimum side yard setback for end unit dwellings shall not be reduced further than one-half the minimum side yard setback of the least restrictive adjoining residential district.

Section 3. Ratification, Readoption and Confirmation.

Except as specifically modified by the amendments contained herein, Chapter 223 of the Beacon City Code is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. Numbering for Codification.

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability.

If any clause, sentence, paragraph, subdivision, section, or part of this chapter or the application thereof to any person, individual, corporation, firm, partnership, entity, or circumstance shall be adjudged by any court of competent jurisdiction to be invalid or unconstitutional, such order or judgment shall not affect, impair, or invalidate the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, section, or part of this chapter, or in its application to the person, individual, corporation, firm, partnership, entity, or circumstance directly involved in the controversy in which such order or judgment shall be rendered.

Section 6. Effective date.

This local law shall take effect immediately upon filing with the Office of the Secretary of State of the State of New York.

(Complete the certification in the paragraph that applies to the filing of this local law and strike out that which is not applicable.)

1. (Final adoption by local legislative body only.)

I hereby certify that the local law annexed hereto, designated as local law No. 8 of 2024 of the (County)(City)(Town)(Village) of Beacon was duly passed by the City Council on September 3 2024, in accordance with the applicable provisions of law.
(Name of Legislative Body)

2. (Passage by local legislative body with approval, no disapproval or repassage after disapproval by the Elective Chief Executive Officer*.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ and was deemed duly adopted (Elective Chief Executive Officer*) on _____ 20____, in accordance with the applicable provisions of law.

3. (Final adoption by referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. (Elective Chief Executive Officer*)

Such local law was submitted to the people by reason of a (mandatory)(permissive) referendum, and received the affirmative vote of a majority of the qualified electors voting thereon at the (general)(special)(annual) election held on _____ 20____, in accordance with the applicable provisions of law.

4. (Subject to permissive referendum and final adoption because no valid petition was filed requesting referendum.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the (County)(City)(Town)(Village) of _____ was duly passed by the _____ on _____ 20____, and was (approved)(not approved) (Name of Legislative Body) (repassed after disapproval) by the _____ on _____ 20____. Such local law was subject to permissive referendum and no valid petition requesting such referendum was filed as of _____ 20____, in accordance with the applicable provisions of law.

* Elective Chief Executive Officer means or includes the chief executive officer of a county elected on a county-wide basis or, if there be none, the chairperson of the county legislative body, the mayor of a city or village, or the supervisor of a town where such officer is vested with the power to approve or veto local laws or ordinances.

5. (City local law concerning Charter revision proposed by petition.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the City of _____ having been submitted to referendum pursuant to the provisions of section (36)(37) of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of such city voting thereon at the (special)(general) election held on _____ 20____, became operative.

6. (County local law concerning adoption of Charter.)

I hereby certify that the local law annexed hereto, designated as local law No. _____ of 20____ of the County of _____ State of New York, having been submitted to the electors at the General Election of November _____ 20____, pursuant to subdivisions 5 and 7 of section 33 of the Municipal Home Rule Law, and having received the affirmative vote of a majority of the qualified electors of the cities of said county as a unit and a majority of the qualified electors of the towns of said county considered as a unit voting at said general election, became operative.

(If any other authorized form of final adoption has been followed, please provide an appropriate certification.)

I further certify that I have compared the preceding local law with the original on file in this office and that the same is a correct transcript therefrom and of the whole of such original local law, and was finally adopted in the manner indicated in paragraph 1____ above.

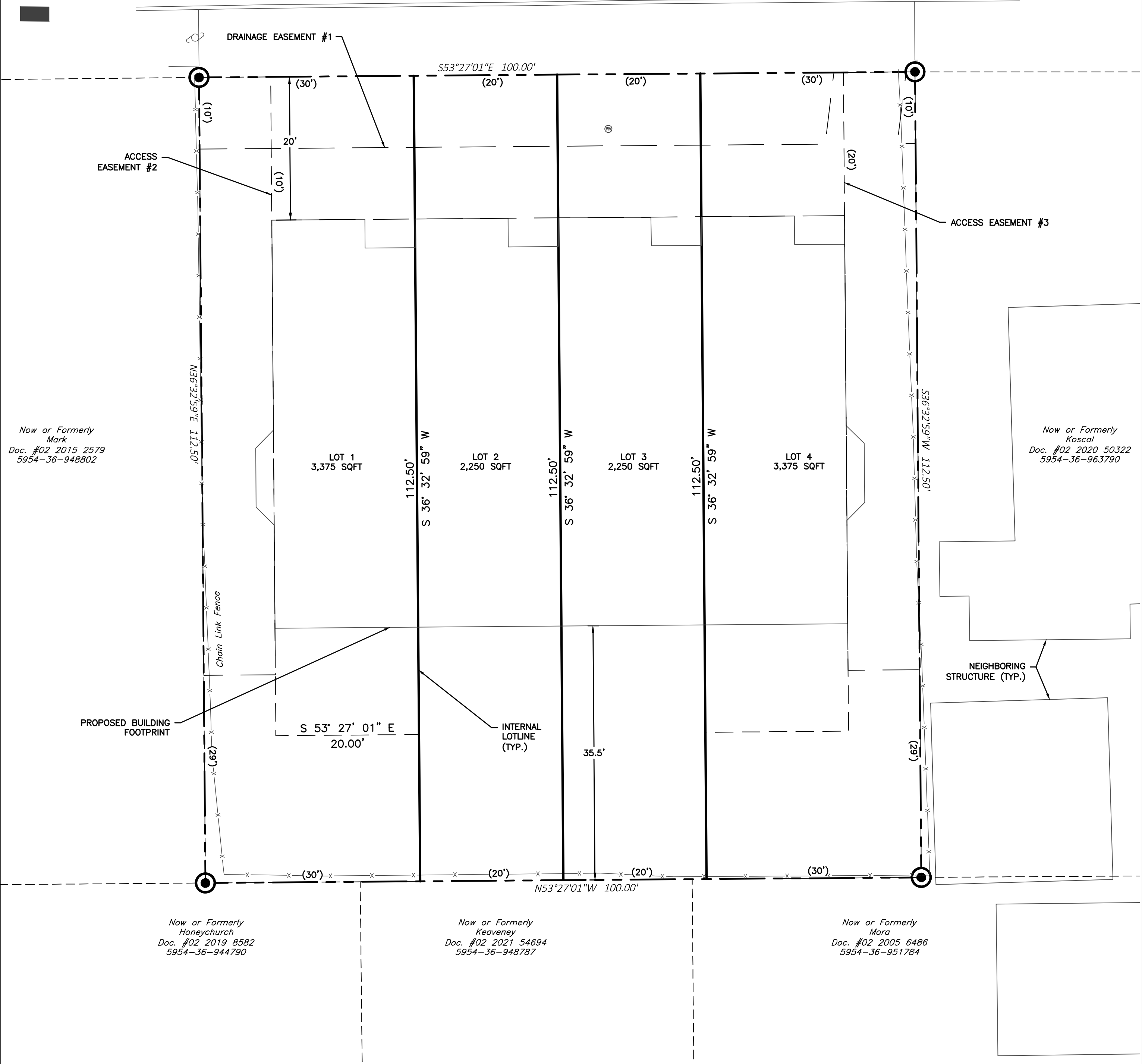
Clerk of the County legislative body, City, Town or Village Clerk or officer designated by local legislative body

Date: 09.11.24

(Seal)

Subdivision Plat

HENRY STREET



SUBDIVISION PLAT
SCALE: 1"=10'

DCDBCH STANDARD NOTE:

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

I HEREBY CERTIFY THAT THE SURVEY SHOWN
HEREON IS BASED ON AN ACTUAL FIELD SURVEY
COMPLETED ON APRIL 11, 2024.

BY: BRENDAN JOHNSON, P.L.S.

N.Y. State Lic. no. 50919

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

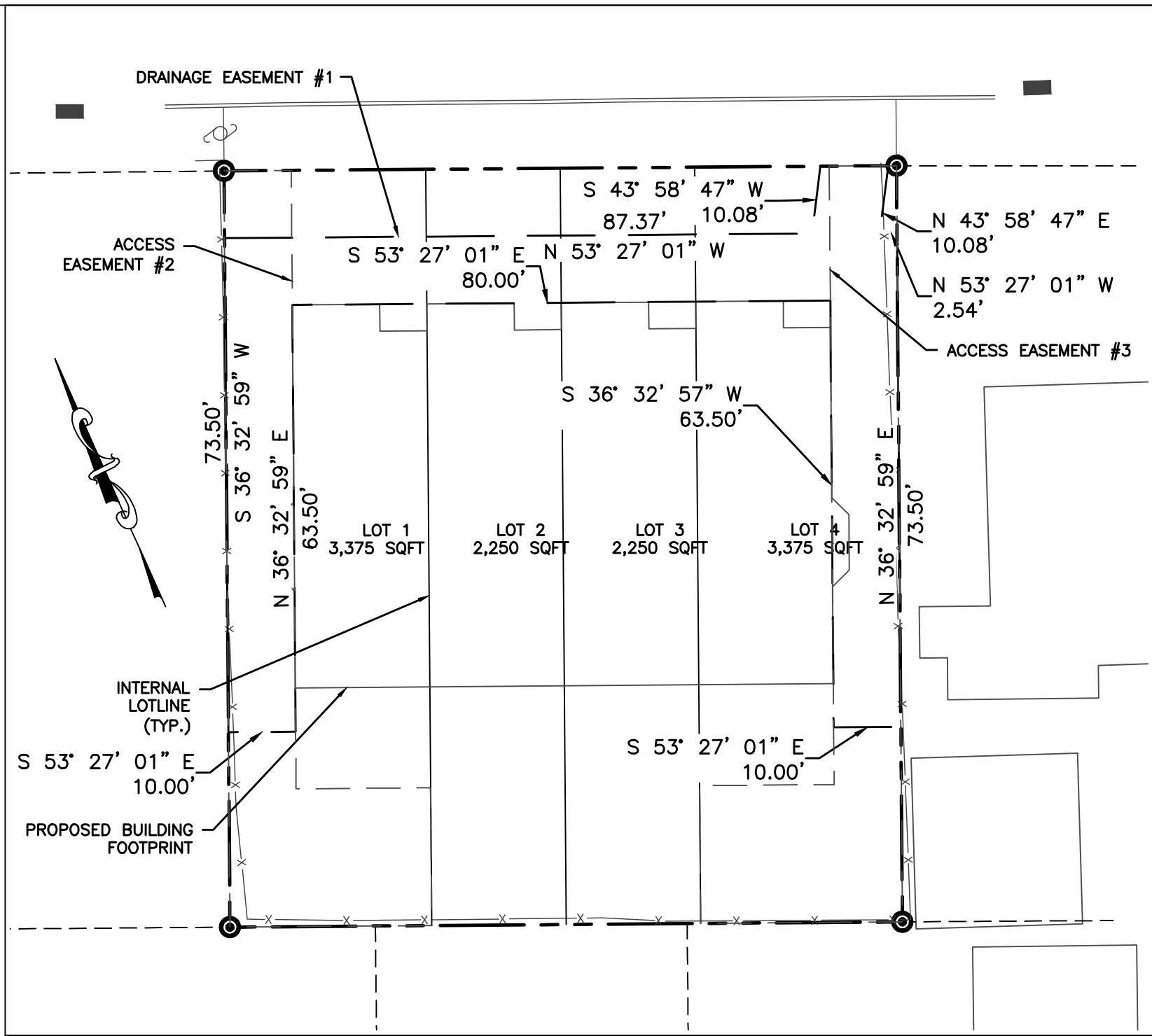
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

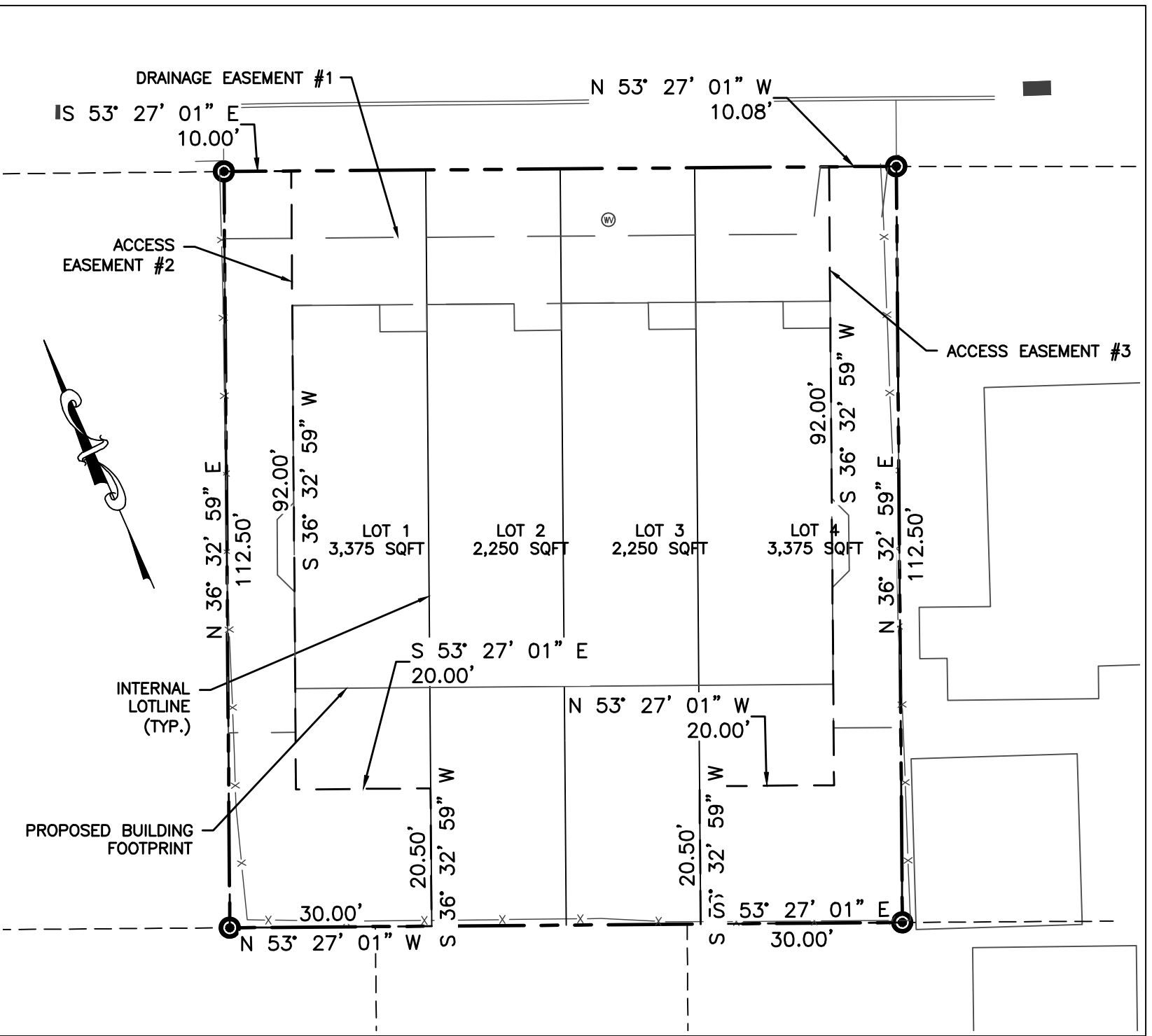
CHAIRMAN

SECRETARY

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



DRAINAGE EASEMENT #1
SCALE: 1"=20'



ACCESS EASEMENTS #2 & #3
SCALE: 1"=20'



SITE LOCATION MAP SCALE: 1" = 400'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING UTILITY POLE
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- EXISTING WELL
- EXISTING HYDRANT
- EXISTING WATER SHUT OFF VALVE
- EXISTING WATER VALVE
- EXISTING ROOF LEADER
- EXISTING CATCH BASIN
- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- PROPOSED DRAINAGE EASEMENT
- PROPOSED ACCESS EASEMENT

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)

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	20 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%	±38%
AREA PER UNIT:	2,500 S.F. MIN. ¹	11,250 S.F.	>2,775 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.

TOWNHOUSE PARCEL CONFORMITY TABLE:

PARAMETER	REQUIREMENT	LOT 1	LOT 2	LOT 3	LOT 4
LOT AREA:	1,800 SQUARE FEET MIN	3,375 SQFT.	2,250 SQFT.	2,250 SQFT	3,375 SQFT
SIDE YARD SETBACK:	5 FEET MINIMUM	10 FEET	N/A	N/A	10 FEET

1. ONE HALF OF MINIMUM SIDE YARD SETBACK OF LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT.

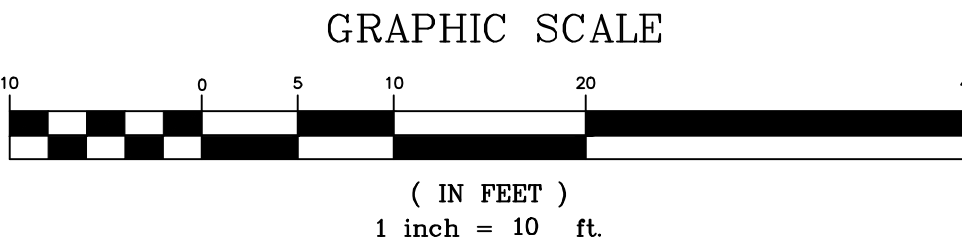
EASEMENT NOTES:

- EASEMENT #1 IS A DRAINAGE EASEMENT OVER LOTS 1, 2, 3 AND 4 FOR CONVEYANCE AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPES AND APPURTENANCES.
- EASEMENT #2 IS AN ACCESS EASEMENT OVER LOT 1 FOR THE BENEFIT OF LOT 2 FOR ACCESS OVER LOT 1 TO THE REAR OF THE LOT 2 PROPERTY.
- EASEMENT #3 IS AN ACCESS EASEMENT OVER LOT 4 FOR THE BENEFIT OF LOT 3 FOR ACCESS OVER LOT 4 TO THE REAR OF THE LOT 3 PROPERTY.

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.

AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH

DATE



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

PRELIMINARY SUBDIVISION PLAT

19 HENRY STREET

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

JOB #: 2024-014

DATE: 9/6/2024

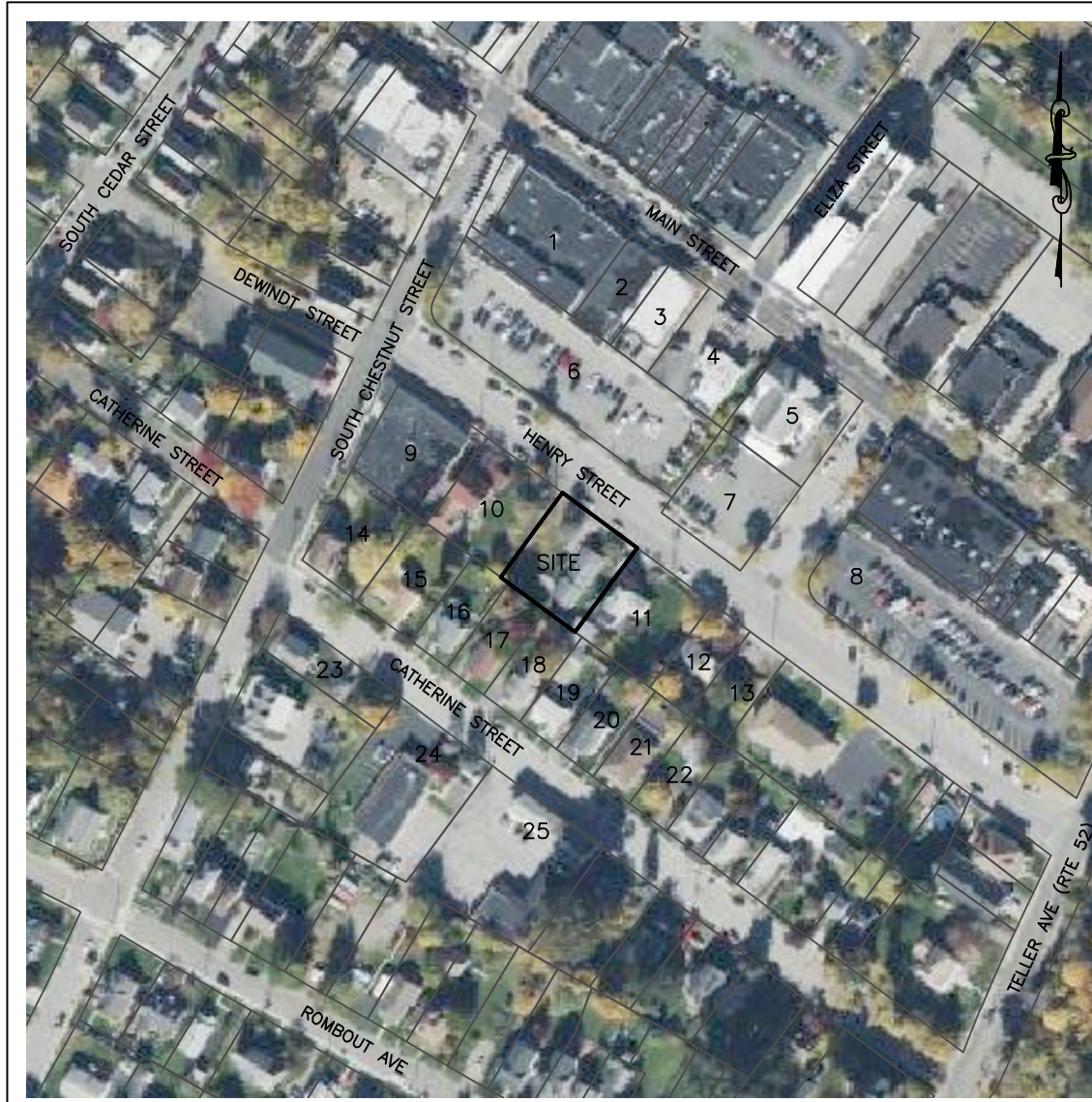
SCALE: AS NOTED

TITLE: PL-1

SHEET: 1 OF 1

Site Plans

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. 2024 DEVELOPMENT CORP, 761 HUNTINGTON DRIVE, FISHKILL NY 12524
3. BEACON 355 LLC, 355 MAIN STREET, BEACON NY 12508
4. ENTERPRISE 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 STATE ST, 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 TAVART, 1115 515 AVENUE 14C, NEW YORK NY 10128
15. CHAR SCHAFER JR., PO BOX 716, BEACON NY 12508
16. CAL MONEY-CORRAL, 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 SHELLEA, 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

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				
4	9/24/24	NO CHANGE THIS SHEET	CMB				

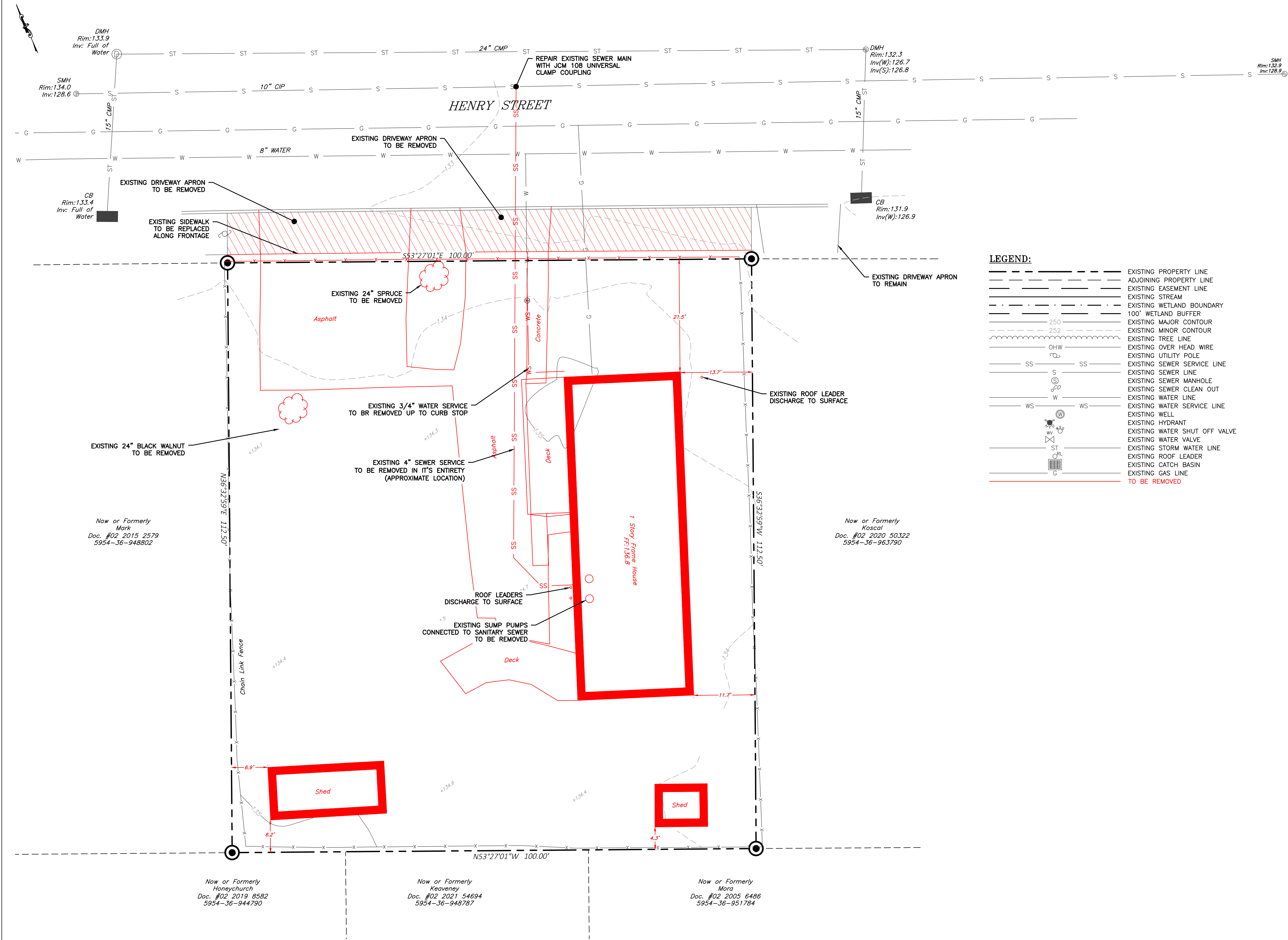


SEAL



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

SHEET: 1 OF 6



PROJECT INFORMATION:	
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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:
- 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.
 - 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.
 - 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.
 - 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.
 - THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
 - 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.
 - SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
 - SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
 - SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
 - BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.

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



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

JCM 108 UNIVERSAL CLAMP COUPLING
NOT TO SCALE

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

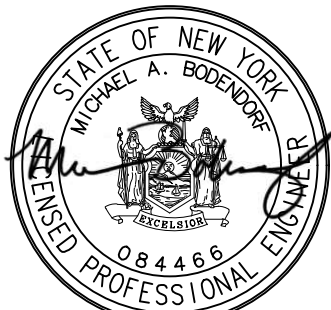
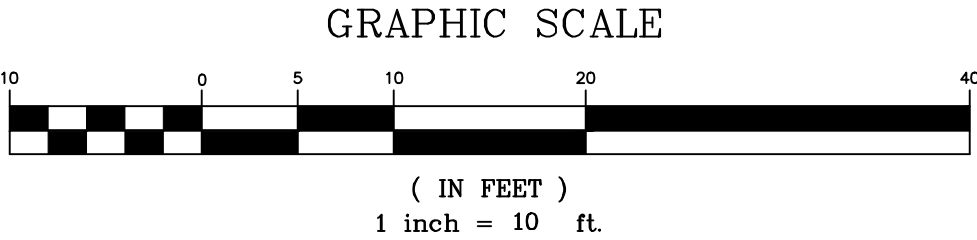
SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	NO CHANGE THIS SHEET	CMB				



SEAL



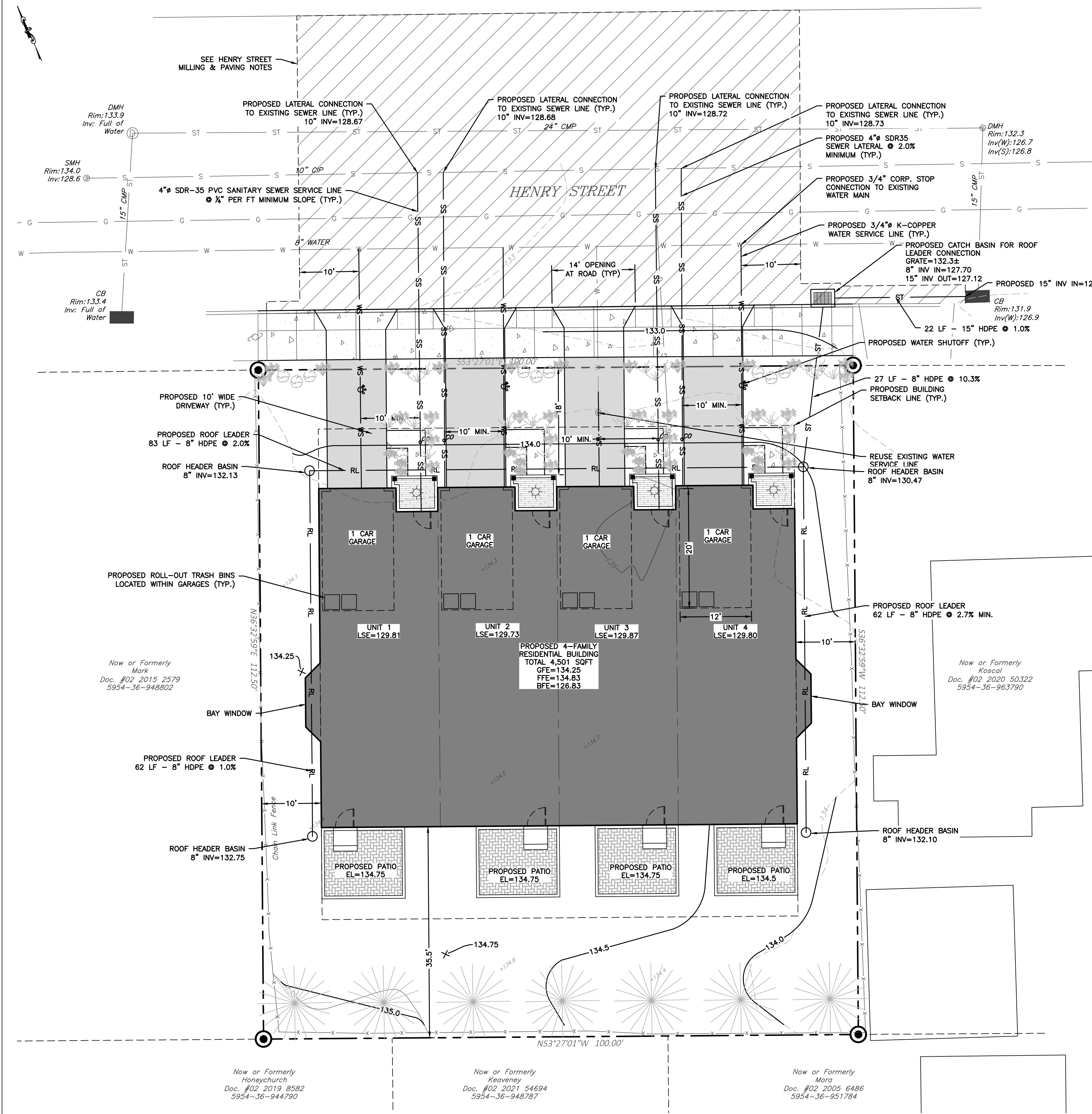
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 846-440-6926

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



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 SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED STORM WATER LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

INFILTRATION AND INFLOW MITIGATION NOTES:

- 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.
- 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.
- 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:

- 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 1 1/2", ONCE THE TRENCHES HAVE BEEN RESTORED WITH BINDER COURSE TO MATCH THE EXISTING PAVEMENT THICKNESS.

BAY WINDOW SIDE YARD ENCROACHMENT NOTES:

- 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

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
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.	11,250 S.F.	2,812.5 S.F.

- ONE HALF OF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT
- 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:
- ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
 - 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.
 - NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

GENERAL CONSTRUCTION NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPD @ 1-800-962-7862.
- 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.
- 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.
- THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET FORTH TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
- 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.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.

SITE SPECIFIC NOTES:

- THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPD @ 1-800-962-7862. 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.
- 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.
- THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
- THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
- THE WATER SERVICE LINE TO EACH UNIT SHALL BE 3/4" K-COPPER. UNIT 3 WILL UTILIZE THE EXISTING WATER SERVICE LINE FOR THE EXISTING HOUSE.
- THE SEWER SERVICE LINES TO EACH UNIT SHALL BE 4" SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED). UNIT 3 WILL USE THE EXISTING SEWER SERVICE LINE FOR THE EXISTING HOUSE.
- 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.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
- ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
- 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.
- SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
- 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.

- 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.
- BEDROCK SHALL REMOVED BY MECHANICAL MEANS. NO BLASTING SHALL BE PERMITTED WITHOUT APPROVAL FROM THE BUILDING DEPARTMENT.
- THE APPLICANT/APPLICANTS 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.

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.

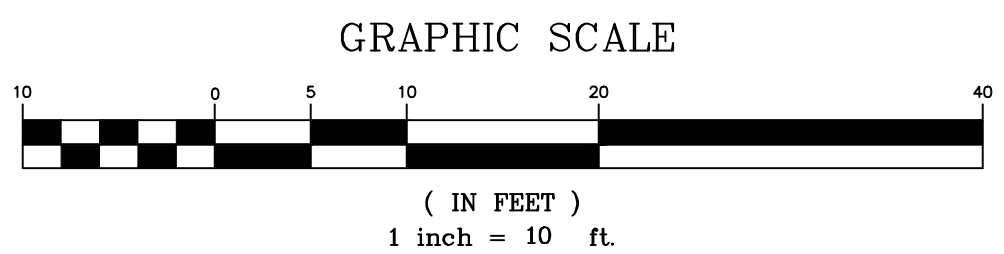
SIGNED THIS _____ DAY OF _____, 20____, BY _____

_____, CHAIRMAN

_____, SECRETARY

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

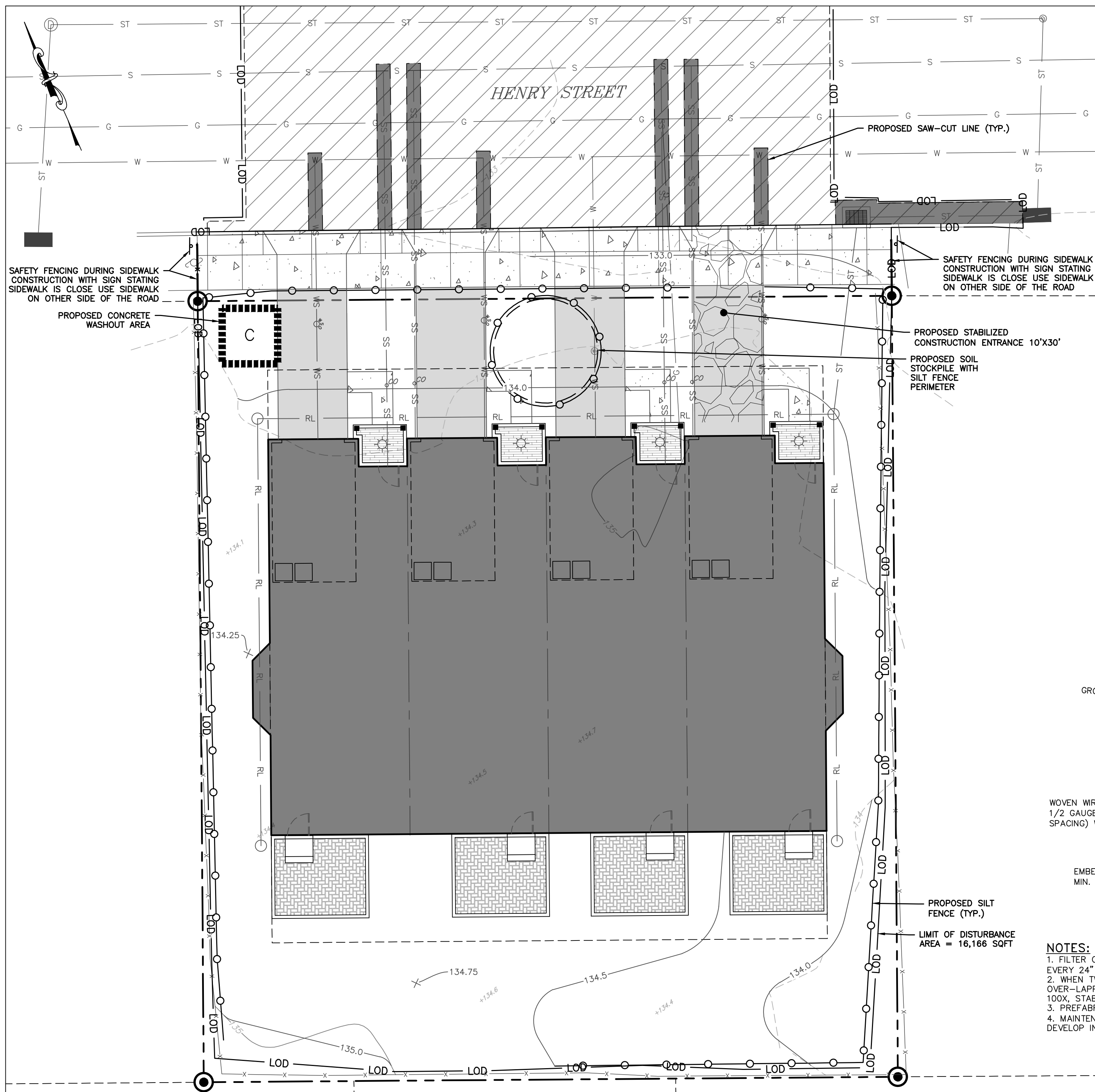
DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
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3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	NO CHANGE THIS SHEET	CMB				



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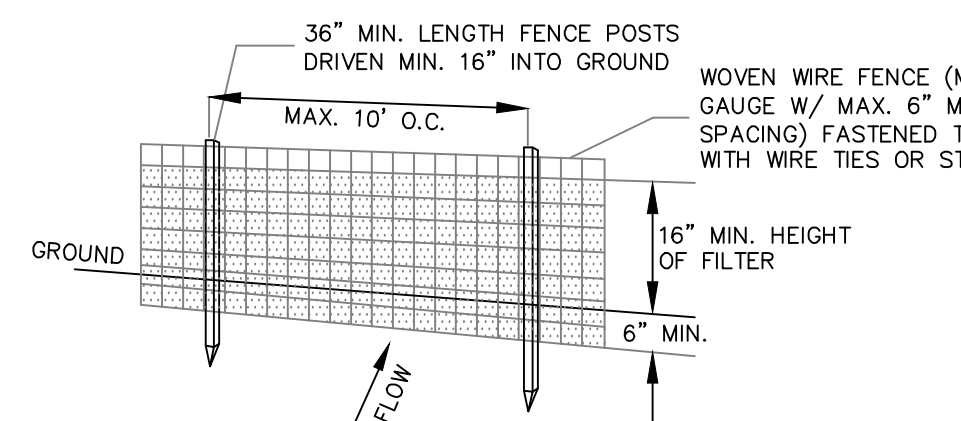
SITE PLAN
19 HENRY STREET
19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-36-955796

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



LEGEND:

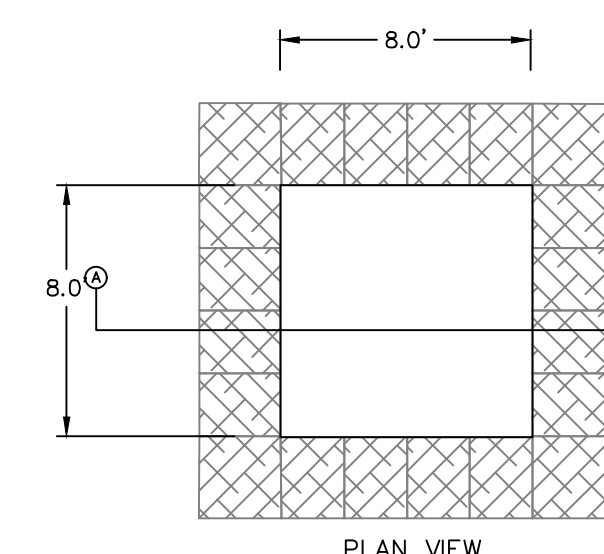
---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING EASEMENT LINE
---	EXISTING STREAM
---	EXISTING WETLAND BOUNDARY
---	100' WETLAND BUFFER
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
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---	PROPOSED WATER LINE
---	PROPOSED WATER SERVICE LINE
---	PROPOSED WELL
---	PROPOSED HYDRANT
---	PROPOSED WATER SHUT OFF VALVE
---	PROPOSED WATER VALVE
---	PROPOSED LIMIT OF DISTURBANCE
---	PROPOSED CATCH BASIN INLET PROTECTION
---	PROPOSED CONSTRUCTION ENTRANCE



NOTES:

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

SILT FENCE DETAIL NOT TO SCALE



NOTES:

1. 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

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 ERODIBLE 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 DETERMINED 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:

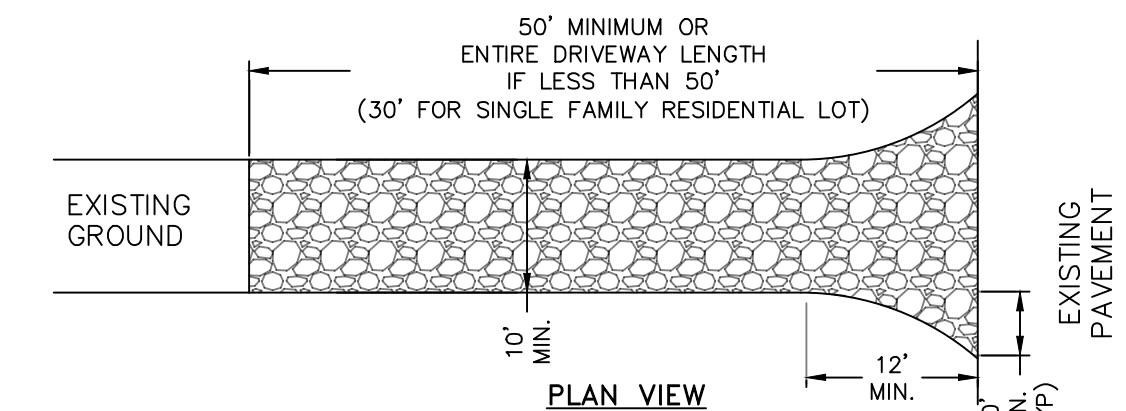
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL 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.



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 OR 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 TRACED 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

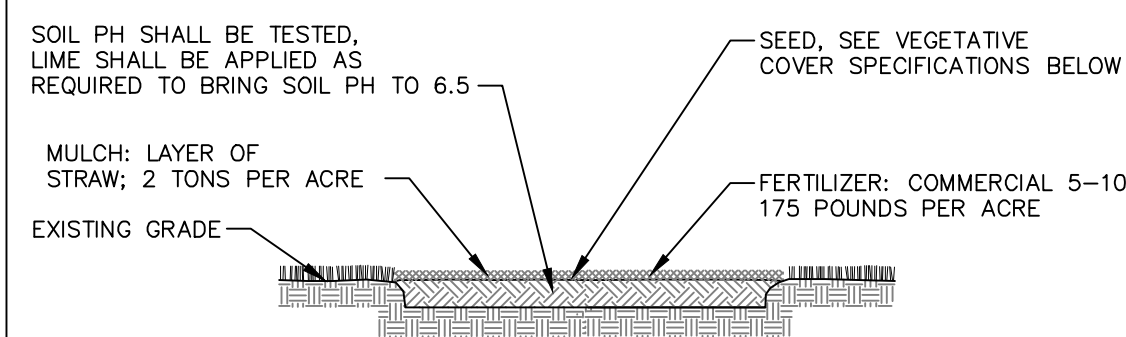
_____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY

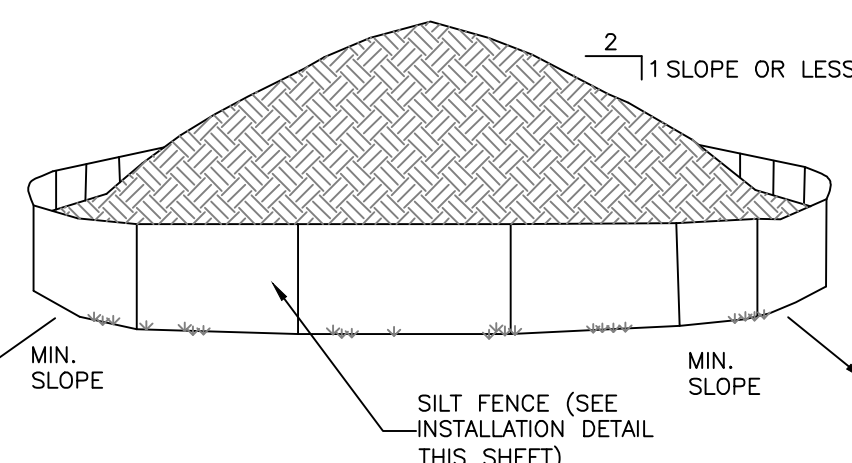
_____ CHAIRMAN

_____ SECRETARY

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



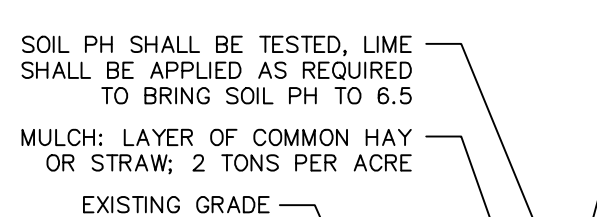
TEMPORARY SEEDING DETAIL NOT TO SCALE



NOTES:

1. AREA CHOSEN FOR STOCKPIILING 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

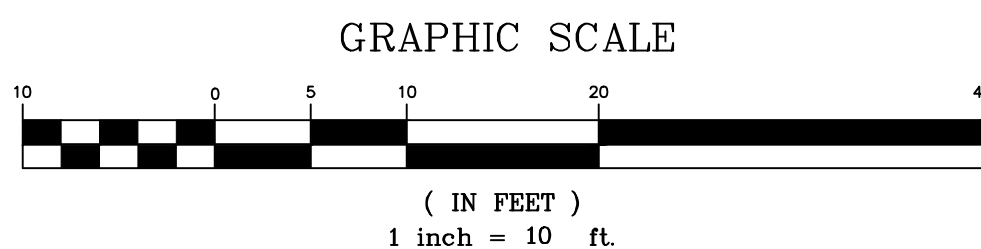


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL NOT TO SCALE

SEED: (BY WEIGHT)
PENALAWN RED FESCUE 25%
KENTUCKY BLUE GRASS 55%
PERENNIAL RYE 20%
(170 POUNDS PURE LIVE SEED PER ACRE)

FERTILIZER: COMMERCIAL 30-10-20, SLOW RELEASE APPLICATION RATE AS PER MANUFACTURER'S RECOMMENDATIONS (NO MORE THAN 1LB NITROGEN PER 1000SF)

TOPSOIL: MIN. OF 4" DEPTH, A NATURAL, FERTILE, AGRICULTURAL SOIL CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.



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PROFESSIONAL ENGINEERING P.C.
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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

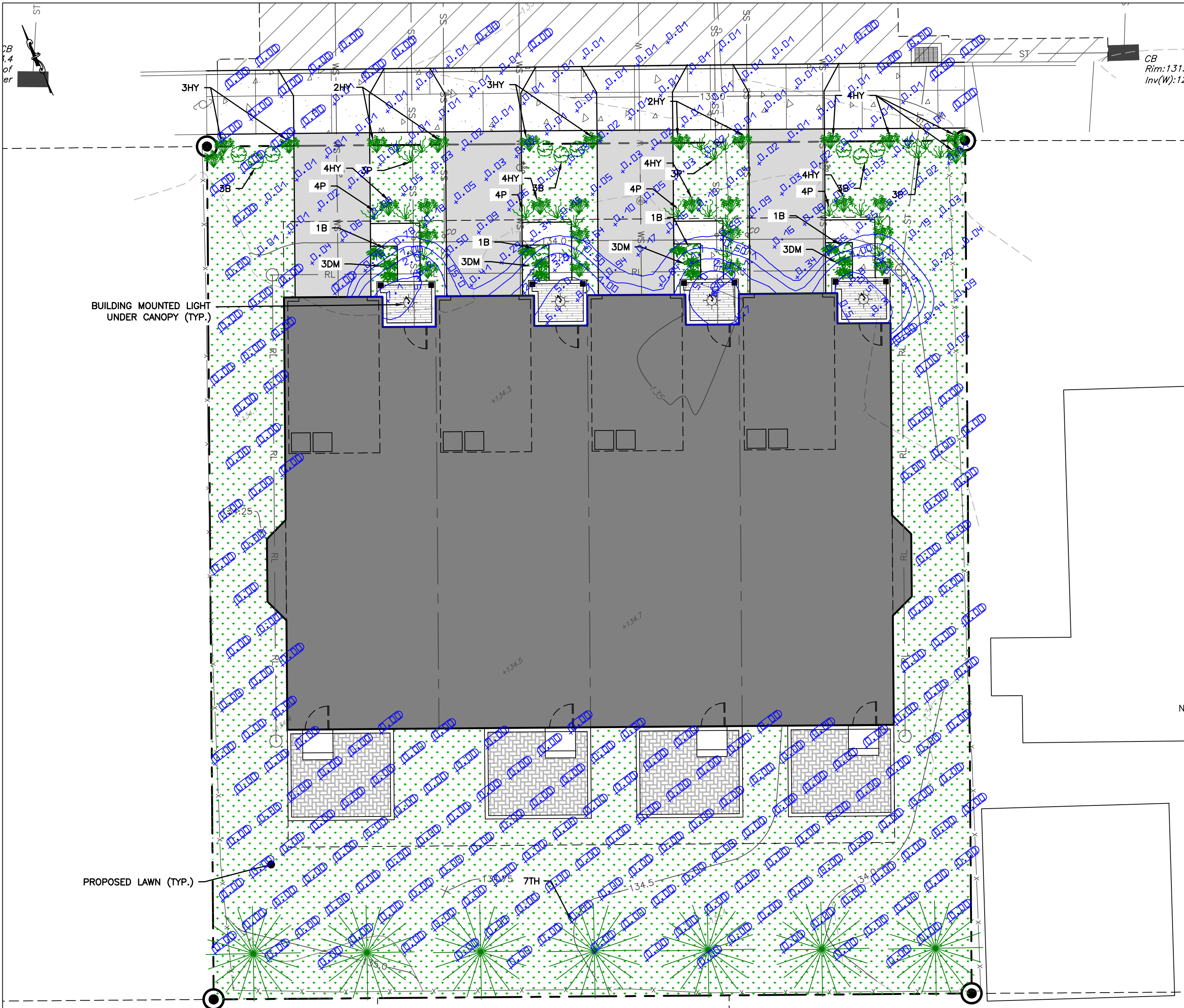
JOB #: 2024-014

DATE: 4/30/2024

SCALE: 1"=10"

TITLE: ESC-1

SHEET: 4 OF 6

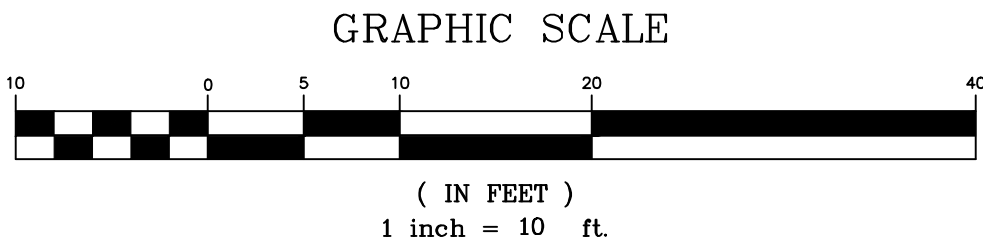


LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 10'

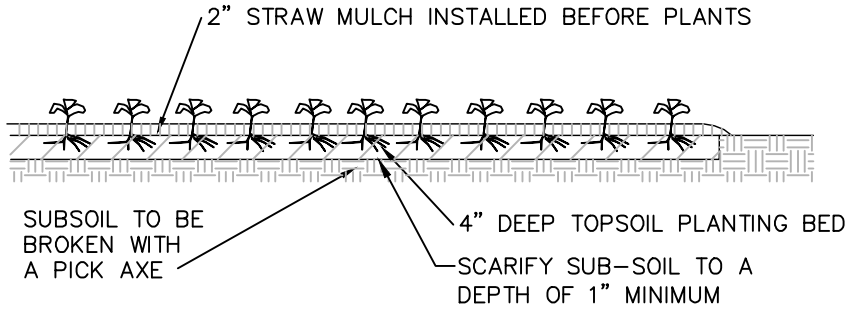
CALCULATION SUMMARY						
Name	Parameter	Min	Max	Average	Min/average	Min/max
PROPERTY BOUNDARIES	Perpendicular Illuminance	0.00 fc	10.3 fc	0.27 fc	0.000	0.000

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

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				
4	9/24/24	PER CITY COMMENTS	CMB				

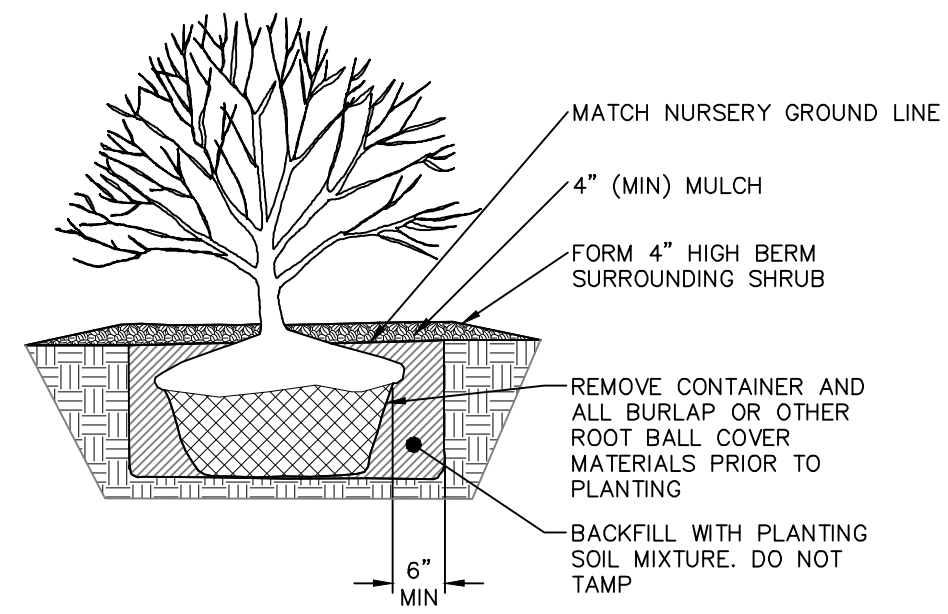


- LEGEND:
- EXISTING PROPERTY LINE
 - ADJOINING PROPERTY LINE
 - EXISTING EASEMENT LINE
 - EXISTING STREAM
 - EXISTING WETLAND BOUNDARY
 - 100' WETLAND BUFFER
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING TREE LINE
 - EXISTING OVER HEAD WIRE
 - EXISTING UTILITY POLE
 - EXISTING SEWER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



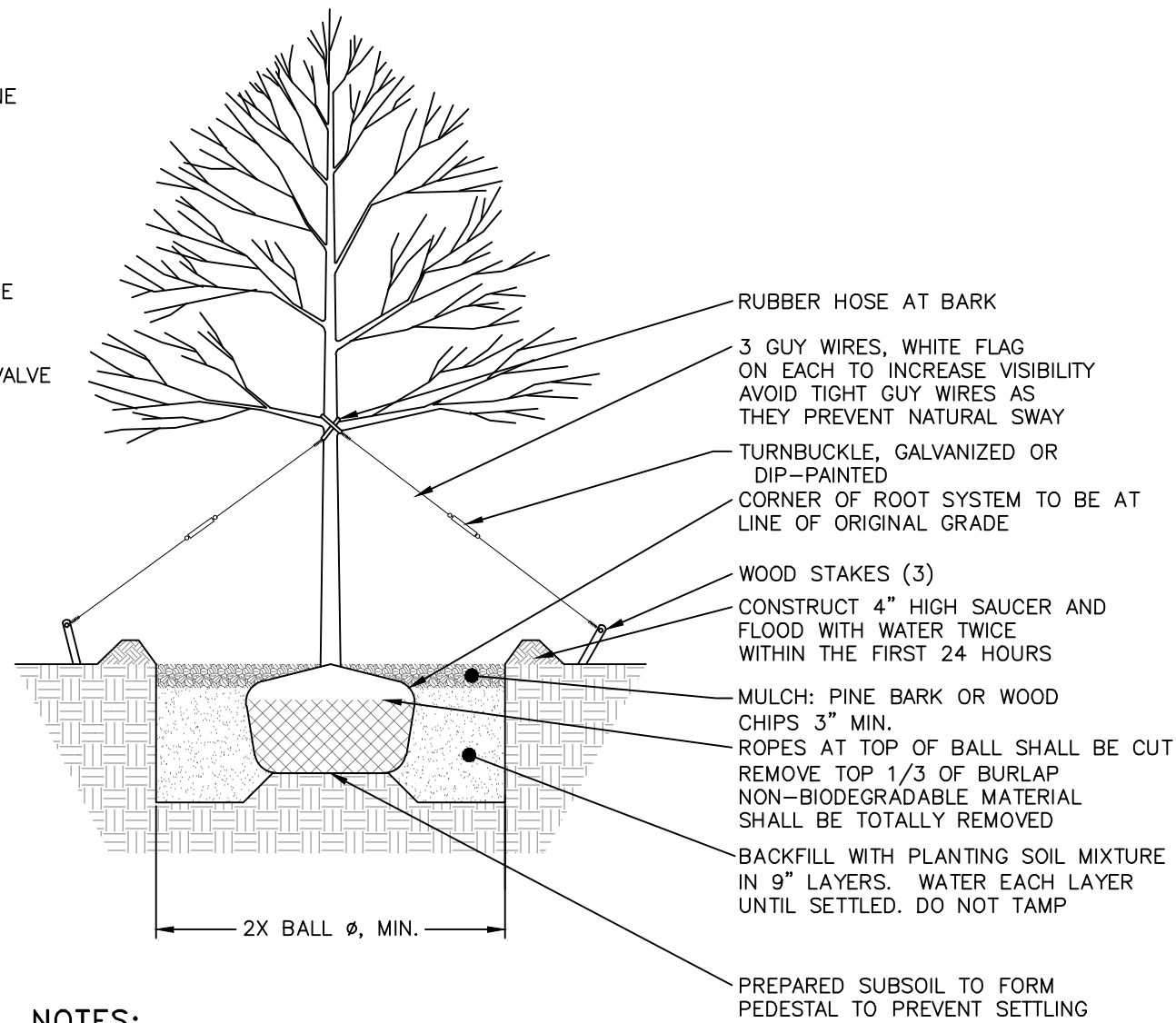
- NOTES:
- HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
 - REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED.
 - HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH
 - PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL EVENT. THEN PREPARE PLANTING SOIL.
 - 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
- WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
 - DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



- NOTES:
- 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	SIZE	PLANT TIME
7	12	THUJA PILCATA X STANDISHII	THUJA GREEN GIANT ARBORVITAE	6 FT HEIGHT	SPRING/FALL
12		CAREX PENNSYLVANICA	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 ACROSTICHODES	EVERGREEN CHRISTMAS FERN	2 GALLON	SPRING/FALL

LANDSCAPE NOTES:

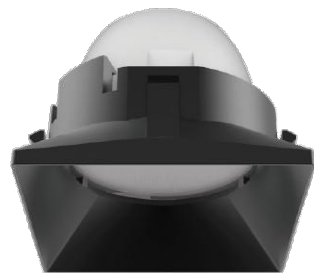
- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE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

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

AETHER ATOMIC

R1ASDL, R1ASPL - Square Downlight



LUMINAIRE DETAIL
NOT TO SCALE

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

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

CHAIRMAN

SECRETARY

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

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

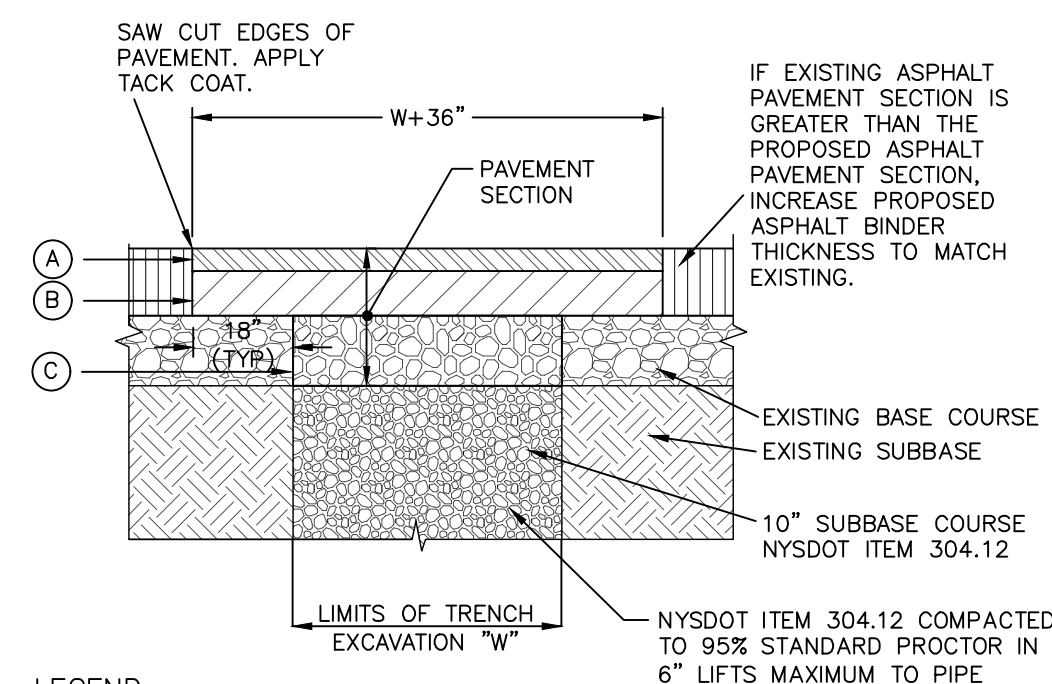
SHEET: 5 OF 6



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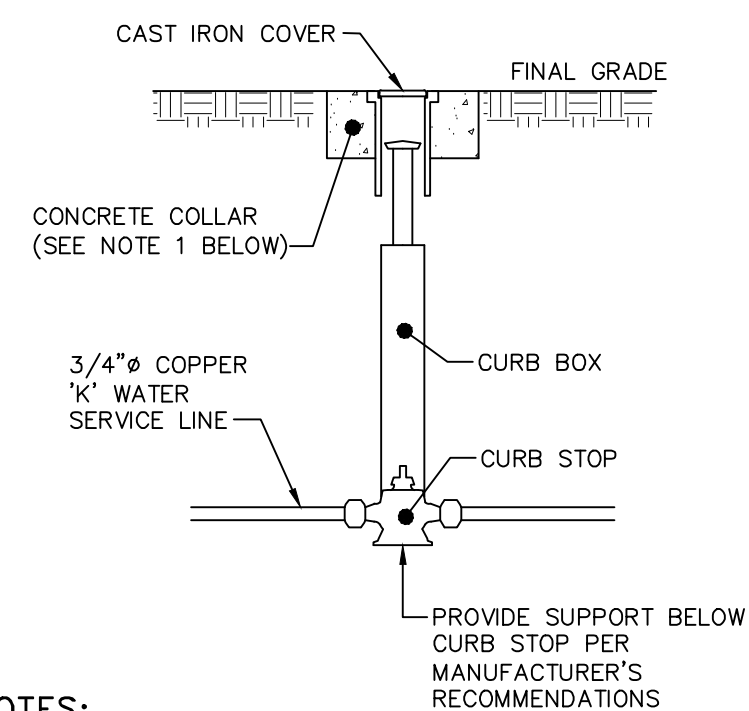


SEAL

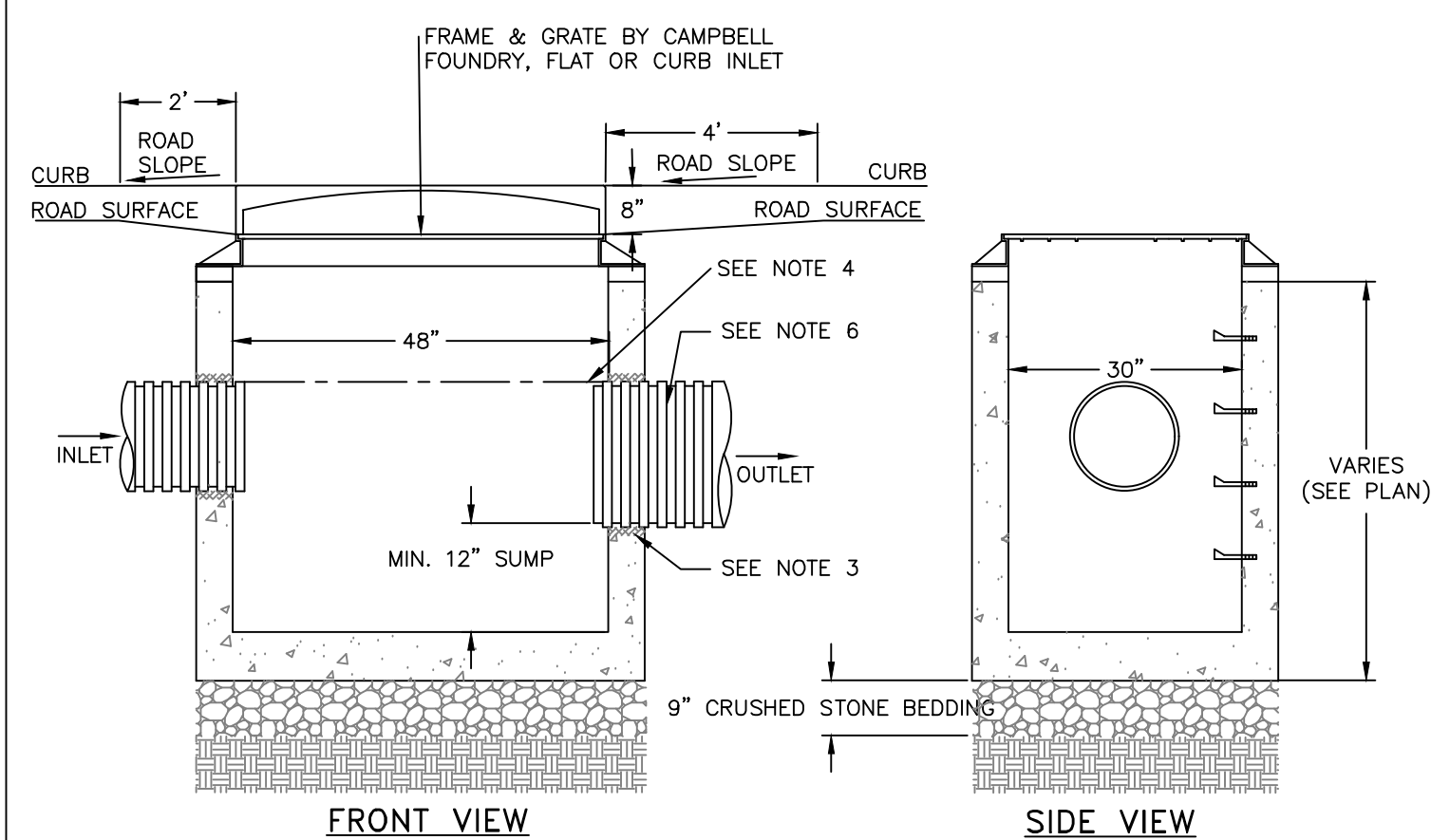


LEGEND

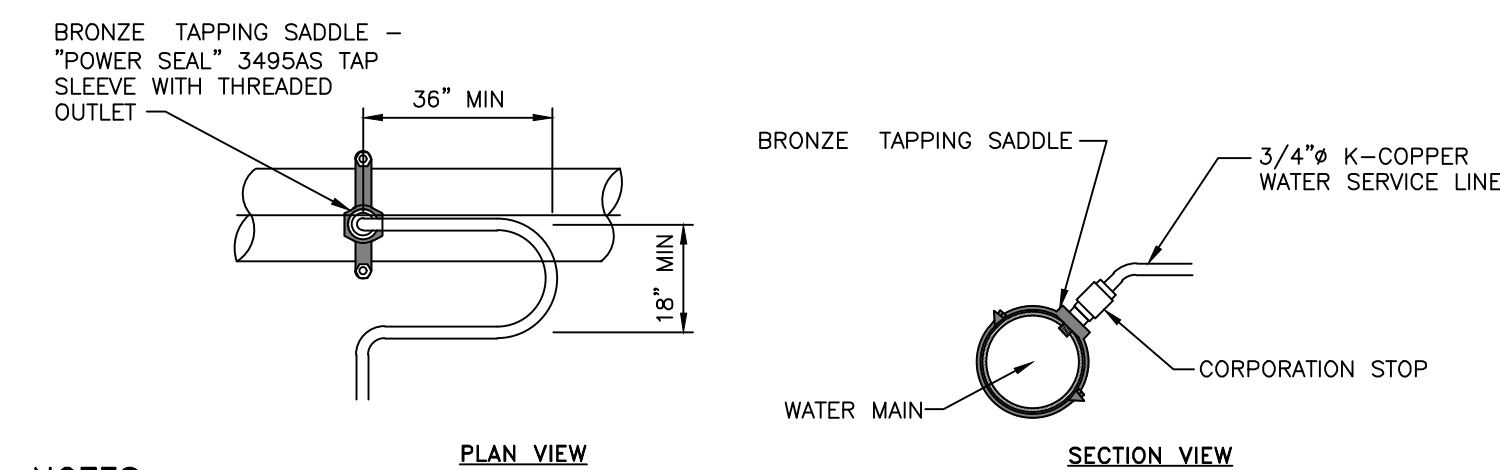
- (A) 1.5" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE F1
(B) 3.0" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE F9
(C) 3.0" ASPHALT BASE COURSE- NYSDOT TYPE F9



- | NOTES: | RECOMMENDATIONS |
|---|-----------------|
| 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. | |

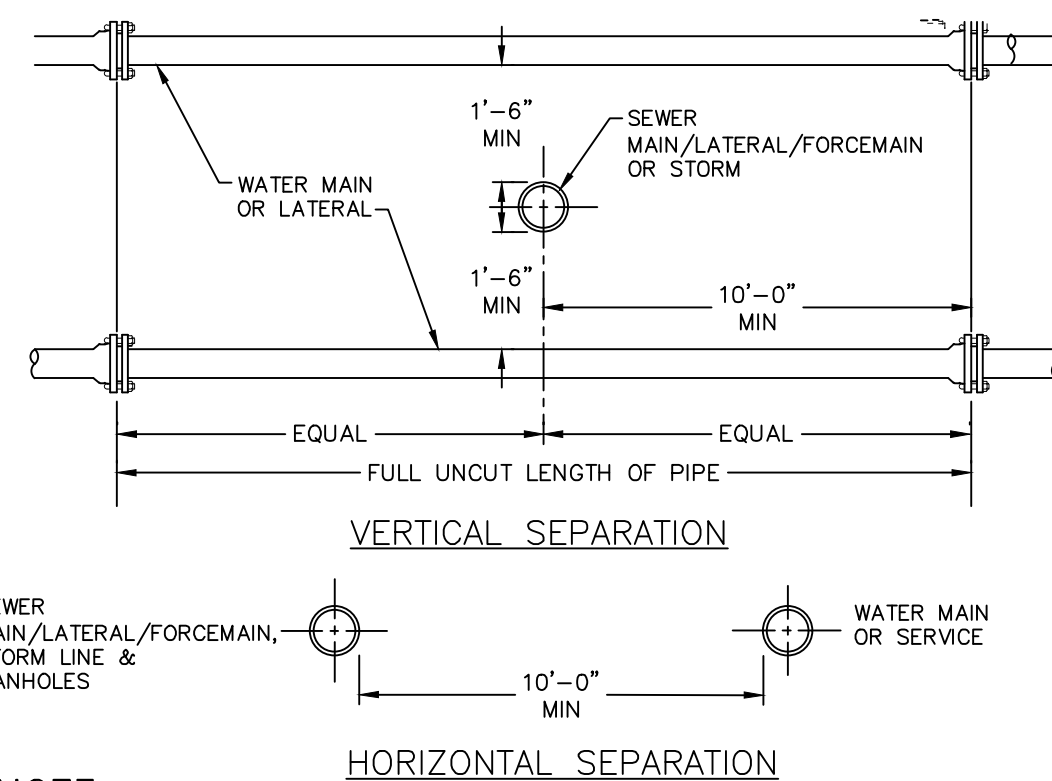


- NOTES:**
1. PRECAST CONCRETE CATCH BASIN WITH CATCHER STRENGTH OF 4,000 PSI @ 28 DAYS.
 2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN. ALL PIPES SHALL BE PARGE DOWNS.
 3. PIPES SHALL BE PARGE DOWNS AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL) SHALL BE MADE WATER TIGHT.
 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. ALL SHALL BE PROVIDED WITH WATER TIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUIV.

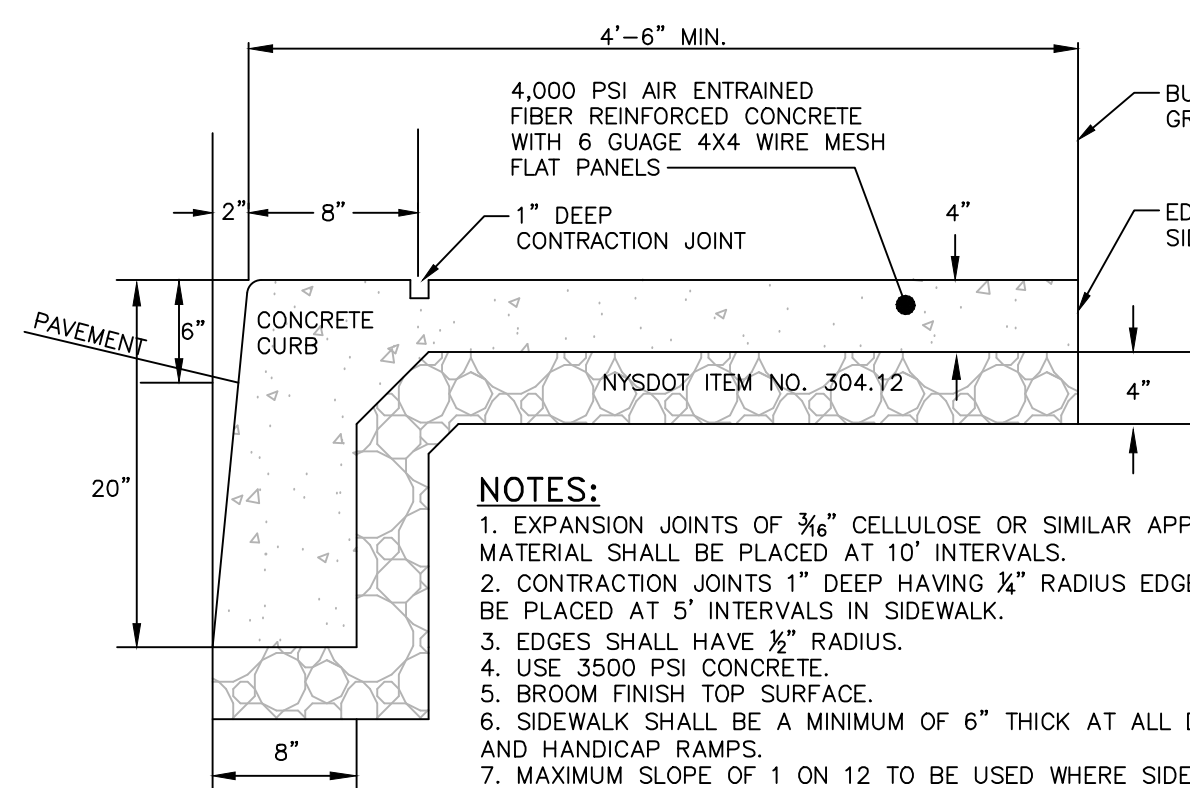
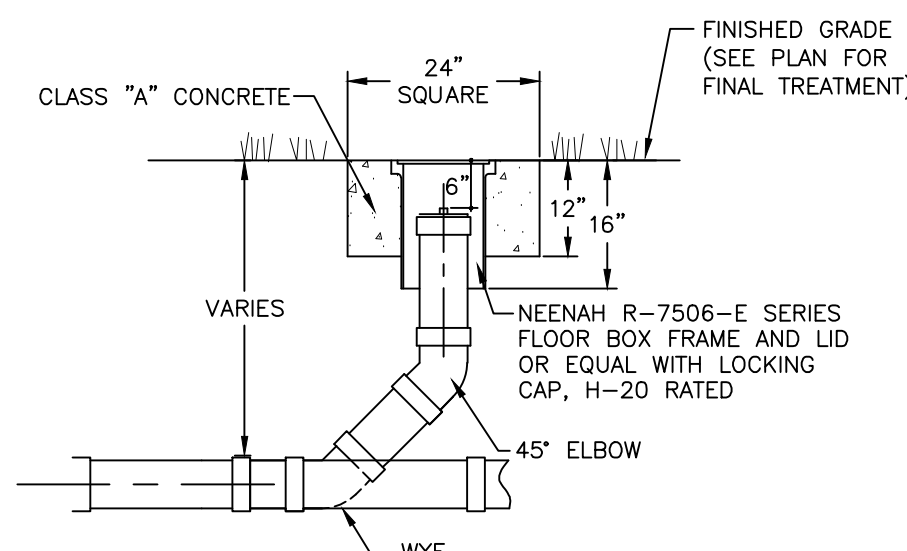


- NOTES:**

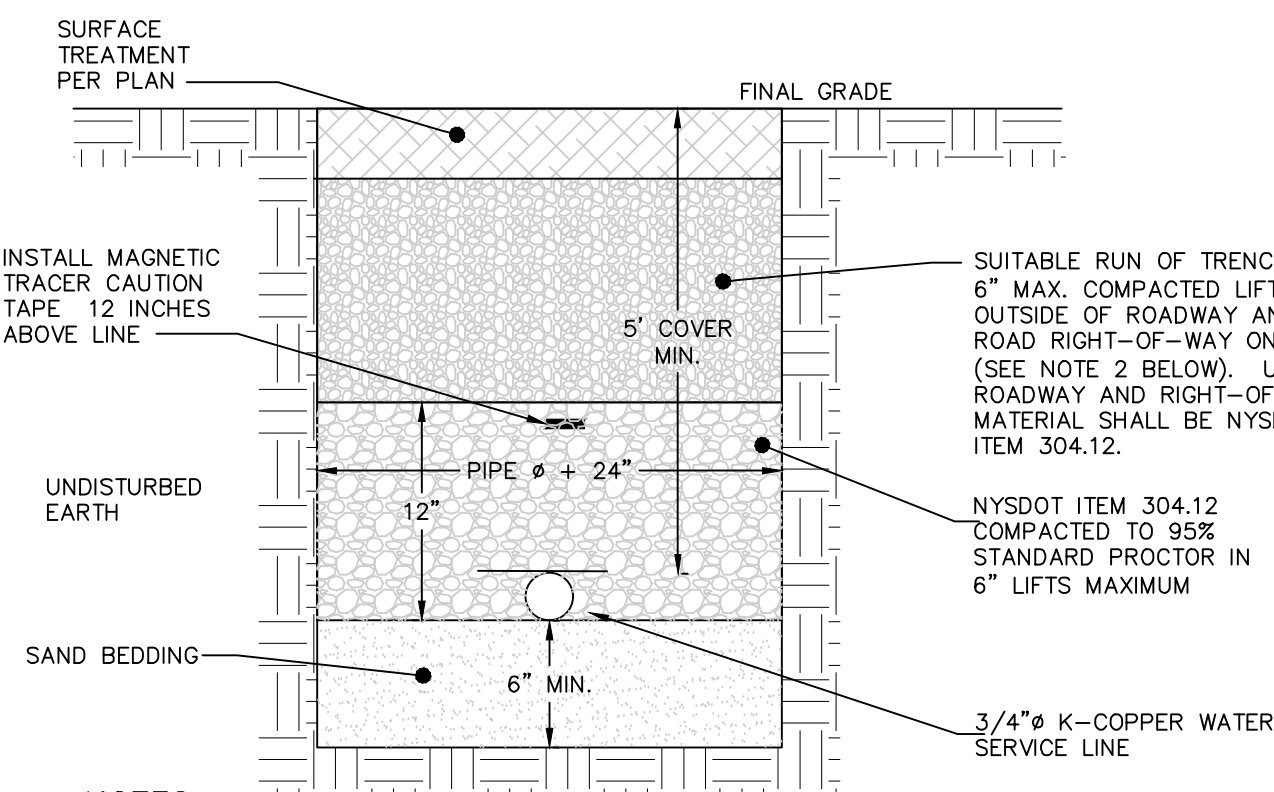
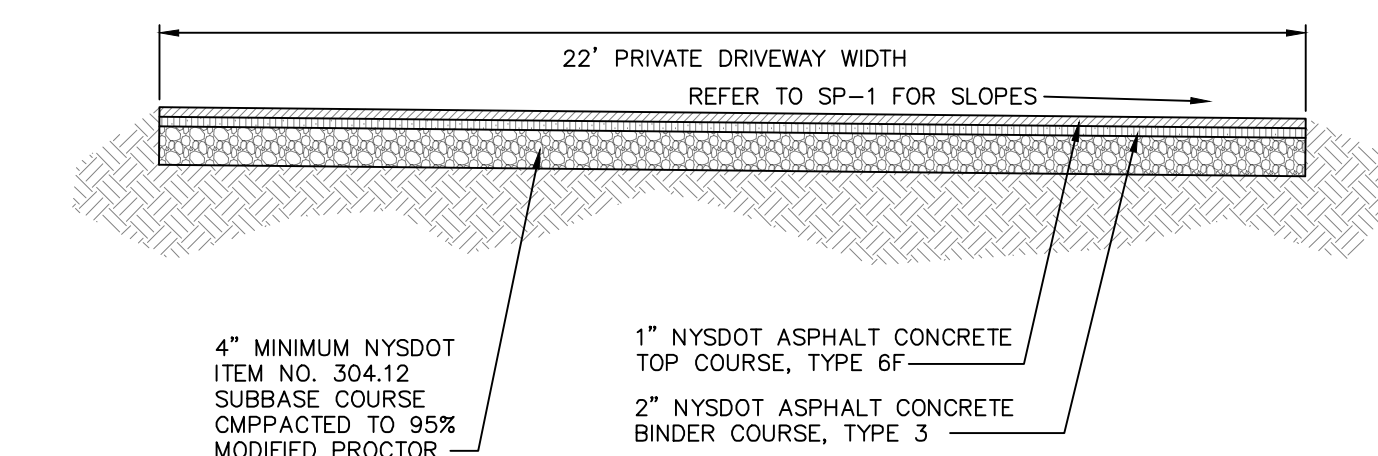
 1. A MINIMUM 5" COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
 2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
 3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR CORPORATION STOP.
 4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN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



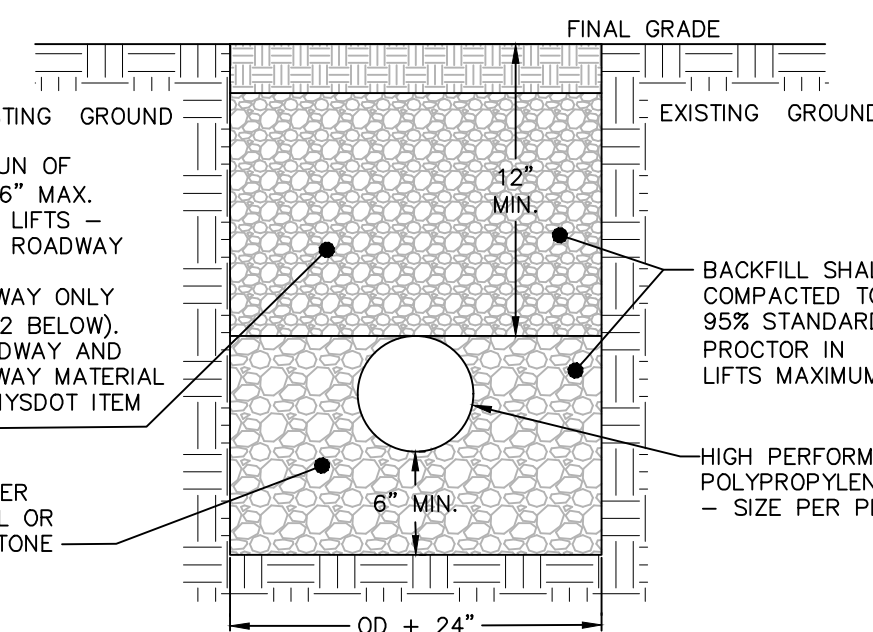
- NOTE:**
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.



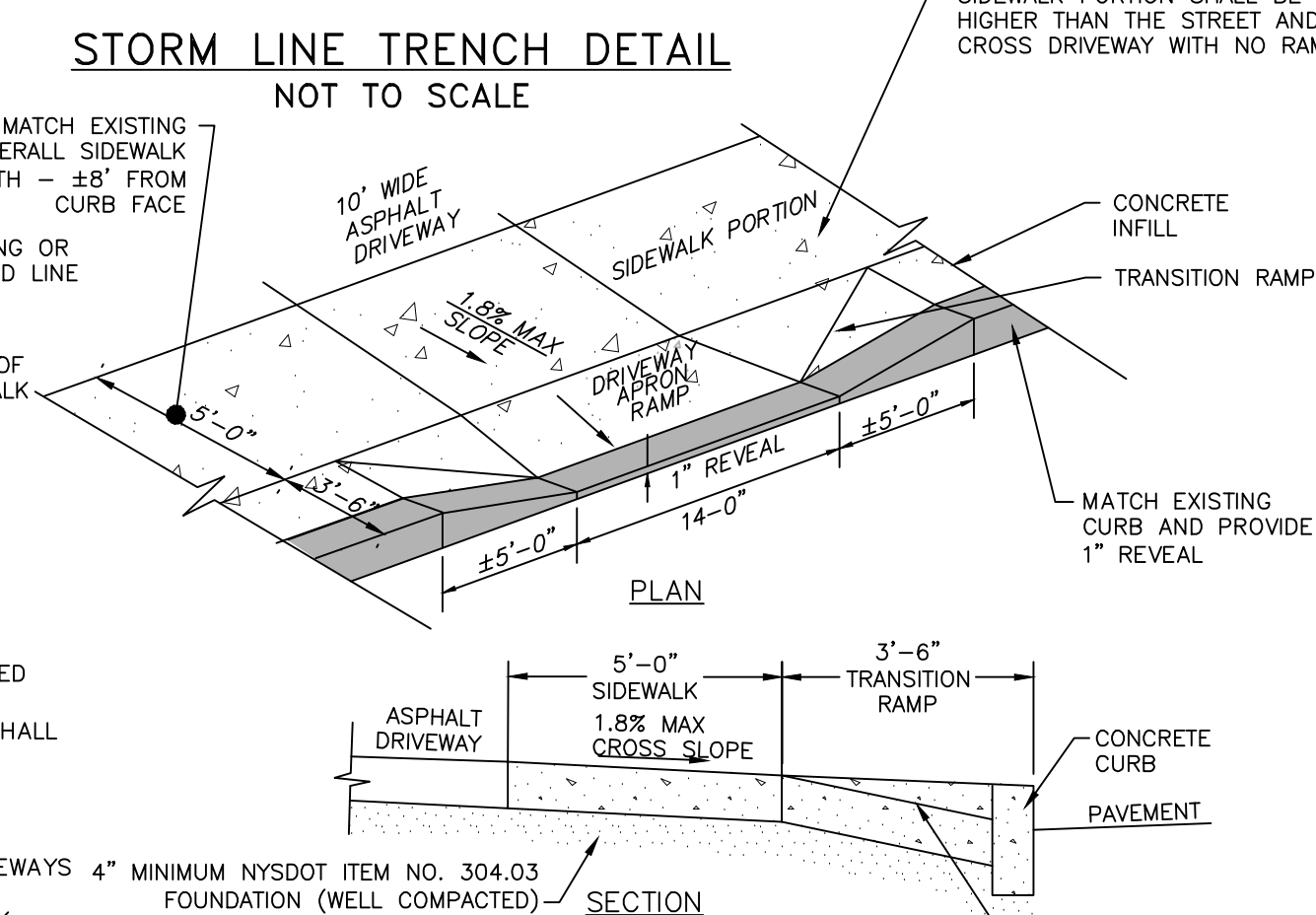
- NOTES:**
1. EXPANSION JOINTS OF $\frac{3}{4}$ " CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
 2. CONTRACTION JOINTS 1" DEEP HAVING $\frac{1}{4}$ " RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
 3. EDGES SHALL HAVE $\frac{1}{4}$ " RADIUS.
 4. USE 3500 PSI CONCRETE.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



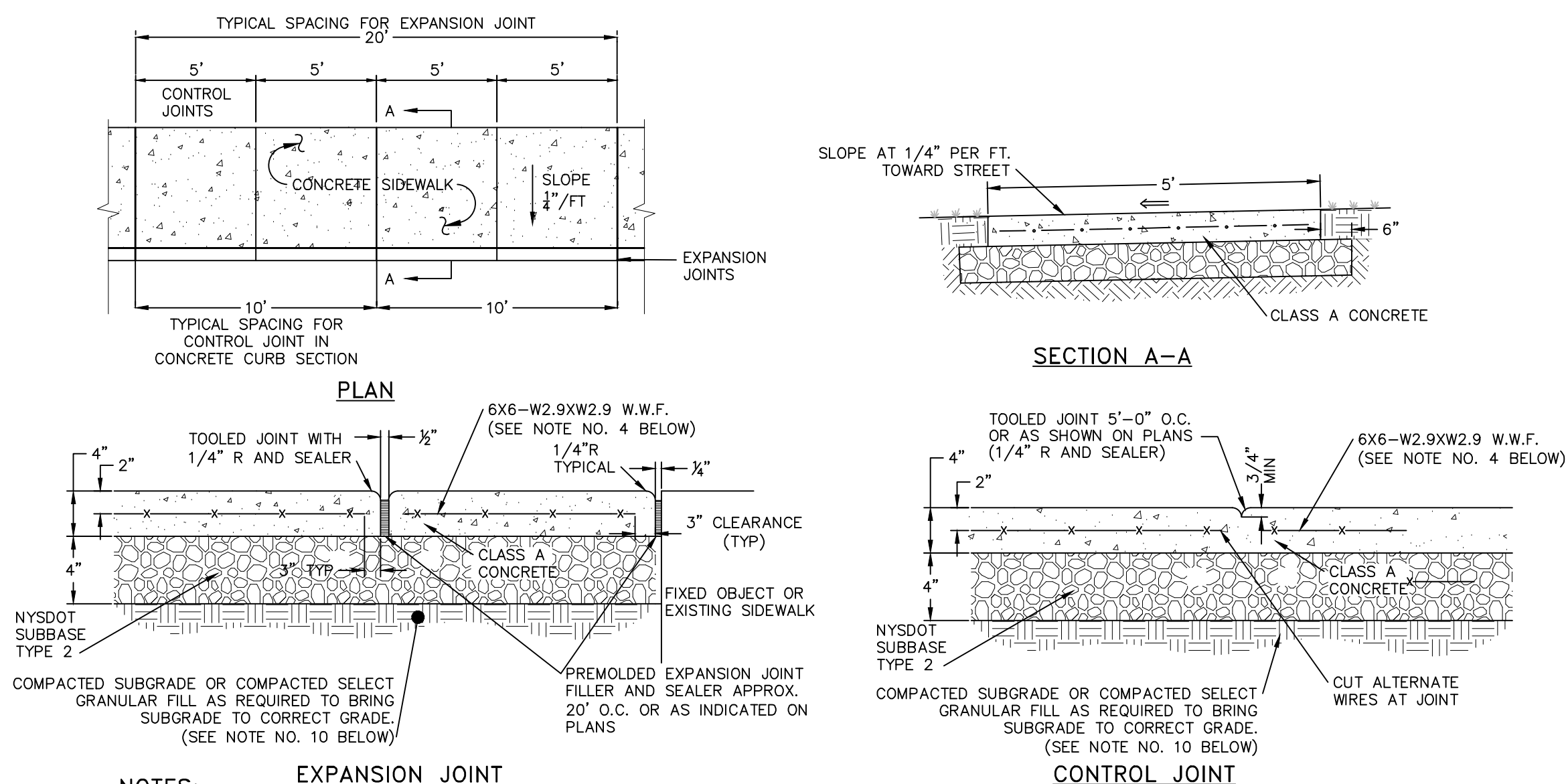
- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
 2. A SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL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



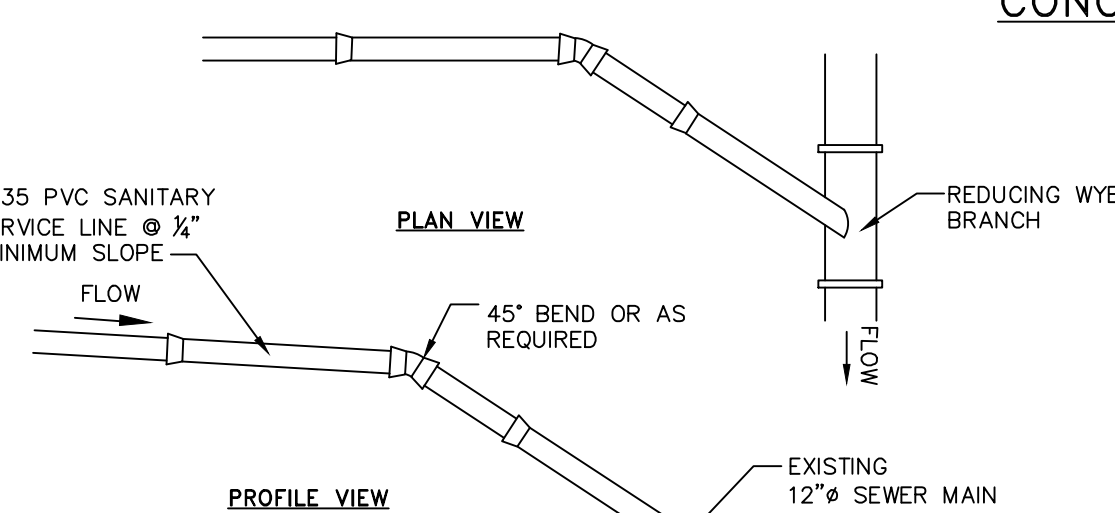
- NOTES:**
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.



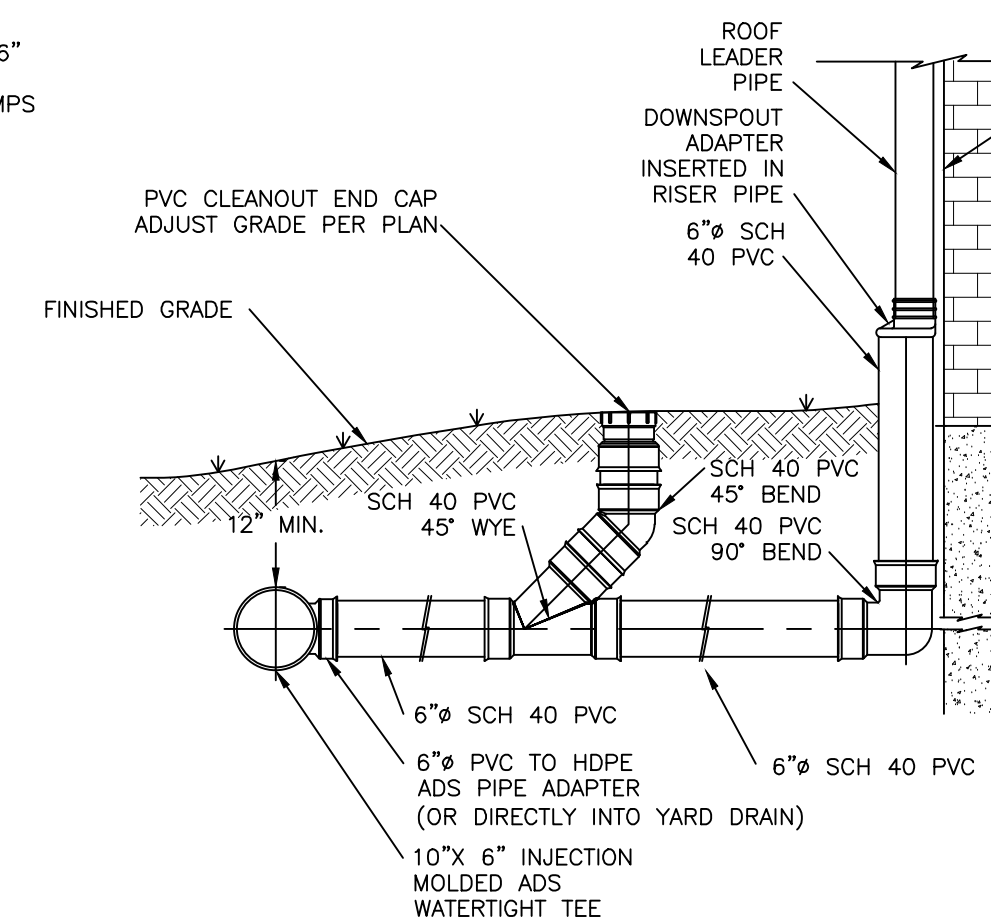
- NOTE:**
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT AND CONCRETE INSTALLATION
 2. CONCRETE SHALL BE 6" THICK THROUGH DRIVEWAY AND APRON.



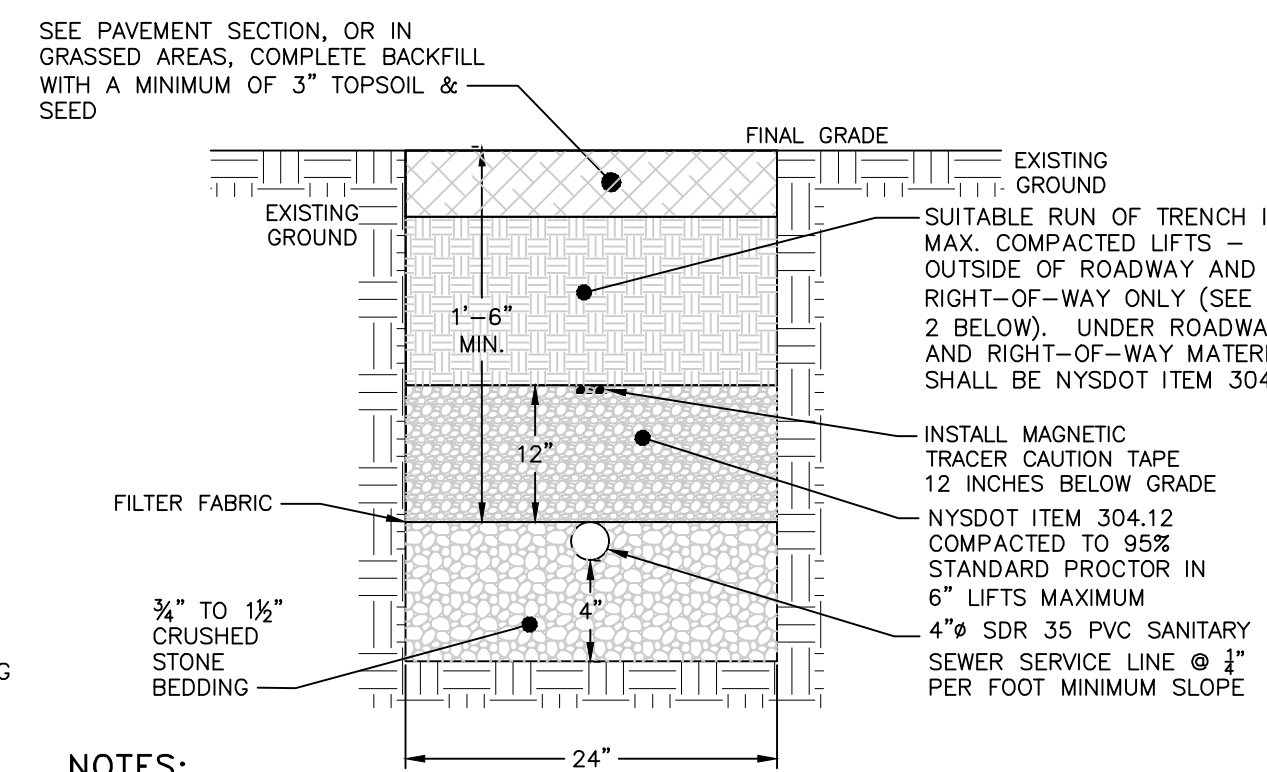
- | NOTES: | EXPANSION JOINT | CONTROL JOINT |
|---|-----------------|---------------|
| <ol style="list-style-type: none"> 1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS. 2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, LATEST REVISION. 3. ALL CONCRETE SHALL BE 3,500 PSI OR CLOS 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 CALD 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. CONCRETE JOINT SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFE8000"SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE OF APPLICATION 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 CONFORMANCE 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. | | |



- 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.



- NOTES:**
1. ALL ROOF LEADER PIPES SHALL BE 6" 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" HDPE PIPE.
 4. SUBSTITUTIONS OF PIPE MATERIAL SHALL BE BROUGHT TO THE DESIGN ENGINEER'S ATTENTION FOR REVIEW.



- 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.

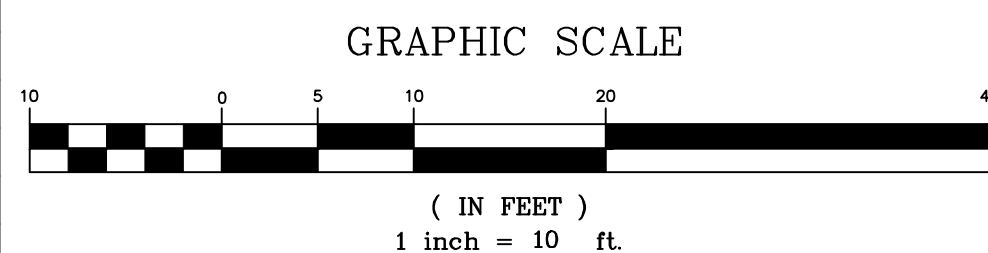
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN AS APPROVED, SHALL VOID THIS APPROVAL.

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

----- 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				
4	9/24/24	NO CHANGE THIS SHEET	CMB				



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

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



October 2, 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 September 5, 2024, from Cuddy & Feder regarding Subdivision application and subdivision plat.
- Correspondence dated September 24, 2024, from Cuddy & Feder regarding the Site Plan & Subdivision.
- Application for Subdivision Approval.
- Response correspondence dated September 24, 2024, from Hudson Land Design.
- Plan titled "Preliminary Subdivision Plat – 19 Henry Street", dated September 6, 2024, as prepared by Hudson Land Design.
- Plan set titled "19 Henry Street", consisting of sheets 1 of 6 through 6, with the latest revision date of September 24, 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, we offer the following comments:

Subdivision Plat:

1. Have provisions been made that if a homeowner installs fence along their lot line to the rear of the property that the neighbor will still have access?
2. The "Drainage Easement #1" layout on the plan should have the access easements removed for clarity.
3. The "Access Easements #2 & #3" layout on the plan should have the drainage easement removed for clarity.

Site Plan:

1. The "Tree Planting" detail on Sheet 5 of 6 notes to refer to Sheet 2 plans for locations. This note should be removed, as the planting locations are shown on this sheet.
2. As giant thujas are being provided for screening to the adjacent parcels to the rear, a note(s) should be added to the plan that the homeowner is responsible to maintain the trees on their respective parcel, and to replace it if the tree dies or is taken down.

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

Very truly,

LANC & TULLY, P.C.



John Russo, P.E.

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

TO: John Gunn, Chair, and the City of Beacon Planning Board
FR: KARC Planning Consultants, Inc.
DATE: October 4, 2024
RE: 19 Henry Street Site Plan, Lori Joseph Builders, Inc.

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

- Cover letter by Cuddy + Feder, dated September 5, 2024
- Application for Subdivision Approval, dated September 5, 2024
- Preliminary Subdivision Pat (1 sheet) by Hudson Land Design, dated September 6, 2024
- Cover letter by Cuddy + Feder, dated September 24, 2024
- Exhibit A: New York State Department of State filing of City of Beacon Local Law No. 8 of 2024, dated September 11, 2024
- Site Plan Set (6 sheets) by Hudson Land Design, dated April 30, 2024, revised September 24, 2024

Project Description:

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

Comments & Recommendations:

1. **Lighting Plan:** The Calculation Summary table on sheet 5 of 6 states that the max lighting level proposed is 10.3 fc. This appears to be a typo as this level of lighting is not indicated in the photometric plan and the stated average lighting level is 0.27 fc. The max lighting level in the table should be corrected on the final site plan set.

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



PLANNING CONSULTANTS, INC.

Regards,

A handwritten signature in blue ink, appearing to read "Natalie Quinn".

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

Project: 19 Henry Street - Townhouses

Date: October 8, 2024

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☒	☐
2. Will the proposed action result in a change in the use or intensity of use of land?	☒	☐
3. Will the proposed action impair the character or quality of the existing community?	☒	☐
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	☒	☐
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	☒	☐
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	☒	☐
7. Will the proposed action impact existing:	☒	☐
a. public / private water supplies?	☒	☐
b. public / private wastewater treatment utilities?	☒	☐
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	☒	☐
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	☒	☐
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	☒	☐
11. Will the proposed action create a hazard to environmental resources or human health?	☒	☐

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

See Attached.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
 ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon Planning Board

October 8, 2024

Name of Lead Agency

Date

John Gunn

Chairperson

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from Responsible Officer)

**ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION**

**APPLICATION FOR TOWNHOUSE SITE PLAN AND SUBDIVISION
APPROVAL FOR 19 HENRY STREET**

Parcel No. 5954-36-955796

CONCLUSIONS

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board. This Part 3 analysis will discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in Part 3, even if the potential impact was identified as “none” or “small.” Based upon a review of Parts 1 and 2 of the Short Environmental Assessment Form (SEAF) and all other application materials that were submitted in support of the Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board, as lead agency, provides the following rationale for its determination pursuant to the State Environmental Quality Review Act (“SEQRA”).

Project Description

The Proposed Action is the demolition and removal of an existing single-story single-family residence and accessory structures on a +/- 0.258-acre lot (approx. 11,250 sq. ft.), and the new construction of four (4) two-story semi-attached townhouses,¹ consisting of three-bedrooms and 2.5 bathrooms per townhouse dwelling unit and having a combined footprint of 4,501 square feet, with eight (8) total proposed off-street parking spaces (one (1) garage parking space and one (1) driveway parking space per townhouse dwelling)(the “Proposed Action” or “Project”). The Proposed Action also includes the Subdivision of a single parcel into four townhouse lots, Lot 1 will be 3,375 sq. ft., Lot 2 will be 2,250 sq. ft., Lot 3 will be 2,250 sq. ft., and Lot 4 will be 3,375 sq. ft. The property is located in the Transitional (“T”) Zoning District at 19 Henry Street (Parcel ID No. 5954-36-955796) (hereinafter the “Property” or “Project Site”). Townhouses are a principal permitted use in the T Zoning District and, among other things, Local Law No. 8 of 2024 allows townhouses in the T Zoning District to be subdivided into individual building lots containing a minimum of 1,800 sq. ft. The Property will also be the subject of several easements amongst the parcels to be subdivided to ensure access and drainage.

¹ A “townhouse,” or townhome, is defined as “[a] one-family dwelling attached in a row of at least three such units with each home having its own front and rear access to the outside” per Beacon City Code § 223-63, Definitions.

The Proposed Action is an Unlisted Action under SEQRA. The Planning Board circulated its Notice of Intent to act as Lead Agency and received no objections.

Summary of Rational for Negative Determination

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

The Project Site is located within the Transitional (T) Zoning District. The Property is presently improved with a wood frame single-story single-family residence with accessory structures and a paved driveway and parking area along the frontage of the Property. The Property abuts residential dwellings at both sides and the rear. The Property faces a parking lot and commercial buildings.

The Proposed Action includes the removal of the existing single-story residence, accessory structures (two sheds), decks, and asphalt paved areas on a +/- 0.258-acre (approx. 11,250 sq. ft.) lot, and the construction of four (4) new two-story townhouses with a combined building footprint of 4,501 sq. ft., each with paved driveways and rear patios. The Project Site is located in an already developed neighborhood. The Applicant has revised the proposed driveways to be separate for each townhouse and has moved the proposed townhouses closer to Henry Street thereby reducing the length of driveway between the Henry Street right-of-way and garages. The Applicant has further revised the sidewalk in front of the Property to be a monolithic curb. The Proposed Action includes typical site work associated with townhouse construction. There are no steep slopes on the property, nor are there any wetlands, waterbodies, or other environmentally sensitive areas on the Property and no encroachment upon or impact to nearby wetlands or waterbodies is anticipated. Per Sheet 4 of 6, Erosion and Sediment Control Plan, Note 1, all erosion control measures shall be repaired and maintained as necessary and inspected in accordance with the maintenance schedule.

As such, the Proposed Action will not have a significant adverse environmental impact as a result of any physical changes to the property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual landforms on the site.**

There are no unique geological features on the property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

The Project does not include or require wastewater discharged to groundwater. There will be no bulk storage of petroleum or chemicals on-site. The Project proposes to connect to existing municipal water and sewer infrastructure located in Henry Street.

The Applicant proposes the installation of four (4) new sewer laterals (one from each townhouse) discharging into the existing City wastewater system along Henry Street flowing into the City of Beacon's sewage treatment plant as shown on Sheet 3 of 6, Site Plan. The Beacon City wastewater treatment plant currently has the capacity for four (4) million gallons per day (MGD) and operates at an average of +/- 2.28 MGD, therefore, there is sufficient capacity for the Proposed Action. Sheet 3 of 6, Utility Notes No. 3 also provides that no cellar, roof, or footing drains shall be discharged into the City's wastewater system. The existing sump pumps in the basement, which currently discharge into the City's wastewater system, shall be disconnected and removed per Sheet 3 of 6, Infiltration and Inflow Mitigation Notes Nos. 1 & 2, thereby having a net benefit on the City's wastewater system.

The Proposed Action will utilize municipal water, which will require the installation of three new connections to the City's water main in Henry Street and the reuse of the existing water line connection. It is anticipated that sufficient municipal water system capacity exists for the Proposed Action.

For these reasons, the Proposed Action will not have a significant adverse impact on surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

According to the SEAF Part 1 the Property is not located within a regulated flood plain and there are no wetlands or water bodies on or adjacent to the Property. The Project includes the implementation of erosion and sediment controls during construction. The Project will result in an increase building coverage from +/- 15% to 40% which complies with T Zoning District regulations for maximum building coverages. Rooftop stormwater runoff shall be routed to the existing municipal stormwater system via a proposed catch basin within the Henry Street right-of-way per Sheet 3 of 6, Infiltration and Inflow Mitigation Notes No. 3.

For these reasons, the Proposed Action will not have a significant adverse impact on drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. Fugitive dust emissions will be mitigated by wetting and stabilizing soils to suppress dust generation. Additional methods may also be utilized per Sheet 4 of 6, Dust Control Note, including mulching and seeding to be installed in disturbed areas before fugitive dust issues develop, provided that excessive spraying shall be avoided to limit runoff and erosion issues. These unavoidable short-term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes. It is anticipated that nearby properties will experience temporary fugitive dust and an elevation in vehicle emissions from construction vehicles throughout occasional periods during construction of the proposed project. This is a temporary, construction-related, unavoidable impact that is not significant.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on air quality.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

The SEAF indicates that the Property may contain or serve as a habitat for the Indiana Bat. Given the location of the Project in a built urban neighborhood surrounded by residential and commercial uses it is unlikely that the Property serves as a nest habitat or foraging location for the Indiana Bat. According to Sheet 2 of 6, Existing Conditions and Removals Plan, only two (2) regulated trees are proposed to be removed. Furthermore, Sheet 4 of 6, Erosion & Sediment Control Plan, Indiana Bat Protection Notes No. 1 provides that “[t]ree clearing shall be restricted to the period between October 1 and March 31” and No. 4 provides that “residential lighting shall be directed downward to reduce impacts to bats foraging for food.” There are no other known endangered, threatened, or otherwise protected flora or fauna on the Property or known to have habitats within close proximity of the Property.

Per Planning Board recommendation, the Applicant has revised Sheet 5 of 6, Landscape and Lighting Plan, to provide that seven (7) Thuja Green Giant Arborvitaes along the rear property line shall be planted to provide year-round screen of the rear yards in lieu of the originally proposed Red Maples. In addition to the seven (7) Thuja Green Giant Arborvitaes, the Applicant has also proposed to plant approximately fifty-two (52) smaller decorative plantings as shown on Sheet 5 of 6, Landscape and Lighting Plan. Natural grass is proposed in all areas that are not proposed to be paved or landscaped with other plantings per the Applicant’s response letter by Hudson Land Design, dated July 30, 2024.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on flora or fauna.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. Although the Property, like most properties near the City's downtown area, is within 5 miles of "HH-26 Hudson Highland State Park" which is a subunit of the Hudson Highlands Scenic Area of Statewide Significance. The HH-26 Hudson Highland State Park ("State Park") contains the North and South Beacon Mountains, Sugarloaf Mountain and Breakneck Ridge, and is located west of the Proposed Action. The Proposed Action is not viewable from most vantage points in the State Park. Although distant views may be achievable from portions of Mount Beacon, such views will not be materially altered as the Proposed Action is at least one (1) mile from the State Park and is located in an already developed area of the City. While the Proposed Action is visible from the surrounding public streets, no designated scenic views are adversely impacted.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on aesthetic resources.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

According to the SEAF Part 1 the Property is adjacent to the City of Beacon Post Office which is listed on the registry for National Historic Places. The infill construction of four (4) townhouses in the existing urban neighborhood will not have a significant adverse impact on historic or archeological resources. The architecture and scale of the proposed building is not incompatible with nearby buildings or the district.

For these reasons, the Proposed Action will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, nor will the Proposed Action eliminate significant open space.

For these reasons, the Proposed Action will not have a significant adverse impact on open space and recreation.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The construction of four (4) townhouses will not result in a significant adverse impact on transportation. The addition of three additional residential dwelling units on Henry Street will not create a significant adverse impact on traffic. Further, eight (8) off-street parking spaces are proposed to accommodate parking for the townhouses which complies with the requirements of Beacon City Code Section 223-26F.² Furthermore, per Sheet 3 of 6, Site Plan, Site Specific Notes No. 12, the proposed driveways shall have sight distances which comply with Beacon City Code § 192-9B and the New York State Department of Transportation requirements.

For these reasons, the Proposed Action will not have a significant adverse impact on transportation.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand associated with the construction of four (4) townhouses. The Proposed Action does not require a new, or an upgrade to any existing substation.

For these reasons, the Proposed Action will not have a significant adverse impact on energy.

² It should be noted that Beacon Local Law No. 5 of 2024 does not impact the Applicant's minimum parking requirements.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors, noise or light. Exterior lighting will be consistent with typical lighting of similar buildings in the vicinity, and shall be Dark Sky compliant with cutoff shields, glare across property lines shall be corrected, and all fixtures shall be set at a 0-degree tilt per Sheet 5 of 6, Landscape and Lighting Plan. Noise impacts associated with the Proposed Action will be limited to temporary impacts generated during construction. No blasting is anticipated but if it is required it shall not be permitted without approval from the Building Department and no on-site rock processing shall be permitted. Such activities shall be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

For these reasons, the Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

Residential land uses are typically not associated with significant adverse impacts on human health from exposure to new or existing sources of contamination. According to the SEAF Part 1, no portion of the site has been listed on the NYSDEC Spills Incident database or Environmental Site remediation database. However, the SEAF Part 1 indicated that the Project is within 2,000 feet of the remediation sites known as C314118 and B00130 in the NYSDEC Environmental Remediation database. Site C314118 is classified as “N” meaning no further remedial action is required at this time and Site B00130 is classified as “C” meaning all remediation has been satisfactorily completed.

For these reasons, the Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code, will not have a significant impact on municipal services, and is consistent with the character of the existing downtown neighborhood. The Proposed Action conforms with the minimum setback requirements, frontage requirements, lot depth, building height, and minimum landscaped areas for townhouses in the T Zoning District. In response to Planning Board comments, the Applicant has revised elevations of the proposed townhouses, shifted their locations to reflect the layout of neighboring properties, and

added/revised certain features such as windows. As such, the proposed Project is consistent with the prevailing development patterns for the area surrounding the property.

Based upon this information and the information in the SEAF and all other documents and information in the record, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. This Negative Declaration indicates that no environmental impact statement needs to be prepared and that the Beacon Planning Board's SEQRA process is complete.

Adopted: October 8, 2024
Beacon, New York

Motion by _____, seconded by _____:

Kevin Byrne	Voting
Karen Quiana	Voting
Donna Francis	Voting
David Jensen	Voting

Leonard Warner	Voting
J. Randall Williams	Voting
John Gunn, Chairperson	Voting

From: [Thomas Koscal](#)
To: [Building](#)
Subject: 19 Henry St. Plan - thumbs down.
Date: Friday, September 27, 2024 9:06:33 AM
Attachments: [image.png](#)
[image.png](#)
[Outlook-xrl5gpkq.png](#)
[Outlook-05rbini3.png](#)
[Outlook-f51df5md.png](#)

Hello Beacon Building Dept.

I doubt anything I write in this email will matter because it probably all comes down to money and profit in the long run.

However, if by some miracle it does matter what people think then here is my 2 cents worth of comment.

19 Henry Street plan is decent looking but not displayed to show how it crowds the house to the East, in the artist

renderings. It will be 7 to 10 feet from the 21 Henry St. property. By squeezing a huge 2 and a half story 4 Unit - CUBE

that spans across the whole property it will change the semi-country like feeling of single house homes and creates a

dark alley on the East side of the property. Squeezing multi-dwelling units into small spaces seems a bit greedy.

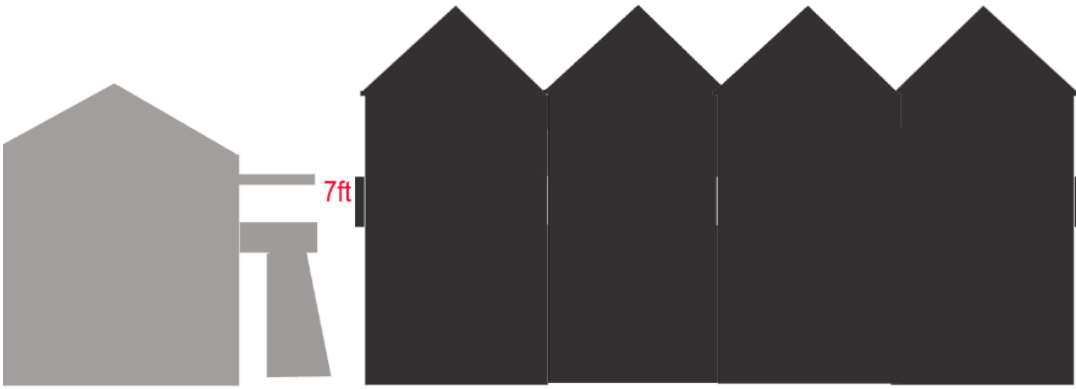
More about profit over being neighborly. Why not keep to a country-like form - 1 large house or 2 medium houses at most?

Keep tall houses further away from existing homes, so you don't create dark alleys and ruin views.

So, here's another artist's rendering to add / show the adjacent house. (yes, might not be to scale)

Will the upstairs tenants be able to see another sunset or beautiful daytime sky ever again.

Or do they get to look at house siding and live in a dark alley, that doesn't dry out for lack of sunlight?

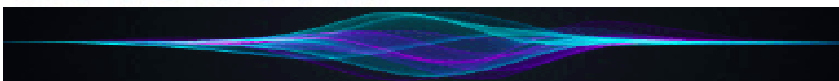


Why not 1 large or 2 medium houses or if greed is still in play 3 medium house/units centered to not overcrowd.



Thomas Koscal | thomas.koscal@onsemi.com | Bench and Offline Test | Probe Cards | Wafers.

onsemi



2070 ROUTE 52, HOPEWELL JUNCTION NY 12533

845-894-3324 Bldg. 321-1 Office 1-L10 -471A

Wafer Deliveries - Bldg. 321 - 1E8 - Wafer Storage Room

[TK-Navigator](#) [Probe-Card Website](#) [Probe Card Counts](#) [Tester-Reservations](#) [PC-Stats-onsemi](#)

Advanced Technology Development\ Characterization\ Wafer & Test\ Scripting\ Test Build\ R&D

October 2024

City of Beacon Building Department; Planning Board, Zoning Board
One Municipal Plaza, Suite 4
Beacon, NY 12508

Reference 19 Henry Street building plan.

Please accept this letter entitled 20 Between 19 and 21, as public comment.

20 Between 19 and 21

In today's environment individuals and their opinions, seem to have gotten lost. I hear repeatedly how the small country charm of Beacon made it feel natural and welcoming. Unfortunately, large buildings are going up all over town slowly changing this once small country looking city into a metropolis of cold cement brick and steel. **Something has gotten lost!** In the race for builders and contractors to make as much profit as they can and as quick as they can, **our charming little town is quickly losing its very soul.**

The 19 Henry Street plan of squeezing 4 – housing units into a small space reflects the afore mentioned profit race. Why not instead of building 4 squeezed housing units, build one or even two medium homes. Homes verses housing units. Also please keep two and a half story houses further away from existing houses. A comfortable distance that would not create an alley, would be a minimum of 20 ft.

Please note I totally understand that people make their living building houses and need to make a profit. I am just asking for their profit not to be at the expense of other's. I do not like the 4-unit plan as it squeezes into the existing house layouts, but perhaps we can compromise and have the **giant 4-unit Rubik's cube building structure** reduced in size so it can start 20 feet away from the East line. Whether the solution shrinks each of the units by 5 feet or reduces the number of units to three that will at least reduce the dark-alley effect between 19 and 21. **It's almost poetic: 20 between 19 and 21.**

So, what will it be - do individuals matter or do we get lost in the larger race for profit?

Thank you in advance for taking the time to accept and hopefully read with enthusiasm this comment from a small voice trying to stand up to Goliath. Make us proud Beacon.

Sincerely,

Thomas J Koscal

City of Beacon Planning Board Agenda
10/08/2024

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 10.2.24 Supplemental Submission Exhibits A-D \(6199703.1\) \(002\).pdf](#)

[Lanc & Tully 45 Beekman 10-02-24 Review.pdf](#)

[KARC Review 2024.10.08_ PB_45 Beekman.pdf](#)



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September 24, 2024

VIA E-MAIL AND HAND DELIVERY

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

Re: Application for Site Plan & Subdivision Approval for Proposed Mixed-Use Development
Supplemental Submission Including Additional 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”).

THE APPLICATION’S REFERRAL TO THE ARCHITECTURAL REVIEW BOARD SUBCOMMITTEE & ADDITIONAL PHOTOREALISTIC RENDERINGS:

As this Board is aware, at the September 10, 2024 meeting, the Planning Board referred the Application to the Architectural Review Board (“ARB”) Subcommittee for review of the Project. The Applicant’s architect, Aryeh J. Siegel, is presently coordinating with the City’s Building Inspector to schedule an ARB Subcommittee meeting date, at which time the Applicant looks forward to reviewing the Project’s design in greater detail with the ARB Subcommittee members.

To further assist the ARB Subcommittee in its review of the Project, the Applicant has prepared four (4) additional photorealistic renderings of the Project, which include views of the Project from the Beekman Street and High Street intersection—which view now shows a proposed stairway at the end of the High Street Building onto Beekman Street at request of Board—and from Route 9D with City Hall in the background, in addition to a daytime and nighttime view of the Project from northeast quadrant of the Route 9D and West Church Street intersection. See enclosed Sheet 106 of the Architectural Set.

As detailed within the Renderings, the proposed Buildings are intended to relate to existing buildings in the surrounding area through their use of materials, proportions, and scale, while introducing modern interpretations of such structures. The design’s incorporation of brick, vertical oriented windows, and other materials mixed with the brick create a visual relationship



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with City Hall, the new Firehouse, the View, and various buildings along Main Street. The expansive use of glass on the upper floors of the proposed Buildings marks a modern departure from the surrounding buildings and this, along with the tower component, are intended to provide iconic visual aspects to the Project. The Applicant looks forward to reviewing the Renderings with the ARB Subcommittee at a future meeting date.

SITE PLAN REFINEMENTS, RESPONSE TO CONSULTANT COMMENTS, & ADDITIONAL PARKING AND ENGINEERING REPORTS:

The enclosed Landscaping Plan prepared by the Applicants' engineering consultants, Colliers Engineering & Design ("CED") and Architectural Plan set prepared by the Applicants' architect have been revised in response to comments provided by this Board and contained in the City Engineer and Planner's latest comment memoranda. Point-by-point responses prepared by CED and Mr. Siegel are enclosed as **Exhibit A & Exhibit B**, respectively.

As is further detailed on the Landscape Plan, the Project has been refined in response to Board comments to further activate the surrounding streetscape and enhance visitor experiences in an inviting manner that relates to the City's thriving art scene and beautifies this gateway to the City's downtown. For instance, the sidewalk at the northwestern corner of the intersection of Beekman Street & Route 9D has been expanded in a semicircle configuration to allow for the placement of several additional elements such as bench seating for residents and pedestrians, Belgium block edged planting beds with mixed evergreen and deciduous vegetation, a brick accent sidewalk area, and a sculpture display area. The sculpture area is envisioned as a potential opportunity for local artists and/or a collaboration with local museums or galleries to display different pieces of art throughout the year, thereby creating an aesthetic accent for this prominent street corner.

The Landscaping Plan also includes the following updates:

- The proposed landscape plantings from the eastern side of the Beekman Building have been extended up the intersection and stabilize this sloped area down to the sidewalk which goes around the eastern side of the building.
- Benches along the Beekman Street frontage are proposed from the Beekman Building down to the access driveway to the Premises, with the backdrop of this area including several street trees and a mixture of understory shrub masses consisting of various evergreen & flowering deciduous species.
- Columnar accent trees with tree grates are proposed along the High Street Building and, along the southern side of the High Street Building, evergreen hedge rows are proposed between the trees in Belgium block edged planting beds to soften the building wall. And, as noted above, a staircase from the arcade down to street level has also been added to the western side of the High Street Building.

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It is respectfully submitted that this and prior, detailed submissions, along with Applicant's efforts to date—including voluntarily approaching and applying to the New York Department of Transportation for additional approvals—exemplify the Applicant's ongoing commitment to constructing the best project possible at the Premises. The Applicant's efforts reveal a clear intention to give the Premises new life and create a new opportunity for the City's downtown area. While certain comments at the Planning Board's September 10th meeting may downplay these efforts, these comments do not fairly provide a reasonable context for what the Applicant is proposing here and how it realizes the vision set forth in the City's various planning documents, as has been meticulously detailed in prior submissions.

In addition to the foregoing, CED has also provided a Parking Memorandum and updated Infiltration and Inflow Investigation ("I & I Report"). See **Exhibit C & Exhibit D**. As is detailed further therein, the Parking Memorandum confirms that the proposed off-street parking facilities conform with the City's recently adopted parking regulation updates and the I&I Report confirms that their site observations and testing have not revealed a stormwater connection to the City of Beacon's sanitary sewer system.

INDEX OF ENCLOSURES:

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

- Exhibit A:** Response to Comments Memorandum prepared by Colliers Engineering and Design, P.C., dated September 24, 2024, providing responses to the City Engineering Consultant Lanc & Tully's memoranda dated September 6, 2024;
- Exhibit B:** Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated September 24, 2024, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated September 3, 2024;
- Exhibit C:** Parking Memorandum, prepared by Colliers Engineering & Design P.C., dated September 23, 2024, supplementing the Revised Traffic & Parking Study dated November 28, 2023, last revised June 24, 2024 a copy of which was previously submitted to this Board; and
- Exhibit D:** I&I Report prepared by Colliers Engineering & Design P.C., dated September 23, 2024, supplementing the I&I Report dated June 25, 2024 a copy of which was previously submitted to this Board.

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

- Landscaping Plan prepared by Colliers Engineering and Design, P.C., dated January 30, 2024, last revised September 23, 2024.
- Architectural Plan Set entitled “Site Plan Application”, prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised September 24, 2024, numbered and titled as follows (unless otherwise noted):
 - Sheet 1 of 6 - Building Plans – Beekman Street (A-101).
 - Sheet 2 of 6 - Building Plans – Beekman Street (A-102).
 - Sheet 3 of 6 - Building Plans – High Street. (A-103).
 - Sheet 4 of 6 - Site Section Diagram (A-104).
 - Sheet 5 of 6 - Site Section Diagram (A-105).
 - Sheet 6 of 6 - Elevations (A-106).

CONCLUSION:

We look forward to appearing at this Board’s regular meeting on October 8th 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,

A handwritten signature in black ink, appearing to read 'Taylor M. Palmer', is written over a horizontal line.

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

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Exhibit A

September 23, 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 September 6, 2024. Several of the comments provided acknowledge that the applicant will provide an item pending a response from NYSDOT on the ROW acquisition or information will be provided upon future design items associated with the buildings. These comments remain pending as the applicant continues corresponding with NYSDOT on this matter and as the building design evolves and therefore have been omitted from further responses at this time. The remaining comments have been repeated here for clarity and responded to:

General Comments:

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. *The applicant's consultant is scheduled to perform dye testing with the City of Beacon to determine if the sump pump enter the City's sewer collection system.*

Response 2: Colliers Engineering & Design (CED) completed the joint dye-test of the existing sump pump with the City of Beacon on August 26, 2024 & an updated I&I Study is attached with those results.

Sheets 4 of 19:

Comment 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?

Response 1: This depressed curb is to be aligned with the proposed dumpster enclosure & concrete apron. This will be clarified on Site Plans provided in a future submission.

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

Response 2: Comment noted.

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. *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.*

Response 1: CED has visited the neighboring residential parcels at 20 & 22 High Street to dye-test the sewer services to these homes with the City of Beacon. It was confirmed that neither of these connect to the existing sewer line traversing the project site. CED continues to seek dye tests with the property owners on the remaining residential homes adjacent to the site. Based on recent communications, the next location to be tested appears to be 7 Tompkins Avenue.

Comment 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?

Response 4: **Comment noted. With some potential adjustments to pipe slopes and site regrading, there is potential to economize some of the structure depths.**

Comment 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.

Response 5: **This would be the preferred approach and if acceptable to the City, the Site Plans shall be updated as such.**

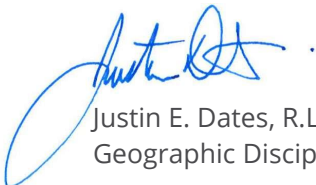
Comment 6: The condition of the 12" clay sewer line running across Beekman Street from the proposed doghouse manhole to SMH 5 should be assessed as to its condition.

Response 6: **Comment noted. The applicant will seek to video this portion of existing sewer line.**

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

September 24, 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 September 3, 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 is shown on the site sections. Locations of cross sections are indicated on a key plan on Sheets A-104 and A-105

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.

Response: The street tree locations have been adjusted. Smaller, columnar trees are located near the High Street Building wall and help to soften the low brick wall under the arcade as the sidewalk

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slopes down to High Street.

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.

Response: The southeast corner of Building #1 is the focal point of the building design. The entrance to the two commercial spaces adjacent to the corner is integrated with the corner tower. Due to grading, the access to the covered arcade is further down Beekman Street at a point where the grading allows entry to the covered arcade without the stairs, ramps and railings that would be required to enter directly at the corner.

This submission includes revised renderings with the following adjustments:

- *Add low plantings adjacent to the low brick wall under the arcade at the High Street Building.*
- *Relocate street trees from the sidewalk to the planter area adjacent to the High Street Building wall.*
- *Show the Beekman Building and High Street Building at night.*

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.

1. Larger buildings should incorporate significant breaks in façade and roofline at minimum every 35 feet.
2. Storefront entrances should be prominent and easily identifiable.
3. 70% transparency is required on first floor commercial façades.
4. 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. 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.

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.

Response: Comment acknowledged.

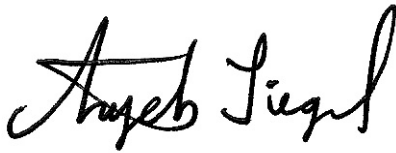
5. Lighting Plan

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.

Response: Comment acknowledged.

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

Sincerely,

A handwritten signature in black ink, reading "Aryeh Siegel". The signature is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel
Aryeh Siegel, Architect

Exhibit C

Memorandum

To: City of Beacon Planning Board
From: Richard D'Andrea, P.E., PTOE
Date: September 23, 2024
Subject: 45 Beekman Street & High Street
Project No.: 23010468A

This memorandum is being provided as a supplement to the Traffic & Parking Study (TPS), originally dated November 28, 2023, revised January 26, 2023 & June 24, 2024, prepared by our office and previously submitted to your Board for the 45 Beekman & High Street Project. Since the completion of the last revision of our TPS the City has adopted Local Law No. 5 of 2024 which has modified Section 223-26 – Off Street Parking, Loading and Vehicular Access – of the City of Beacon Code. As has been discussed with your Board and was previously identified in the TPS our office has been monitoring the modifications to the City Code. Based on further review of the adopted modifications, the Project is now considered fully code compliant relative to the number of provided parking spaces as discussed further below.

The Code now specifies a maximum parking ratio for various uses with no specified minimum parking ratio for properties located in the Linkage District, within which the Project is located. It should be noted that these maximum parking ratios are the same as the previously required minimum parking ratios for the residential and commercial uses proposed on the site. Exhibit No. 1 below summarizes the maximum parking ratios and resulting maximum allowable parking spaces for the Project.

Exhibit No. 1 – City of Beacon Code Parking Criteria

Proposed Use	Size	City of Beacon Code Maximum ¹	Maximum Allowable Spaces
45 Beekman Street			
Residential	45 Dwelling Units	1 Space/Dwelling Unit	45 Spaces
Retail Commercial	10,566 sq. ft.	3 Space/1,000 Sq. Ft.	32 Spaces
High Street			
Residential	19 Dwelling Units	1 Space/Dwelling Unit	19 Spaces
Retail Commercial	4,326 sq. ft.	3 Space/1,000 Sq. Ft.	13 Spaces
Total Maximum Allowable Parking Spaces			109 Spaces

As is now specified in the Code, the Planning Board shall make the ultimate determination of the appropriate number of parking spaces for a Project based on the context of the property, including but not limited to, as applicable, the size of the parcel, proposed uses, existing buildings on the parcel, especially if they are designated as historic, availability of public and street parking in the area, access to public transit, a parking study submitted by the applicant, shared parking arrangements, land-banking authorized under § 223- 26C(2), compliance with the Americans with Disabilities Act (ADA) and any state requirements for accessible parking, and input from any public hearing.

As discussed in the TPS, a shared parking analysis was prepared to determine the appropriate number of parking spaces for the Project based on the variation of time of use of the parking spaces for each use proposed within the Project. The shared parking identifies the anticipated parking demand on an hourly basis. This analysis accounts for variations in parking demand over the course of the day for each of the proposed uses to determine a total parking demand for the Project. Hourly parking demand distributions for a typical Weekday and Saturday as published by the Institute of Transportation Engineers (ITE) contained in the ***Parking Generation Manual, 6th Edition*** were applied to the City Code maximum parking requirements to conduct this shared parking analysis. ITE provides parking demand distributions on an hourly basis for Land Use 220 – Multifamily Housing (Low-Rise) and Land Use 822 – Strip Retail Plaza (<40k). The hourly distribution data for each land use was previously provided in Appendix F of the TPS for reference.

The resulting Shared Parking Analysis was summarized in Tables P-1 and P-2 of the TPS for Weekday and Saturday conditions, respectively. These tables are also attached to this memorandum for ease of reference. As indicated in the tables, the peak parking demand for the Project when accounting for the shared use of parking between the residential and commercial uses will result in a total parking demand of 80 parking spaces on a weekday, occurring between 7PM – 8PM and 88 parking spaces on a Saturday also occurring between 1PM – 2PM. It should also be noted that the parking analysis does not take any credit for the potential of internal trips between the residential units and commercial space, which was estimated to be as much as ten percent (10%) as noted in the TPS and would result in some reductions in overall parking demand.

Furthermore, the Shared Parking Analysis presented in Tables P-1 and P-2 does not take credit for the proximity of the Project to the nearby Beacon Metro North Train Station (approximately 1,900 ft./0.36-mile walking distance). As indicated previously, approximately ten percent (10%) of Beacon residents utilize public transportation for their means of transportation to work, which may reduce parking demands for the Project. In addition, the Project will provide areas for bicycle parking/storage in an effort to further reduce parking demand. This factor is also not considered in the Shared Parking Analysis, making the Analysis conservative.

Based on the Shared Parking Analysis together with the proximity to public transportation and the provision of bicycle parking on the site, it is our opinion that 88 parking spaces is the appropriate number of parking spaces to be provided for the Project.

**TABLE NO. P-1
SHARED PARKING ANALYSIS
WEEKDAY**

	45 Beekman Street				High Street				Total Peak Parking Demand	
Use	Residential		Retail		Residential		Retail			
Size	45 Units		10,566 Sq. Ft.		19 Units		4,326 Sq. Ft.			
Demand Factor	1 /Unit		3.0 /1,000 Sq. Ft.		1 /Unit		3.0 /1,000 Sq. Ft.			
Peak Hour Demand	45 Spaces		32 Spaces		19 Spaces		13 Spaces			
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	97%	44	0%	-	97%	19	0%	-	63
1:00 AM	2:00 AM	97%	44	0%	-	97%	19	0%	-	63
2:00 AM	3:00 AM	97%	44	0%	-	97%	19	0%	-	63
3:00 AM	4:00 AM	97%	44	0%	-	97%	19	0%	-	63
4:00 AM	5:00 AM	97%	44	0%	-	97%	19	0%	-	63
5:00 AM	6:00 AM	100%	45	0%	-	100%	19	0%	-	64
6:00 AM	7:00 AM	96%	44	0%	-	96%	19	0%	-	63
7:00 AM	8:00 AM	85%	39	0%	-	85%	17	0%	-	56
8:00 AM	9:00 AM	67%	31	19%	7	67%	13	19%	3	54
9:00 AM	10:00 AM	54%	25	33%	11	54%	11	33%	5	52
10:00 AM	11:00 AM	48%	22	47%	16	48%	10	47%	7	55
11:00 AM	12:00 PM	45%	21	55%	18	45%	9	55%	8	56
12:00 PM	1:00 PM	45%	21	89%	29	45%	9	89%	12	71
1:00 PM	2:00 PM	42%	19	100%	32	42%	8	100%	13	72
2:00 PM	3:00 PM	42%	19	73%	24	42%	8	73%	10	61
3:00 PM	4:00 PM	47%	22	73%	24	47%	9	73%	10	65
4:00 PM	5:00 PM	49%	23	66%	22	49%	10	66%	9	64
5:00 PM	6:00 PM	56%	26	70%	23	56%	11	70%	10	70
6:00 PM	7:00 PM	64%	29	75%	24	64%	13	75%	10	76
7:00 PM	8:00 PM	72%	33	70%	23	72%	14	70%	10	80
8:00 PM	9:00 PM	77%	35	54%	18	77%	15	54%	8	76
9:00 PM	10:00 PM	85%	39	48%	16	85%	17	48%	7	79
10:00 PM	11:00 PM	92%	42	0%	-	92%	18	0%	-	60
11:00 PM	12:00 AM	95%	43	0%	-	95%	19	0%	-	62
								Peak Parking Demand		80

Notes:

1) "%of Peak Demand" based on Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition Land Use 220 - Multifamily Housing (Low-Rise) and Land Use 820 - Shopping Center Hourly Demand Distributions.

**TABLE NO. P-2
SHARED PARKING ANALYSIS
WEEKEND**

		45 Beekman Street				High Street				Total Peak Parking Demand
Use		Residential		Retail		Residential		Retail		
Size		45 Units		10,566 Sq. Ft.		19 Units		4,326 Sq. Ft.		
Demand Factor		1 /Unit		3.0 /1,000 Sq. Ft.		1 /Unit		3.0 /1,000 Sq. Ft.		
Peak Hour Demand		45 Spaces		32 Spaces		19 Spaces		13 Spaces		
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	92%	42	0%	-	92%	18	0%	-	60
1:00 AM	2:00 AM	92%	42	0%	-	92%	18	0%	-	60
2:00 AM	3:00 AM	92%	42	0%	-	92%	18	0%	-	60
3:00 AM	4:00 AM	92%	42	0%	-	92%	18	0%	-	60
4:00 AM	5:00 AM	92%	42	0%	-	92%	18	0%	-	60
5:00 AM	6:00 AM	100%	45	0%	-	100%	19	0%	-	64
6:00 AM	7:00 AM	99%	45	0%	-	99%	19	0%	-	64
7:00 AM	8:00 AM	97%	44	0%	-	97%	19	0%	-	63
8:00 AM	9:00 AM	92%	42	0%	-	92%	18	0%	-	60
9:00 AM	10:00 AM	83%	38	38%	13	83%	16	38%	5	72
10:00 AM	11:00 AM	79%	36	55%	18	79%	16	55%	8	78
11:00 AM	12:00 PM	71%	32	66%	22	71%	14	66%	9	77
12:00 PM	1:00 PM	68%	31	85%	28	68%	13	85%	12	84
1:00 PM	2:00 PM	65%	30	100%	32	65%	13	100%	13	88
2:00 PM	3:00 PM	62%	28	96%	31	62%	12	96%	13	84
3:00 PM	4:00 PM	66%	30	79%	26	66%	13	79%	11	80
4:00 PM	5:00 PM	66%	30	66%	22	66%	13	66%	9	74
5:00 PM	6:00 PM	67%	31	64%	21	67%	13	64%	9	74
6:00 PM	7:00 PM	70%	32	67%	22	70%	14	67%	9	77
7:00 PM	8:00 PM	78%	36	70%	23	78%	15	70%	10	84
8:00 PM	9:00 PM	77%	35	70%	23	77%	15	70%	10	83
9:00 PM	10:00 PM	80%	36	51%	17	80%	16	51%	7	76
10:00 PM	11:00 PM	82%	37	0%	-	82%	16	0%	-	53
11:00 PM	12:00 AM	88%	40	0%	-	88%	17	0%	-	57
								Peak Parking Demand		88

Notes:

1) "%of Peak Demand" based on Institute of Transportation Engineers (ITE) Parking Generation Manual, 5th Edition Land Use 220 - Multifamily Housing (Low-Rise) and Land Use 820 - Shopping Center Hourly Demand Distributions.

Exhibit D

September 23, 2024

John Russo, P.E.
Lanc & Tully Engineering and Surveying, P.C.
P.O. Box 687
Goshen, NY 10924

Beekman Arts Center LLC & Bay Ridge Studios LLC
Infiltration & Inflow Investigation
(Originally Dates June 25, 2024, last revised September 23, 2024)
Tax Lots: 5955-19-706012, 5954-26-689990, and 5954-26-781983
Project No. 23010468A

Dear Mr. Russo,

Colliers Engineering and Design (CED) has completed an infiltration and inflow (I&I) investigation at the above referenced project as requested and in conjunction with the current application before the City Planning Board. The subject parcels contain a single, 2-story building with a small basement area located in the southwest corner of the structure. The building is currently used for art studio space and storage.

Our initial site investigation was conducted on June 19, 2024, at the existing building located at 45 Beekman Street. As detailed within CED's correspondence to the Planning Board dated June 25, 2024, the I&I investigation consisted of an interior and exterior visual inspection of the building to determine the location of roof leader discharge points, and to determine if there are any floor drains or sump pumps in the building. All the existing roof leaders were observed to be on the exterior of the building and each one discharges to the ground surface. An interior sump pit ($\pm 24"$ diameter) & pump was observed in the basement of the building.

In response to comments contained within your recent memoranda, a dye test was performed on August 27, 2024 to determine if the sump pump was connected to the sanitary sewer system of the structure. In addition to CED staff, representatives from the City Water & Sewer Department were present to observe the test. After several cycles of the sump pump, no dyed flow was observed at the downstream sanitary manhole. The sump pump is assumed to discharge to an unidentified dry well and not to the City sanitary sewer system. No floor drains were observed in the building. The attached exhibit depicts the locations of these existing roof leaders and sump pump.

Based on our observations, CED believes that there are no stormwater connections from the existing structure at 45 Beekman Street to the City of Beacon's sanitary sewer system.

Should you have any questions, please feel free to call me at 845-564-4495.

Sincerely,

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



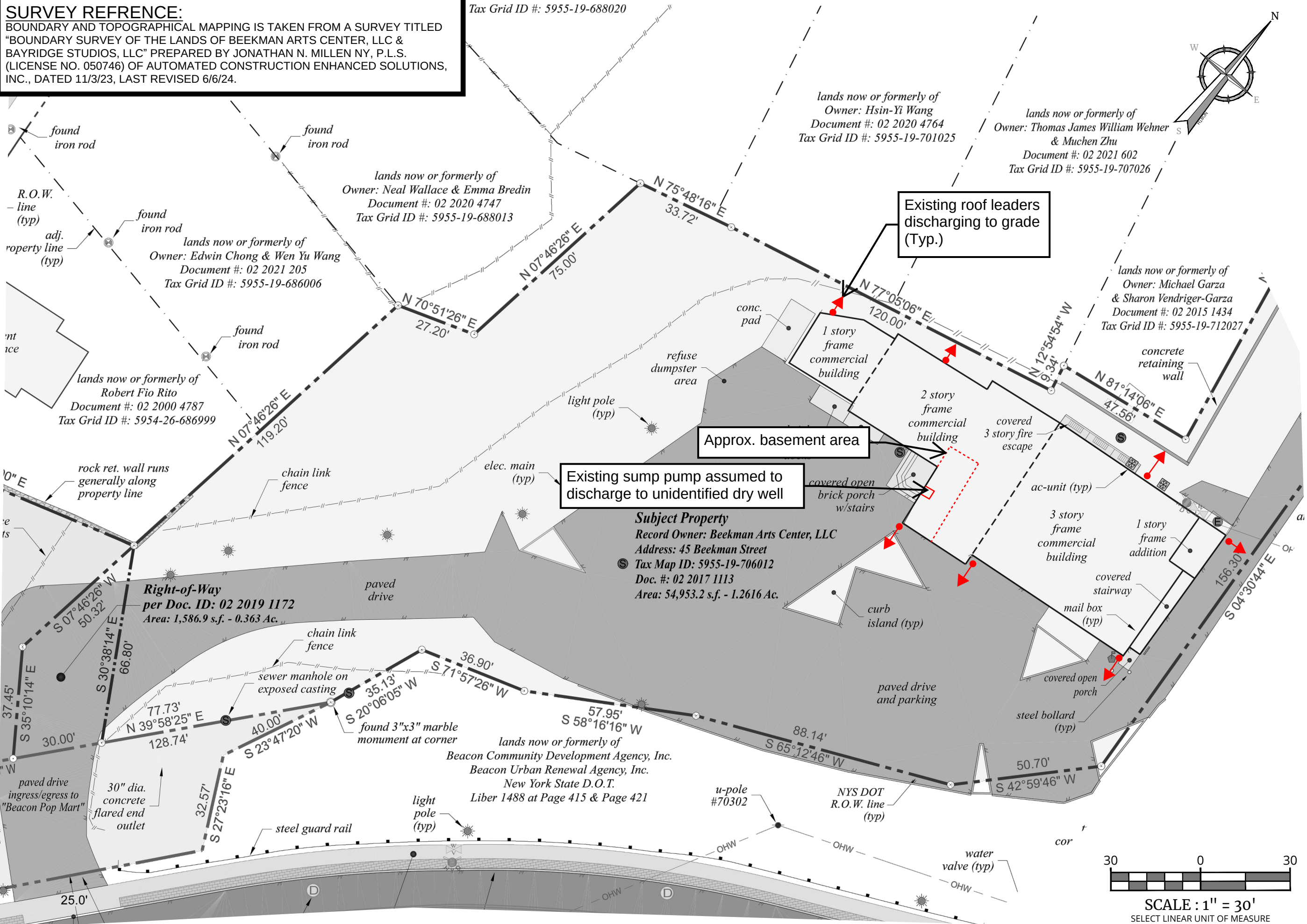
Justin E. Dates, R.L.A.
Department Manager

R:\Projects\2023\23010468A\Reports\I&I\240923_I&I Letter-FINAL.docx

SURVEY REFERENCE:

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 11/3/23, LAST REVISED 6/6/24.

Tax Grid ID #: 5955-19-688020



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& Design

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REVISION	DESCRIPTION	DATE	BY
1	09/23/24	KAS	

REVISION	DESCRIPTION	DATE	BY
1	09/23/24	KAS	

EXHIBIT
FOR
**BEEKMAN ARTS
CENTER LLC & BAY
RIDGE STUDIOS LLC**

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

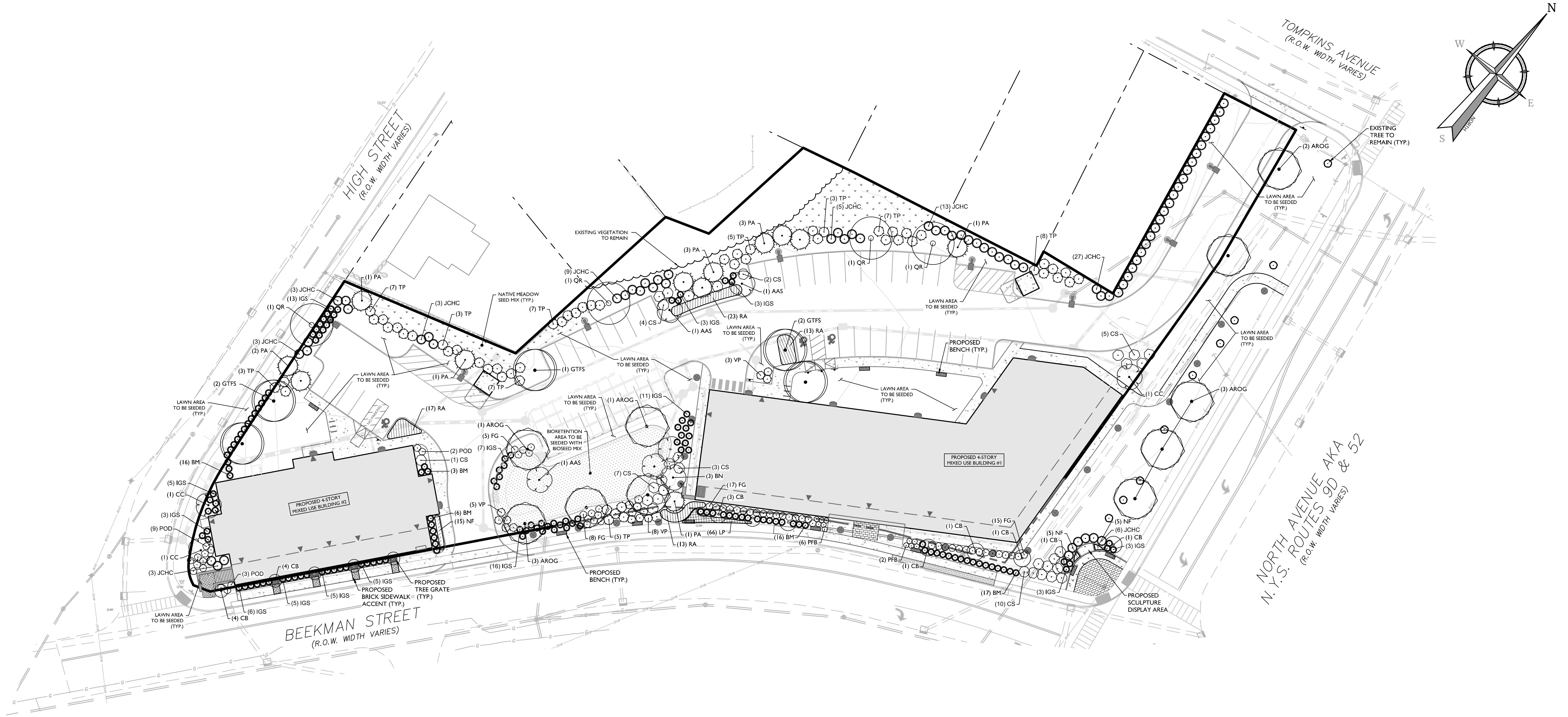
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-EXBT
SHEET TITLE: INFILTRATION & INFLOW INVESTIGATION

SHEET NUMBER: 1 of 1

Landscape Plan

2023/03/20 10:48:48 Engineering\Site Plans\LAND\ANG-C-23-LANDSCAPE.dwg R:\J.DATES



SITE PLANTING SCHEDULE					
DECIDUOUS TREES					
AROG	QTY 10	BOTANICAL NAME Acer rubrum 'October Glory'	COMMON NAME October Glory Red Maple	ROOT B & B	SIZE 2"-2-1/2" Cal.
GTFS	5	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2"-2-1/2" Cal.
QR	4	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.
EVERGREEN TREES					
PA	QTY 12	BOTANICAL NAME Picea abies	COMMON NAME Norway Spruce	ROOT B & B	SIZE 6-8 Ht.
ORNAMENTAL TREES					
AAS	QTY 3	BOTANICAL NAME Amelanchier alnifolia	COMMON NAME Serviceberry	ROOT B & B	SIZE 6-7 Ht.
BN	3	Betula nigra	River Birch	B & B	6-7 Ht.
CB	11	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.
CC	3	Cercis canadensis	Eastern Redbud	B & B	6-7 Ht.
SHRUBS					
CS	QTY 32	BOTANICAL NAME Cornus sericea	COMMON NAME Red Twig Dogwood	ROOT CONT	SIZE 24" - 30"
BM	58	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"
FG	45	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"
IGS	88	Ilex glabra 'Shamrock'	Inkberry	CONT	18" - 24"
JCHC	62	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Column Juniper	CONT	6-8 Ht.
PFB	11	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"
POD	14	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"
RA	66	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	18" - 24" SPREAD
TP	55	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	5-6 Ht.
VP	16	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"
GROUND COVERS					
LP	QTY 66	BOTANICAL NAME Liriope platyphylla	COMMON NAME Liriope Grass	CONT SP5	SPACING 18" o.c.
NF	25	Nepeta x faassenii	Catmint	1 gal.	24" o.c.

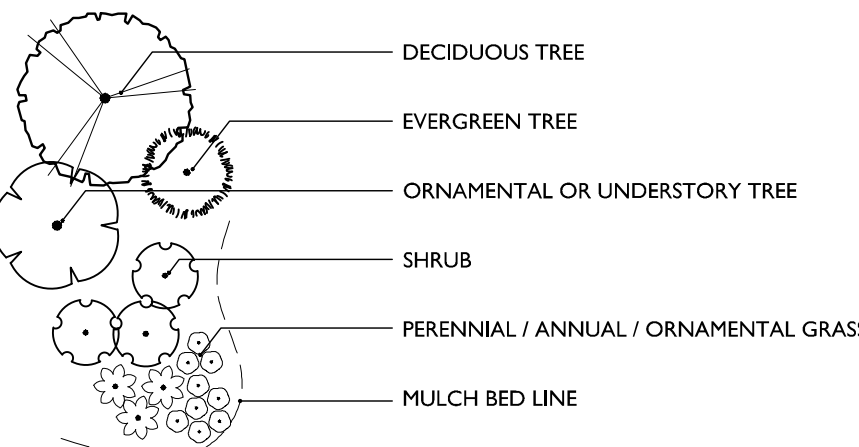
PLAN NOTE

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

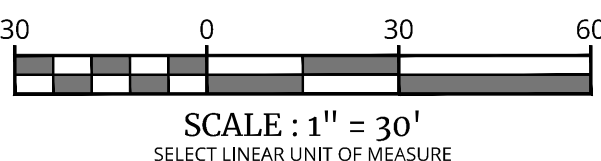
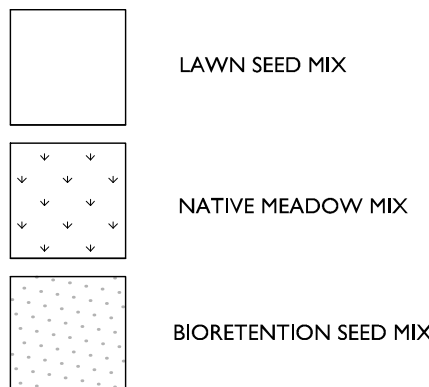
LANDSCAPE NOTES

- LOCATIONS OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES IS APPROXIMATE AND MAY VARY DUE TO THE LOCATIONS OF SITE IMPROVEMENTS AND/OR BUILDING.
- FINAL LOCATION OF ALL PLANT MATERIAL AND PLANTING BED OUTLINES SHALL BE DETERMINED IN THE FIELD UNDER THE DIRECTION OF THE PROJECT LANDSCAPE ARCHITECT.
- ALL AREAS WITHIN THE PLANTING BED LIMITS SHALL BE MULCHED WITH 3" OF SHREDDED HARDWOOD BARK MULCH.
- 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.
- ANY PROPOSED IRRIGATION DESIGN AND/OR SYSTEM WILL BE DETERMINED IN THE FIELD BY THE IRRIGATION CONTRACTOR.
- 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.
- NO SUBSTITUTIONS OF PLANT MATERIALS ARE TO BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER AND PROJECT LANDSCAPE ARCHITECT.
- 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.



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REV	DATE	DRAWN BY	DESCRIPTION
1	06/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS



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

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

PROJECT NUMBER: 23010468A DRAWING NAME: C-LAND

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
12 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION. 61

Architectural Plans



2nd Floor Plan

3rd Floor Plan

1st Floor Plan

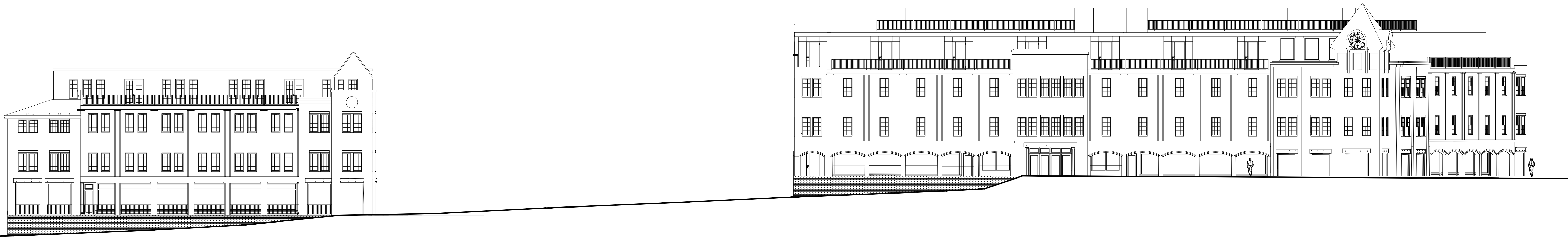
Site Plan Application

Sheet A-103 - Building Plans - High Street



[illegible]

Key Plan



HIGH STREET BUILDING

BEEKMAN STREET BUILDING

Site Section Diagram CC - 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.

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

Site Plan Application

Sheet A-105 - Site Section Diagram



View 4

Not to Scale



View 3

Not to Scale



View 2

Not to Scale



View 1

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



October 2, 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 mixed-use buildings to be located at 45 Beekman Street:

- Correspondence dated September 24, 2024, from Cuddy & Feder.
- Response correspondence dated September 23, 2024, from Colliers Engineering & Design.
- Response correspondence dated September 24, 2024, from Aryeh Siegel, Architect.
- Memorandum dated September 23, 2024, from Colliers Engineering & Design relating to the on-site parking.
- Infiltration & Inflow (I&I) Investigation report dated September 23, 2024, as prepared by Colliers Engineering & Design.
- Sheet 12 of 19 titled "Landscape Plan", with the latest revision date of September 23, 2024, as prepared by Colliers Engineering & Design.
- Architectural plan set consisting of Sheets A-101 through A-106 titled "45 Beekman Street", with the latest revision date of September 24, 2024, consisting of building plans, site section diagrams, and elevations as prepared by Aryeh Siegel, Architect.

The proposed project entails the demolition of the existing structure located at the intersection of North Avenue & Beekman Street, and the merging of the three (3) parcels into a single parcel; and the construction of two (2) mixed-use buildings. Both buildings are proposed to have commercial space, tenant amenity space on the 1st floor and dwelling units on the 2nd through 4th floors. The applicant is currently pursuing the acquisition of a portion of the NYSDOT right-of-way along Beekman Street. If the applicant is able to acquire this land, the applicant will be able to develop the site in a more consistent manner with the zoning code, as shown on the 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 Overlay (HDLO) district. The proposed uses, commercial and residential, are permitted uses within the L Zone.

As the submittal is primarily revised information as related to the parking study, along with architectural plans, site sections, and landscaping, our comments are very limited at this time. Although the applicant's consultant has provided written responses to previous engineering comments of September 6, 2024, these comments remain outstanding until such time as revised engineering drawings are submitted for review.

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

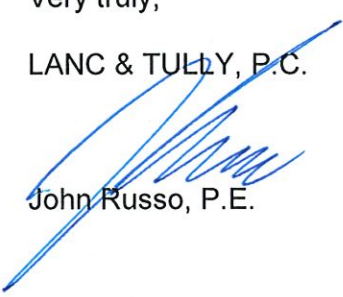
General Comments:

1. The applicant has submitted an updated Infiltration and Inflow (I&I) study for the project site. Based upon additional testing, it was found that the sump pumps located in the existing building do not connect to the City's sanitary sewer collection system. Based upon these updated findings, the conclusion of the report notes that there is no I&I from the site entering the City's sewer collection system.
2. It is recommended that the Elevations plan (Sheet A-106) include a view from High Street.
3. The "Views" on the Elevations plan (Sheet A106) should be labeled as where the view is from.
4. As to the landscape plan in relationship to parking, I would refer the applicant's consultant to the newly adopted Local Law No. 5 of 2024 which amends the parking requirements in the City of Beacon. More specifically, the applicant's consultant should look at Section 223-26, Paragraph B(4)(a), which states "*At least one tree with a minimum caliper of three inches at a height of four feet above ground level shall be provided within such parking area for each 8 parking spaces ...*".

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

TO: John Gunn, Chair, and the City of Beacon Planning Board
FR: KARC Planning Consultants, Inc.
DATE: October 8, 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 September 24, 2024
- Exhibit A – Response to Comments Memorandum by Colliers Engineering & Design, dated September 24, 2024
- Exhibit B – Response to Comments Memorandum by Aryeh Siegel Architect, dated September 24, 2024
- Exhibit C – Parking memorandum by Colliers Engineering & Design, dated September 23, 2024
- Exhibit D – I&I Report by Colliers Engineering & Design, dated September 23, 2024
- Landscaping Plan (1 sheet) by Colliers Engineering & Design, dated January 30, 2024, last revised September 24, 2024
- Architectural Plan Set (6 sheets) by Aryeh Siegel, dated November 28, 2023, last revised September 24, 2024

Project Description:

The proposed project 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 Tompkins Avenue.

My comments below have been updated to reflect the revised Landscaping Plan and Architectural Plan Set. Other comments have been noted by the applicant as forthcoming and have therefore been retained on this letter for future consideration.

Comments & Recommendations:

1. **Architecture & Design:** Elevations noting major dimensions, materials, colors, rooftop projections (including mechanicals), and proposed frontage type(s) for the revised layout will be required. The Architectural Review Board subcommittee met with the applicant's architect on October 7, 2024 to discuss the provided diagrams and renderings. My initial comments on the current design include the following:
 - a) Storefront entrances should be prominent and easily identifiable. What appears to be the main entrance at the corner of Beekman Street and Route 9D is identified by a glass curtain-wall clock tower. However, it does not appear that there is direct pedestrian access to this entrance from the corner. If this storefront and corner of the building will be the prominent design feature, it is recommended that the applicant consider providing direct pedestrian access to this corner from the sidewalk. The proposed sculpture plaza could be utilized to further frame this prominent entrance.
 - b) Due to the heaviness of the brick arcade structure and landscaping along the High Street Building, the storefront entrances on the first floor are set back and seem to disappear in shadow. The applicant should discuss how they believe the various entrances are made prominent so that ground floor commercial businesses can attract visitors and be successful. Additionally, future elevations should confirm that the 70% transparency requirement for first floor commercial facades is met.



- c) Materials and colors shall complement historic buildings on the block. The proposed brick material appears more orange than a traditional brick. The applicant should provide a context board to identify what existing buildings or materials are being used as inspiration

for the current design. The Planning Board may also benefit from seeing a materials sample board as colors can sometimes be distorted by digital renderings.

- d) While the Linkage District code does recommend that larger buildings incorporate significant breaks in façade, this recommendation should be balanced with the need to provide a cohesive rhythm and theme across the proposed development. The current variation of window typologies, sizes, and architectural features is overwhelming, and the overall design could benefit from a more simplified approach.

2. 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) Additional cross sections or renderings at key points in the building frontage may assist the Board in reviewing the pedestrian experience along the full length of the property.
- b) Based on the revised renderings, within the Street Transition Zone the applicant is now proposing retention of the existing 3.5 ft brick accent pavers between the curb and Pedestrian Clearway. Although no street trees are currently proposed, per Section 223-41.19(G)(3) the Planning may require the planting of street trees on average 30 to 40 feet apart as a condition of site plan approval. Some vertical deviation, such as benches or trees, may prove helpful to define the pedestrian space from traffic.
- c) It is recommended that the applicant meet with the Department of Public Works to discuss implementation of the street sections from the Linkage Plan on Beekman Street, to the extent practical.

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 2b, 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



PLANNING CONSULTANTS, INC.

pedestrian-scaled.

If you have any questions, please feel free to contact me.

A handwritten signature in blue ink, appearing to read "Natalie Quinn".

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