COURTROOM
1 MUNICIPAL PLAZA
BEACON, NY 12508

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

November 13, 2024
7:00 PM
Planning Board Agenda

The Planning Board will meet in the Municipal Center Courtroom at 7:00 p.m. A work session will take place at 7:00 p.m. for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but no later than 7:30 p.m.

Approval of August 13, 2024, minutes

Approval of October 8, 2024, minutes

Regular Meeting

1. 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.
3. Review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.
4. Review of applications for Site Plan Approval and Subdivision Approval, Mixed-Use Commercial and Residential, 420-430 Fishkill Avenue, submitted by DKH Realty, LLC.

Miscellaneous Business

1. Consider request for one (1) 90-day extension of Site Plan and Subdivision Approval, 37 units, â€œBeacon Views Townhousesâ€ at Conklin Street, submitted by Beacon Views LLC.

Architectural Review

1. New Single-Family House - 56 Townsend Street, Lot 8
2. New Single-Family House â€“ 48 Townsend Street, Lot 6
3. New Single-Family House â€“ 44 Townsend Street, Lot 5

City of Beacon Planning Board Agenda
11/13/2024

Title:

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 11.13.24 Site Plan and Subdivision Supplemental Submission cvr ltr.pdf

19 Henry PB 11.13.24 Exhibit A - Response to Comments by Hudson Land Design 10-29-24.pdf

19 Henry PB 11.13.24 Supplemental Submission Exhibit A, Plat & Site Plan.pdf

19 Henry PB 11.13.24 SITE PLAN SET.pdf

19 Henry PB 11.13.24 subdivision plat.pdf

Lanc & Tully 19 Henry Street 11-07-24 review_0001.pdf

KARC Review PB_19 Henry Street 2024.11.07.pdf

19 Henry Site Plan and Subdivision Approval Resolution (4895-8842-5718.2).pdf

CUDDY +FEDER LLP

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

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

October 29, 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 October 8, 2024 meeting, the Planning Board issued a SEQRA Negative Declaration, before closing the Site Plan Application and Subdivision Application Public Hearings, and directing the Board's Attorney to prepare a resolution for the Board's consideration at the November 12, 2024 meeting Agenda.

For the Board's further review, the Applicant's engineer, Hudson Land Design Professional Engineering, P.C., has prepared point-by-point responses to the minor remaining comments contained in the City Engineer and Planner's latest memoranda. *See* **Exhibit A**. The enclosed Final Site Plan and Subdivision Plat incorporate these comments.

INDEX OF ENCLOSURES:

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

Exhibit A: Response to Comments Memorandum prepared by Hudson Land Design Professional Engineering, P.C., dated October 29, 2024, providing responses to the City Engineering Consultant Lanc & Tully's memorandum dated October 2, 2024 and the City Planning Consultant KARC Planning Consultants' memorandum, dated October 4, 2024.

- Final Subdivision Plat prepared by Hudson Land Design Professional Engineering, P.C., dated October 29, 2024.

- Revised Site Plans entitled "Site Plan", prepared by Hudson Land Design Professional Engineering, P.C., dated April 30, 2024, revised October 29, 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 November 13, 2024 meeting to continue review of the Project, at which time we respectfully request that the Board consider adopting an approval resolution for both the Site Plan and Subdivision Applications.[1]

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

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
Natalie Quinn, KARC Planning Consultants, Inc.
Lanc & Tully, P.C.
Hudson Land Design Professional Engineering, P.C.
Allison Fausner, Esq.

[1] Note: It is the Applicant's understanding the Board's architectural review of the Project has occurred concurrently with and as a part of its Site Plan and Subdivision review, and that any decision on the Application constitutes an architectural review determination. *See* CITY OF BEACON CODE § 86-5. It is respectfully submitted that the Board has already received, reviewed, and commented on the Project's various iterations of renderings and elevations, and the Applicant has provided responsive comments and designs that are also detailed in the Site Plan set.

HUDSON LAND DESIGN

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

October 29, 2024

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

Re: 19 Henry Street Residential Site Plan
Lori Joseph Builders, Inc. (Applicant)
19 Henry Street
Tax Parcel: 5954-36-955796, ±0.258 ac.
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the Site Plan Set and Subdivision Plat in response to Lanc & Tully's October 2, 2024 comment letter, and KARC's October 4, 2024 comment Memorandum. Below is a point-by-point response to the comments received.

Lanc & Tully October 2, 2024 Comment Letter

Subdivision Plat:

1. "Individual Lot Fence Notes" have been added to sheet 3 of the Site Plan Set, and to the Subdivision Plat.
2. Access Easement #2 and #3 have been removed from the Drainage Easement #1 view for clarity.
3. Drainage Easement #1 has been removed from the Access Easement #2 and #3 view for clarity.

Site Plan:

1. The reference to Sheet 2 has been removed from the detail.
2. Note #9 has been added to the Landscaping Notes requiring individual lot owners to maintain and replace screening trees on their respective lots.

KARC October 4, 2024 Comment Memorandum

1. The max lighting level is correct. The max levels are directly below the recessed lights in the ceiling of the front entryway. The lights are down directional and do not spread beyond the property line.

The following materials are submitted in support of the project:

- Updated Site Plan Set (Consisting of 6 sheets)
- Updated Subdivision Plat (1 sheet)

Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

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

CUDDY +FEDER LLP

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

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

October 29, 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

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Supplemental Submission
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Tax Parcel ID: (5954-36-955796)

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For the Board's further review, the Applicant's engineer, Hudson Land Design Professional Engineering, P.C., has prepared point-by-point responses to the minor remaining comments contained in the City Engineer and Planner's latest memoranda. *See* **Exhibit A**. The enclosed Final Site Plan and Subdivision Plat incorporate these comments.

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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.

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Exhibit A

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
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13 Chambers Street, Newburgh, NY 12550 (Satellite Office)
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

October 29, 2024

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

Re: 19 Henry Street Residential Site Plan
Lori Joseph Builders, Inc. (Applicant)
19 Henry Street
Tax Parcel: 5954-36-955796, ±0.258 ac.
City of Beacon, New York

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- Updated Site Plan Set (Consisting of 6 sheets)
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Thank you for your attention to this matter. Should you have any questions, please feel free to contact me at 845-440-6926.

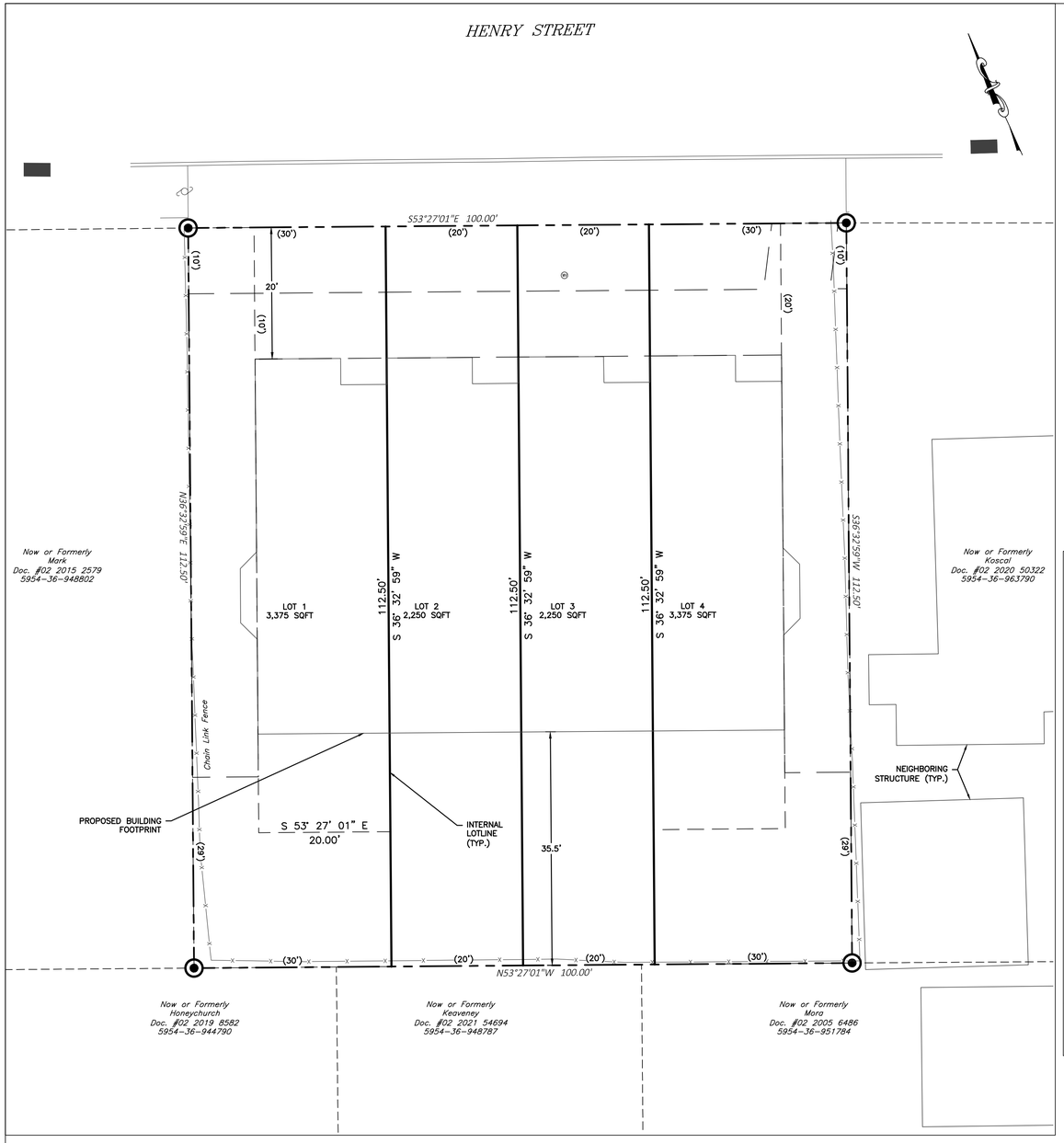
Sincerely,



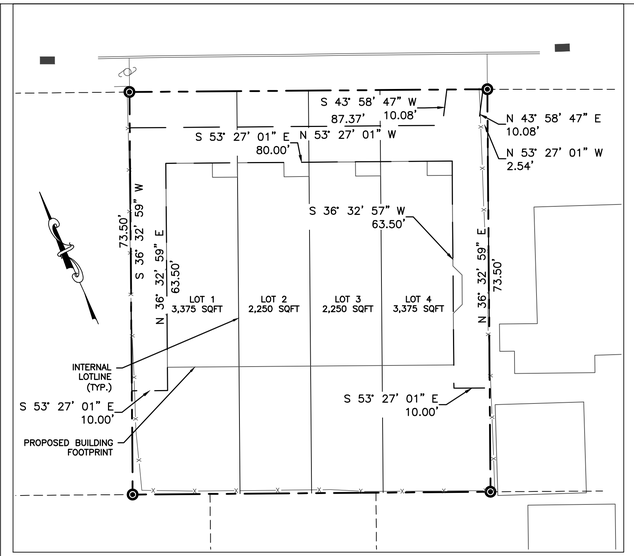
Michael A. Bodendorf, P.E.
Principal

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

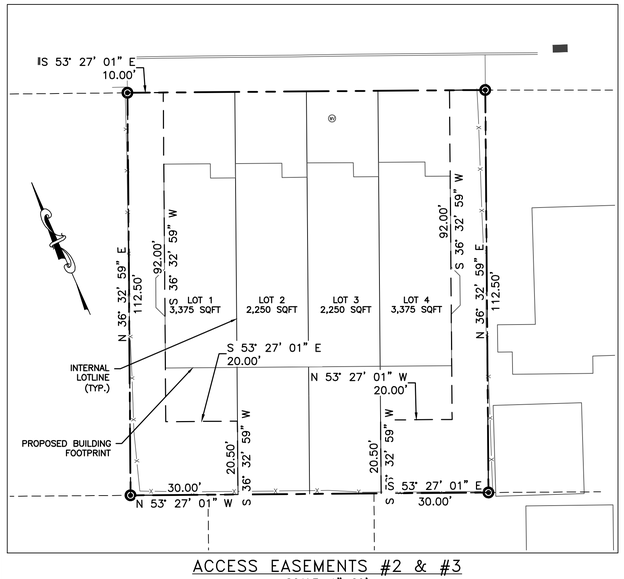
Final Subdivision Plat



SUBDIVISION PLAT
SCALE: 1"=10'



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	LOT4
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:

1. EASEMENT #1 IS A DRAINAGE EASEMENT OVER LOTS 1, 2, 3 AND 4 FOR CONVEYANCE AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPES AND APPURTENANCES.
2. 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. SEE INDIVIDUAL LOT FENCE NOTES.
3. 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. SEE INDIVIDUAL LOT FENCE NOTES.

INDIVIDUAL LOT FENCE NOTES:

1. A 4' MINIMUM WIDE GATE OR OPENING SHALL BE PROVIDED ON ANY FENCING ERECTED BETWEEN LOTS IN THE REAR YARDS FOR LOT OWNER ACCESS BETWEEN THE LOTS. GATES SHALL BE ACCESSIBLE BY ADJACENT LOT OWNERS.

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.

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.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/29/24	PER CITY COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

SEAL

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

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

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

Site Plans

19 HENRY STREET

SITE PLAN

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

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



SITE LOCATION MAP SCALE: 1" = 200'

ADJOINING OWNERS WITHIN 200'

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

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

REFERENCE DRAWINGS:
SHEET 1 OF 1: SUBDIVISION PLAT (PL-1)

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

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

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

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

_____ _____
GARY JOSEPH DATE

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	NO CHANGE THIS SHEET	CMB				
5	10/29/24	NO CHANGE THIS SHEET	CMB				

Dig Safely. New York Call 811 before you dig

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

SEAL

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

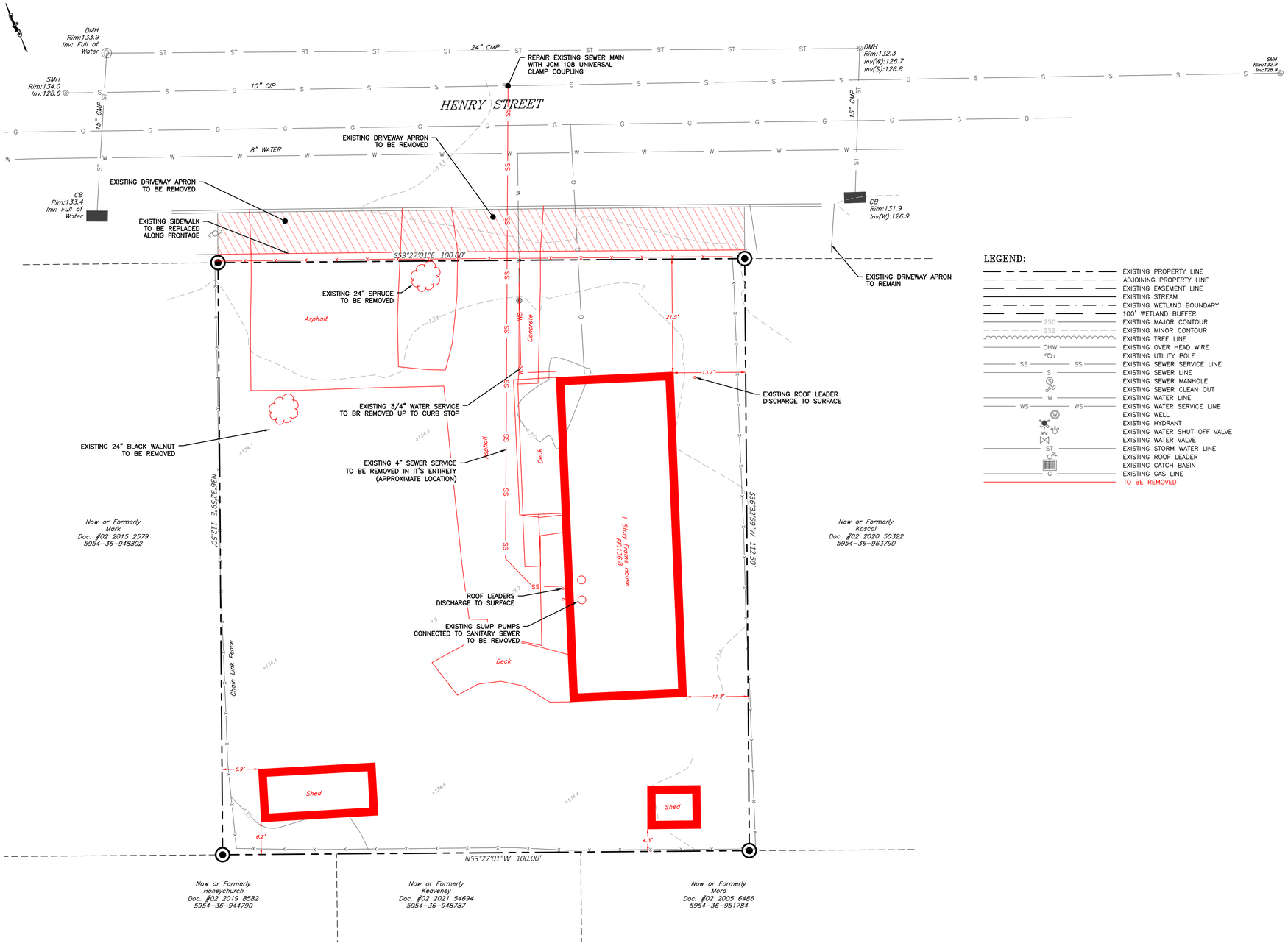
COVER SHEET

19 HENRY STREET

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

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

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



LEGEND:

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

PROJECT INFORMATION:

PARCEL OWNER:	LORI JOSEPH BUILDERS INC. 49 SHEA LANE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	19 HENRY STREET, BEACON, NY 12508
TAX PARCEL ID:	5954-36-955796
PARCEL AREA:	±0.258-ACRE
WATER SUPPLY:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)
SEWAGE DISPOSAL:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "MAP OF A SURVEY PREPARED FOR LORI JOSEPH BUILDERS" PREPARED BY BRENDAN JOHNSON PLS, DATED APRIL 11, 2024.

SURVEY NOTES:

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

ENCROACHMENT NOTE:

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



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

JCM 108 UNIVERSAL CLAMP COUPLING
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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
5	10/29/24	NO CHANGE THIS SHEET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

Dig Safely. New York. Call 811 before you dig

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

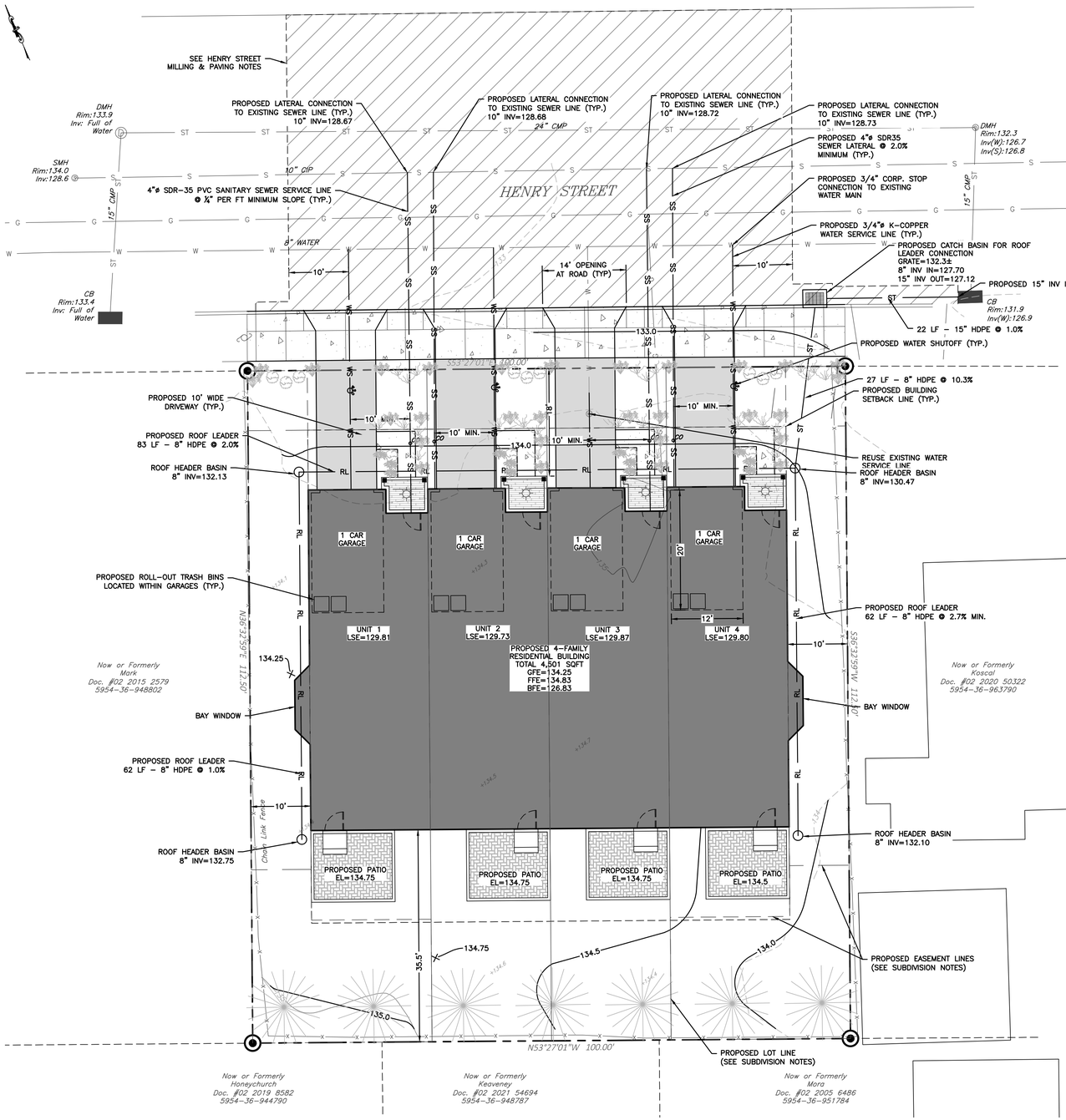
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926

EXISTING CONDITIONS & REMOVALS PLAN

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

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

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



LEGEND:

- EXISTING PROPERTY LINE
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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

PARAMETER	REQUIREMENT	EXISTING	PROPOSED
LOT AREA:	5,000 SQUARE FEET MIN	11,250 S.F.	11,250 S.F.
LOT WIDTH:	50 FEET MINIMUM	100 FEET	100 FEET
LOT DEPTH:	100 FEET MINIMUM	112.5 FEET	112.5 FEET
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	10 FEET MINIMUM	21.5 FEET	18 FEET
SIDE YARD:	10 FEET MINIMUM	6.9 FEET	10 FEET[2]
REAR YARD:	20 FEET MINIMUM	4.3 FEET	35.5 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX	±15%	40%
AREA PER UNIT:	2,500 S.F. MIN.[1]	11,250 S.F.	2,812.5 S.F.

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

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

OFF STREET PARKING TABULATION:

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

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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

GENERAL CONSTRUCTION NOTES:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH UNIT SHALL BE 3/4"ø K-COPPER. UNIT 3 WILL UTILIZE THE EXISTING WATER SERVICE LINE FOR THE EXISTING HOUSE.
6. THE SEWER SERVICE LINES TO EACH UNIT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED). UNIT 3 WILL USE THE EXISTING SEWER SERVICE LINE FOR THE EXISTING HOUSE.
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

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

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

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

INFILTRATION AND INFLOW MITIGATION NOTES:

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

HENRY STREET MILLING & PAVING NOTES:

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

BAY WINDOW SIDE YARD ENCROACHMENT NOTES:

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

INDIVIDUAL LOT FENCE NOTES:

1. A 4' MINIMUM WIDE GATE OR OPENING SHALL BE PROVIDED ON ANY FENCING ERECTED BETWEEN LOTS IN THE REAR YARDS FOR LOT OWNER ACCESS BETWEEN THE LOTS.

SUBDIVISION NOTES:

1. IT IS PROPOSED TO SUBDIVIDE EACH UNIT INTO ITS OWN LOT CONCURRENTLY WITH THIS SITE PLAN. SEE PROPOSED SUBDIVISION PLAT FOR LOT AND PROPOSED EASEMENT INFORMATION.
2. A DRAINAGE EASEMENT IS PROPOSED OVER THE PROPOSED LOTS FOR CONVEYANCE AND MAITNANANCE OF ROOF LEADER DRAINAGE.
3. AN ACCESS EASEMENT IS PROPOSED OVER LOT 1 AND 4 FOR THE BENEFIT OF LOTS 2 AND 3 FOR ACCESS TO THEIR REAR LOTS THROUGH LOTS 1 AND 4.

BUILDING INFORMATION

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

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ 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				
5	10/29/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

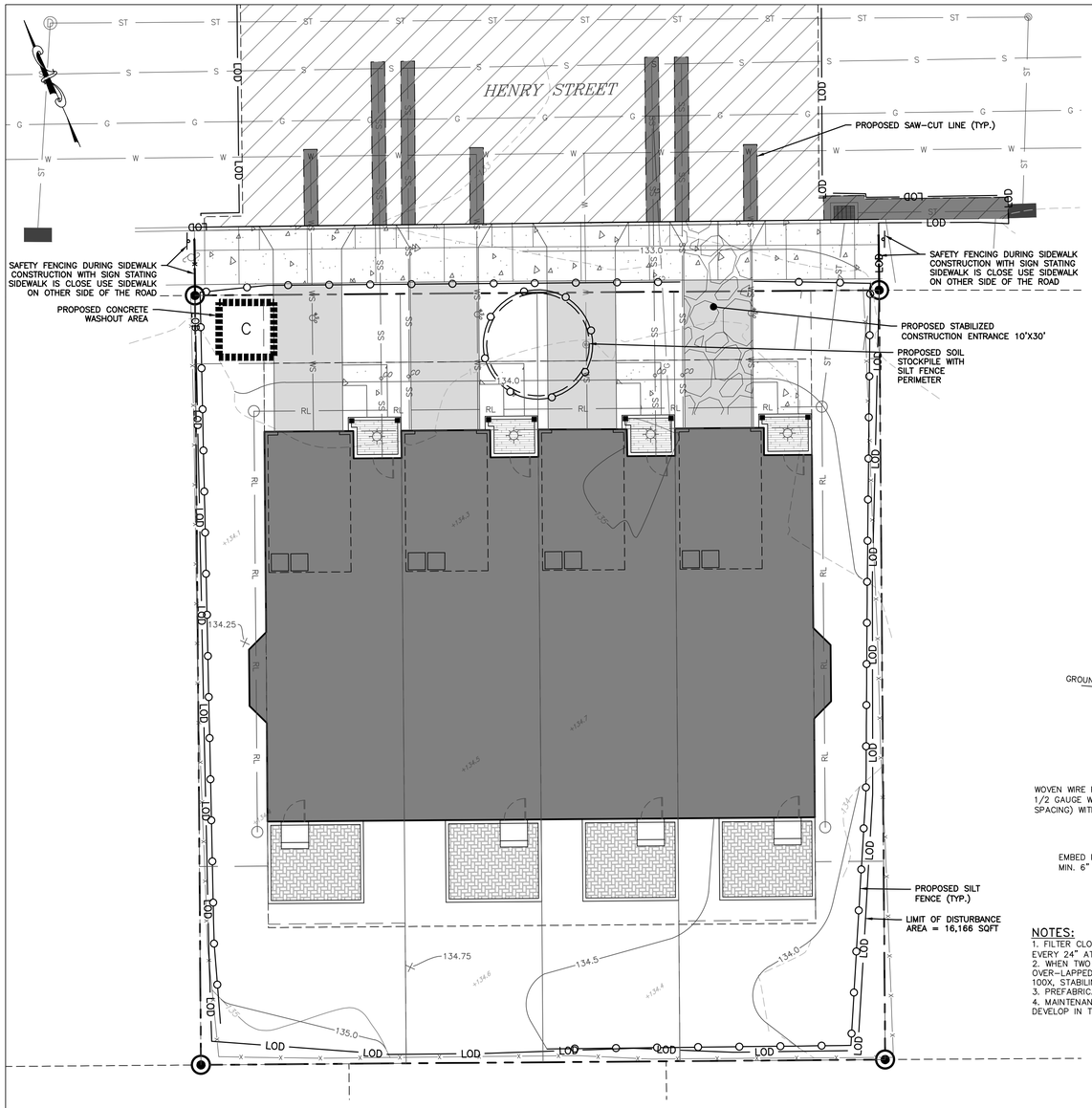
SITE PLAN

19 HENRY STREET

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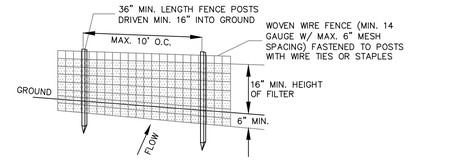
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SHEET:	3 OF 6

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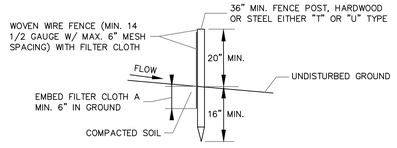


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- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE
- LOD PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CATCH BASIN INLET PROTECTION
- PROPOSED CONSTRUCTION ENTRANCE



PERSPECTIVE VIEW



SECTION VIEW

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

SILT FENCE DETAIL
NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

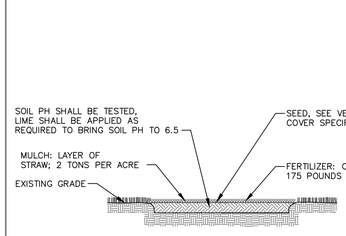
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC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

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

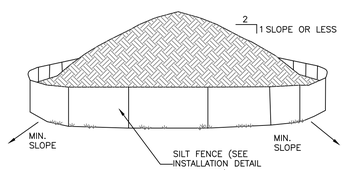
DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS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

INDIANA BAT PROTECTION NOTES:

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

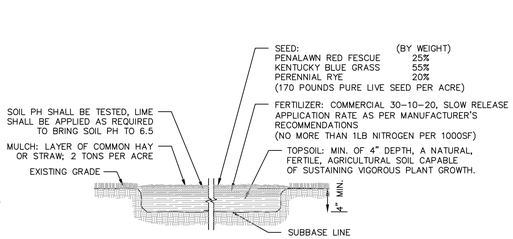


TEMPORARY SEEDING DETAIL
NOT TO SCALE

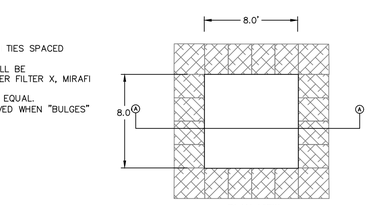


NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

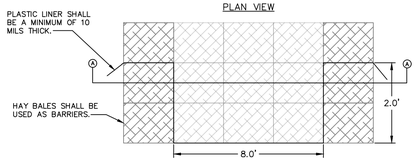
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE



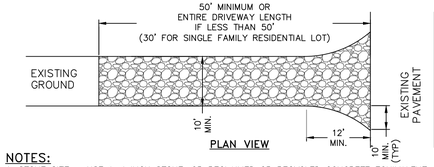
PLAN VIEW



SECTION VIEW

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

CONCRETE WASHOUT STATION DETAIL
NOT TO SCALE



PLAN VIEW

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	NO CHANGE THIS SHEET	CMB				
5	10/29/24	NO CHANGE THIS SHEET	CMB				

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

Dig Safely. New York Call 811 before you dig

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

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

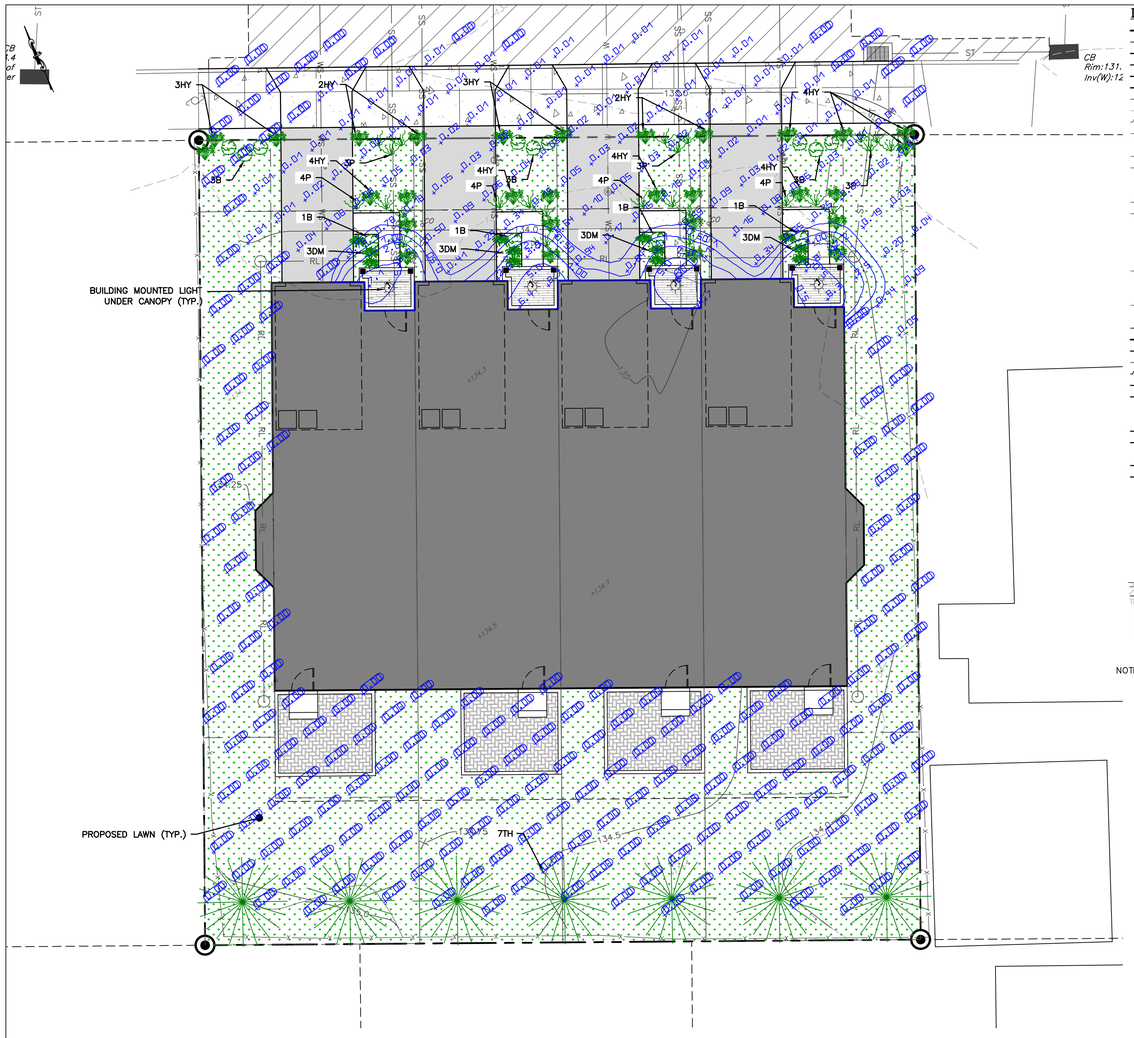
EROSION & SEDIMENT CONTROL PLAN

19 HENRY STREET

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

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

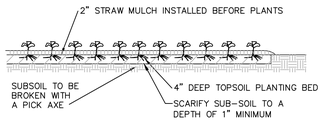
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 10'

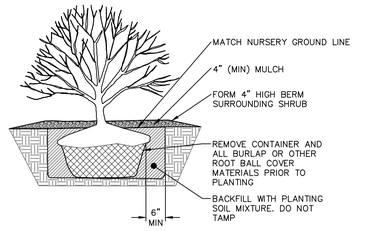
LEGEND:

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



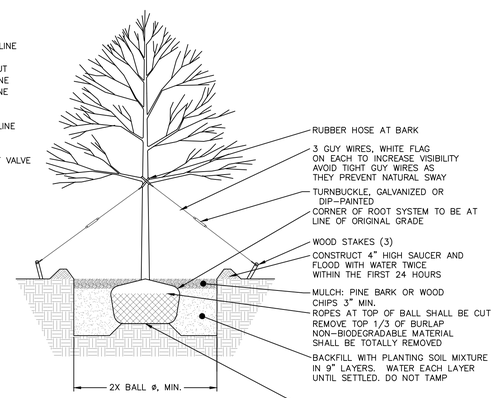
NOTES:
1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED.
3. HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH
4. PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL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

PLUG PLANTING DETAIL
NOT TO SCALE



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

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE ARBOVITAE (THUJA GREEN GIANT).

TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANTINGS TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT TIME
	7	THUJA PILCATA X STANDISHII	THUJA GREEN GIANT ARBORVITAE	6 FT HEIGHT	SPRING/FALL
	12	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	QUART	SPRING/FALL
	8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2 GALLON	SPRING/FALL
	22	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	2 GALLON	SPRING/FALL
	10	POLYSTICHUM ACROSTICHOIDES	EVERGREEN CHRISTMAS FERN	2 GALLON	SPRING/FALL

LANDSCAPE NOTES:

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

LIGHTING NOTES:

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

CALCULATION SUMMARY

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

LUMINAIRE SCHEDULE

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

AETHER ATOMIC
R1ASDL, R1ASPL - Square Downlight



LUMINAIRE DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	ADDED SHEET PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	PER CITY COMMENTS	CMB				
5	10/29/24	PER CITY COMMENTS	CMB				

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

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SEAL
STATE OF NEW YORK · MICHAEL A. BODENDORF · 084465 · LICENSED PROFESSIONAL ENGINEER

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

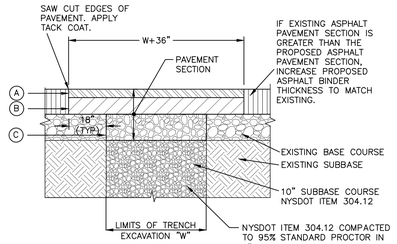
LANDSCAPE AND LIGHTING PLAN

19 HENRY STREET

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

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

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



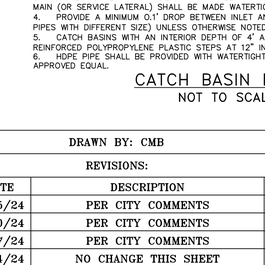
LEGEND

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

NOTES:

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

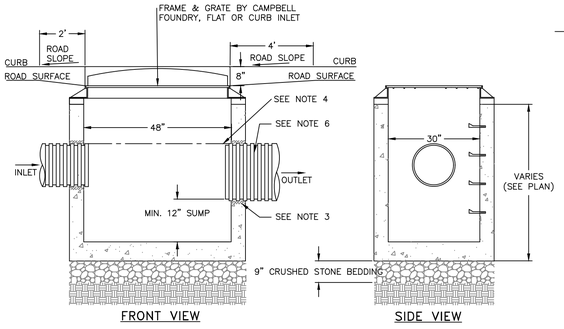
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

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

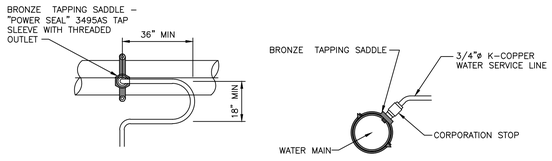
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

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

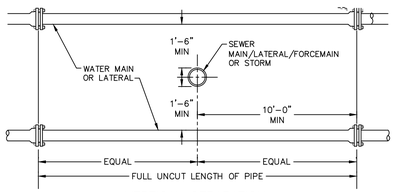
CATCH BASIN DETAIL
NOT TO SCALE



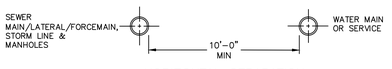
NOTES:

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



VERTICAL SEPARATION

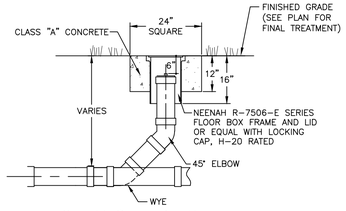


HORIZONTAL SEPARATION

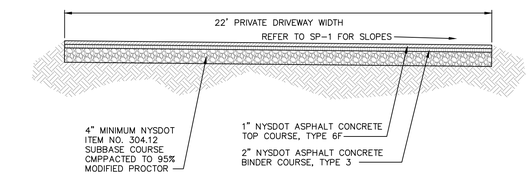
NOTE:

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

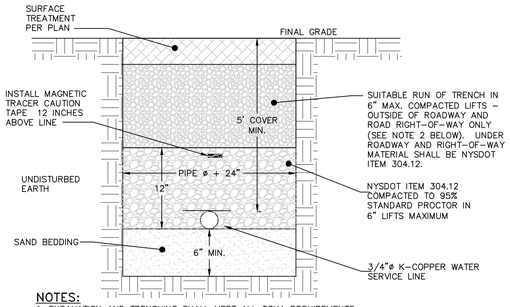
WATER LINE SEPARATION DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



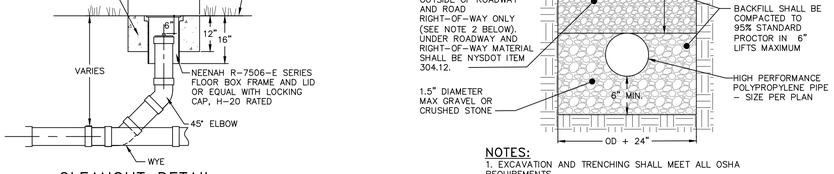
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:

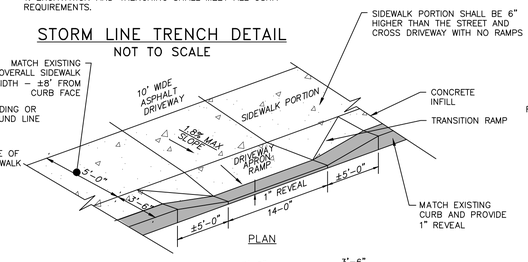
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL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

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

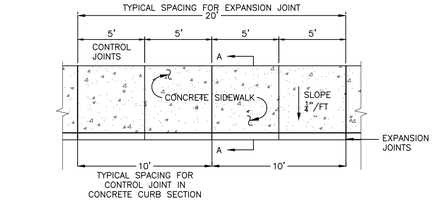
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.



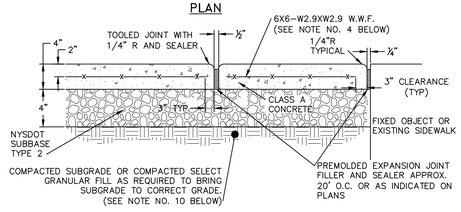
NOTE:

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

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



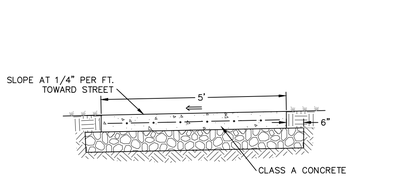
PLAN



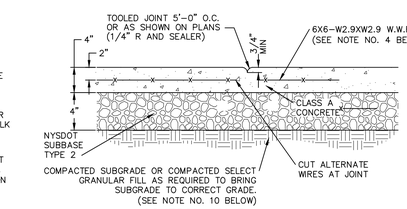
NOTES:

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

EXPANSION JOINT

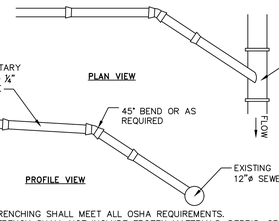


SECTION A–A



CONTROL JOINT

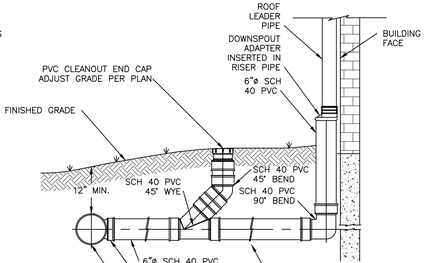
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



NOTES:

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

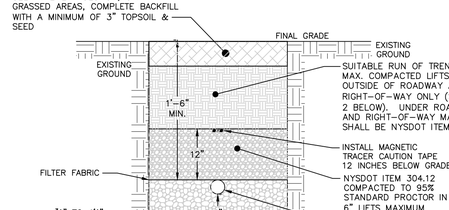
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

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

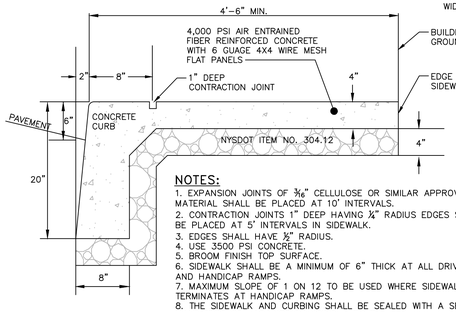
ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



NOTES:

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF ⅜" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.
8. THE SIDEWALK AND CURBING SHALL BE SEALED WITH A SEALER THAT PROTECTS AGAINST DE–ICING AGENTS.

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE

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				

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

Dig. Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENKAMP 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

CONSTRUCTION DETAILS

19 HENRY STREET

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

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

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

19 HENRY STREET

SITE PLAN

19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

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



SITE LOCATION MAP SCALE: 1" = 200'

ADJOINING OWNERS WITHIN 200'

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

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

REFERENCE DRAWINGS:
SHEET 1 OF 1: SUBDIVISION PLAT (PL-1)

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

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

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

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

_____ _____
GARY JOSEPH DATE

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	NO CHANGE THIS SHEET	CMB				
5	10/29/24	NO CHANGE THIS SHEET	CMB				

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

SEAL

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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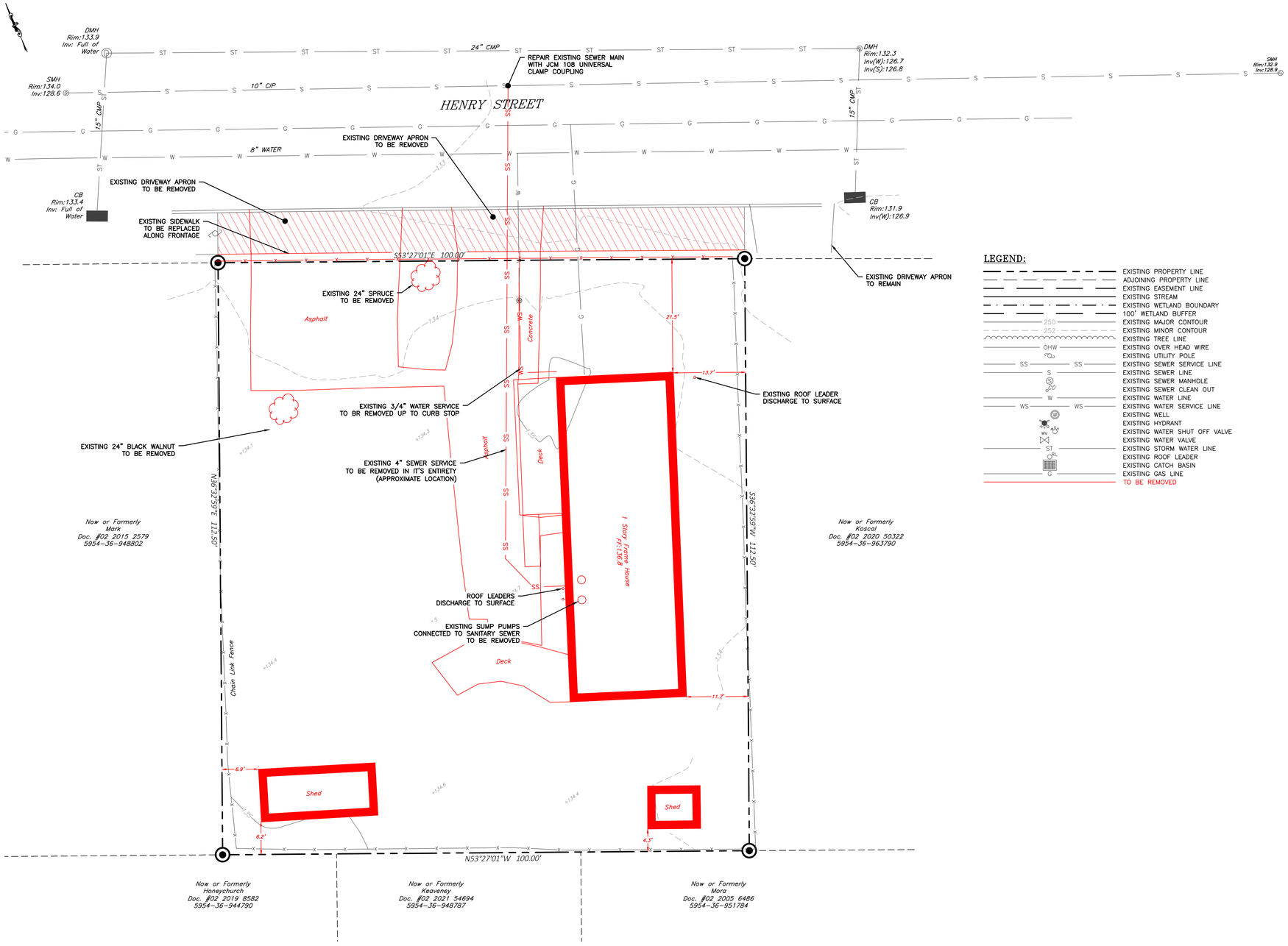
COVER SHEET

19 HENRY STREET

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

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

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



LEGEND:

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

PROJECT INFORMATION:

PARCEL OWNER:	LORI JOSEPH BUILDERS INC. 49 SHEA LANE, BEACON NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	19 HENRY STREET, BEACON, NY 12508
TAX PARCEL ID:	5954-36-955796
PARCEL AREA:	±0.258-ACRE
WATER SUPPLY:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)
SEWAGE DISPOSAL:	MUNICIPAL (EXISTING RESIDENCE), PROPOSED MUNICIPAL (FOR NEW RESIDENCE)

MAP REFERENCES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY PER "MAP OF A SURVEY PREPARED FOR LORI JOSEPH BUILDERS" PREPARED BY BRENDAN JOHNSON PLS, DATED APRIL 11, 2024.

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

ENCROACHMENT NOTE:

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



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

JCM 108 UNIVERSAL CLAMP COUPLING
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB | CHECKED BY: MAB

REVISIONS:

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
5	10/29/24	NO CHANGE THIS SHEET	CMB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

Dig Safely. New York. Call 811 before you dig

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

SEAL

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

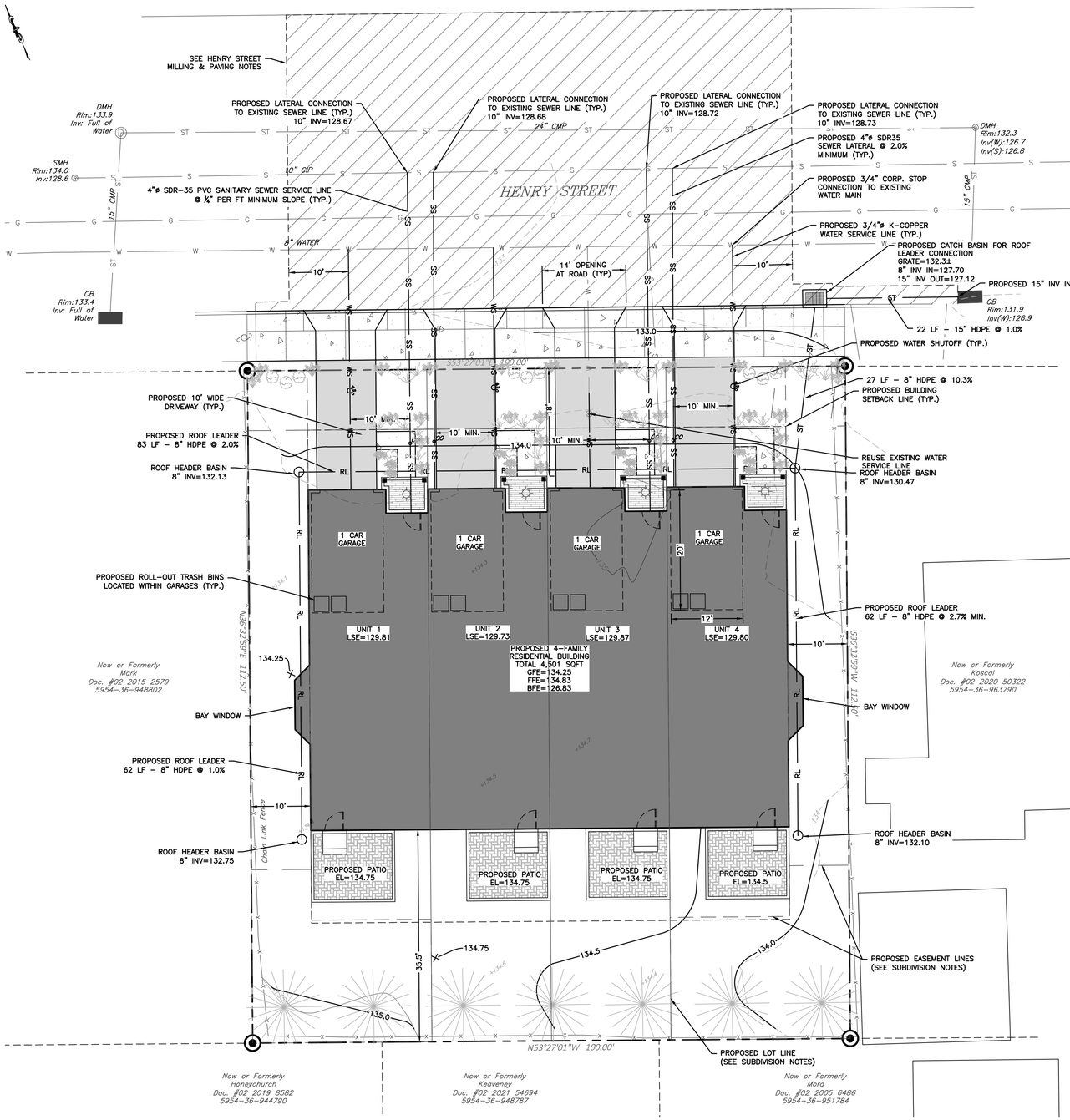
EXISTING CONDITIONS & REMOVALS PLAN

19 HENRY STREET

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

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

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



LEGEND:

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

INFILTRATION AND INFLOW MITIGATION NOTES:

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

HENRY STREET MILLING & PAVING NOTES:

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

BAY WINDOW SIDE YARD ENCROACHMENT NOTES:

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

INDIVIDUAL LOT FENCE NOTES:

1. A 4' MINIMUM WIDE GATE OR OPENING SHALL BE PROVIDED ON ANY FENCING ERECTED BETWEEN LOTS IN THE REAR YARDS FOR LOT OWNER ACCESS BETWEEN THE LOTS.

SUBDIVISION NOTES:

1. IT IS PROPOSED TO SUBDIVIDE EACH UNIT INTO ITS OWN LOT CONCURRENTLY WITH THIS SITE PLAN. SEE PROPOSED SUBDIVISION PLAT FOR LOT AND PROPOSED EASEMENT INFORMATION.
2. A DRAINAGE EASEMENT IS PROPOSED OVER THE PROPOSED LOTS FOR CONVEYANCE AND MAITNANANCE OF ROOF LEADER DRAINAGE.
3. AN ACCESS EASEMENT IS PROPOSED OVER LOT 1 AND 4 FOR THE BENEFIT OF LOTS 2 AND 3 FOR ACCESS TO THEIR REAR LOTS THROUGH LOTS 1 AND 4.

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[2]
REAR YARD:	20 FEET MINIMUM	4.3 FEET	35.5 FEET
MAX. BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	≤35 FEET	≤35 FEET
MAX. BUILDING COVERAGE:	40% MAX	±15%	40%
AREA PER UNIT:	2,500 S.F. MIN.[1]	11,250 S.F.	2,812.5 S.F.

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

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

OFF STREET PARKING TABULATION:

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

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

UTILITY NOTES:

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

GENERAL CONSTRUCTION NOTES:

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

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL–OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1–800–962–7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE–CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE TO EACH UNIT SHALL BE 3/4"ø K–COPPER. UNIT 3 WILL UTILIZE THE EXISTING WATER SERVICE LINE FOR THE EXISTING HOUSE.
6. THE SEWER SERVICE LINES TO EACH UNIT SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED). UNIT 3 WILL USE THE EXISTING SEWER SERVICE LINE FOR THE EXISTING HOUSE.
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW BUILDING. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN. AND DIRECTED TOWARDS THE PROPOSED LOCATION ON PLAN.
10. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAINS. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT. BACKFLOW PREVENTION DEVICES SHALL BE PLACED ON THE FOOTING DRAINS TO PREVENT BACKFLOW INTO THE FOOTING DRAIN. SUMP PUMP DISCHARGE SHALL NOT ENTER THE SANITARY SEWER SYSTEM.
11. SUMP PUMP DISCHARGE SHALL CONNECT TO THE PROPOSED ROOF LEADER DRAINAGE SYSTEM.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE SHALL BE IN COMPLIANCE WITH THE CITY OF BEACON'S 192–9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

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

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

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

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				
5	10/29/24	PER CITY COMMENTS	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN

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

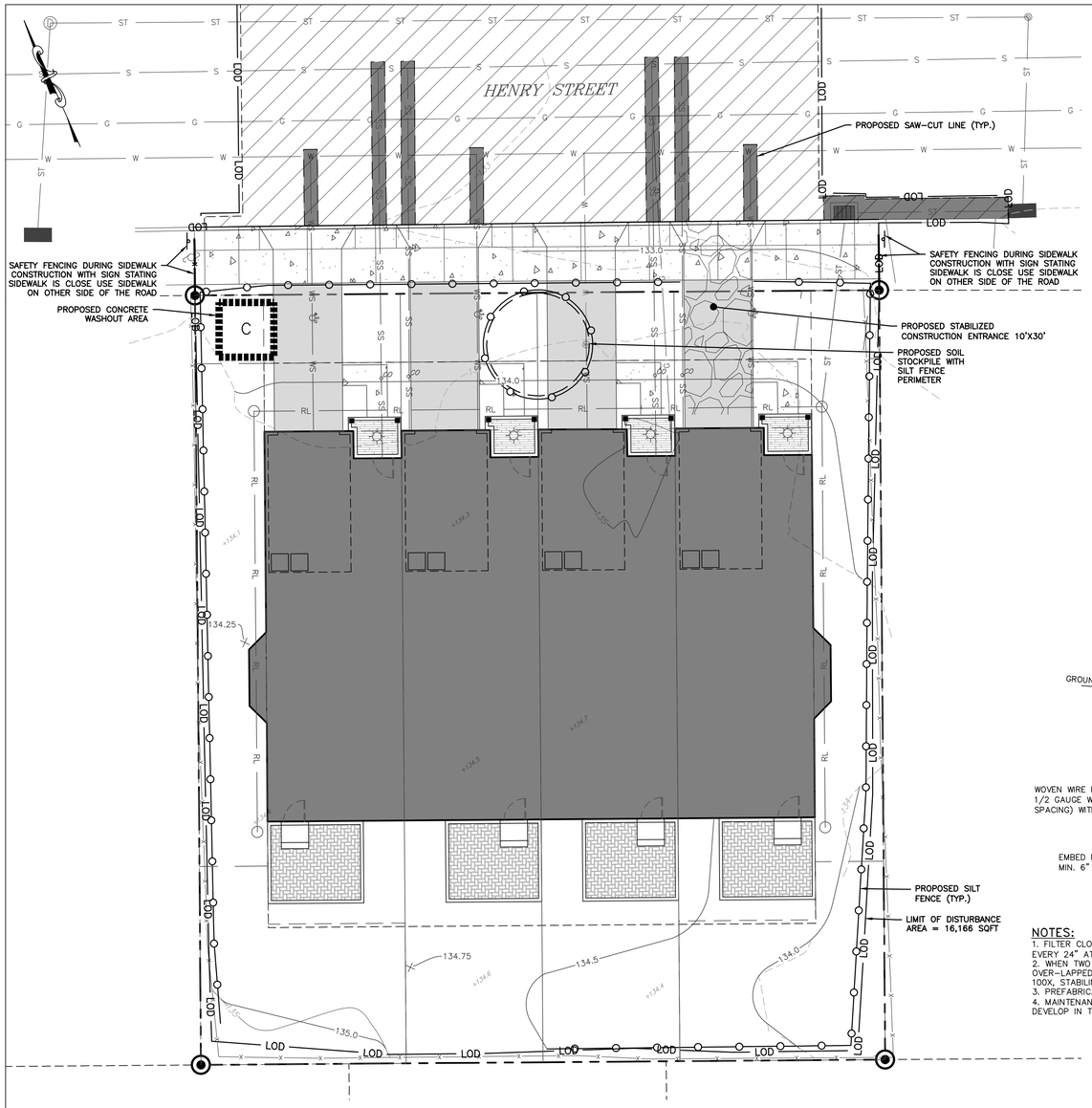
SITE PLAN

19 HENRY STREET

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

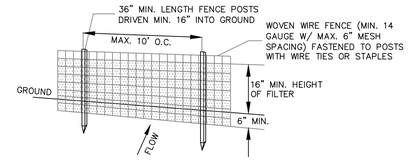
JOB #:	2024:014
DATE:	4/30/2024
SCALE:	1"=10"
TITLE:	SP–1
SHEET:	3 OF 6

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

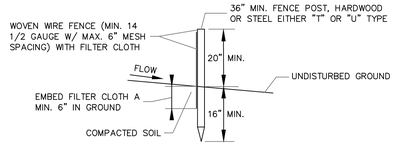


LEGEND:

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



PERSPECTIVE VIEW



SECTION VIEW

NOTES:

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

SILT FENCE DETAIL

NOT TO SCALE

EROSION AND SEDIMENT CONTROL NOTES:

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

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

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

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

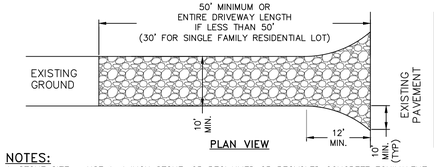
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC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

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

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

INDIANA BAT PROTECTION NOTES:

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



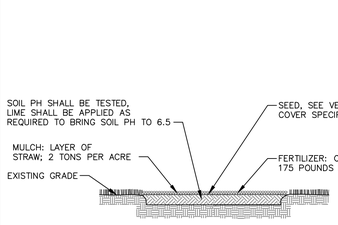
PLAN VIEW

NOTES:

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

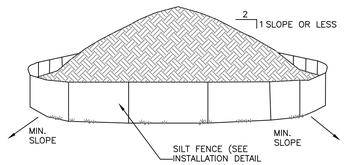
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



TEMPORARY SEEDING DETAIL

NOT TO SCALE

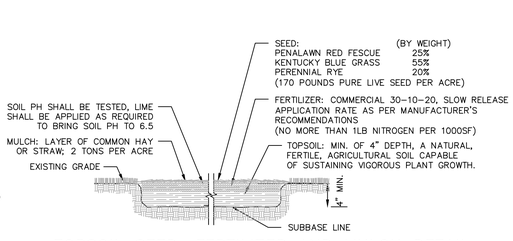


NOTES:

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

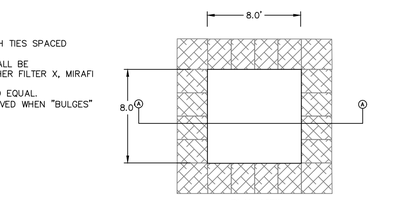
TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

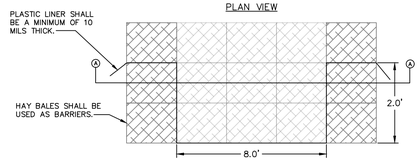


TOPSOIL SEED, FERTILIZER AND MULCH DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW

NOTES:

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

CONCRETE WASHOUT STATION DETAIL

NOT TO SCALE

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				
5	10/29/24	NO CHANGE THIS SHEET	CMB				

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

Dig Safely. New York Call 811 before you dig

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

SEAL

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

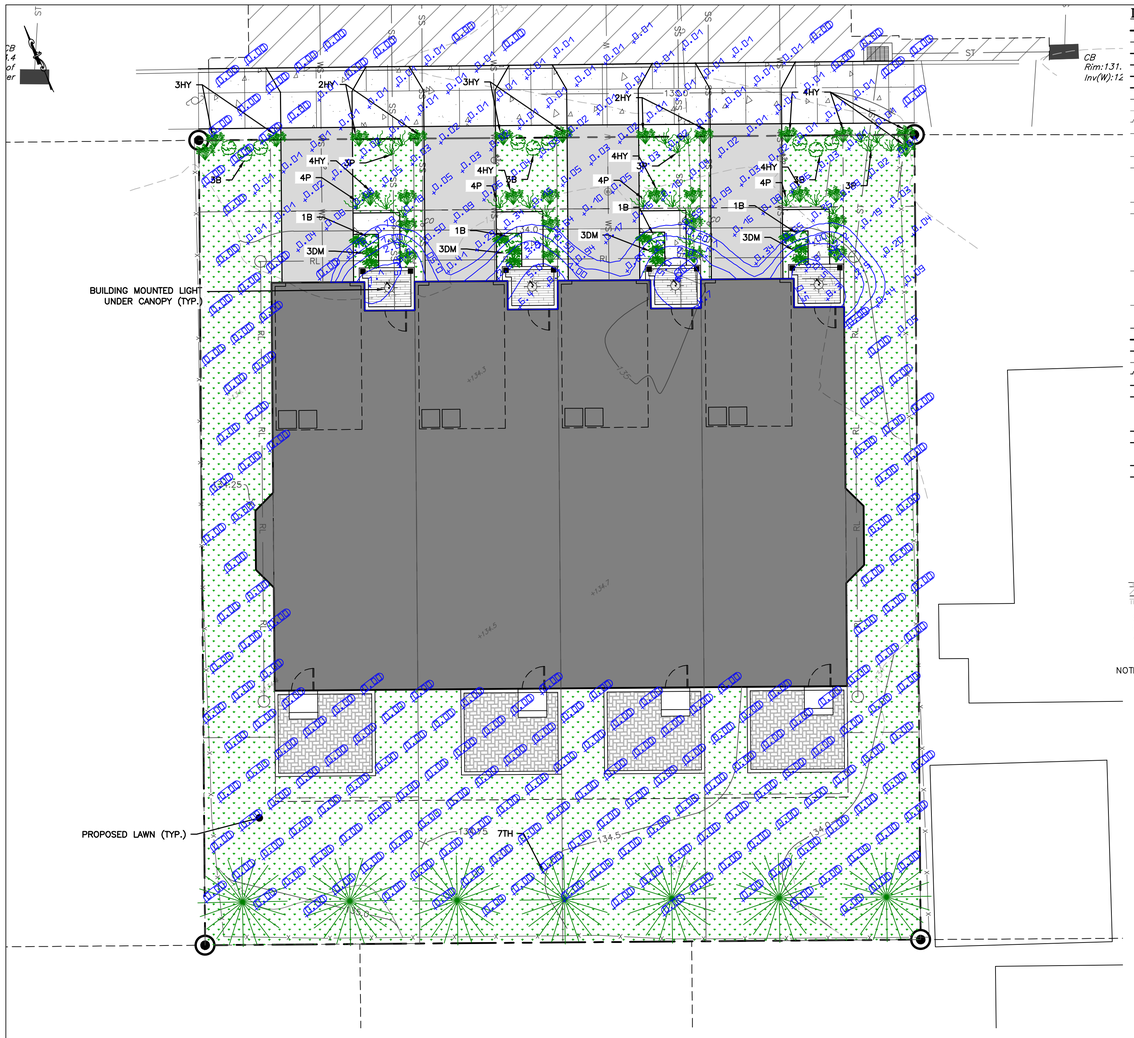
EROSION & SEDIMENT CONTROL PLAN

19 HENRY STREET

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

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

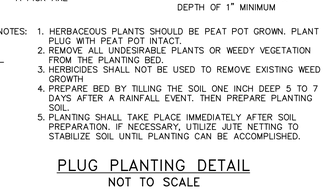
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



LANDSCAPE & LIGHTING PLAN
SCALE: 1" = 10'

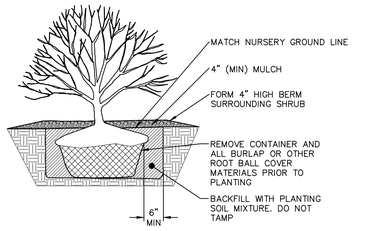
LEGEND:

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



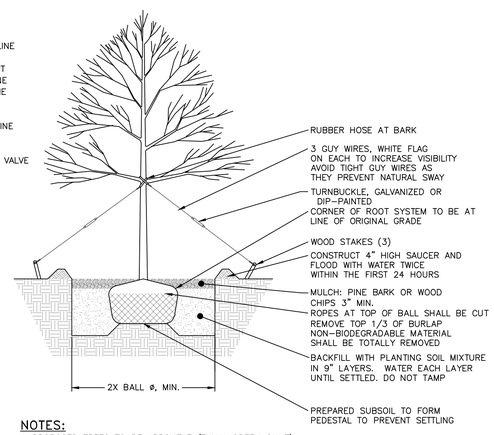
NOTES:
1. HERBACEOUS PLANTS SHOULD BE PEAT POT GROWN. PLANT PLUG WITH PEAT POT INTACT.
2. REMOVE ALL UNDESIRABLE PLANTS OR WEEDY VEGETATION FROM THE PLANTING BED.
3. HERBICIDES SHALL NOT BE USED TO REMOVE EXISTING WEED GROWTH
4. PREPARE BED BY TILLING THE SOIL ONE INCH DEEP 5 TO 7 DAYS AFTER A RAINFALL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

PLUG PLANTING DETAIL
NOT TO SCALE



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

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. PROPOSED TREES TO BE ARBOVITAE (THUJA GREEN GIANT).

TREE PLANTING DETAIL
NOT TO SCALE

LANDSCAPE PLANTINGS TABLE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	PLANT TIME
	7	THUJA PILCATA X STANDISHII	THUJA GREEN GIANT ARBORVITAE	6 FT HEIGHT	SPRING/FALL
	12	CAREX PENSYLVANICA	PENNSYLVANIA SEDGE	QUART	SPRING/FALL
	8	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	2 GALLON	SPRING/FALL
	22	BUXUS SEMPERVIRENS	AMERICAN BOXWOOD	2 GALLON	SPRING/FALL
	10	POLYSTICHUM ACROSTICHOIDES	EVERGREEN CHRISTMAS FERN	2 GALLON	SPRING/FALL

LANDSCAPE NOTES:

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

LIGHTING NOTES:

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

CALCULATION SUMMARY

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

LUMINAIRE SCHEDULE

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

AETHER ATOMIC
R1ASDL, R1ASPL - Square Downlight



LUMINAIRE DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	6/25/24	ADDED SHEET PER CITY COMMENTS	CMB				
2	7/30/24	PER CITY COMMENTS	CMB				
3	8/27/24	PER CITY COMMENTS	CMB				
4	9/24/24	PER CITY COMMENTS	CMB				
5	10/29/24	PER CITY COMMENTS	CMB				

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

Dig Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOEHNKE 084465 LICENSED PROFESSIONAL ENGINEER
SEAL

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

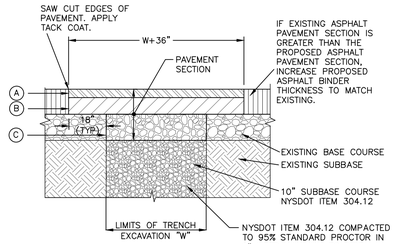
LANDSCAPE AND LIGHTING PLAN

19 HENRY STREET

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

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

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



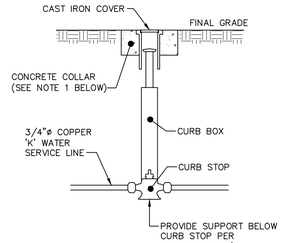
LEGEND

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

NOTES:

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

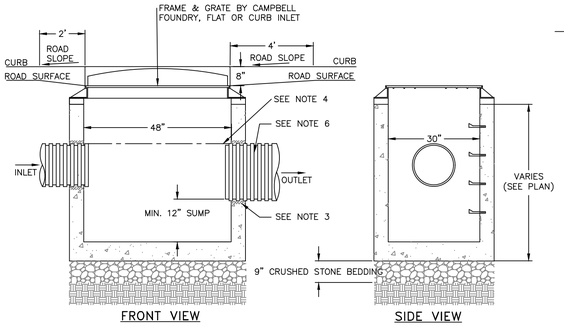
PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

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

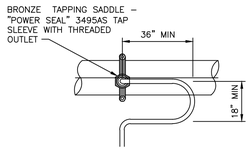
WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE



NOTES:

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

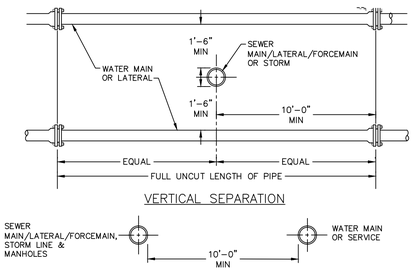
CATCH BASIN DETAIL
NOT TO SCALE



NOTES:

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

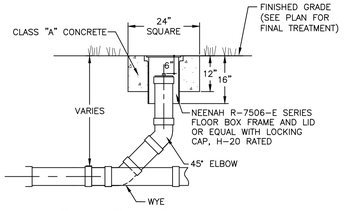
WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



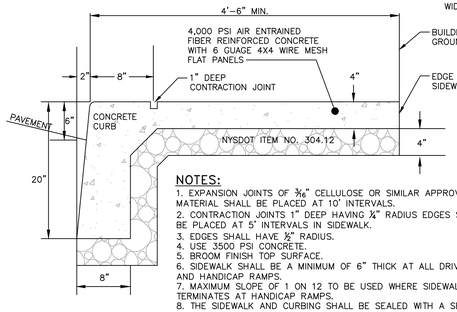
NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE



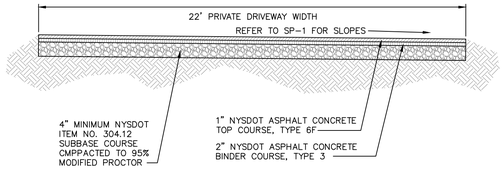
CLEANOUT DETAIL
NOT TO SCALE



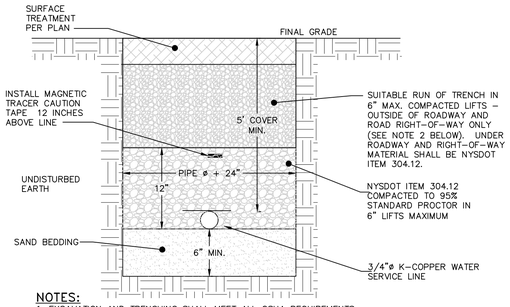
NOTES:

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

MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



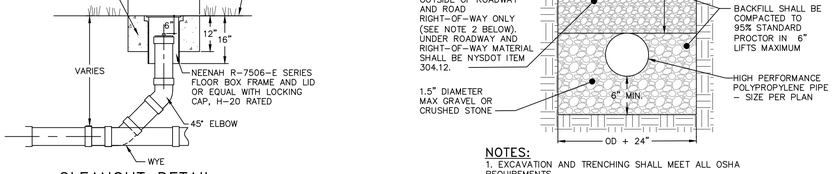
PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE



NOTES:

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

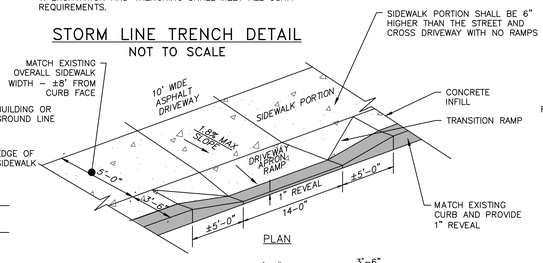
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

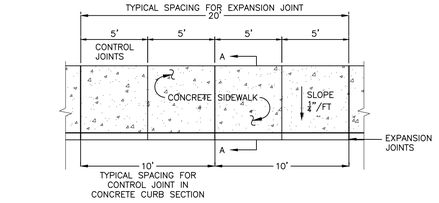
STORM LINE TRENCH DETAIL
NOT TO SCALE

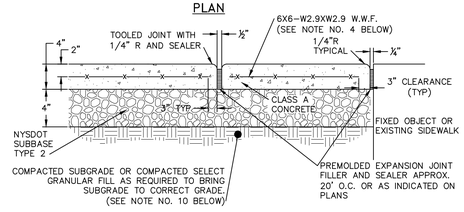


NOTE:

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

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

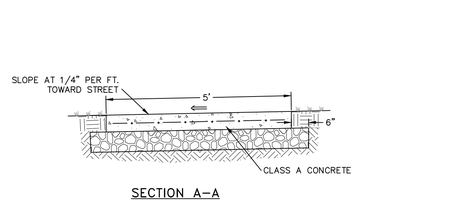




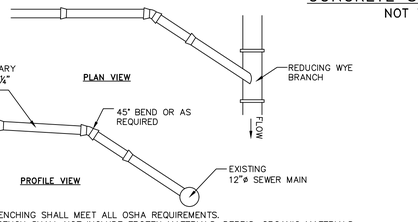
NOTES:

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

EXPANSION JOINT
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



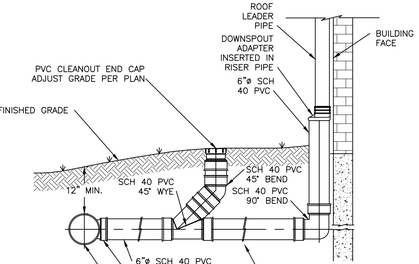
CONTROL JOINT



NOTES:

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

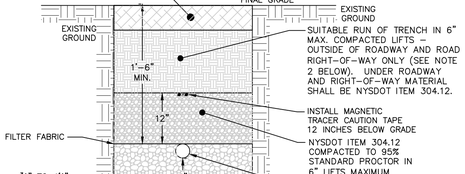
SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

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

ROOF LEADER CONNECTION DETAIL
NOT TO SCALE



NOTES:

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

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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

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

Dig. Safely. New York. Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BODENKAMP 084465 LICENSED PROFESSIONAL ENGINEER

SEAL

HUDSON LAND DESIGN

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

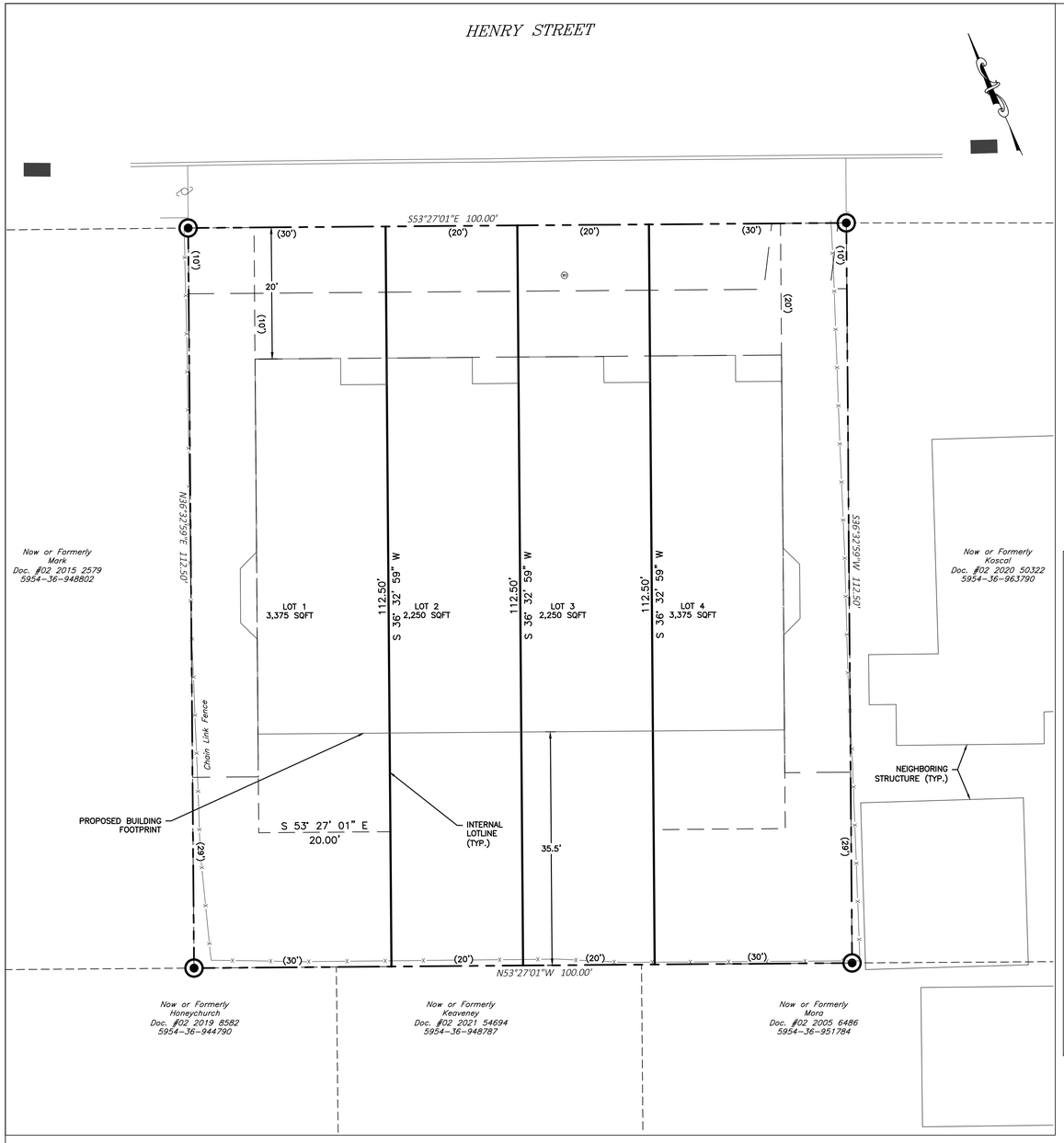
CONSTRUCTION DETAILS

19 HENRY STREET

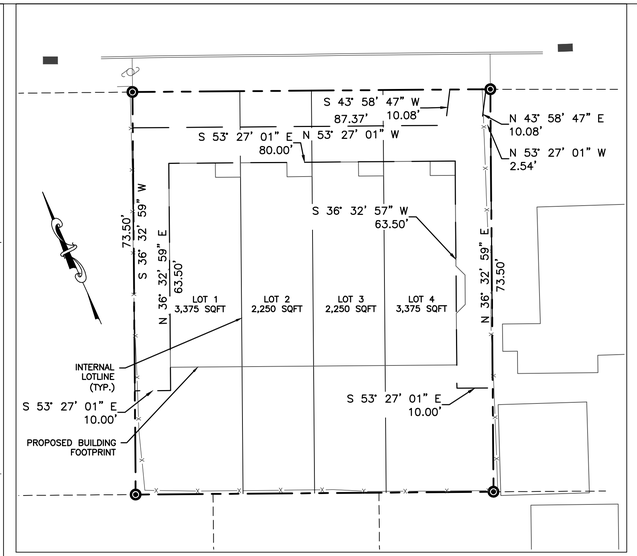
19 HENRY STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954–36–955796

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

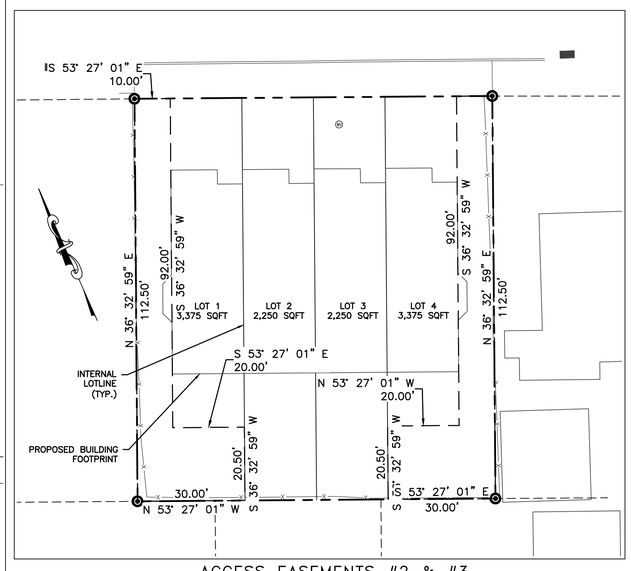
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



SUBDIVISION PLAT
SCALE: 1"=10'



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	LOT4
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:

1. EASEMENT #1 IS A DRAINAGE EASEMENT OVER LOTS 1, 2, 3 AND 4 FOR CONVEYANCE AND MAINTENANCE OF UNDERGROUND DRAINAGE PIPES AND APPURTENANCES.
2. 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. SEE INDIVIDUAL LOT FENCE NOTES.
3. 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. SEE INDIVIDUAL LOT FENCE NOTES.

INDIVIDUAL LOT FENCE NOTES:

1. A 4' MINIMUM WIDE GATE OR OPENING SHALL BE PROVIDED ON ANY FENCING ERECTED BETWEEN LOTS IN THE REAR YARDS FOR LOT OWNER ACCESS BETWEEN THE LOTS. GATES SHALL BE ACCESSIBLE BY ADJACENT LOT OWNERS.

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.

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.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH — DATE

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	10/29/24	PER CITY COMMENTS	CMB				

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

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SEAL

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

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

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

LANC & TULLY
Engineering and Surveying, P.C.

November 7, 2024

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

RE: 19 Henry Street
Proposed Townhomes
Tax No. 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 October 29th, 2024, from Cuddy & Feder regarding Subdivision application and subdivision plat.
- Response correspondence dated October 29th, 2024, from Hudson Land Design.
- Plan titled "Preliminary Subdivision Plat – 19 Henry Street", with the latest revision date of October 29, 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 October 29th, 2024, as prepared by Hudson Land Design.

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

Based on our review of the above documents and plans, all previous engineering comments have been addressed. We would recommend the plans be signed once the applicant has paid all bills and/or fees and addressed any outstanding comments from the City's Planner and/or Planning Board Attorney.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

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

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 7, 2024

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

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

- Cover letter by Cuddy + Feder, dated October 29, 2024
- Exhibit A: Response to Comments Memorandum by Hudson Land Design, dated October 29, 2024
- Final Subdivision Pat (1 sheet) by Hudson Land Design, dated October 29, 2024
- Site Plan Set (6 sheets) by Hudson Land Design, dated April 30, 2024, revised October 29, 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.

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

Regards,

Natalie Quinn
Beacon Planning Consultant

Cc: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Taylor M. Palmer, Applicant Attorney

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL AND SITE PLAN APPROVAL FOR 19 HENRY STREET

Parcel No. 5954-36-955796

WHEREAS, the City of Beacon Planning Board received applications for Site Plan and Subdivision Plat Approvals from Lori Joesph Builders, Inc. (the "Applicant") for the construction of four (4) two-story semi-attached townhouses,[1] consisting of three-bedrooms and 2.5 bathrooms per townhouse with a combined building footprint of 4,501 square feet, eight (8) total off-street parking spaces (one (1) garage parking space and one (1) driveway parking space per townhouse dwelling) on a 11,250 square feet parcel (the "Project" or "Proposed Action"), located at 19 Henry Street (Parcel ID No. 5954-36-955796) in the Transitional (T) Zoning District (the "Property"); and

WHEREAS, the Applicant proposes to remove the existing single-family home, accessory structures and impervious surfaces, and subdivide the Property into four (4) parcels, with Lot 1 being 3,375 square feet, Lot 2 being 2,250 square feet, Lot 3 being 2,250 square feet, and Lot 4 being 3,375 square feet; and

WHEREAS, the Planning Board is the approval authority for the Subdivision of the Property pursuant to City of Beacon Code § 195-2; and

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

WHEREAS, where townhouses are proposed in the T Zoning District, the Planning Board is authorized to approve the subdivision of lots containing a minimum of 1,800 square feet and to approve side yard setbacks of zero (0) feet, provided that the end units have a side yard setback which is not less than one half the minimum required setback of the least restrictive adjoining residential district; and

WHEREAS, the Project is shown on the following plans:

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

"Preliminary Subdivision Plat – 19 Henry Street," last revised October 29, 2024, Sheet 1 of 1, prepared by Hudson Land Design Professional Engineering, P.C., Beacon, NY:

Sheet	**Title**
1 of 1	*Preliminary Subdivision Plat*

"19 Henry Street – Site Plan" dated April 30, 2024, last revised October 29, 2024, Sheets 1 to 6, prepared by Hudson Land Design Professional Engineering, P.C., Beacon NY:

Sheet	**Title**
1 of 6	*Cover Sheet*
2 of 6	*Existing Conditions & Removal Plan*
3 of 6	*Site Plan*
4 of 6	*Erosion & Sediment Control*
5 of 6	*Landscaping and Lighting*
6 of 6	*Construction Details*

"New 4 Unit Townhome for Henry Street, Beacon, NY," dated August 27, 2024, Sheets 1 and 2, prepared by Day & Stokosa Engineering P.C., Wappingers Falls, NY:

Sheet	**Title**
1 of 2	*Untitled* (Isometric sketches & elevations)
2 of 2	*Untitled* (floor plans); and

WHEREAS, the Planning Board reviewed the application at its meetings on May 14, 2024, July 9, 2024, August 13, 2024, September 10, 2024, October 8, 2024 and November 13, 2024; and

WHEREAS, the Planning Board considered utilization of the rear yard for off-street parking and determined that utilization of the rear yard for off-street parking would increase impervious coverage, decrease open space, and negatively impact the side elevation due to the elimination of the proposed bay windows; and

WHEREAS, while the application was pending the off-street parking requirements set forth in the City Zoning Code were amended by Local Law No. 5-2024 on August 5, 2024; and

WHEREAS, Section 223-26.D(4) of the Zoning Code now provides a range of the minimum and maximum number of off-street parking spaces within which the Planning Board has discretion to determine the required number of spaces for each application, and pursuant to Section 223-26.D(2) "[t]he number of off-street parking spaces determined by the Planning Board to be appropriate shall become the required number of off-street parking spaces for the proposed use of the subject property"; and

WHEREAS, for residential development in the T District the minimum required number of off-street parking spaces is one (1) per dwelling unit and the maximum is three (3) per dwelling unit; and

WHEREAS, the proposed off-street parking includes one (1) parking space in each dwelling unit's garage and one (1) parking space in each dwelling unit's driveway for a total of eight (8) parking spaces – or two (2) per dwelling unit – which falls within the permitted range pursuant to Section 223-26.D(4)[2]; and

WHEREAS, on September 10, 2024, the Planning Board opened a duly noticed public hearing on the Site Plan application which was continued to and closed on October 8, 2024, at which time all those interested were given an opportunity to be heard; and

WHEREAS, on October 8, 2024, after circulating its Notice of Intent to Declare Lead Agency and receiving no objections, and after taking a "hard look" at each of the relevant areas of environmental concern through review of the Short Environmental Assessment Form, Parts 1, 2, and 3, and all associated materials prepared in connection with the Proposed Action the Planning Board, as Lead Agency, adopted a Negative Declaration pursuant to SEQRA finding that the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, on October 8, 2024, the Planning Board opened a duly noticed public hearing on the Subdivision application, at which time all those interested were given an opportunity to be heard, and the public hearing was closed on October 8, 2024; and

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

NOW, THEREFORE, BE IT RESOLVED, the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, the Planning Board finds that the Final Subdivision Plat will not be substantially changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby determines, based on its review of the application and the Property's proximity to on-street and off-street

[2] The number of off-street parking spaces provided also complies with former Zoning Code § 223-26.F. Pursuant to Section 13 of Local Law No. 5-2024, this application (which was received prior to the August 20, 2024 effective date of Local Law No. 5-2024) is not subject to the new parking requirements unless the Applicant does not receive a final certificate of occupancy within one year of August 20, 2024. In the event the Applicant does not receive a final certificate of occupancy prior to that date, the Planning Board is setting forth in this Resolution the applicable number of required off-street parking spaces for the proposed use of the Property pursuant to Section 223-26.D(2).

municipal parking facilities, that two (2) off-street parking spaces per dwelling unit for a total of eight (8) off-street parking spaces, with one space located in the garage and one space in the driveway of each unit, falls within the permitted range of minimum and maximum number of off-street parking spaces for residential development in the T District, and it is the appropriate and applicable number of off-street parking spaces for this development. Therefore, pursuant to Section 223-26.D(2) of the Zoning Code, two (2) off-street parking spaces per dwelling unit shall be the required number of off-street parking spaces for the proposed use of the Property.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Final Subdivision Plat and Site Plan Approval, as shown on the application materials referenced above, subject to the follow conditions and modifications set forth below and any other requirements which must be met by law:

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

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

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

3. All proposed drainage and access easements shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements corresponding with such notations on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing.

4. Pursuant to the City Code § 195-15, the Applicant shall file a performance guaranty with the City of Beacon to guarantee the satisfactory construction, installation, and completion of any required improvements within the City right-of-way in an amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant.

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

B. Prior to the issuance of the Building Permit, the following conditions shall be fulfilled:

1. Prior to the issuance of a building permit, pursuant to the City Code § 195-16.E, the Applicant shall establish an escrow with the City of Beacon for the inspection of the improvements in the amount acceptable to the City Engineer based on review of a cost estimate to be prepared by the Applicant's professional engineer, which amount shall be equivalent of 6% of the amount of the estimated construction cost.

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

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law for each of the 3 (net) new residential units.

   The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy for each townhouse dwelling unit, the Applicant shall pay a Recreation Fee as per the City's Fee Schedule in effect at the time of payment.

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

1. Refuse, recycling, and other waste receptacles shall be stored inside each Lot's garage except during pick up hours.

2. Vegetative screening at the rear property line, as shown on the approved site plans, shall be maintained in a vigorous growing condition by each individual lot owner on which the vegetative screening is shown and such vegetative screening shall be replaced in kind by the respective individual lot owner if the screening fails to survive or is otherwise removed for any reason.

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

4. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that

such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefore has not been granted by the City, this Resolution shall be rendered null and void.

5. Rock removal, if encountered, shall be done by mechanical means on weekdays (excluding State holiday) between the hours of 8 a.m. and 4 p.m. No rock processing is permitted on-site. No blasting shall be permitted without the prior written approval from the City of Beacon Building Department after preparation of a blasting plan. Any blasting required shall be performed in accordance with all applicable local, state, and federal laws, regulations, and standards.

6. Pursuant to the City of Beacon Code § 223-25.J, the Site Plan Approval granted herein shall expire in the event the Applicant does not submit a bona fide building permit application to the Building Department within one year of the adoption date of this Resolution, provided however, that the Planning Board may extend such time period from time to time for good cause shown upon written request from the Applicant.

7. Pursuant to City of Beacon Code § 195-14.D, conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this Resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.

8. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said Plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this Resolution and proof of recording of the easement documents described above.

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

10. Failure to adhere to the conditions set forth in this Resolution and/or the approved Subdivision Plat and Site Plan drawings and materials shall, upon prior notice to the Applicant, constitute grounds for revocation of this Resolution by the Planning

Board, as well as the suspension, revocation, or withholding of any Building Permits, Demolition Permits, certificates of occupancy, or other applicable permits issued by the City of Beacon until the Applicant complies with the approvals, conditions, or Subdivision Plat and Site Plan drawings approved herein.

11. As used herein, the term "Applicant" shall include Lori Joesph Builders, Inc., and their successors and assigns, and where applicable, their agents, contractors and employees.

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

13. The approvals granted by this Resolution do not supersede the authority of any other entity.

Resolution Adopted: November 13, 2024
Beacon, New York

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

Motion by _____, seconded by _____:

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

Resolution: Approved
Denied

City of Beacon Planning Board Agenda
11/13/2024

Title:

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

ATTACHMENTS

45 Beekman PB 11.13.24 Supplemental Submission cvr ltr (6233625.1).pdf

45 Beekman PB 11.13.24 Exhibit A - Collier's response to comments.pdf

45 Beekman PB 11.13.24 Exhibit B - Aryeh Siegel Comment Response ltr.pdf

45 Beekman PB 11.13.24 Collier's Dimension & Landscaping Plan.pdf

45 Beekman PB 11.13.24 Sheet A106 UPDATED Elevations.pdf

45 Beekman PB 11.13.24 Sheet A106_Elevations.pdf

Lanc & Tully 45 Beekman 11-07-24 review.pdf

KARC Review PB_45 Beekman 2024.11.12.pdf

2024.11.08 - ARB Meeting #2 Notes - 45 Beekman Street.pdf

Creighton Manning 20241112_45 Beekman Rev4_124008.pdf

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Taylor M. Palmer, Esq.
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October 29, 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").

ADDITIONAL SITE PLAN REFINEMENTS:

The enclosed Landscape and Dimension Plans prepared by the Applicants' engineering consultants, Colliers Engineering & Design ("CED"), and Architectural Plan Sheet ("Elevations") prepared by the Applicants' architect, Aryeh J. Siegel, 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 Dimension Plan, the Project has been refined in response to Board comments to further activate the northwestern corner of the intersection of Beekman Street & Route 9D and the area between the Beekman and High Street Buildings. The pedestrian circulation and access at the Beekman Street/Route 9D corner has been revised to reduce impacts to these improvements from the installation of a right-turn lane if required in the future. The sidewalk has been extended towards the Beekman Building with a semicircle configuration to allow for the placement of bench seating, Belgium block edged planting beds with mixed evergreen and deciduous vegetation, while the brick accent sidewalk area and a sculpture display area have remained. As noted previously, the display pad creates an opportunity for local artists or a collaboration with Dia Beacon Art Museum to display different pieces of art throughout the year and create an accent for this prominent street corner. This area now includes direct pedestrian access via sidewalk and an accessible ramp to the Building's first floor and arcade

walkway. The Project also includes a pocket seating area with opposing benches adjacent to the southwestern corner of the Beekman Building, which area overlooks the green space between the Buildings. The Landscaping Plan incorporates additional plantings at that intersection to enhance views of the Premises from the surrounding streetscape and additional trees throughout the Premises in conformance with the new parking requirements.[1]

THE APPLICATION'S REFERRAL TO AND PENDING REVIEW BY THE ARCHITECTURAL REVIEW BOARD SUBCOMMITTEE:

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 Applicants' architect, Aryeh J. Siegel, met with the Subcommittee for an initial meeting on October 7, 2024, at which time the Subcommittee provided preliminary feedback on the Applicants' design and incorporation of the buildings amongst the surrounding developed, urban landscape. In response to those comments, Mr. Siegel has provided revised images of the Beekman Building, which images include the following updates:

- The arched openings in the arcade walkway have been replaced with square framed openings and the openings in the arcade flanking the corner clocktower have been made larger and thus more inviting for pedestrians visiting the Premises.
- The windows on the second and third floors have been updated to make larger openings with less mullion divisions. The corner tower was similarly updated to reflect the windows on the second and third floors.
- The brick areas between the curtain walls on the second and third floors are now at the same height, where there was previously some variation.

See Architectural Plan Sheet – Elevations (A-106).

Mr. Siegel is presently coordinating with the City's Building Inspector to schedule a second ARB Subcommittee meeting date, which is anticipated to take place during the week of November 4th. Depending on the final scheduling of this ARB Subcommittee meeting, the Applicants will work to supplement these plans based on feedback it receives in advance of the November 12th meeting.

UPDATE REGARDING REQUEST TO ACQUIRE SURPLUS PROPERTY FROM NYS DOT:

As this Board is aware, the Applicants formally submitted an Application to Purchase Surplus Property along Beekman Street to the New York State Department of Transportation ("NYSDOT")

[1] See CITY OF BEACON ZONING CODE § 223-26.B(4)(a).

on July 30, 2024 and the Applicants' traffic consultant met with NYSDOT on August 22, 2024 to discuss the Application. Following that meeting date, we understood that the Application would be referred to the Department's Right-of-Way Mapping division for review and confirmation of the title history related to the High Street parcels. Last week, on October 25, 2024, the Applicants' received confirmation that the Department the Application would include the High Street parcel abutting Beekman Street, as the Right-of-Way Mapping division was unable to locate any records indicating that title to that parcel was not held by the State. We understand that the Application will now be circulated to various Department groups, including Engineering, for their feedback and input. Thereafter, we understand the Application will be forwarded to the Department's Albany office for a conceptual legal approval of the request. We will continue to provide this Board and its consultants with updates as the Application process progresses.

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 October 29, 2024, providing responses to the City Engineering Consultant Lanc & Tully's memoranda dated October 2, 2024; and

Exhibit B: Response to Comments Memorandum prepared by Aryeh Siegel Architect, dated October 29, 2024, providing responses to the City Planning Consultant, KARC Planning Consultants Memoranda dated October 8, 2024.

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

- Landscape Plan and Dimension Plan prepared by Colliers Engineering and Design, P.C., dated January 30, 2024, last revised October 29, 2024.
- Architectural Plan Sheet entitled "Elevations (A-106)", prepared by Aryeh Siegel, Architect, dated November 28, 2023, last revised October 29, 2024.

CONCLUSION:

We look forward to appearing at this Board's regular meeting on November 13th to continue the Board's review of the Project and to answer any questions the Board may have. In the meantime,

should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact us. Thank you in advance for your consideration of this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

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

6233583.v1

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

Colliers
Engineering
& Design

October 29, 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 October 2, 2024. The comments have been repeated here for clarity:

General Comments:

Comment 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.

Response 1: Comment acknowledged.

Comment 2: It is recommended that the Elevations plan (Sheet A-106) include a view from High Street.

Response 2: Please note that Sheet A-104 provided site sections from High Street to each of the proposed buildings to depict the relationship of the development and the High Street residents. The view from High Street is heavily screened by existing trees preserved along the slope. This will be reviewed again for significant change during the Autumn (leaf-off condition) and include a view from High Street if the residents would have a less obstructed view during these conditions.

Comment 3: The "Views" on the Elevations plan (Sheet A-106) should be labeled as where the view is from.

Response 3: As requested, Sheet A-106 has been updated to reference the view locations.

Comment 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

Colliers Engineering & Design

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…*".

Response 4: **The landscape plan has been revised to show compliance with the required number of trees for the proposed surface parking area. Refer to the attached revised Landscape Plan.**

During the October 8th Planning Board meeting, Mr. Russo also requested the applicant review the parking layout to incorporate planting islands as mentioned in the updated parking Code, 223-26.B.4.b. The overall proposed parking layout for the project has already been broken up into smaller parking strings by the use of planting islands. The surface parking for the project totals 47 spaces and this has been separated into 5 smaller parking areas with planting islands. The maximum number of spaces in a single row is 13 or ±120-feet before a planting island. The overall parking area is adequately broken up with islands to provide visual relief from large expanse of pavement and introduce shading.

If you have any questions regarding the above project responses, please feel free to call me at (845) 875-4952. 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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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

October 29, 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 October 8, 2024.

KARC Planning Consultant's Comment Responses:

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.

Response: Direct pedestrian access to the corner entry via the sidewalk and an accessible ramp is shown on the Dimension Plan.

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.

Response: We will provide additional rendered views of the arcade to demonstrate how the storefronts are prominently featured. There will be lighting in the arcade as well as the commercial spaces, and the storefronts are visible from the street. The large expanse of

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

storefront throughout the street facing facades meets the 70% transparency requirement.

Note that the view locations of renderings will be shown on a key plan.

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.

Response: Physical samples of the proposed materials and colors will be reviewed with the Architectural Review Subcommittee and Planning Board.

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.

Response: Windows and façade elements have been simplified in the updated design in direct response to comments made by the Architectural Review Subcommittee.

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.

Response: Additional renderings will be provided to demonstrate the pedestrian experience.

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 division, such as benches or trees, may prove helpful to define the pedestrian space from traffic.

Response: Please refer to response #4 below regarding Street Tree plantings along Beekman Street.

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.

Response: *Comment acknowledged.*

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: *The revised Landscape Plan includes proposed evergreen screen plantings along the western edge of the driveway to Tompkins Avenue for a buffer. Street trees are also proposed along the Beekman Street frontage. They are located along the backside of the sidewalk and not directly behind the curbline. Based on available greenspace located behind the sidewalk on Beekman Street, it is more desirable to locate the street trees behind the sidewalk than in a small planting pit between the curbline and edge of sidewalk. Planting the street trees behind the sidewalk provides a more sustainable location for root growth and reduced stress environment for the trees. This also provides separation from potential branch impacts from traffic on Beekman Street and deicing practices. The tree plantings also meet the above noted on-center spacing.*

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.

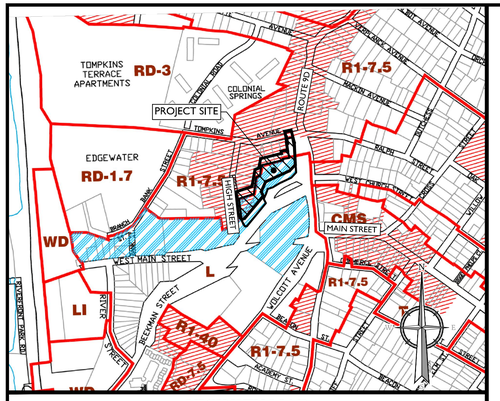
Response: *Comment acknowledged.*

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect



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

ZONING DISTRICT:

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

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE)

TABLE OF BULK REQUIREMENTS

L - LINKAGE DISTRICT

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

ZONING DISTRICT:

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

TABLE OF BULK REQUIREMENTS

R1-7.5 - ONE FAMILY RESIDENTIAL DISTRICT

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

PARKING REQUIREMENTS:

MAXIMUM PERMITTED:

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

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

TOTAL MAXIMUM PARKING PERMITTED = 109 SPACES

PROVIDED

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

LOADING REQUIREMENTS:

REQUIRED

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

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

PROVIDED

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

OWNER/APPLICANT:

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

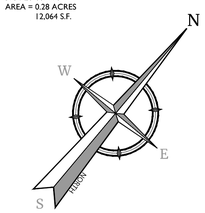
BAYRIDGE STUDIOS LLC (TAX ID: 5954-26-781983 & 5954-26-689990)
268 MAIN STREET
BEACON, NY 12508

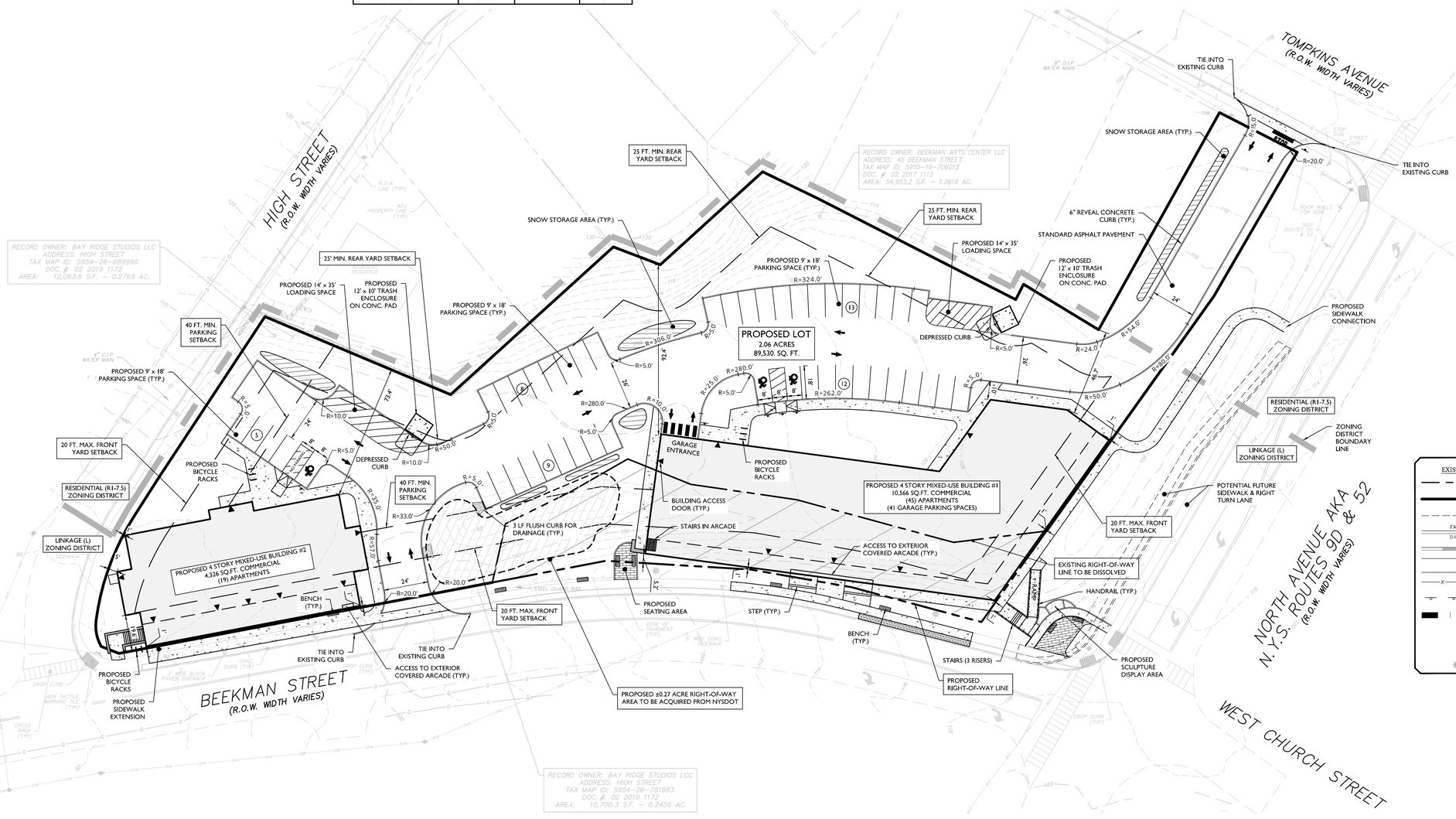
TAX LOTS:

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

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

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





LEGEND

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

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

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

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

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REV	DATE	DRAWN BY	DESCRIPTION
1	05/25/24	KAS	REVISED PER PLANNING BOARD COMMENTS
2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.10.29 11:06:13-04'00'

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

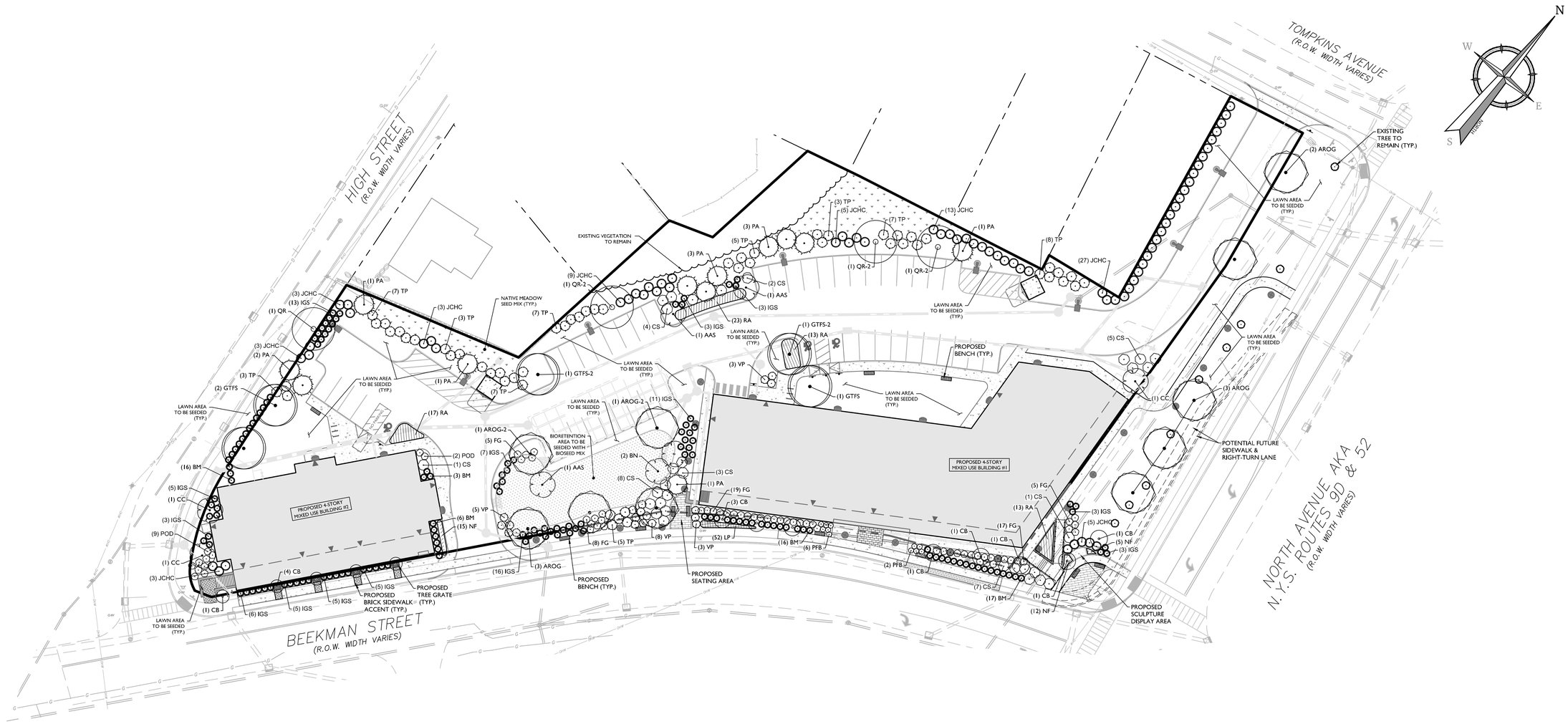
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AROG	8	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
AROG-2	2	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS-2	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	1	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR-2	3	Quercus rubra	Red Oak	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
PA	12	Picea abies	Norway Spruce	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
AAS	3	Amelanchier alnifolia	Serviceberry	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
BN	2	Betula nigra	River Birch	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
CB	11	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
CC	3	Cercis canadens	Eastern Redbud	B & B	6-7` Ht.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
CS	31	Cornus sericea	Red Twig Dogwood	CONT	24" - 30"	TYPICAL SPECIES HABIT
BM	57	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"	TYPICAL SPECIES HABIT
FG	54	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"	TYPICAL SPECIES HABIT
IGS	88	Ilex glabra `Shamrock`	Inkberry	CONT	18" - 24"	TYPICAL SPECIES HABIT
JCHC	61	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Column Juniper	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
PFB	11	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"	TYPICAL SPECIES HABIT
POD	11	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"	TYPICAL SPECIES HABIT
RA	66	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	18" - 24" SPREAD	TYPICAL SPECIES HABIT, 3.5' O.C.
TP	55	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	5-6' Ht.	TYPICAL SPECIES HABIT
VP	19	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"	TYPICAL SPECIES HABIT
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	
LP	52	Liriope platyphylla	Liriope Grass	SP5	18" o.c.	
NF	32	Nepeta x faassenii	Catmint	1 gal.	24" o.c.	

PLAN NOTE

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

PARKING AREA TREES

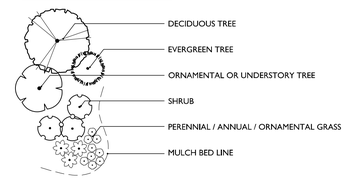
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

PROVIDED: 7 TREES (COMPLIES)

LANDSCAPE NOTES

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

LANDSCAPE LEGEND



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

LAWN SEED MIX

NATIVE MEADOW MIX

BIORETENTION SEED MIX

30 0 30 60

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

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2023\23010468A\Engineering\GIS\e Plans\C-LAND.dwg\C-12 LANDSCAPE By:JDATES

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Date: 2024.10.29 11:06:38-04'00'

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 12 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



Image 7
Not to Scale



Image 4
Not to Scale



Image 5
Not to Scale



Image 6
Not to Scale



Image 1
Not to Scale



Image 2
Not to Scale



Image 3
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



Previous View 4

Not to Scale



Previous View 3

Not to Scale



Previous View 1

Not to Scale



Previous View 2

Not to Scale

NOTE: PREVIOUS RENDERED VIEWS ARE PROVIDE FOR COMPARISON WITH
REVISED DESIGN IMAGES BELOW

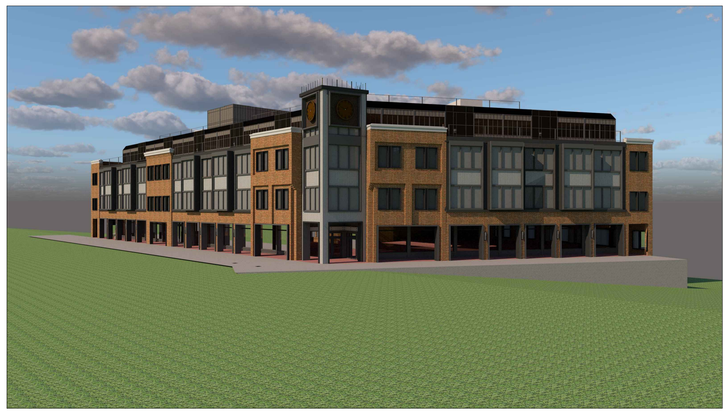


Image 3

Not to Scale



Image 2

Not to Scale



Image 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

LANC & TULLY
Engineering and Surveying, P.C.

November 7, 2024

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

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

Dear Mr. Gunn:

My office has received the following regarding a mixed-use buildings to be located at 45 Beekman Street:

- Correspondence dated October 29, 2024, from Cuddy & Feder.
- Response correspondence dated October 29, 2024, from Colliers Engineering & Design.
- Response correspondence dated October 29, 2024, from Aryeh Siegel, Architect.
- Sheet 4 of 19 titled "Dimension Plan", with the latest revision date of October 29th, 2024.
- Sheet 12 of 19 titled "Landscape Plan", with the latest revision date of October 29th, 2024, as prepared by Colliers Engineering & Design.
- Architectural plan Sheet A-106 titled "45 Beekman Street", dated November 28, 2023, consisting of building elevations and views 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 Overly (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 architectural views 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. Sheet A-106, although dated November 28, 2023, should include a revision date when the sheet is modified.

2. The "Views" on the Elevations plan (Sheet A106) should be labeled as where the view is from. Although the response comments note that they have been labeled, the current plan still is missing the required labeling.

This completes our review at this time. Further comments may be provided based on future submissions when more detailed plans are prepared for the project. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 12, 2024

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

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

- Cover letter by Taylor M. Palmer, Cuddy + Feder LLP, dated October 29, 2024
- Elevations Sheet A-106 (1 sheet) by Aryeh Siegel, dated November 28, 2023
- Dimension Plan Sheet and Landscaping Plan (2 sheets) prepared by Colliers Engineering and Design, P.C., dated January 30, 2024, last revised October 29, 2024.
- Exhibit A – Response to Comments Memorandum by Colliers Engineering & Design, dated October 29, 2024
- Exhibit B – Response to Comments Memorandum by Aryeh Siegel Architect, dated October 29, 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 Thompkins Avenue.

My comments below have been updated to reflect the revised Dimension & Landscaping Plan and limited Elevations only. Previous comments have been noted by the applicant as forthcoming and will be re-addressed in future letters pending a forthcoming full submission.

Comments & Recommendations:

1. **Architecture & Design:** The Architectural Review Board subcommittee met with the applicant's architect on November 8, 2024 to discuss the revised elevations. Please review the provided notes from that meeting for comments on the revised architecture materials and design.

2. **Plaza / Sculpture Display Area:** I appreciate and support the changes the applicant has made to provide direct pedestrian access at the corner of Beekman Street and NYS Route 9D via sidewalk

access and an accessible ramp. However, the access to the corner still feels circuitous and does not yet present as the main entrance. I encourage the applicant to continue to revise the layout and landscaping to better frame this corner as the main entrance to the building.

3. **Streetscape Improvements:** Per Section 223-41.19(G)(3) the Planning Board may require the planting of street trees on average 30 to 40 feet apart as a condition of site plan approval. The applicant has proposed street trees along the Beekman Street frontage; however, they are located within the Building Transition Zone, along the backside of the sidewalk rather than directly behind the curbline. The provision of vertical divisions between the sidewalk and roadway, such as benches or trees, will provide a defined and comfortable pedestrian space that is separated from traffic. As the creation of quality pedestrian space is key focus of the Linkage District, I continue to encourage the applicant to explore ways to provide street trees within the Street Transition Zone.

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

Natalie Quinn
Beacon Planning Consultant

Cc: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Taylor M Palmer, Esq., Attorney for the Applicant

45 Beekman – High Street Project

ARB Subcommittee, Meeting #2

November 8, 2024

Participants: Aryeh Siegel

COB: Kevin Byrne, Len Warner, Karen Quiana, Natalie Quinn

Quick recap
The subcommittee discussed the revised design of the 45 Beekman project focusing on design coherence. The group discussed the design of the proposed tower, the construction process, and the incorporation of architectural elements from Beacon's cityscape.

Next steps
- Aryeh to explore alternative designs for the corner tower, considering options like chamfered or octagonal shapes instead of the current clock tower design.
- Aryeh to reconsider the design of the infill areas between brick piers, addressing concerns about its office building-like appearance and exploring ways to make it more residential in character.
- Aryeh to review and potentially adjust the placement of railings on the 4th floor setback to ensure they are not overly visible from street level.
- Aryeh to prepare views of the building from High Street properties now that foliage has decreased, to better understand the visual impact on neighboring areas.

Summaries

Building Design Progress and Feedback
Aryeh discussed the progress made on the building design, focusing on the coherence of the glass and the first-floor arches. He also mentioned the site landscape, including ideas for landscaping and hardscape on the corner plaza, and the development of the landscaping between the buildings. Karen expressed her approval of the progress, particularly the uniformity of the arcade openings and the improved window design. She also noted the improved rhythm and proportions of the building.

Addressing Clock Tower Design Concerns and Plaza Integration Issues
Len expressed concerns about the clock tower element in the design, describing it as anachronistic and incompatible with the historical elements of Beacon. He suggested that the corner could be redesigned to better evoke Beacon's history. Natalie agreed with Len's points and added that the front pillar in the clock tower seemed to create an obstacle to pedestrian access rather than an inviting entrance point. She proposed exploring alternative design options, such as using a chamfer instead of a corner post, to make the main entrance stand out. Aryeh acknowledged these suggestions and agreed to consider them.

The group further discussed the design of the tower, focusing on its angles and materials. They debated whether the tower should match the corners of the brick piers or be a separate element. Concerns were raised by Kevin about the infill element between the brick details, which was likened to an office building and felt out of place. The team also discussed the entrance beneath the tower, noting its lack of integration with the landscaping and the awkwardness of the steps leading up to it. It was noted that the design still felt somewhat disjointed and was not yet successfully pulling together as a cohesive design.

Reevaluating Building Design and Construction
Kevin suggested a different approach to the infill area, stating that it looks like a curtain wall construction where spandrel panels pass in front of and cover steel beams. Kevin stated that it will likely be built as a window wall, where prefab windows rest on the floor slab, and would benefit from more conventional infill. He proposed simplifying the field behind the bays and avoiding the use of spandrel panels, which he felt were not suitable for the project. A field wall with 2 bays projecting from it would look better than 5 bays in Kevins opinion. Meanwhile, Len was considering the specifics of the building's construction and suggested sharing a Google Street View of the corner of Elm and Main Street for further discussion.

Exploring Beacon's Architectural Elements
Len proposed considering architectural elements from Beacon's cityscape to create cohesion across the city. He suggested emphasizing the cornice or considering a hip roof element, but Kevin expressed concerns about the historical context and the need for consistency. Kevin also mentioned the Beacon Rubber Company's clock tower as a potential reference point. Meanwhile, Aryeh acknowledged the possibility of incorporating some brickwork elements from Beacon's architecture. The team agreed to further explore these ideas and consider their appropriateness for the project.

Designing Iconic Building with Prisms
The team discussed the option of focusing on the towers with prisms on top. Len expressed concerns about the design being bland and not visually impactful. Kevin suggested that the building's prominence and iconic status could make it stand out, but also warned about the difficulty of making a big gesture in design. The team also discussed the potential for using glass spandrels and motifs reminiscent of glass blocks or tiles. They considered the idea of making the space inside the prisms dynamic and usable. The team also discussed the possibility of incorporating a clock face into the design. Aryeh agreed to further explore these ideas and refine the design.

Design Updates for Building Project
Aryeh presents revised renderings with a simplified roofline and simplified glass facade. Kevin suggests making the top floor more transparent and distinct from the lower levels. Karen appreciates the clean look of the setback fourth floor and asks about views from nearby High Street properties, which Aryeh plans to study further. Karen also suggests exploring alternative treatments for the angled corner instead of the proposed tower element.

November 12, 2024

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

RE: Site Plan, Traffic and Parking Study Review #4 for **Proposed Mixed Use Development,** 45 Beekman Street & High Street, City of Beacon, Dutchess County, New York; CM Project No. 124-008

Chairperson Gunn:

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

- September 24, 2024 Submission from Cuddy+Feder, including the September 23, 2024 Parking Memo from Colliers Engineering
- October 29, 2024 Submission from Cuddy+Feder

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

1. We understand the city has updated the parking code to require 1 space per dwelling unit and 3 spaces per 1,000 SF of retail. This equates to a parking requirement of 109 spaces. The parking memo applied ITE parking demand distributions to the residential and retail components to determine how each use's peak parking demands complement each other, residential at night and retail during the day. This analysis determined a weekday peak demand of 80 spaces and a weekend demand of 88 spaces. The site plan thus provides 88 spaces.
2. The demand estimate are *estimates* and we recommend caution providing the same value of spaces as the expected demand, albeit the peak demand. The retail demand will largely depend on the tenants and a high-end boutique clothier may not generate the same demand as a popular eatery. Although the project is located near the train station, residents that walk to the train would leave their car at the project occupying a parking space during the day when retail customers need it. Hybrid work schedules remain popular and could result in limited retail space availability during the day, particularly on Monday and Fridays. Alternatively, a resident could leave on the weekend to run an errand and return mid-day to find most of the parking full. Will 88 spaces be adequate? It might, depending on the actual tenants and behaviors of residents. Under peak demand, the city could expect to see some overflow on-street parking demand on High Street and Tompkins Avenue.
3. The applicant continues to receive direction from NYSDOT as the surplus property process continues.

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

Respectfully,
Creighton Manning Engineering

Kenneth Wersted, PE, PTOE
Associate

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City of Beacon Planning Board Agenda
11/13/2024

Title:

Review of application for Site Plan Approval, Mixed-Use Commercial and Residential, 291 Main Street, submitted by Telephone Building Beacon, LLC.

ATTACHMENTS

291 Main PB 11.13.24 app.pdf

291 Main PB 11.13.24 SEAF.pdf

291 Main PB 11.13.24 I & I Hudson Land Design.pdf

291 Main PB 11.13.24 Sheet 1_Site Plan.pdf

291 Main PB 11.13.24 Sheet 2_Existing Conditions Demolition Plan.pdf

291 Main PB 11.13.24 Sheet 3_Floor Plan.pdf

291 Main PB 11.13.24 Sheet 4 Elevations & Views.pdf

Lanc & Tully 291 Main Street 11-07-24 review.pdf

KARC Review PB_291 Main Street 2024.11.08.pdf

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Telephone Building Beacon LLC

Address: 291 Main St, Beacon NY 12508

Signature: [signature]

Date: October 29, 2024

Phone:

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Aryeh Siegel Architect

Address: 84 Mason Circle
Beacon, NY 12508

Phone: 845-838-2490

Fax:

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 291 Main Street

Tax Map Designation: Section 5954 Block 36 Lot(s) 893875

Land Area: 0.143 Acres

Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed use commercial / residential

Gross Non-Residential Floor Space: Existing 3,666 Proposed 550

TOTAL: 4,216

Dwelling Units (by type): Existing 0 Proposed 4

TOTAL: 4

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

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

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Telephone Building Beacon LLC

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

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

Applicant Address: 291 Main Street, Beacon NY 12508

Project Address: 291 Main Street, Beacon, NY 12508

Project Tax Grid # 5954-36-893875

Type of Application Site Plan

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

I, Telephone Building Beacon LLC, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 291 Main Street Addition

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

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

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

Items marked no are not applicable to this project.

Applicant/Sponsor Name: Telephone Building Beacon LLC

Signature: SIGN HERE

Date: October 29, 2024

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 · http://beaconny.gov/

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
Telephone Building Beacon LLC	646-836-8470
Principal Place of Business of Entity	Place and Date of incorporation
291 Main St, Beacon NY12508	New York
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
	N/A		

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Telephone Building Beacon LLC	291 Main St, Beacon NY12508	646-836-8470	2019 Purchase	2019 New York

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

☐ YES ☒ NO

Name	Employer	Position

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

☐ YES ☒ NO

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

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

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

☐ YES ☒ NO

Current Name	Other Names

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

Name	Address
Telephone Building Beacon LLC	291 Main St, Beacon NY12508

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

_____

_____

_____

_____

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

SECTION J.

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

Name of the Corporation	Telephone Contact Information
Telephone Building Beacon LLC	646-836-8470
Principal Business Address	Place and Date of Incorporation
291 Main St Beacon NY 12508	New York
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	Residence or business address	Telephone number
Shady Twal	291 Main St, Beacon NY12508	646-836-8470

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

☐ YES ☒ NO

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

Name	Address

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

☐ **YES** ☒ **NO**

I, shady twal being first duly sworn, according to law, deposes and says that I am (Title) director, an active and qualified member of the Telephone Building Beacon, LLC business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Telephone Building Beacon LLC

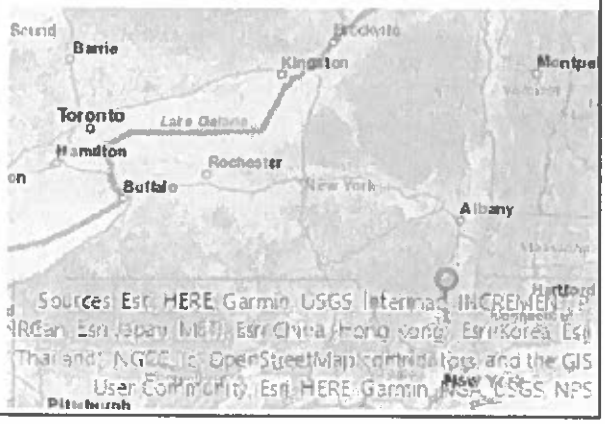
(Signature) _____

EAF Mapper Summary Report

Monday, October 28, 2024 9:11 PM



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
291 Main Street Addition

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

Brief Description of Proposed Action:
A proposed 3-story addition to the existing 3-story building located on the subject parcel. The building addition will consist of +/- 600 sqft of retail on the first floor and 4 residential apartments on the second and third floors. The rear parking lot will be re-striped to accommodate the building addition.

Name of Applicant or Sponsor:	Telephone: 646-836-8470
Telephone Building Beacon LLC (Shady Twal)	E-Mail: shady.twal@gmail.com

Address:
291 Main Street

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

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

3. a. Total acreage of the site of the proposed action? 0.14 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 acres

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

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

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

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

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

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

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

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
According to the CRIS website, the subject parcel and adjacent parcels are within the buffer zone of archaeologically sensitive areas. A token has been set up with CRIS. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

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

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

Applicant/sponsor/name: Michael A. Bodendorf, PE Date: 10/29/2024

Signature: _____ Title: Engineer for Applicant

PRINT FORM

HUDSON LAND DESIGN

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

October 29, 2024

Mr. Bruce Flower
City of Beacon Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
291 Main Street Site Plan
Tax ID: 5954-36-893875 (±0.14 Acres)
City of Beacon, New York

Dear Mr. Flower,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation at the above referenced parcel as required by the City of Beacon. The investigation was conducted on February 15, 2024 at the existing building located at 291 Henry Street, which consists of a two-story mixed use building, commonly known as "The Telephone Building".

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The existing building has a flat roof with roof drains that drain through internal plumbing within the building. No external roof leaders were present as seen in the following photos.



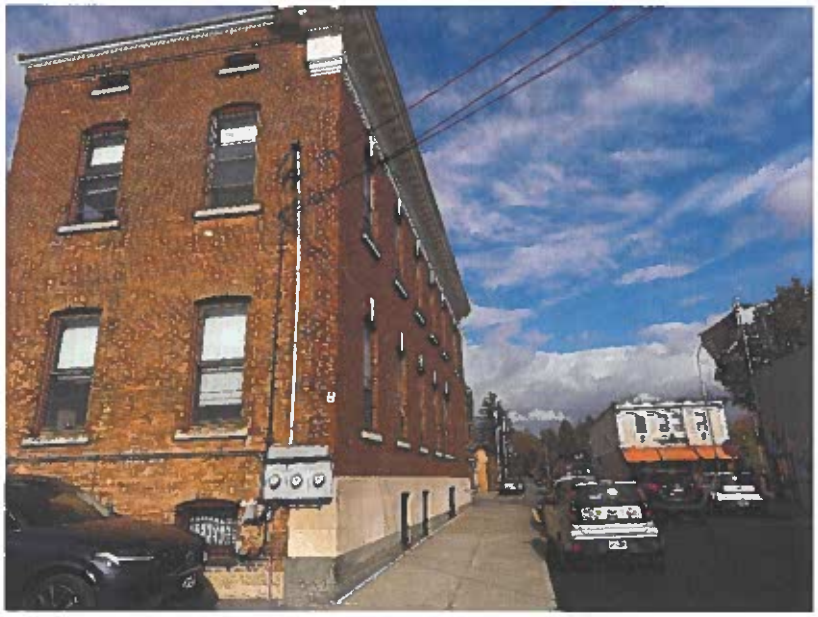
View looking north and west elevation of the building



View looking at west elevation of the building



View looking at south elevation of the building



View looking south and east elevation of the building

The second phase of the study consisted of an interior inspection of the building to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and/or interior roof drains. HLD personnel were able to observe the attic section of the building where two roof drains were observed. The roof drains are collected by internal plumbing that travels downward through the building within an internal pipe chase. It was determined that this downward pipe has sanitary sewer connections to it within the building. The combined pipe is connected to the main sewer that exits the building toward South Brett St.; therefore, it is confirmed that the roof drains are connected to the City sanitary sewer system.



A view of the main sewer pipe in the basement. The roof drain plumbing is connected to this pipe in the attic.



A view of the sewer cleanout within the basement floor. The sewer pipe leads toward the right out to South Brett St.

No sump pumps or floor drains were observed within the building basement. Stormwater runoff calculations were performed to determine the amount of stormwater runoff entering the City of Beacon's sanitary sewer system during rainfall. The table below shows runoff volumes discharged to the sanitary sewer system that will be eliminated by disconnecting the roof drains from the sewer plumbing and redirecting to the City stormwater system.

Roof Area	1-year Peak Rate (cfs)	1-year Peak Volume (acre-ft)	2-year Peak Rate (cfs)	2-year Peak Volume (acre-ft)	5-year Peak Rate (cfs)	5-year Peak Volume (acre-ft)	10-year Peak Rate (cfs)	10-year Peak Volume (acre-feet)
1,800 sqft	0.15	0.008	0.18	0.009	0.23	0.012	0.34	0.018

Notes have been added to the site plan set requiring the roof drains to be disconnected from the building's sanitary system and redirected to the City's stormwater collection system. A curb-o-let is proposed to discharge roof runoff to the gutter line of South Brett St., as there are no drainage structures within the vicinity of the building. South Brett St. slopes towards the south. A City catch basin is located in Sotuh Brett St. approximately 45 feet south of the parcel.

Other than the roof drains, HLD did not find any other illicit connections from the building located at 291 Main Street to the City of Beacon's sanitary sewer collection system. Should you have any questions, please feel free to call my direct line at 845-765-8956.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Shady Twal (via email)
Beacon Planning Board
Daniel G. Koehler, P.E. (HLD file)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
291 Main Street Addition

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

Brief Description of Proposed Action:
A proposed 3-story addition to the existing 3-story building located on the subject parcel. The building addition will consist of +/- 600 sqft of retail on the first floor and 4 residential apartments on the second and third floors. The rear parking lot will be re-striped to accommodate the building addition.

Name of Applicant or Sponsor:	Telephone: 646-836-8470
Telephone Building Beacon LLC (Shady Twal)	E-Mail: shady.twal@gmail.com

Address:
291 Main Street

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

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

3. a. Total acreage of the site of the proposed action? 0.14 acres
   b. Total acreage to be physically disturbed? 0.09 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.14 acres

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

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

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

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

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

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

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

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☑	☐
According to the CRIS website, the subject parcel and adjacent parcels are within the buffer zone of archaeologically sensitive areas. A token has been set up with CRIS. b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

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

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

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

☐ Wetland ☑ Urban ☐ Suburban

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

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

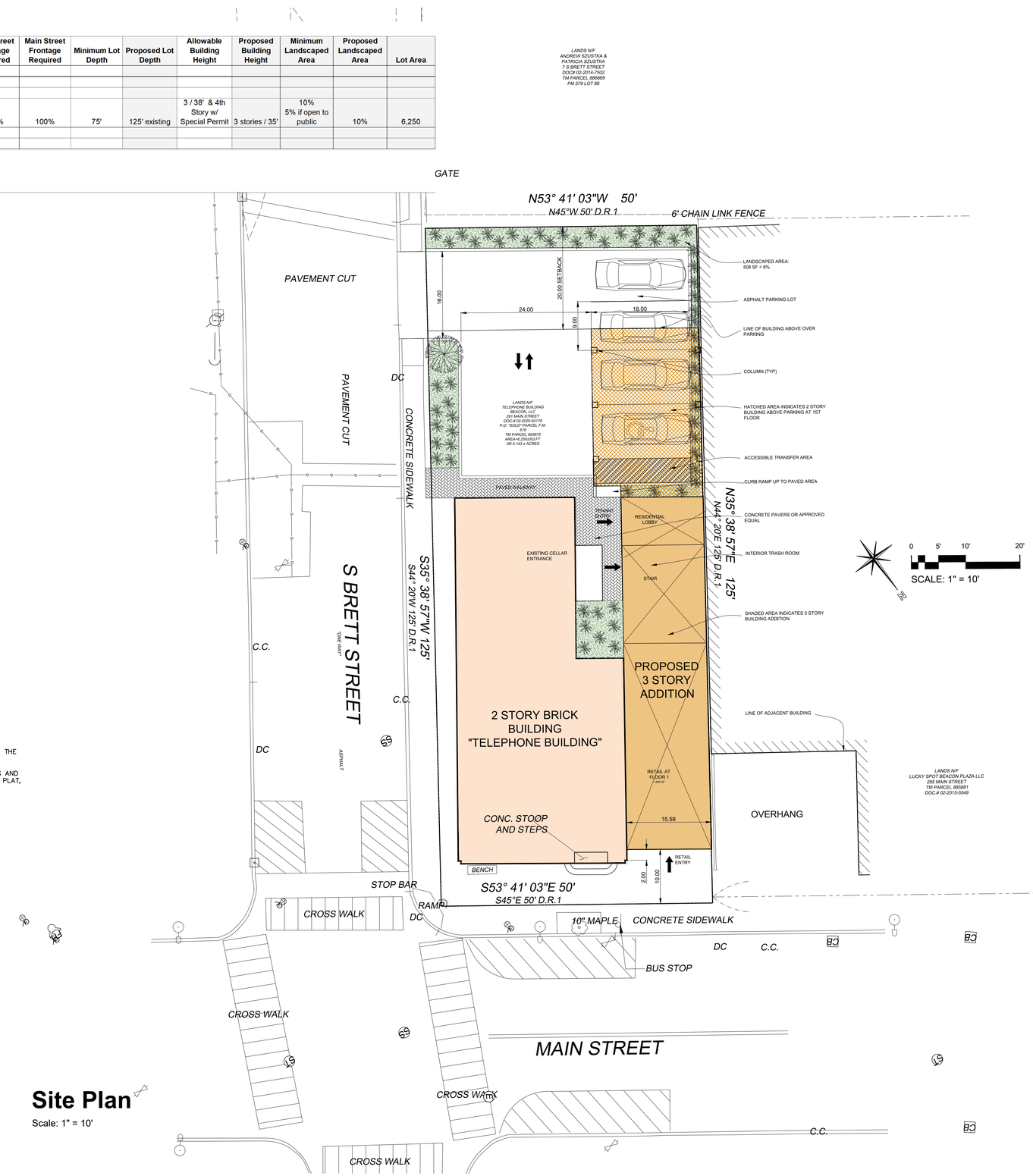
Applicant/sponsor/name: Michael A. Bodendorf, PE Date: 10/29/2024

Signature: _____ Title: Engineer for Applicant

PRINT FORM

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
CMS	0'-10'	0'	20'	10'	0'	20'	100%	100%	75'	125' existing	3 / 38' & 4th Story w/ Special Permit	3 stories / 35'	10% 5% if open to public	10%	6,250



Site Plan

Scale: 1" = 10'



Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-36-893875
Lot Area:	0.143 Acres (6,250 sf)
Building Footprint:	1,612 sf
Historical Overlay District:	No
Parking Overlay District:	Yes
Existing Use:	Commercial
Proposed Use:	Mixed-Use: Retail / Office / Residential

Parking & Loading

Use & Parking Requirements	Proposed Area / Count	Parking Requirement
Residential		
1 space per dwelling unit (maximum)	4 dwelling units	4 parking spaces maximum
Commercial		
3 spaces per 1,000 sf GFA (maximum)	3,650 sf existing + 588 sf proposed = 4,238 sf total commercial	13 parking spaces maximum
Total Required		**17 parking spaces maximum**
Total Provided		**4 parking spaces** See Notes Below

Notes:

1. Parking for the residential use is provided on site. See Note 2 below for shared parking since there are both commercial and residential uses on the property. There is no other space for parking on the site.
2. There are municipal parking lots and ample street parking within walking distance from the property
3. Two or more uses on same lot. Where two or more different uses occur on a single lot, the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces needed for each use individually, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
4. No signage is proposed as part of this application. Retail tenant will apply separately to the Planning Board for their own signage
5. Retail hours of operation: Monday through Sunday 7am – 11pm

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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Index of Drawings

Sheet 1 of 8	Site Plan
Sheet 2 of 8	Existing Conditions & Demolition Plan
Sheet 3 of 8	Building Plans
Sheet 4 of 8	Building Elevations & Renderings
Sheet 5 of 8	Landscape & Lighting Plan (Future)
Sheet 6 of 8	Grading & Utility Plan
Sheet 7 of 8	Erosion and Sediment Control Plan
Sheet 8 of 8	Construction Details

Site Plan Application

Sheet 1 of 8 - Site Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

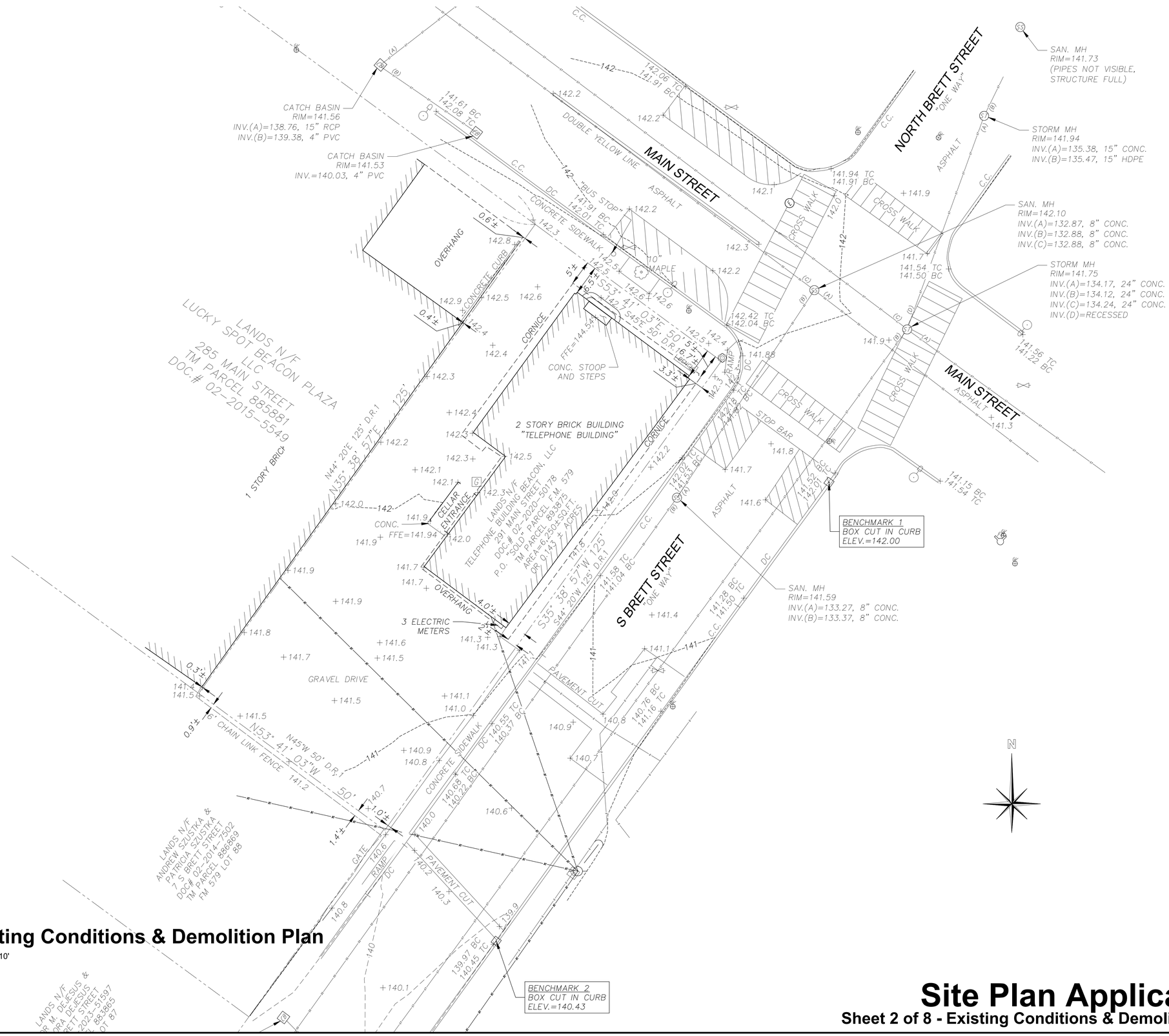
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024



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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Existing Conditions & Demolition Plan

Scale: 1" = 10'

Site Plan Application

Sheet 2 of 8 - Existing Conditions & Demolition Plan

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

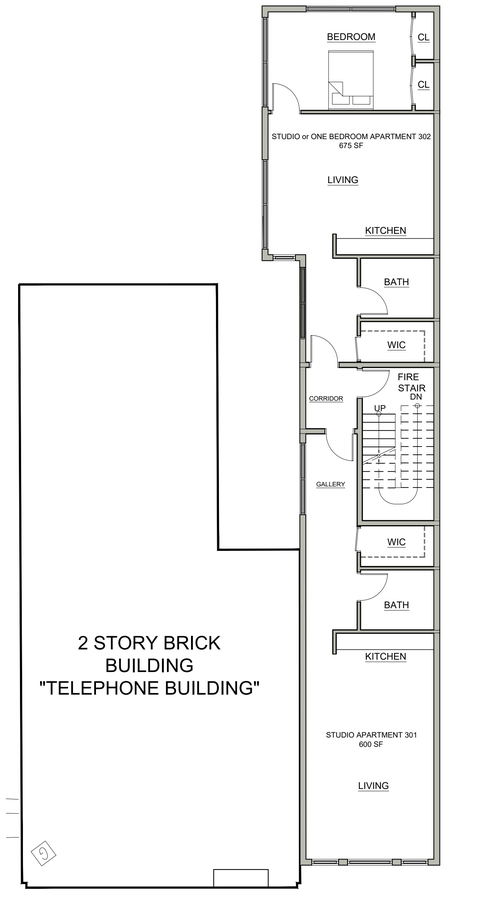
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

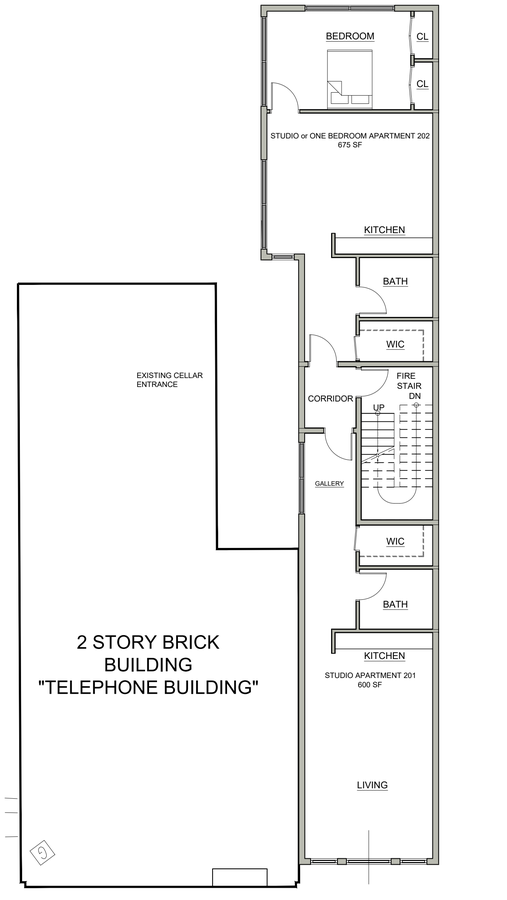
Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

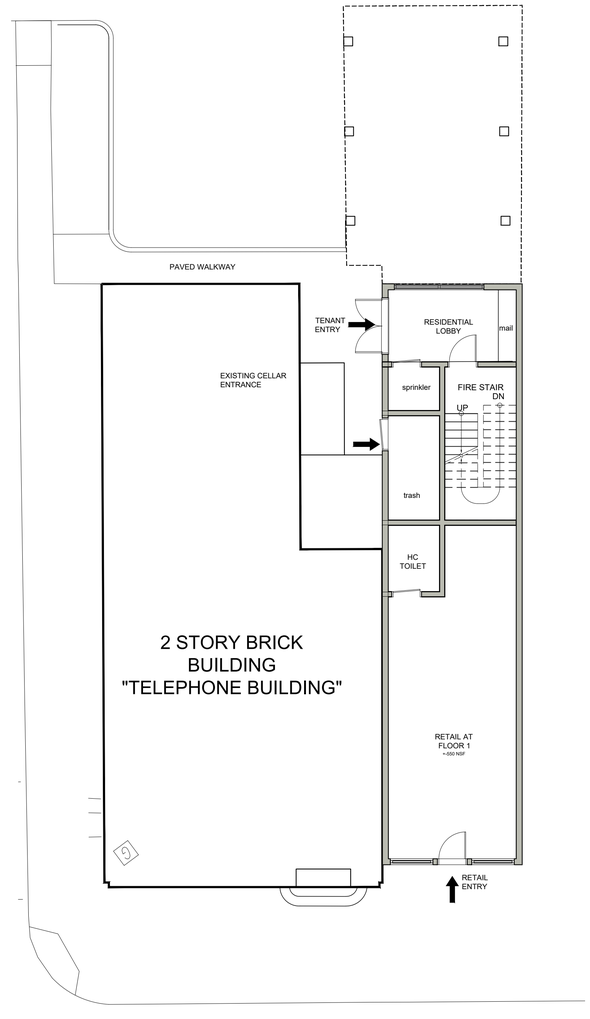
Beacon, New York
Scale: 1" = 10'
October 1, 2024



3 1st Floor Plan
1/8" = 1'-0"



2 1st Floor Plan
1/8" = 1'-0"



1 1st Floor Plan
1/8" = 1'-0"

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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 3 of 8 - Floor Plans

291 Main Street - Telephone Building

Beacon, New York
Scale: 1" = 10'
October 1, 2024

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065











REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application

Sheet 4 of 8 - Building Elevations & Views

Owner:
Telephone Building Beacon LLC
221 Beechwood Ave
Poughkeepsie, NY 12601

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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
MJ Engineering
21 Corporate Drive
Clifton Park, New York 12065

291 Main Street - Telephone Building

Beacon, New York
Scale: As Noted
October 1, 2024

LANC & TULLY
Engineering and Surveying, P.C.

November 7, 2024

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

RE: 291 Main Street
Tax Nos. 5954-893875
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed mixed-use commercial and residential space at 291 Main Street:

- Application for Site Plan Approval
- Short Environmental Assessment Form dated October 29, 2024.
- Inflow and Infiltration (I&I) Investigation Report dated October 29, 2024, as prepared by Hudson Land Design.
- Plan set titled "291 Main Street – Telephone Building", as prepared by Aryeh Siegel, Architect, and Hudson Land Design and consisting of the following drawings:
  - Sheet 1 of 8 – Site Plan, dated October 1, 2024
  - Sheet 2 of 8 – Existing Conditions & Demolition Plan, dated October 1, 2024
  - Sheet 3 of 8 – Floor Plans, dated October 1, 2024
  - Sheet 4 of 8 – Building Elevations & Views, dated October 1, 2024
  - Sheet 6 of 8 – Grading & Utility Plan, dated October 29, 2024
  - Sheet 7 of 8 – Erosion & Sediment Control Plan, dated October 29, 2024
  - Sheet 8 of 8 – Construction Details, dated October 29, 2024

The proposed project entails the construction of a 3-story addition to the existing building located at 291 Main Street, on a 0.143-acre parcel in the Central Main Street (CMS) Zone. The first floor consists of 600± square feet of commercial space, whereas the second and third floors will consist of 4 residential apartments.

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

General Comments:

1. Based upon the I&I Study that was conducted of the site, it was found that the roof leaders for the existing building drain into the City's sanitary sewer collection system. Sheet 6 of 8 includes a note that states that as part of the project, the roof leaders shall be disconnected from the sanitary sewer and discharged to the City's storm drainage system.

2. A project narrative shall be provided for the overall project.

3. As the project entails the construction of an addition to an existing building, the Bulk Zoning Table on Sheet 1 of 8 shall be updated to reflect the setback of the existing building as well as that of the proposed addition.

4. Note No. 2 on Sheet 1 of 8 should be expanded upon to reflect where the additional municipal parking lots are located that are within walking distance.

5. Sheet 2 of 8 is titled "Existing Conditions & Demolition", but there does not appear to be any demolition proposed per the plan. The plan should be updated to reflect any proposed demolition. If no demolition is proposed, then the word demolition should be removed from the title.

6. We would recommend that the plans on Sheet 6 and 7 be enlarged for clarity.

7. The size of the existing water line that is proposed to be tapped to service the building addition should be noted on the plan along with the material of the line.

8. Although a curb-o-let is being proposed to allow for drainage to run down the gutter of Soth Brett Street, we would recommend that drainage be extended to the project site since it is in the vicinity of the project, so that drainage released on to the roadway does not create icing conditions during the winter months.

9. Pavement restoration details shall be revised to show a minimum of 3 ½" of binder course in the side road (S. Brett) and shall include a separate restoration detail for work within Main Street, as the pavement restoration in Main Street will be more significant in thickness.

10. The monolithic curb and sidewalk detail shall be revised to remove the call out for 3,500 psi concrete within the detail, as Note No. 4 states the use of 4,000 psi concrete.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 8, 2024

RE: 291 Main Street Application for Site Plan Approval, Telephone Building Beacon LLC c/o Aryeh Siegel Architect

---

I have reviewed the following materials regarding the proposed development at 291 Main Street:

- Site Plan Application by Telephone Building Beacon LLC, dated October 29, 2024
- I & I Report by Hudson Land Design, dated October 29, 2024
- SEAF by Hudson Land Design, dated October 29, 2024
- Site Plan by Hudson Land Design, dated October 1, 2024
- Existing Conditions & Demolition Plan by Hudson Land Design, dated October 1, 2024
- Floor Plans by Aryeh Siegel Architect, dated October 1, 2024
- Building Elevations & Views by Aryeh Siegel Architect, dated October 1, 2024

Project Description:

The applicant is proposing a 3-story addition adjacent to the existing 2-story building located at 291 Main Street. The addition will consist of 550 square feet of retail on the ground floor with 4 residential apartments on the second and third floors. The rear parking lot will be re-stripped to accommodate the addition to the building. The project is located within the CMS district and Historic District and Landmark Overlay Zone.

Comments & Recommendations:

1. **Clerical Corrections:**
    a. Site Plan Application Form: Under "Zoning District(s)" the applicant should indicate that the project also falls within the Historic District and Landmark Overlay Zone pursuant to the city zoning map dated November 2, 2023.
    b. Environmental Assessment Form: The description of the proposed action states that the existing building is 3 stories. This should be corrected to 2 stories.
    c. I&I Study: The first paragraph of the letter references the project site as 291 Henry Street. This should be corrected to 291 Main Street.
    d. Floor Plans (sheet 3 of 8): the label for each of the three floors says, "1st floor plan." The label for detail 2 and 3 should be corrected to indicate the 2nd floor plan and 3rd floor plan, respectively.

e. Site Plan: The Bulk Zoning Regulations Table on the Site Plan (sheet 1 of 8) provides two columns for "Main Street Frontage Required" but does not provide a column or calculation for "Main Street Frontage Proposed." The proposed street frontage calculation should be provided and should include both the existing and proposed building frontage.

2. **Refuse:** The proposed location of refuse storage should be identified on the site plan

3. **Snow Storage:** The proposed location of snow storge should be identified on the site plan.

4. **Landscaping Plan:** Plantings details should be provided for the proposed landscaped areas. Per Section 223-41.18(E)(12), the Planning Board will review the details to ensure that the proposed landscaped areas enhance the streetscape, provide a landscaped rear yard or courtyard, and are found to be consistent with the intent of the district.

5. **Parking Standards:** No minimum number of off-street parking spaces are required within the CMS district due to the proximity of this district to municipal parking areas, public transportation, and pedestrian-oriented streetscapes. A parking maximum of 17 spaces is applied to the proposed project based on the calculation of 1 space per dwelling unit and 3 spaces per every 1,000 GFA of commercial space [550 SF of proposed retail + 3,614 SF of existing office]. A total of 4 parking spaces are currently proposed on site.

   To assist with the Planning Board's determination of the appropriate number of off-street parking spaces within the range or 0 to 17 spaces, the Board may request that the applicant provide a narrative addressing the following considerations outline in Sections 223-26(D)(2) and (3).
   - Historic utilization of parking by the existing office space tenants on site
   - Availability of public and on-street parking
   - Comparable analysis of similar uses and properties in the area
   - Proposed demand reduction strategies, including and proposed bike parking per Section223-26(H)(3)

6. **Parking Layout:** Dimensions for the column bound parking spaces should be provided. Section223-26(B)(3)(b) states that parking spaces bordered by columns or walls shall not be less than 10 ft wide.

7. **Elevations and Design Standards:** Elevations with dimensions and material callouts will be required to complete review of the project and compliance with the design standards outlined in CMS district code. Elevations should be provided for all sides of the proposed building.

8. **Lot for Every Building:** As there are not internal connections proposed between the existing building and the new construction, it is unclear whether the proposed development would be

considered an addition or second building with shared party wall. Per Section 223-12(A) regarding "Lot for every building," the Building Inspector should review whether the proposed development is considered one building or two, and whether two buildings are permitted on a single lot in the CMS district. If not, a subdivision application may be required.

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

Natalie Quinn
Beacon Planning Consultant

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

City of Beacon Planning Board Agenda
11/13/2024

Title:

Review of applications for Site Plan Approval and Subdivision Approval, Mixed-Use Commercial and Residential, 420-430 Fishkill Avenue, submitted by DKH Realty, LLC.

ATTACHMENTS

420 Fishkill PB 11.13.24 cvr ltr.pdf

420 Fishkill PB 11.13.24 Transmittal I&I.pdf

420 Fishkill PB 11.13.24 I&I report.pdf

420 Fishkill PB 11.13.24 Exhibit A - Images of Premises.pdf

420 Fishkill PB 11.13.24 Exhibit B - App Subdivision Approval.pdf

420 Fishkill PB 11.13.24 Exhibit C - App Site Plan Approval.pdf

420 Fishkill PB 11.13.24 Exhibit D - SEAF.pdf

420 Fishkill PB 11.13.24 Floor Plans and Renderings by Studio Architecture, DPC 10.29.24.pdf

420 Fishkill PB 11.13.24 plat.pdf

420 Fishkill PB 11.13.24 site plan.pdf

420 Fishkill PB 11.13.24 Traffic Impact Study by Colliers 10.29.24.pdf

Lanc & Tully 420-430 Fishkill Ave 11-08-24 review.pdf

KARC Review PB_420 Fishkill Ave 2024.11.12.pdf

Creighton Manning 20241112_420 Fishkill Rev1_124008.pdf

CUDDY +FEDER LLP

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

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

October 29, 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 Subdivision Approval (Lot Merger) and Site Plan Approval for Proposed Coffee House with Accessory Drive Through
Premises: 420-430 Fishkill Avenue, Beacon, New York
Tax Parcel IDs: 6055-80-443076, 450087, and 455098

Dear Chairman Gunn and Members of the Planning Board:

On behalf of DKH Realty, LLC (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for Subdivision Approval (lot merger) and Site Plan Approval (the "Application"), proposing to merge the three (3) lots that comprise the Premises and adaptively reuse the existing building for a proposed mixed-use development, including a Dunkin' coffee house with accessory drive through, additional first floor commercial space and three (3) residential units on the second floor (collectively the "Project").

THE PROPOSED PROJECT:

As is more fully shown on the enclosed Floor Plans and Renderings prepared by Studio Architecture, DPC, dated October 29, 2024 and the Site Development plans prepared by Hudson Land Design Professional Engineering, P.C., dated October 29, 2024, the Applicant proposes to adaptively reuse portions of the existing building on the Premises, which was formerly used as a Healey Ford car dealership. Currently, the Premises is improved by the existing one-story and partial two-story building and associated paved parking areas. *See* **Exhibit A** – Images of the Premises and Surrounding Area.

The Premises is presently classified in the General Business ("GB") Zoning District in the City of Beacon and abuts property in the Heavy Industrial ("HI") Zoning District. The Premises is *not* classified in the City's HDLO. The surrounding area includes a mix of industrial, commercial, residential uses, including a gas station, laundromat, restaurants, professional service offices, an

auto repair shop, and two (2) former car dealerships that are being rehabilitated into a place of worship[1] and a Carvana car dealership,[2] with single-family residences located beyond the Fishkill Road commercial corridor. *See* **Exhibit A**.

As is more fully detailed in the enclosed Floor Plans, Renderings, and Site Development plans, the Applicant proposes to adaptively reuse portions of the existing building as a Dunkin' coffee house with accessory drive-through.[3] The Dunkin' coffee house and accessory drive-through will comprise 2,495 square feet, and will be located within the northern portion of the first floor of the building. The accessory drive-through will be located behind the building, consisting of a menu board/order point at the southeastern corner of the building and a pick-up window to the rear of the Dunkin' coffee house space, with additional queuing space available along the southerly side of the building. The remainder of the first floor of the building will be available for office or retail use, and the second floor of the building will be developed with three (3) residential apartment units. The Applicant also proposes certain site improvements, including new concrete sidewalks, curbing, landscaping, and modifications to the paved parking areas on the Premises. Access to the Premises will be restricted to two (2) locations, including an entrance/exit driveway providing access from Fishkill Avenue to the central portion of the Premises, and an entry-only driveway at the southern portion of the Premises.

As confirmed during the Applicant's pre-submission meeting with the Building Inspector, City Planner, and Planning Board Attorney on September 18, 2024, and as noted above, the proposed drive-through is a customary and incidental accessory use to the Dunkin' coffee house. Dunkin' utilizes and relies on accessory drive-through service and mobile ordering to provide the customer experience that its customers have come to expect. Dunkin' has been using a mobile ordering application for over a decade, and recognizing its patrons' reliance on and the growing utilization of mobile ordering using phone applications, pre-ordering, and other mechanisms to expedite the preparation process, Dunkin' has continued to invest in its accessory drive-through uses. Drive-through operations have become a practical necessity as U.S. consumers increasingly rely on online-ordering and drive-throughs, such that (other than in malls) most new Dunkin' locations include drive-throughs. In fact, we are aware of at least two (2) Dunkin' locations near to the

---

[1] *See* City of Beacon Planning Board Resolution dated April 9, 2024.

[2] *See* City of Beacon Planning Board Resolution dated June 11, 2024.

[3] Note: The City of Beacon Zoning Code Section 223-63 defines "coffee house" as: "[a] retail food establishment whose primary business is the sale of coffee and other nonalcoholic beverages, and where food service such as the sale of baked or deli goods is secondary to the sale of the beverages." A "drive-through" is not separately identified in the City of Beacon Zoning Code, and is a customary and incidental accessory use to the coffee house use, as confirmed during the pre-application meeting conducted on September 18, 2024.

Premises (with the nearest located just across the street at 435 Fishkill Avenue) that did not have accessory drive-throughs and ultimately closed for business. *See* **Exhibit A**.

Enhanced Pedestrian Experience

The proposed site improvements include several pedestrian-friendly elements which serve to enhance the experience along Fishkill Avenue and within the Premises, and to create an edge to the site and express the boundary between the public right-of-way and the Premises. Specifically, the Applicant proposes to install curbing and sidewalks along Fishkill Avenue, and to define two (2) specific vehicular entry points to the Premises. This is a marked improvement over existing site conditions, where the frontage of the Premises is fully paved and connects directly to the pavement along Fishkill Avenue, with no defined driveway locations. Additionally, several street trees are proposed to be installed along Fishkill Avenue to greenify the streetscape. Further, there will be two (2) crosswalks installed, one across the entrance/exit driveway to the central portion of the Premises, and one connecting the sidewalk along Fishkill Avenue to the Premises. Finally, paver walkways and landscaped areas will be installed within the Premises, allowing visitors to the Premises to move freely between their vehicles and the building and throughout the site.

Traffic, Vehicle Queuing, and Parking Analysis

As described in further detail in the Traffic Impact Study prepared by Colliers Engineering & Design, dated October 29, 2024, the proposed project is not anticipated to cause any significant impacts in the overall operation of traffic in the vicinity of the Premises. Further, and as noted above, the existing open frontage to the Premises will be modified, with access restricted to two (2) locations. This will allow for channelized movement within the Premises, including into the parking areas, drive-through queue, and/or bypass lane. The proposed drive-through has been designed with a queue storage area for up to 12 vehicles without impacting on-site circulation, which will accommodate the typical maximum queue length observed at similar coffee house locations of 10-12 vehicles, and the adjacent bypass lane will facilitate on-site circulation and allow vehicles to exit the drive-through queue if necessary. Finally, 41 parking spaces have been provided, which is consistent with the maximum parking standard outlined in Local Law No. 5 of 2004. Please refer to the Traffic Impact Study prepared by Colliers Engineering & Design, dated October 29, 2024, for further information.

Metropolitan Transit Authority ("MTA") Abutting Property

It should be noted that certain improvements on the Premises (namely portions of the parking area) may encroach upon the MTA's vacant land that abuts the rear of the Premises and the

adjacent premises owned by the Applicant at 410 Fishkill Avenue, Beacon, New York (the "Encroachment Area"). In furtherance of the conditional approval issued by this Board on June 11, 2024 for the former Healey Hyundai property at 410 Fishkill Avenue (now Carvana), the Applicant has been in contact with the MTA to request conveyance of the Encroachment Area, or in the alternative, an easement or license agreement from the MTA to permit the continued use of these areas by the Applicant. The Applicant will keep the Planning Board informed of its progress with the MTA.

State Environmental Quality Review Act - Type II Action

Lastly, the Application constitutes a Type II action that is exempt from the State Environmental Quality Review Act. *See* 6 NYCRR § 617.5(c)(2) & (18). Notwithstanding, a Short Environmental Assessment Form has been included in this submission as **Exhibit D**.

CONCLUSION AND LIST OF ENCLOSURES:

The Applicant is seeking Subdivision Approval to merge the three (3) tax lots that comprise the Premises, together with Site Plan Approval for the mixed-use Project. As noted above, the instant Application has been designed to be fully zoning compliant. Accordingly, the Applicant understands that the Project *does not* require any variances from the Zoning Board of Appeals, or review by the City Council.

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

Exhibit A: Images of the Premises and Surrounding Area;

Exhibit B: Application for Subdivision Approval Form;

Exhibit C: Application for Site Plan Approval Form; and

Exhibit D: Short Environmental Assessment Form.

In addition, enclosed please find five (5) copies of the Traffic Impact Study prepared by Colliers Engineering & Design, dated October 29, 2024, along with five (5) full-size sets of Floor Plans and Renderings prepared by Studio Architecture, DPC, dated October 29, 2024, and five (5) full-size sets of the Site Development plans and Lotline Removal Plat prepared by Hudson Land Design Professional Engineering, P.C., dated October 29, 2024.

Further, enclosed are four (4) checks payable to the City of Beacon, as follows: (i) one check in the amount of $500.00, representing the pre-Application meeting fee; (ii) one check in the amount of $1,050.00, representing the Application for Subdivision Approval fee; (iii) one check in the amount of $3,070.00, representing the Application for Site Plan Approval fee; and (iv) one check in the amount of $9,140.00 for the establishment of an escrow for professional review costs.

We look forward to appearing at this Board's regular meeting on November 13, 2024 in order to introduce the proposed Project. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Bruce Flower, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City of Beacon Planning Board Attorney
Natalie Quinn, KARC Planning Consultants, Inc.
Lanc & Tully, P.C.
Hudson Land Design Professional Engineering, P.C.
Studio Architecture, DPC
DKH Realty, LLC
Jessica Zalin, Esq.

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

TRANSMITTAL

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

Date: 10/29/2024

Project No.: 2024:013

Project: 420 Fishkill Avenue
City of Beacon, NY

We have enclosed **5** copies of:

☐ B/W Prints	☐ Color Prints	☐ Electronic Files	☐ Reproducible
☐ Specifications	● Reports	☐ Correspondence	☐ [Other]

Sent Via:

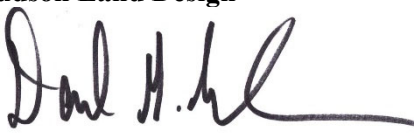
● Messenger	☐ 1st Class Mail	☐ Overnight	☐ [Other]

DESCRIPTION

Please find enclosed five copies of the Inflow & Infiltration Report associated with the Subdivision Approval (Lot Merger) and Site Plan Approval application packet for the proposed Coffee House with Accessory Drive Through located at 420-430 Fishkill Avenue, supplemental to the submittal package dated October 29, 2024 under cover letter from Cuddy & Feder LLP.

Copy to: Bruce Flower, City of Beacon Building Inspector
Jennifer L. Gray, Esq., City PB Attorney
Natalie Quinn, KARC Planning Consultants
Lanc & Tully, P.C.
Cuddy & Feder LLP
Studio Architecture, DPC
DKH Realty, LLC
Michael A. Bodendorf, P.E. (HLD File)

Very truly yours,
Hudson Land Design



Daniel G. Koehler, P.E.
Principal

P:\Documents\Hudson Land Design\2024\2024_013 420 Fishkill Avenue\Correspondence\Outgoing\2024-1029 Transmittal_420 FA.docx

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

October 29, 2024

Mr. Bruce Flower
City of Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation – 420 Fishkill Ave
City of Beacon, New York
Tax ID: 6055-80-443076, 450087, & 455098

Dear Mr. Flower,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation (I&I) at the above referenced parcels as required by the City of Beacon. The investigation was conducted on October 23, 2024 at the existing building located at 420 Fishkill Avenue. The building consists of a 2-story automobile dealership. The first floor consists of a garage and offices. The second floor is mostly offices and storage.

The first phase of the study consisted of an exterior inspection of the building to determine the location of roof leader discharge points. The building at 420 Fishkill Avenue has a flat roof on the garage portion of the building and a flat roof on the 2-story portion of the building. Each flat section of roof has a gutter along the rear of the building. The gutters combine to a single downspout that discharges to the slope behind the building.

The second phase of the study consisted of interior inspection of the building to determine if there are any non-sanitary connections to the building sewer line from sump pumps, floor drains and the like. At 420 Fishkill Avenue HLD personnel did not observe any floor drains, sump pumps, or other types of connections to the sanitary sewer. No floor drains were observed in the garage bays.



Exhibit 1-2: View of building rear where gutter and downspouts can be seen.

Based on our observations, HLD does not believe there are any non-sanitary connections to the building's sanitary sewer line.

Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

Daniel G. Koehler, P.E.
Principal

cc: DKH Realty, LLC (via email)
Michael A. Bodendorf, P.E. (HLD file)

Exhibit A: Images of the Premises and Surrounding Area

Dutchess County Parcel Access Viewer Image: 420-430 Fishkill Avenue

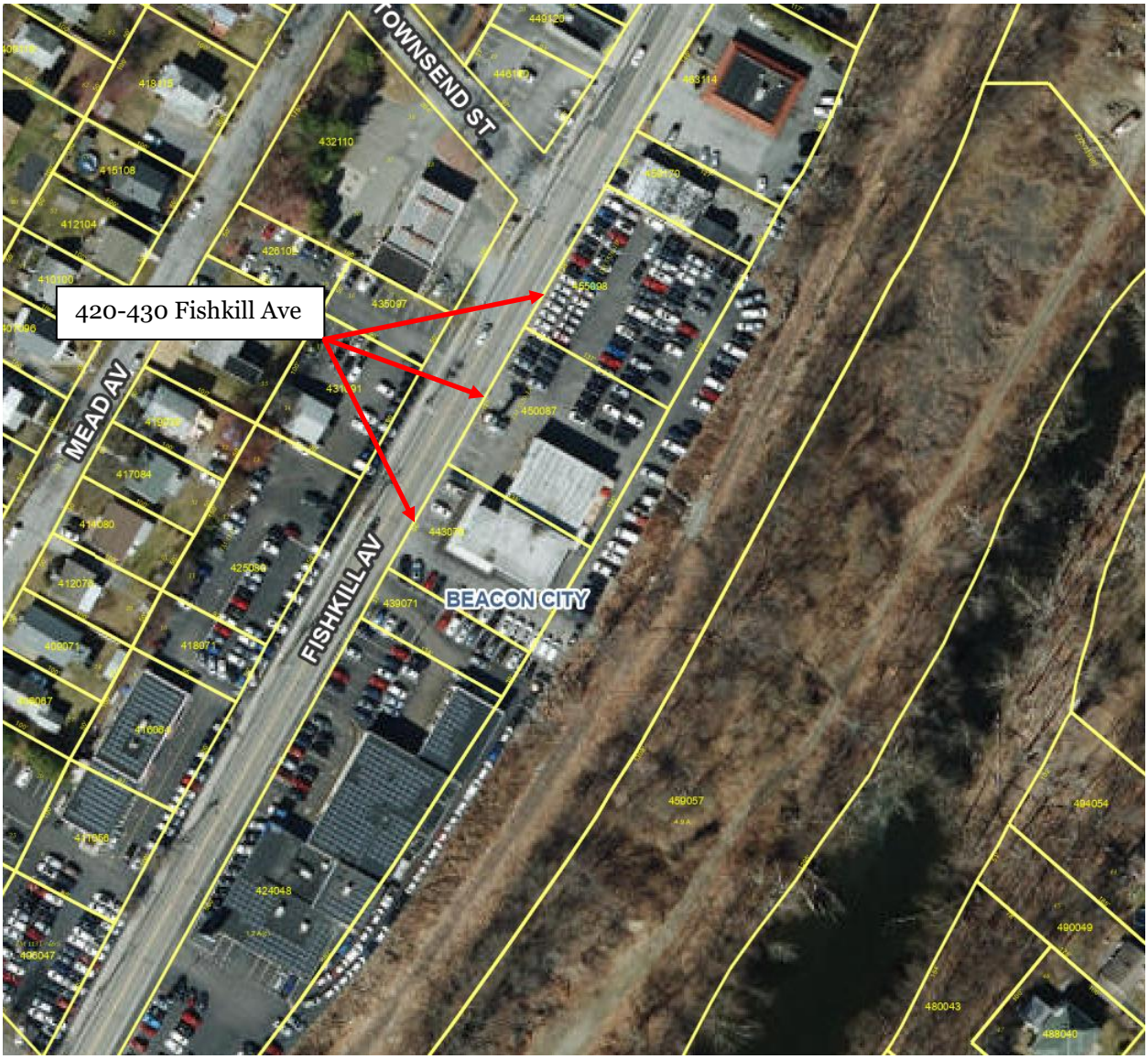
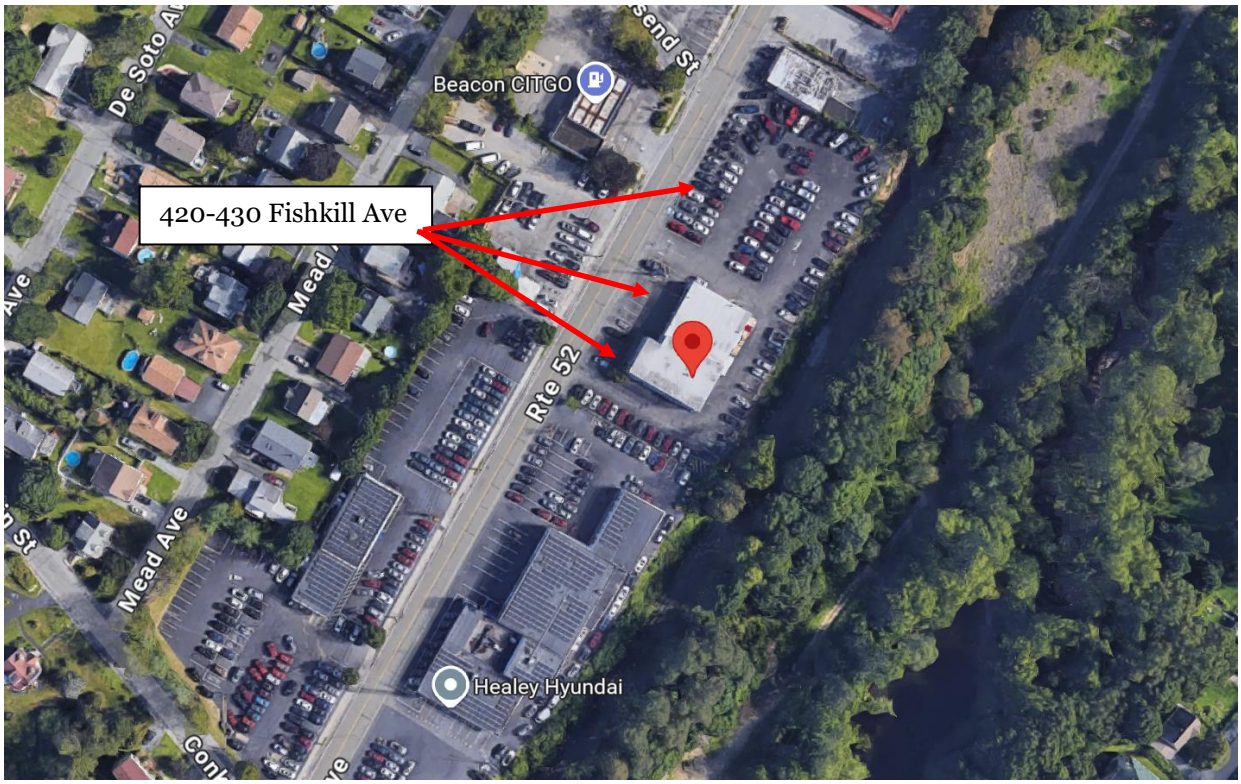


Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Maps Aerial Image of the Premises:



Google Street View Image of the Premises:



Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Street View Images of the Premises – Facing Northeast Toward Premises:





Exhibit A: Images of the Premises and Surrounding Area (cont.)

Google Street View Images of the Premises – Facing Southeast Toward Premises:





Exhibit A: Images of the Premises and Surrounding Area (cont.)

Existing Dunkin' Locations:

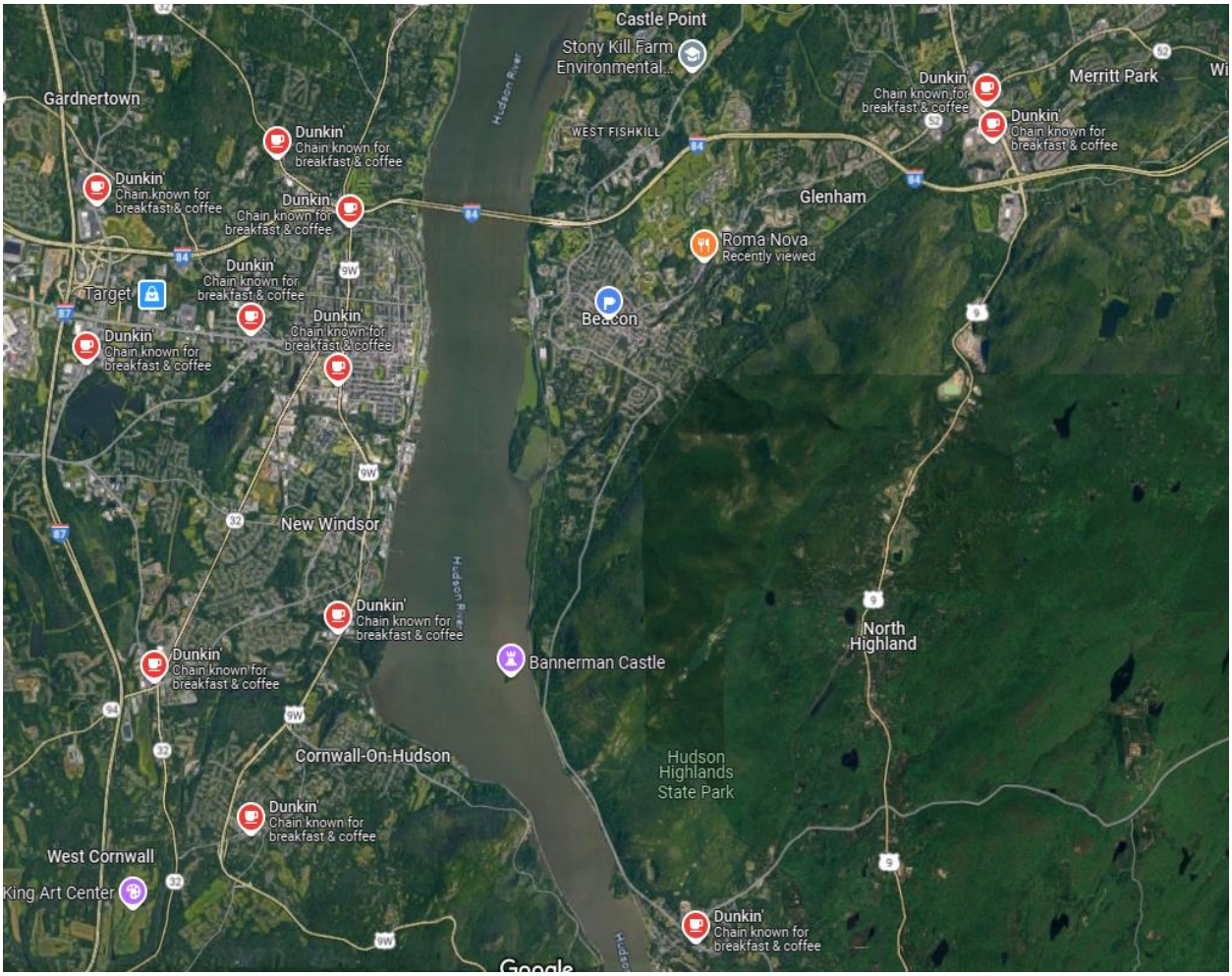


Exhibit A: Images of the Premises and Surrounding Area (cont.)

Former Dunkin' Donuts Location Without Accessory Drive-Thru Which Has Closed
435 Fishkill Avenue (50+/- feet from Premises):





Exhibit A: Images of the Premises and Surrounding Area (cont.)

Former Dunkin' Donuts Location Without Accessory Drive-Thru, Which Has Closed
822 Route 52, Fishkill (2 miles from Premises)





APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: DKH Realty, LLC

Address: PO Box 859, #2528 Route 17M
Goshen, NY 10924

Signature:

Date: 10/28/24

Phone: 845-291-1998

(For Official Use Only)

	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design Professional Engineering, P.C.

Address: c/o Daniel G. Koehler, P.E.
174 Main Street
Beacon, NY 12508

Phone: 845-440-6926

Fax:

Email address: DKoehler@Hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:
420-430 Fishkill Avenue - Lot Merger

Street which property abuts: Fishkill Avenue

Current Tax Map Designation: Section 6055 Block 80 Lot(s) 443076, 450087, 455098

Property (does) [does not] connect directly into a (State) (County) highway.

Land in subdivision (is) [is not] within 500 feet of a Municipal boundary.

Total area of property is 47,807 SF

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: DKH Realty, LLC

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

Dwight K. Healey

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

409 Fishkill Avenue (Tax IDs 6055-80-403061, 399053, 406047, 411056, 416064, and 418071); 410 Fishkill Avenue (Tax IDs 6055-80-424048 and 439071); and 419-421 Fishkill Avenue (Tax IDs 6055-80-425080, 431091, 435097, and 426102)

Applicant Address: PO Box 859, #2528 Route 17M, Goshen, NY 10924

Project Address: 420-430 Fishkill Avenue, Beacon, NY 12508

Project Tax Grid # 6055-80-443076, 450087, 455098

Type of Application Application for Subdivision Approval

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

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

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

Signature of Owner

Member

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: DKH Realty, LLC - 420-430 Fishkill Avenue

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	✓	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	✓	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	✓	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	✓	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	✓	
The names of existing streets or private roads and proposed names for new streets or private roads.	✓	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	✓	
Location, size and nature of any area proposed to be reserved for park purposes.		✓
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	✓	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:		
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	✓	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	✓	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.		✓
Location of all existing and proposed monuments and other subdivision improvements.	✓	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	✓	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: DKH Realty, LLC - 420-430 Fishkill Avenue

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	✓	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	✓	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	✓	
The names of all existing and proposed streets and private roads.	✓	
The locations of all water bodies and watercourses.	✓	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	✓	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	✓	
Location of all existing and proposed monuments.	✓	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	✓	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	✓	
Endorsement of approval by the Dutchess County Health Department.	✓	
Plan for the provisional delivery of mail, as approved by the local postmaster.		✓
Endorsement of the owner as follows: "Approved for filing: Owner _____ Date 10/28/24"		

FINAL SUBDIVISION PLAT *(continued)*	YES	NO
Form for endorsement by Planning Board Chairman as follows: "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.	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.		✓

FINAL CONSTRUCTION PLANS	YES	NO
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:		
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.		✓
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.		✓
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.		✓
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	✓	

FINAL CONSTRUCTION PLANS ***(continued)***		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.		✓
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	✓	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	✓	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	✓	

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

Not applicable - no proposed streets

Applicant/Sponsor Name: DKH Realty, LLC

Signature: _____

Date: 10/28/24

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://beaconny.gov/

INDIVIDUAL DISCLOSURE FORM

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

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: _____

Address of Applicant: _____

Telephone Contact Information: _____

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☐ NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ **YES** ☐ **NO**

I, _____ being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) _____

(Signature) _____

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Application #

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ENTITY DISCLOSURE FORM

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

SECTION A.

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

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

IF AFFIANT IS A CORPORATION:

Name of Entity DKH Realty, LLC	Telephone Contact Information 845-291-1998
Principal Place of Business of Entity PO Box 859, #2528 Route 17M Goshen, NY 10924	Place and Date of incorporation Albany, NY 06/26/2000
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of NY, Albany

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Dwight K. Healey	794 Route 52 Fishkill NY 12524	914-474-3305	Sole Member

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
DKH Realty, LLC	PO Box 859 #2528 Route 17M Goshen, NY 10924	845-291-1998	1/14/2019 Deed	1/31/2019 Dutchess County Clerk

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ ☑

YES NO

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

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

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

☐ YES ☑ NO

Current Name	Other Names

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

Name	Address

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

_____

_____

_____

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

SECTION J.

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

Name of the Corporation DKH Realty, LLC	Telephone Contact Information 845-291-1998
Principal Business Address PO Box 859, #2528 Route 17M Goshen, NY 10924	Place and Date of Incorporation Albany, NY 06/26/2000
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	**Residence or business address**	**Telephone number**
Dwight K. Healey	794 Route 52 Fishkill NY 12524	914-474-3305

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

☐ YES ☑ NO

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

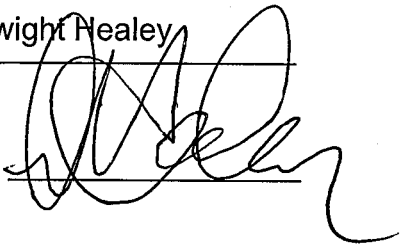
Name	Address

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

☐ YES ☑ NO

I, Dwight K. Healey being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the DKH Realty, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Dwight Healey

(Signature) 

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: DKH Realty, LLC

Address: PO Box 859, #2528 Route 17M

Goshen, NY 10924

Signature:

Date: 10/28/24

Phone: 845-291-1998

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design Professional Engineering, P.C.

Address: c/o Daniel G. Koehler, P.E.

174 Main Street, Beacon, NY 12508

Phone: 845-440-6926

Fax:

Email address: DKoehler@Hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 420-430 Fishkill Avenue

Tax Map Designation: Section 6055 Block 80 Lot(s) 443076, 450087, 45509

Land Area: 47,807 SF Zoning District(s) GB

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Dunkin' coffee house with drive-through

Gross Non-Residential Floor Space: Existing 10,280 SF Proposed no additional

TOTAL: 6964 SF non-residential (2,495 SF to be utilized for Dunkin' coffee house), 3,316 SF residential

Dwelling Units (by type): Existing 0 Proposed 2 1-BR units, 1 2-BR unit

TOTAL: 3 units

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

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

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____ _____
Chairman, City Planning Board **Date**

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 3,000	$ 1,000	Current bills + $1,200
6-15	$ 9,000	$ 2,500	Current bills + $1,200
Over 15	$ 18,000	$ 5,000	Current bills + $6,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,800	$ 1,000	Current bills + $600
Up to 3,000 s.f. gross floor area	$ 3,125	$ 1,000	Current bills + $1,200
3,000 to 10,000 s.f. gross floor area	$ 3,000 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $3,000
Over 10,000 s.f. gross floor area	$ 9,000 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $3,000

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: DKH Realty, LLC

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

List all properties in the City of Beacon that you hold a 5% interest in:
409 Fishkill Avenue (Tax IDs 6055-80-403061, 399053, 406047, 411056, 416064, and 418071); 410 Fishkill Avenue (Tax IDs 6055-80-424048 and 439071); and 419-421 Fishkill Avenue (Tax IDs 6055-80-425080, 431091, 435097, and 426102)

Applicant Address: PO Box 859, #2528 Route 17M, Goshen, NY 10924

Project Address: 420-430 Fishkill Avenue, Beacon, NY 12508

Project Tax Grid # 6055-80-443076, 450087, 455098

Type of Application Application for Site Plan Approval

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

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

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

Signature of Owner

Member

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: DKH Realty, LLC - 420-430 Fishkill Avenue

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

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

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

Information forthcoming in future submittals.

Applicant/Sponsor Name: DKH Realty, LLC

Signature:

Date: 10/28/24

FOR OFFICE USE ONLY
Application #

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Address of Applicant: _____

Telephone Contact Information: _____

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Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ YES ☐ NO

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

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

SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.

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

☐ **YES** ☐ **NO**

I, _____ being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) _____

(Signature) _____

FOR OFFICE USE ONLY
Application #

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Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity DKH Realty, LLC	Telephone Contact Information 845-291-1998
Principal Place of Business of Entity PO Box 859, #2528 Route 17M Goshen, NY 10924	Place and Date of incorporation Albany, NY 06/26/2000
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Dwight K. Healey	794 Route 52 Fishkill NY 12524	914-474-3305	Sole Member

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
DKH Realty, LLC	PO Box 859 #2528 Route 17M Goshen, NY 10924	845-291-1998	1/14/2019 Deed	1/31/2019 Dutchess County Clerk

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

☐ YES ☑ NO

Name	Employer	Position

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

☐ YES ☑ NO

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

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

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

☐ **YES** ☑ **NO**

Current Name	Other Names

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

Name	Address

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

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

SECTION J.

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

Name of the Corporation DKH Realty, LLC	Telephone Contact Information 845-291-1998
Principal Business Address PO Box 859, #2528 Route 17M Goshen, NY 10924	Place and Date of Incorporation Albany, NY 06/26/2000
Method of Incorporation Department of State Filing	Official place where the documents and papers of incorporation were filed State of New York, Albany

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

Name	Residence or business address	Telephone number
Dwight K. Healey	794 Route 52 Fishkill NY 12524	914-474-3305

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

☐ YES ☑ NO

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

Name	Address

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

☐ **YES** ☑ **NO**

I, Dwight K. Healey being first duly sworn, according to law, deposes and says that I am (Title) Member, an active and qualified member of the DKH Realty, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) DWIGHT HEALEY

(Signature)

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:

Proposed Dunkin' Coffee House

Project Location (describe, and attach a location map):

420-430 Fishkill Avenue, Beacon, New York; Tax Parcels 6055-80-443076, 450087, 455098

Brief Description of Proposed Action:

Applicant proposes adaptive reuse of the existing two-story building at the property as a Dunkin' coffee house with drive through, along with additional office/retail space on the ground floor and three apartments on the second floor, along with associated site improvements.

Name of Applicant or Sponsor:	Telephone: (845) 291-1998
DKH Realty, LLC	E-Mail: jason.healey@HealeyBrother.com

Address:

PO Box 859, #2528 Route 17M

City/PO:	State:	Zip Code:
Goshen	NY	10924

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

3. a. Total acreage of the site of the proposed action? 1.1 acres
   b. Total acreage to be physically disturbed? +/- 0.93 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.47 acres

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

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

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

Applicant/sponsor/name: BKH Realty, LLC Date: 10/28/24

Signature: _____ Title: Member

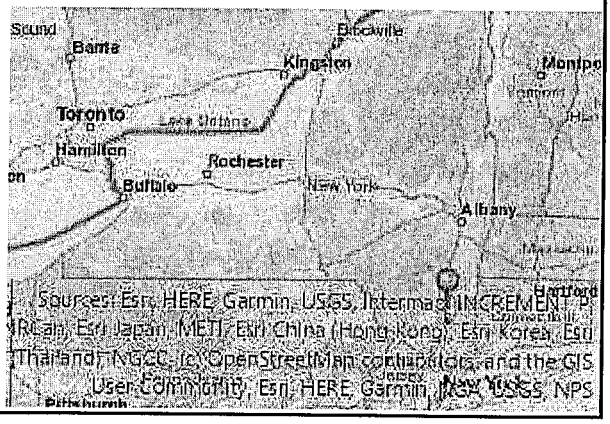
PRINT FORM

EAF Mapper Summary Report

Thursday, October 24, 2024 5:56 PM



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



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

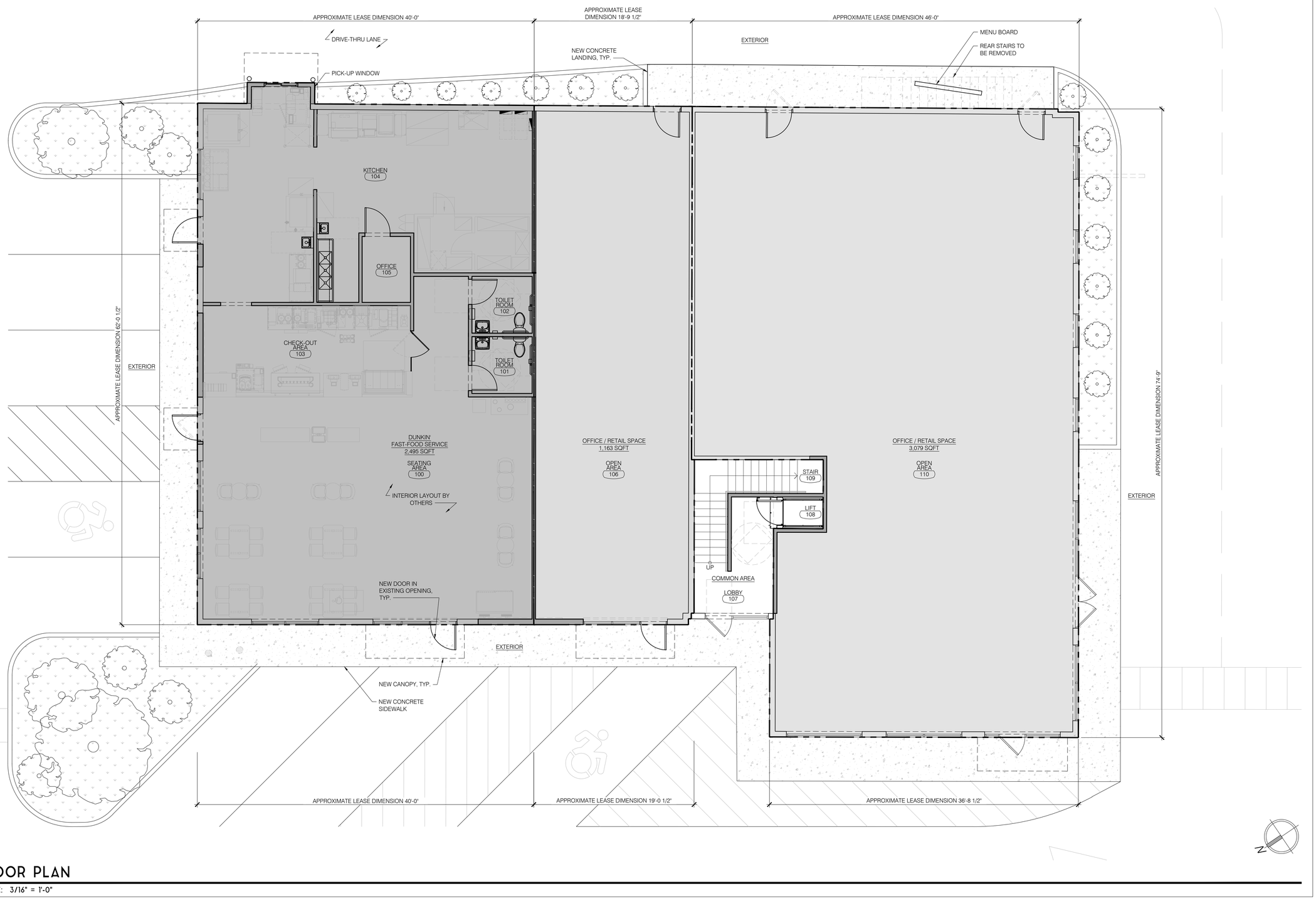
studio ARCHITECTURE
STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD RD. - SUITE 209
WHITE PLAINS, NEW YORK 10607
INFO@STUDIO-ARCH.NET
914.266.8930

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DRAWING RELEASE:

2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION



FLOOR PLAN

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

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	10/29/2024
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

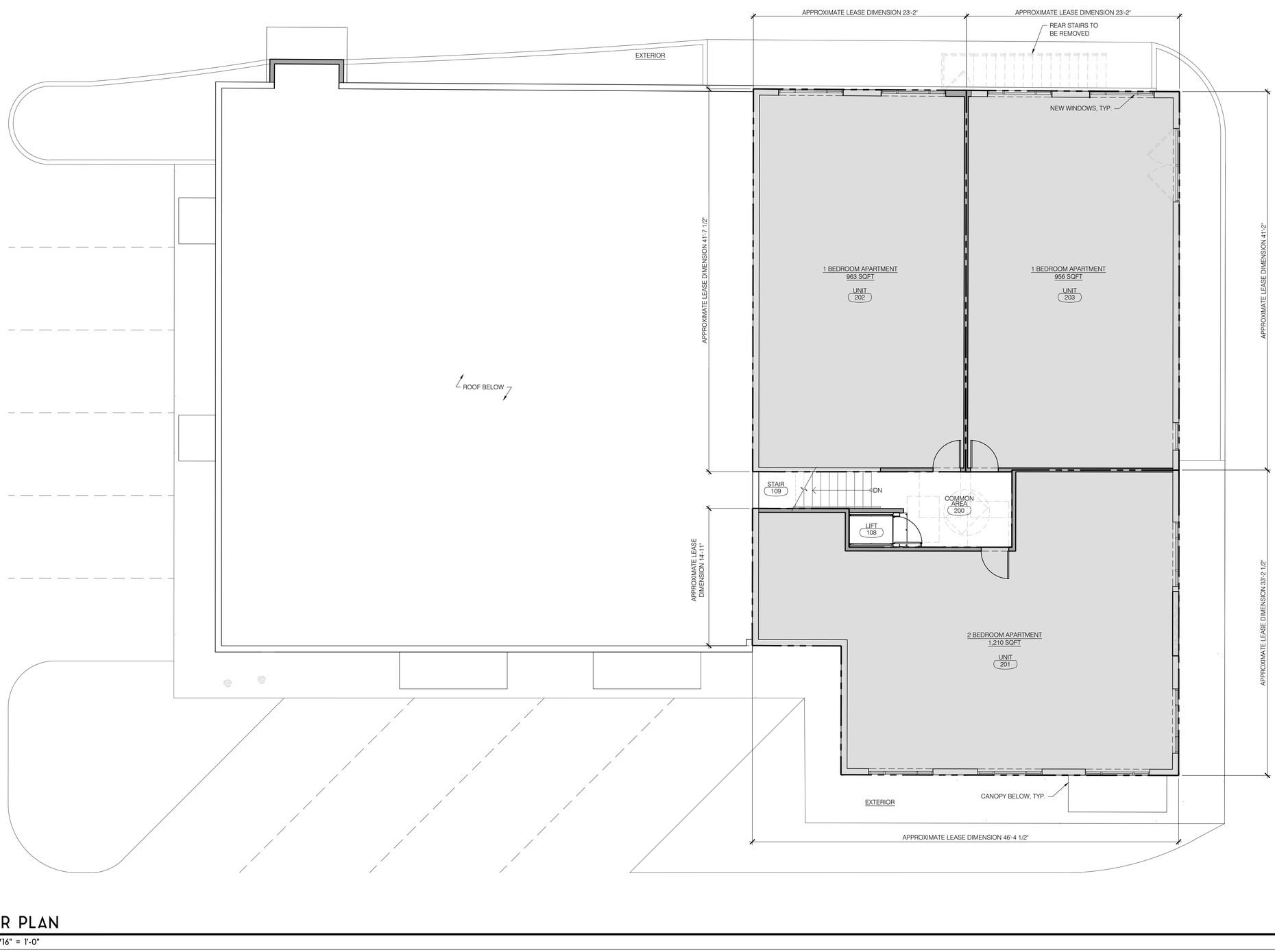
FLOOR PLAN

LAYOUT 1.0

A110

SCHEMATIC DESIGN

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FLOOR PLAN

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

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REGISTERED ARCHITECT
MANUEL ANTONIO ANDRADE
STATE OF NEW YORK
031786

DRAWING RELEASE:

2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	10/29/2024
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

SECOND FLOOR PLAN

LAYOUT 1.0

A120

SCHEMATIC DESIGN

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RENDERING

SCALE: NTS

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DRAWING RELEASE:

2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	10/29/2024
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

RENDERING

LAYOUT 1.0

R001

SCHEMATIC DESIGN

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RENDERING

SCALE: NTS



RENDERING

SCALE: NTS

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INFO@STUDIO-ARCH.NET
914.244.8930

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REGISTERED ARCHITECT
MANUEL ANTONIO VARGAS
031786
STATE OF NEW YORK

DRAWING RELEASE:

2024-10-29 ISSUED FOR PLANNING BOARD SUBMISSION

HEALEY RENOVATION

420 FISHKILL AVE
BEACON, NY, 12508

DATE:	10/29/2024
JOB NUMBER:	24042.01
SCALE:	AS NOTED
DRAWN BY:	YH

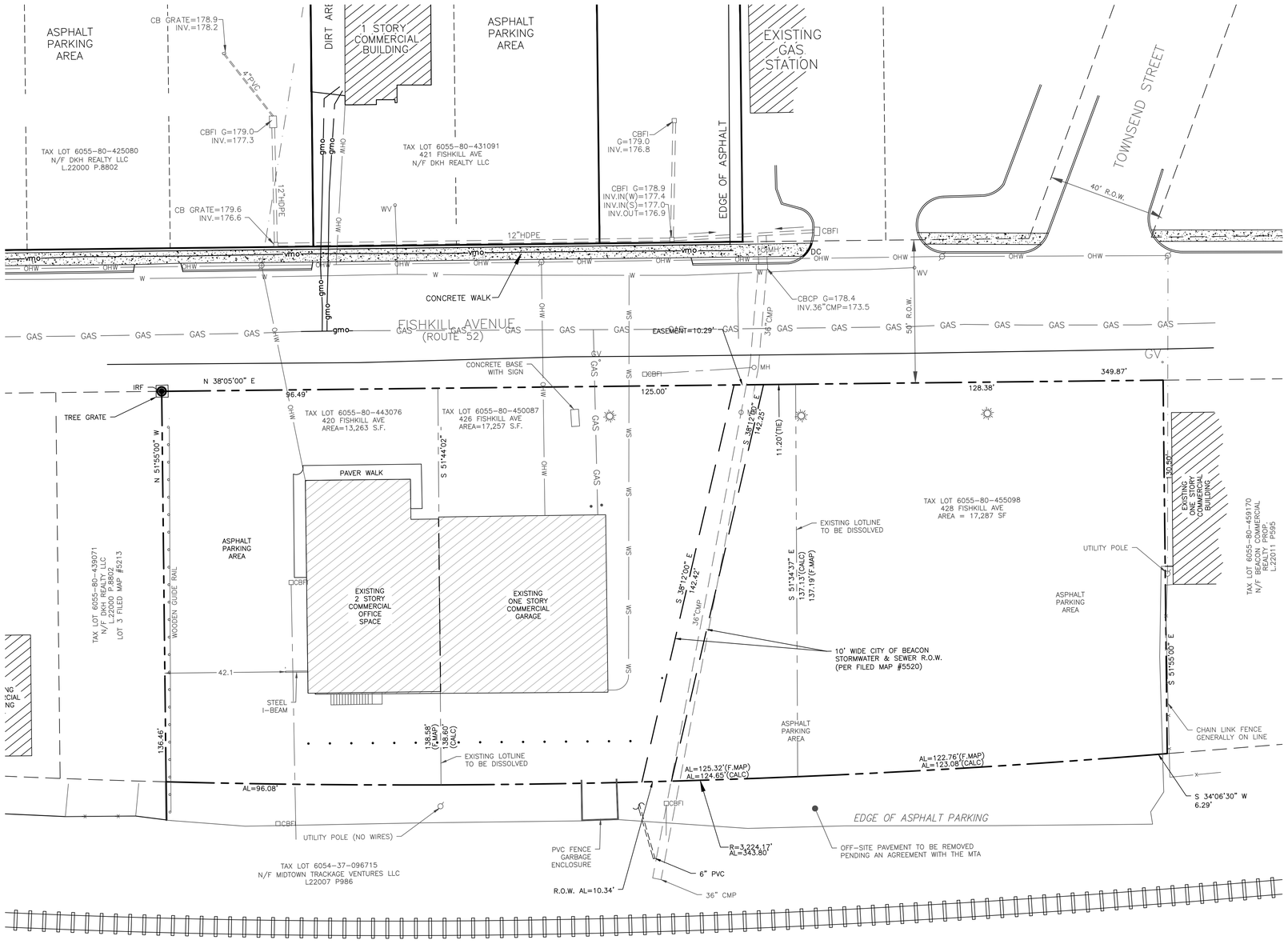
RENDERING

LAYOUT 1.0

R002

SCHEMATIC DESIGN

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LEGEND:

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



SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A

PROJECT INFORMATION:

PARCEL OWNER:	DKH REALTY, LLC PO BOX 859 GOSHEN, NY 10924
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PROJECT SURVEYOR:	CV ASSOCIATES NY, 148 RT 17M STE 2, HARRIMAN NY 10926
PROJECT ARCHITECT:	STUDIO ARCHITECTURE, DPC, 297 KNOLLWOOD RD STE 209 WHITE PLAINS NY 10607
PARCEL LOCATION:	420 FISHKILL AVE, BEACON NY 12508
TAX PARCEL ID:	6055-80-443078 (0.304 AC) & 450087 (0.396 AC) & 455098 (0.395 AC)
PARCEL AREA:	±1.095-ACRES TOTAL
WATER SUPPLY:	MUNICIPAL – CITY OF BEACON
SEWAGE DISPOSAL:	MUNICIPAL – CITY OF BEACON

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "LANDS OF DKH REALTY LLC" DATED APRIL 3, 2024 AND PREPARED BY CV ASSOCIATES NY, P.E. L.S., P.C..
2. EXISTING TOPOGRAPHY TAKEN FROM RECENT AERIAL PHOTOGRAPHY FLOWN IN OCTOBER 2024.

SURVEY NOTES:

1. EXISTING BUILDINGS SHOWN ON SUBJECT PARCELS ARE IN GOOD EXTERIOR CONDITION.
2. ASPHALT PARKING AREA ON 415, 420, 426 & 428 FISHKILL AVENUE IS SUBSTANTIALLY OVER THE PROPERTY LINE.
3. OVERHEAD WIRES ARE CONNECTED TO THE BUILDINGS ON 420 AND 421 FISHKILL AVENUE.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
6. EXISTING 36" CORRUGATED METAL DRAINAGE PIPE APPEARS TO BE PARTIALLY OUTSIDE OF THE 10' WIDE RIGHT-OF-WAY.
7. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
8. THESE PARCELS ARE IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP "CITY OF BEACON – 36027c0464E, EFFECTIVE DATE 5/2/2012.
9. NO WETLANDS EXISTING ON ANY OF THE PARCELS BASED ON AVAILABLE ONLINE DATA AND VISUAL INSPECTION.

LOT CONSOLIDATION & EASEMENT NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES, CONCURRENT WITH A SITE PLAN APPLICATION BEFORE THE CITY OF BEACON PLANNING BOARD.
2. THE EXISTING DRAINAGE EASEMENT IS TO BE MODIFIED TO FULLY CONTAIN THE EXISTING STORM INFRASTRUCTURE.

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

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.

_____ _____
DKH REALTY, LLC DATE

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON APRIL 3, 2024.

BY: _____
DARREN J. STRIDIRON, P.L.S.
148 ROUTE 17M SUITE 2
HARRIMAN, NY 10926
PLS#050487

DCDOH 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.

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

Dig Safely. New York Call 811 before you dig

SEAL

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

LOTLINE REMOVAL PLAT
REVISION TO FILED MAP 5520
420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	PT-1
SHEET:	1 OF 1

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

420 FISHKILL AVE
SITE REDEVELOPMENT

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

PARCEL INFORMATION:
TAX ID: 6055-80-443078 (±0.304 AC), 450087 (±0.396 AC), & 455098 (±0.395 AC)
TOTAL LOT AREA: ±1.095 ACRES
ZONING DISTRICT: GB (GENERAL BUSINESS)

ADA CONSTRUCTION NOTES:

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



SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS WITHIN 200':

PARCEL: OWNER & ADDRESS
1. AUDREY HENDERSON LT, 22 MEAD AVE, BEACON NY 12508
2. AARON YERKS, 26 MEAD AVE, BEACON NY 12508
3. BRENT STAPLETON, 30 MEAD AVE, BEACON NY 12508
4. PETER NETTLETON, 34 MEAD AVE, BEACON NY 12508
5. JOSEPH POWERS, 40 MEAD AVE, BEACON NY 12508
6. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
7. JAMVIR BEACON INC, 425 FISHKILL AVE, BEACON NY 12508
8. BRYAN SACHS II, 8 TOWNSEND STREET, BEACON NY 12508
9. STUART WETHERBEE, 66 MEAD AVE, BEACON NY 12508
10. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
11. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
12. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
13. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
14. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
15. MARENE MANAGEMENT GROUP INC, PO BOX 462, HOPEWELL JUNCTION NY 12533
16. MARENE MANAGEMENT GROUP INC, PO BOX 462, HOPEWELL JUNCTION NY 12533
17. DENNIS MORONEY, 10 MACKIN AVE, BEACON NY 12508
18. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
19. DKH REALTY LLC, PO BOX 859, GOSHEN NY 10924
20. BEACON COMMERCIAL REALTY PROP, 25 DIANA RIDGE ROAD, HIGHLAND NY 12528
21. FPGU INC, 6 SCHNABL CT, WAPPINGERS FALLS NY 12590
22. TGS ASSOCIATES INC, 7509 NORTH BROADWAY, RED HOOK NY 12571
23. METROPOLITAN TRANSPORTATION, 2 BROADWAY, NEW YORK NY 10004
24. LANDGROVE REALTY INC, 29 LYDIA DRIVE, BEACON NY 12508

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE AND DRAINAGE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE EXISTING BUILDING AND SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES VIA EXISTING WATER AND SANITARY SEWER SERVICE LINES.
4. STREET CLOSURE FOR DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
5. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. FISHKILL AVENUE & CONKLIN STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
6. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED. AN INFLOW & INFILTRATION (I&I) STUDY IS BEING CONDUCTED FOR THE PROJECT.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

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

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

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY,LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWING INDEX:
SHEET 1: COVER SHEET (CV-1)
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN (XC-1)
SHEET 3: SITE PLAN (SP-1)
SHEET 4: CONSTRUCTION DETAILS (CD-1)
SHEET 5: CONSTRUCTION DETAILS (CD-2)

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

PROJECT SURVEYOR:
CV ASSOCIATES NY, PE, LS, PC
148 ROUTE 17M SUITE 2
HARRIMAN, NY 10926
PH: 845-774-1075

PROJECT ARCHITECT:
STUDIO ARCHITECTURE, DPC
297 KNOLLWOOD ROAD SUITE 209
WHITE PLAINS, NY 10607
PH: 914-266-8903

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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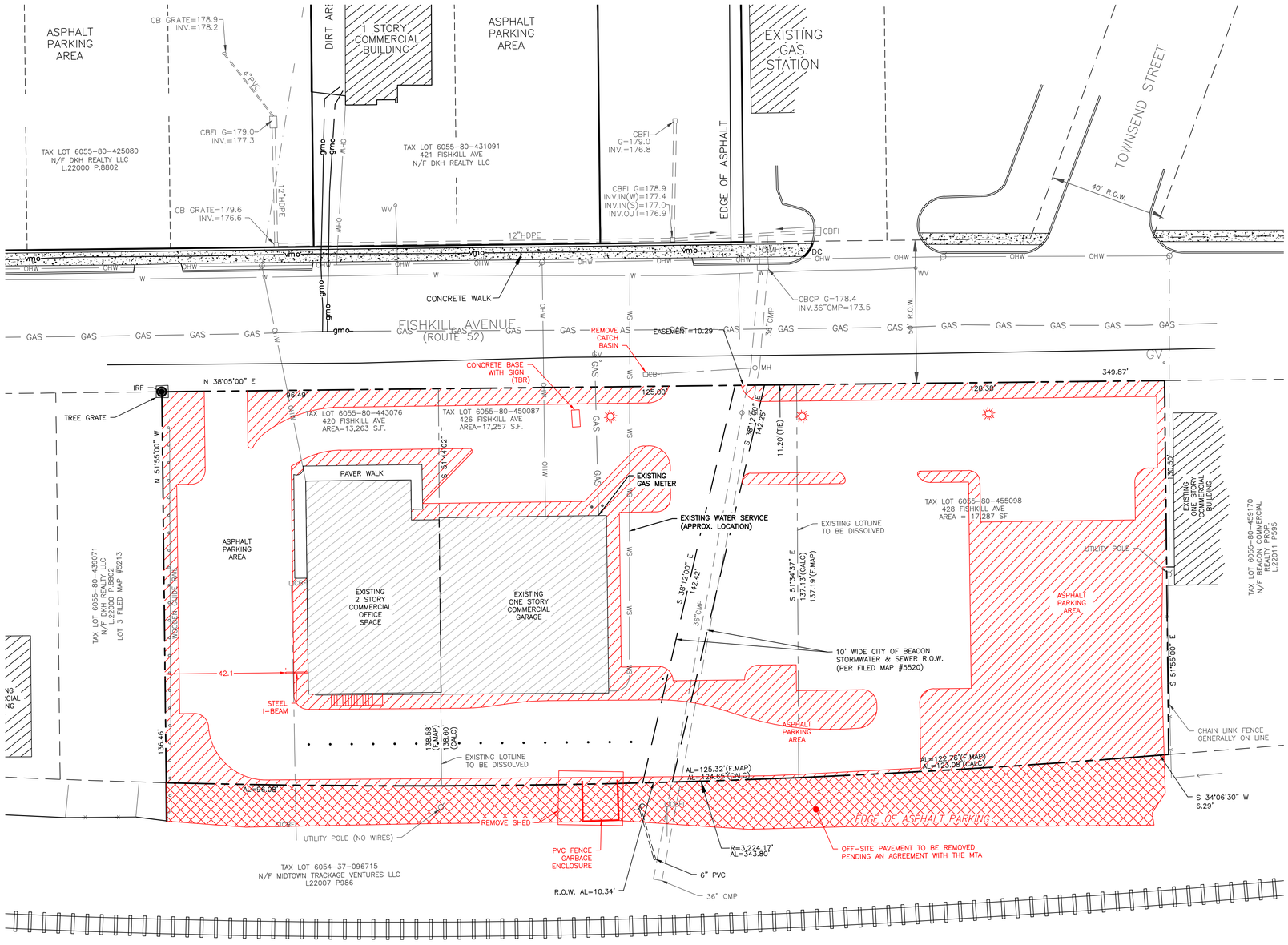
COVER SHEET

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CV-1
SHEET:	1 OF 5

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



LEGEND:

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

NORTH

SCHEDULE OF REGULATIONS (GB ZONING DISTRICT):

PARAMETER	REQUIREMENT
LOT AREA:	N/A
LOT AREA PER UNIT:	1,500 SQFT MINIMUM
LOT WIDTH:	N/A
LOT DEPTH:	100 FEET MINIMUM
YARD SETBACKS (RESIDENTIAL USE):	
FRONT YARD:	15 FEET MINIMUM
SIDE YARD:	20 FEET MINIMUM
REAR YARD:	25 FEET MINIMUM
MAX. BUILDING HEIGHT:	35 FT MAX.
MAX. BUILDING COVERAGE:	N/A
MAX. UNITS/BUILDING:	N/A

SURVEY REFERENCE:

1. REFERENCE IS HEREBY MADE TO SURVEY ENTITLED "LANDS OF DKH REALTY LLC" DATED APRIL 3, 2024 AND PREPARED BY CV ASSOCIATES NY, P.E. L.S., P.C..
2. EXISTING TOPOGRAPHY TAKEN FROM RECENT AERIAL PHOTOGRAPHY FLOWN IN OCTOBER 2024.

SURVEY NOTES:

1. EXISTING BUILDINGS SHOWN ON SUBJECT PARCELS ARE IN GOOD EXTERIOR CONDITION.
2. ASPHALT PARKING AREA ON 415, 420, 426 & 428 FISHKILL AVENUE IS SUBSTANTIALLY OVER THE PROPERTY LINE.
3. OVERHEAD WIRES ARE CONNECTED TO THE BUILDINGS ON 420 AND 421 FISHKILL AVENUE.
4. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
5. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR WAS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELD WORK.
6. EXISTING 36" CORRUGATED METAL DRAINAGE PIPE APPEARS TO BE PARTIALLY OUTSIDE OF THE 10' WIDE RIGHT-OF-WAY.
7. ALL STREETS SHOWN HEREON ARE PUBLIC STREETS.
8. THESE PARCELS ARE IN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FIRM FLOOD INSURANCE RATE MAP "CITY OF BEACON – 36027C0464E, EFFECTIVE DATE 5/2/2012.
9. NO WETLANDS EXISTING ON ANY OF THE PARCELS BASED ON AVAILABLE ONLINE DATA AND VISUAL INSPECTION.

LOT CONSOLIDATION & EASEMENT NOTES:

1. THE INTENT OF THIS PLAN IS TO CONSOLIDATE THE THREE EXISTING TAX PARCELS INTO A SINGLE TAX PARCEL BY REMOVING ALL INTERIOR LOT LINES, CONCURRENT WITH A SITE PLAN APPLICATION BEFORE THE CITY OF BEACON PLANNING BOARD.
2. THE EXISTING DRAINAGE EASEMENT IS TO BE MODIFIED TO FULLY CONTAIN THE EXISTING STORM INFRASTRUCTURE.

DEMOLITION NOTES:

1. PRIOR TO DEMOLISHING ANY BUILDINGS/STRUCTURES, THE CONTRACTOR SHALL PERFORM A PRE-DEMOLITION SURVEY IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS GOVERNING THE DISPOSAL OF SOLID WASTE. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS BY THE AUTHORITY HAVING JURISDICTION. ALL DEBRIS RESULTING FROM DEMOLITION ACTIVITIES SHALL BE DISPOSED OF OFF-SITE AT A FACILITY APPROVED TO RECEIVE THE DEBRIS.
2. CONFORM TO APPLICABLE CODE FOR DEMOLITION OF STRUCTURES, SAFETY OF ADJACENT STRUCTURES, DUST CONTROL, RUNOFF CONTROL, AND HAULING, DISPOSAL AND STORAGE OF DEBRIS.
3. PROVIDE, ERECT, AND MAINTAIN TEMPORARY BARRIERS AND SECURITY DEVICES.
4. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING OPERATING FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
5. NOTIFY ADJACENT OWNERS OF WORK THAT MAY AFFECT THEIR PROPERTY, POTENTIAL NOISE, UTILITY OUTAGE, OR DISRUPTION. COORDINATE WITH OWNER.
6. PREVENT MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES. PROVIDE BRACING AND SHORING.
7. LOCATE AND IDENTIFY ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION AREA. DISCONNECT AND SEAL OR CAP OFF UTILITY SERVICES THAT WILL BE AFFECTED BY THIS PROJECT. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
8. DEMOLISH AND REMOVE COMPONENTS IN AN ORDERLY AND CAREFUL MANNER.
9. PROTECT EXISTING FEATURES THAT ARE NOT TO BE DEMOLISHED.
10. CONDUCT OPERATIONS WITH MINIMUM INTERFERENCE TO PUBLIC OR PRIVATE ACCESSES.
11. MAINTAIN EGRESS AND ACCESS AT ALL TIMES. DO NOT CLOSE OR OBSTRUCT ROADWAYS, OR SIDEWALKS WITHOUT PERMITS.
12. CEASE OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES APPEAR TO BE IN DANGER. NOTIFY AUTHORITY HAVING JURISDICTION.
13. ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
14. FIELD VERIFY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED ON DEMOLITION PLAN TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
15. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATION.
16. CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH SELECTIVE DEMOLITION OPERATIONS.
17. CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN. ENSURE SAFE PASSAGE OF PEOPLE AROUND SELECTIVE DEMOLITION AREA.
18. USE WATER MIST, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT THE SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE EXISTING CONSTRUCTION, SUCH AS ICE, FLOODING, AND POLLUTION.
19. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
20. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE START OF SELECTIVE DEMOLITIONS.
21. PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE. DO NOT BURN DEMOLISHED MATERIALS ON-SITE.

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
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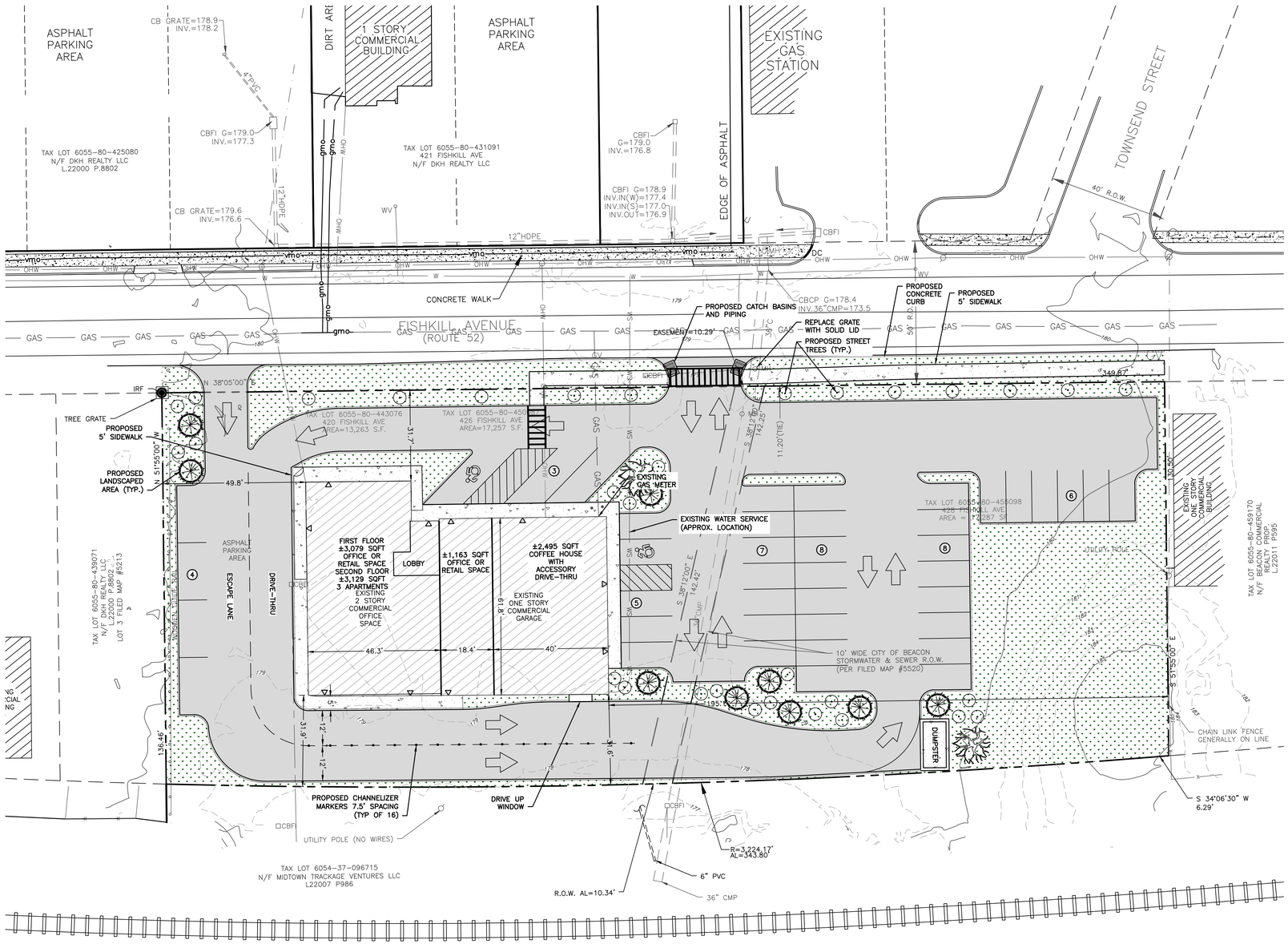
EXISTING CONDITIONS & REMOVALS PLAN

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	XC-1
SHEET:	2 OF 5

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



LEGEND:

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

- PROPOSED PROPERTY LINE
- PROPOSED SET BACK LINE
- 250 PROPOSED MAJOR CONTOUR
- 252 PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPOSED TREE LINE
- S PROPOSED SEWER LINE
- SS PROPOSED SEWER SERVICE LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SDS LATERAL
- PROPOSED SDS SOLID LINE
- ST PROPOSED STORM WATER LINE
- RL PROPOSED ROOF LEADER LINE
- PROPOSED ROOF LEADER
- W PROPOSED WATER LINE
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WELL
- PROPOSED HYDRANT
- PROPOSED WATER SHUT OFF VALVE
- PROPOSED WATER VALVE

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

PARAMETER	REQUIREMENT	EXISTING	PROVIDED
LOT AREA:	N/A	±47,807 SQFT	±47,807 SQFT
LOT WIDTH:	N/A	±221.5 FEET	±221.5 FEET
LOT DEPTH:	100 FEET MINIMUM	±130.5 FEET	±130.5 FEET
YARD SETBACKS:			
FRONT YARD:	15 FEET MINIMUM	±31.7 FEET	±31.7 FEET
SIDE YARD:	20 FEET MINIMUM	±42.1 FEET	±42.1 FEET
REAR YARD:	25 FEET MINIMUM	±31.6 FEET	±31.6 FEET
MAX. BUILDING HEIGHT:	35 FT MAX.	< 35 FEET	< 35 FEET

NOTE:
1. THE EXISTING AND PROVIDED MEASUREMENTS CONSIDERS THE REDEVELOPMENT ON THE COMBINED SINGLE PARCEL.

PARKING NOTES:

1. REFER TO TRAFFIC IMPACT STUDY PREPARED BY COLLIERS ENGINEER AND DESIGN, DATED OCTOBER 29, 2024 FOR PARKING CALCULATIONS AND SITE DISTANCE MEASUREMENTS.
2. PROVIDED PARKING:
   a. MAXIMUM 41 PARKING SPACES, INCLUDING 2 ADA ACCESSIBLE PARKING SPACES PROVIDED.

SITE PLAN NOTES:

1. THE PROJECT PROPOSES AN ADAPTIVE REUSE OF EXISTING AUTOMOBILE DEALERSHIP LOCATED ON THE SUBJECT PROPERTY, WITH NO INCREASE TO THE BUILDING SIZE. THE BUILDING WILL PROVIDE A ±2,495 SQUARE FOOT COFFEE HOUSE, ±4,242 SQUARE FEET OF OFFICE/RETAIL SPACE, AND THREE RESIDENTIAL APARTMENT UNITS ON THE SECOND FLOOR.
2. THERE ARE NO WETLANDS OR FLOODPLAINS ASSOCIATED WITH THE PROJECT SITE.
3. TOTAL SITE IMPERVIOUS COVERAGE REDUCED FROM 100% TO 76%.
4. THE APPLICANT WILL BE REQUIRED TO OBTAIN A HIGHWAY WORK PERMIT FROM THE CITY OF BEACON FOR WORK WITHIN THE FISHKILL AVENUE RIGHT-OF-WAY.

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY, LLC DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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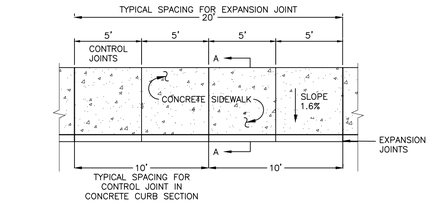
SITE PLAN

420 FISHKILL AVE

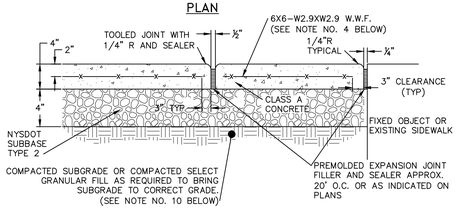
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JOB #:	2024:013
DATE:	10/29/24
SCALE:	1" = 20'
TITLE:	SP-1
SHEET:	3 OF 5

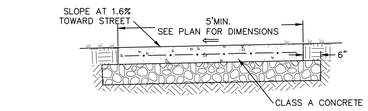
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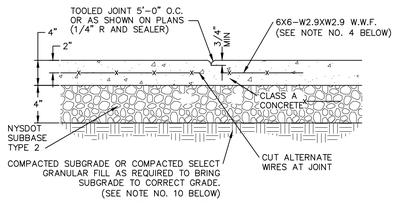
PLAN



EXPANSION JOINT



SECTION A-A

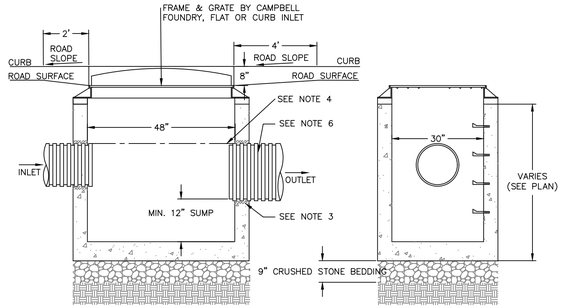


CONTROL JOINT

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 4,000 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" SB-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
12. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

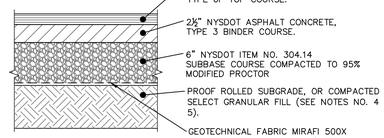


FRONT VIEW SIDE VIEW

NOTES:

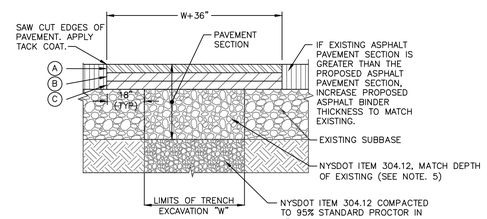
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN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

CATCH BASIN DETAIL
NOT TO SCALE



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES 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.
5. IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

PAVEMENT SECTION DETAIL
NOT TO SCALE



LEGENDS

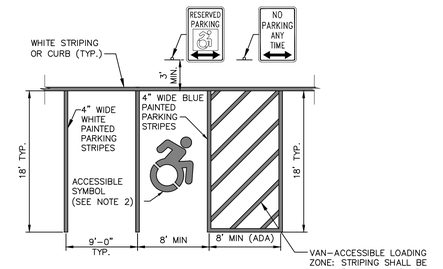
FISHKILL AVENUE RESTORATION COURSES:

- (A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
- (B) 2-1/2" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
- (C) 8" ASPHALTIC BASE COURSE- NYSDOT TYPE 1 (4" LIFTS)

NOTES:

1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE IN TWO 4" LIFTS.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.
5. PROVIDE 10" GRANULAR SUBBASE COURSE – NYSDOT ITEM 304.12 FOR CONKLIN STREET RESTORATION.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



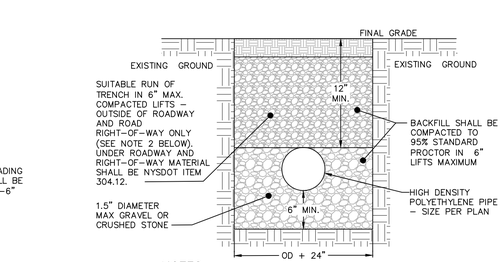
TYPICAL PARKING STRIPING

ACCESSIBLE PARKING STRIPING

NOTES:

1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.
4. PARALLEL SPACES SHALL BE 10'W X 20L'.

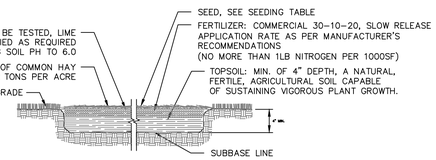
PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

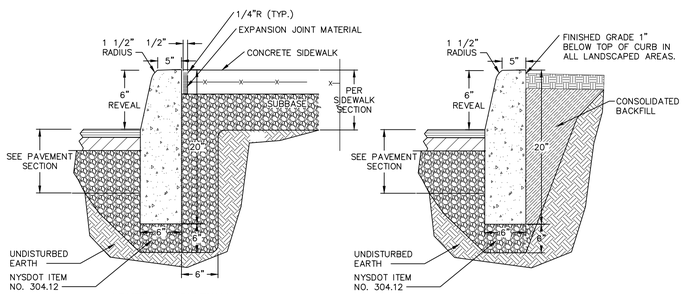


NOTES:
1. COMPACTED SECTIONS REQUIRE CHISELING OR DISKING TO PROVIDE AN ADEQUATE ROOTING ZONE TO A MINIMUM DEPTH OF 12"
2. SOIL AMENDMENTS SHOULD BE INCORPORATED INTO THE UPPER 2" OF SOILS BASED ON SOIL TESTING. IF SOIL MUST BE FERTILIZED BEFORE RESULTS OF A SOIL TEST CAN BE OBTAINED TO DETERMINE FERTILIZER NEEDS, APPLY COMMERCIAL FERTILIZER AT 600 POUNDS PER ACRE 5-5-10 OR EQUIVALENT.
3. PERMANENT SEEDINGS MAY BE MADE ANY TIME OF YEAR IF PROPERLY MULCHED AND ADEQUATE MOISTURE IS PROVIDED. LATE JUNE THROUGH EARLY AUGUST IS NOT OPTIMAL SEEDING PERIOD AS PORTIONS OF THE SEEDING MAY FAIL DUE TO DROUGHT AND HEAT. THESE AREAS MAY NEED RESEEDING IN LATE SUMMER/FALL OR THE FOLLOWING SPRING.
4. WATERING MAY BE ESSENTIAL TO ESTABLISH A NEW SEEDING WHEN A DROUGHT CONDITION OCCURS SHORTLY AFTER A NEW SEEDING EMERGES. DO NOT EXCEED THE APPLICATION RATE FOR THE SEED OR SUBSOIL.
5. SEEDING OPTION A FOR A SUNNY SITE TO BE USED, UNLESS OTHERWISE NOTED.

SEEDING TABLE

TYPE	SUNNY SITE:	SUNNY DROUGHTY SITE:	SHADY DRY SITE:	SHADY WET SITE:
OPTION A	65% CREEPING RED FESCUE 20% PERENNIAL RYE GRASS 15% FINE FESCUE 175 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	65% FINE FESCUE 15% PERENNIAL RYE GRASS 20% CREEPING FESCUE 220 LBS PER ACRE	70% CREEPING RED FESCUE 30% BLEND OF SHADE-TOLERANT HARD FESCUE 130 POUNDS PER ACRE
OPTION B	100% CREEPING RED FESCUE 200 LBS PER ACRE	100% CREEPING RED FESCUE 200 LBS PER ACRE	80% BLEND OF SHADE-TOLERANT CEREAL RYE 20% PERENNIAL RYE 175 LBS PER ACRE	100% CHEWINGS FESCUE 200 LBS PER ACRE
OPTION C			100% CREEPING RED FESCUE 200 LBS PER ACRE	

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

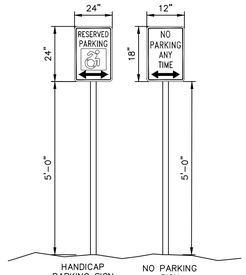


ABUTTING SIDEWALK ABUTTING GRASS OR LANDSCAPE

NOTES:

1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.
4. CONCRETE SHALL BE SEALED WITH A SALT RESISTANT SEALER.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE



SIGN DETAILS
NOT TO SCALE

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY, LLC DATE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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SEAL

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

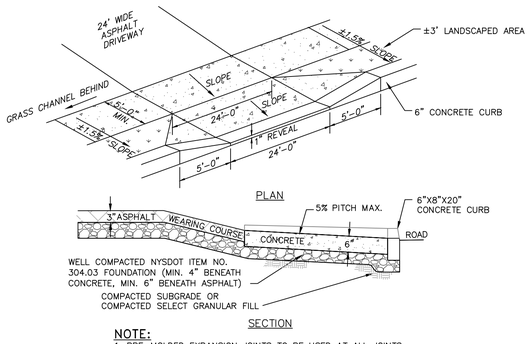
CONSTRUCTION DETAILS

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

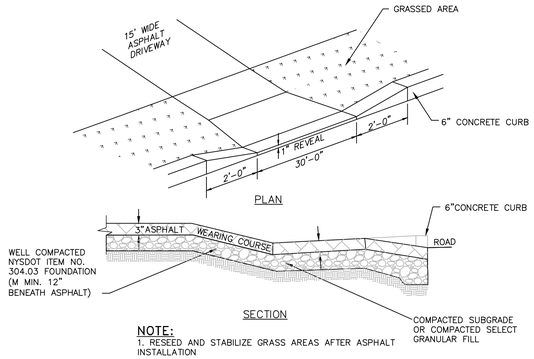
JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD-1
SHEET:	4 OF 5

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



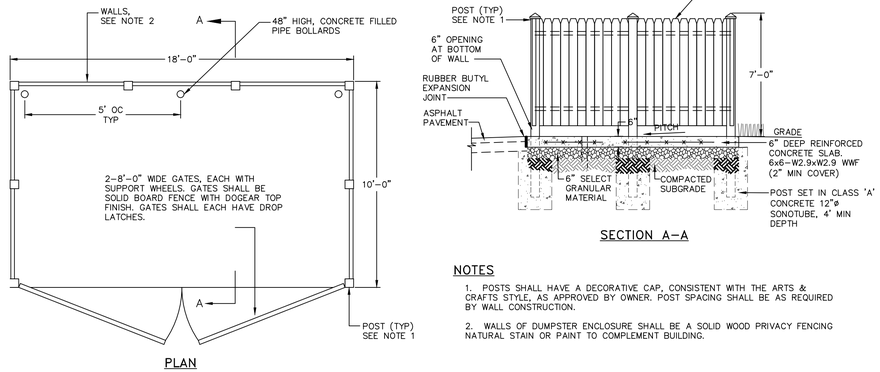
NOTE:
1. PRE-MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE SIDEWALK.
3. EXISTING SIDEWALK TO REMAIN UNTOUCHED.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT INSTALLATION

DRIVEWAY ENTRANCE THROUGH GRASS DETAIL
NOT TO SCALE

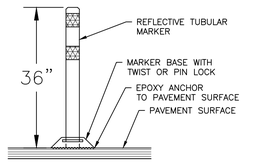


NOTES

1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.

2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIN OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE



NOTES:
1. MARKER SHALL DURABLE, IMPACT RESISTANT, AND RETURN TO STANDING AFTER IMPACT.
2. MARKER AS MANUFACTURED BY TRAFFIC SAFETY SERVICE OR APPROVED EQUAL.

CHANNELIZER MARKER DETAIL
NOT TO SCALE

APPLICANT'S CONSENT:

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

_____ _____
DKH REALTY, LLC DATE

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY

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CONSTRUCTION DETAILS

420 FISHKILL AVE

420 FISHKILL AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-80-443076, 450087 & 455098

JOB #:	2024:013
DATE:	10/29/24
SCALE:	AS SHOWN
TITLE:	CD-2
SHEET:	5 OF 5

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Colliers
Engineering
& Design

Traffic Impact Study

October 29, 2024

420-430 Fishkill Avenue (NYS Route 52)
City of Beacon, Dutchess County, New York

Prepared for:

DKH Realty
P.O. Box 859
Goshen, NY 10590

Prepared by:

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New York Professional Engineer
License No. 090241

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Project No. 24010260A

Colliers Engineering & Design

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I. Introduction

A. Project Description and Location

(Figure No. 1)

This report has been prepared to evaluate the potential traffic impacts associated with the proposed redevelopment of the former Healey Ford site located at 420-430 Fishkill Avenue in the City of Beacon, Dutchess County, New York (the "Project"). The site, which is located on the east side of Fishkill Avenue just south of Townsend Street falls within the GB – General Business zone and is currently improved with an approximately 10,280 sq. ft. former car dealership building and associated parking area. The Project proposes to redevelop property to consist of an approximately 2,495 sq. ft. Dunkin coffee house with accessory drive-thru, an additional 4,242 sq. ft. of office/retail space, and three (3) apartment units on the second floor of the building. As shown on Figure No. 1, access to the development is proposed via two-way driveway connection to Fishkill Avenue approximately 130 ft. south of Townsend Street. A second right turn entry only driveway is also proposed at the southern end of the property. As discussed further herein, improvements along the site's Fishkill Avenue frontage are proposed to restrict access to two driveway locations, in contrast to the existing sight conditions, where the existing frontage does not have a defined driveway location with open pavement connecting directly to the pavement along Fishkill Avenue for the entire length of the frontage. The site proposes to provide a total of 41 off-street parking spaces and will result in a significant reduction in paved area on the property.

A Design Year of 2027 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with this proposed development.

B. Scope of Study

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the Project.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Colliers Engineering & Design CT, P.C. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the 2024 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The 2024 Existing Traffic Volumes were then projected to the 2027 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the 2027 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-C for further discussion). The resulting

site generated traffic volumes were then added to the roadway system and combined with the 2027 No-Build Traffic Volumes resulting in the 2027 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

In addition to the analysis of existing and future traffic conditions, a parking analysis parking was also conducted in accordance with the City of Beacon Code to assess the anticipated parking needs of the Project under future conditions. The study also provides an analysis of anticipated drive-thru queuing for the Dunkin' coffee house and provides recommendations to accommodate the anticipated queues and internal pedestrian and vehicular circulation.

II. Existing Roadway and Traffic Descriptions

A. Description of Existing Roadways

The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix "D" contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Fishkill Avenue (NYS Route 52)

Fishkill Avenue (NYS Route 52) is classified as an urban minor arterial roadway under jurisdiction of the City of Beacon It traverses in a generally northeast/southwest direction throughout the City of Beacon. In the immediate vicinity of the site, Fishkill Avenue is a two-lane roadway with paved shoulders and curbing. There is a sidewalk present along the west side of the roadway with a striped crosswalk crossing Conklin Street at the intersection. The posted speed limit in this area is 30 MPH and there is no on-street parking permitted along the roadway.

2. Townsend Street

Townsend Street in a two-lane local City roadway that traverses in an southeast/northwest direction serving primarily residential land uses with some commercial uses closer to its intersection with Fishkill Avenue. The roadway begins at its intersection with Fishkill Avenue and terminates as a "dead end". There are no sidewalks along either side of Townsend Street and the City speed limit of 30 MPH prevails along the roadway.

3. Conklin Street

Conklin Street is a two-lane local City roadway that generally traverses in a southeast/northwest direction and originates at an unsignalized intersection with Fishkill Avenue. The roadway primarily serves residential land uses, with the exception of a few commercial land uses closer to its intersection with Fishkill Avenue. South of Mead Avenue, the roadway has no parking restrictions on its west side and two-hour parking restrictions on its east side. The roadway consists of one lane in each direction with an overall pavement width of approximately 29 feet with no paved shoulders. Overall, the roadway pavement is in good condition and there are no sidewalks present or posted speed limit. The City speed limit of 30 MPH prevails along the roadway.

B. 2024 Existing Traffic Volumes

(Figures No. 2 and 3, Appendix E)

Manual traffic counts were collected by representatives of Colliers Engineering & Design at the intersection of Fishkill Avenue at Townsend Street on Tuesday, September 24, 2024 for the AM and PM Peak Hours to determine the existing traffic volume conditions at the study area intersections. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office, including traffic volume data previously collected by our office at the Fishkill Avenue/Conklin Street intersection on Thursday October 6, 2022. Based on this information, the 2024 Existing Traffic Volumes were established for the Weekday Peak AM and Weekday Peak PM Hours for both intersections. Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 8:00 AM - 9:00 AM
- Weekday Peak PM Hour 4:15 PM - 5:15 PM

The resulting 2024 Existing Traffic Volumes are shown on Figures No. 2 and 3 for the Weekday Peak AM Hour and Weekday Peak PM Hour, respectively. The relevant traffic volume data utilized in determining the Existing Traffic Volumes are provided in Appendix "E" for reference.

III. Evaluation of Future Traffic Conditions

A. 2027 No-Build Traffic Volumes

(Figure No. 4 through 9, Appendix F)

The 2024 Existing Traffic Volumes were increased by a growth factor of 1.0% per year to account for general background growth resulting in the 2027 Projected Traffic Volumes, which are shown on Figures No. 4 and 5 for each of the Peak Hours. In addition, traffic from other specific potential developments in the area was identified, which include those projects identified in Exhibit No. 1 below.

Exhibit No. 1: Other Development Summary

Project Name	Location	Propose Use & Size	Traffic Data Source
25 Townsend Street	Beacon, NY	13-Lot Single-Family Subdivision	Traffic Evaluation 2/23/2018
393 & 397 Fishkill Avenue & 7 Conklin Street	Beacon, NY	Mixed-Use Commercial (3,500 SF)/Residential (12 units)	Traffic Impact Study 10/24/2022
410 Fishkill Avenue	Beacon, NY	Carvana Online Car Dealership (19,588 SF)	Traffic Letter Report 4/30/2024
Beacon HIP Lofts & Studio/Beacon Self Storage	Beacon, NY	28-Unit Residential & 30,000 SF Art Studio Space	Traffic Impact Study 10/24/2022

The data referenced for each of the other developments identified above is provided in Appendix F for reference. The resulting total traffic volumes associated with these other developments are shown on Figures No. 6 and 7 for each of the peak hours. These volumes were added to the 2027 Projected Traffic Volumes resulting in the 2027 No-Build Traffic Volumes, which are shown on Figures No. 8 and 9 for the Weekday Peak AM and Weekday Peak PM Hours, respectively.

B. Site Generated Traffic Volumes

(Tables No. 1)

Estimates of the amount of traffic to be generated by the proposed development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 11th Edition, 2021, based on Land Use Category – 220 – Multifamily Housing (Low-Rise), 822 – Strip Retail Plaza (<40k) and 937 – Coffee/Donut Shop with Drive-Through Window. Table No. 1, contained in Appendix B, summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM and Weekday Peak PM Hours.

It is anticipated that some portion of the Project generated trips could remain internal to the site as trips may occur between the retail, residential, and coffee house portions of the Project. ITE data indicates that the internal capture percentage during the Weekday Peak PM Peak Hour could be in excess of 20%, while little to no internal capture trips are anticipated during the Weekday AM Peak Hour.

In addition, it is anticipated that a portion of both the coffee house and remaining commercial space traffic generation could be attracted from the existing traffic volumes passing the site along Fishkill Avenue as pass-by or diverted link trips and therefore, will not be new to the roadway system. ITE data indicates that the percentage of pass-by/diverted link trips could be as much as 40% or more for the coffee house and 25% or more for the commercial spaces.

While it is anticipated that not all traffic generated by the project will be newly added trips to the surrounding roadway network, the traffic analysis does not take any credit for internal or pass-by trips in order to provide a somewhat more conservative analysis of future traffic conditions.

C. Arrival/Departure Distribution

(Figures No. 10 and 11)

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 10 and 11, respectively.

D. 2027 Build Conditions Traffic Volumes

(Figures No. 12 through 15)

The site generated traffic volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 12 and 13 for each of the peak hours, respectively. The site generated traffic volumes were then added to the 2027 No-Build Traffic Volumes to obtain the 2027 Build Traffic Volumes. The resulting 2027 Build Traffic Volumes are shown on Figures No. 14 and 15 for the Weekday Peak AM and Weekday Peak PM Hours, respectively.

E. Description of Analysis Procedures

(Appendix C)

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

Unsignalized Intersection Capacity Analysis

The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the Highway Capacity Manual, 6th Edition, dated 2016. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix C of this report.

F. Results of Analysis

(Table No. 2, Appendix B & D)

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Table No. 2, contained in Appendix B, summarizes the results of the capacity analysis for the 2024 Existing, 2027 No-Build and 2027 Build Conditions. Appendix D contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. **Fishkill Avenue and Townsend Street**

   Fishkill Avenue and Townsend Street intersect at a "T" type intersection. There is no traffic control at this intersection. The Fishkill Avenue approaches each consist of one lane in each direction. The Townsend Street approach consists of one lane in each direction. The Townsend Street approach has a striped crosswalk. Sidewalks are present on the west side of Fishkill Avenue.

   Capacity analysis was conducted for this intersection utilizing the 2024 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "C" during the AM and PM Peak Hours.

   The capacity analysis was recomputed using the 2027 No-Build and Build Traffic volumes. These results indicate that the intersection is expected to experience Levels of Service "C" or better during the AM and PM Peak Hours under future conditions.

2. **Fishkill Avenue and Conklin Street**

   Fishkill Avenue and Conklin Street intersect at a "T" type unsignalized intersection. The Fishkill Avenue approaches each consist of one lane in each direction. The Conklin Street approach consists of one lane in each direction. The Conklin Street approach has a striped crosswalk. Sidewalks are present on the west side of Fishkill Avenue.

   Capacity analysis was conducted for this intersection utilizing the 2024 Existing Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" during the AM and PM Peak Hours.

   The capacity analysis was recomputed using the 2027 No-Build and Build Traffic volumes. These results indicate that the intersection is expected to experience Levels of Service "C" or better during the AM and PM Peak Hours under future conditions.

3. **Fishkill Avenue and Proposed Site Access**

   As noted previously, access to the development is proposed via a two-way driveway connection to Fishkill Avenue approximately 130 ft. south of Townsend Street. A secondary right turn entry only driveway is also proposed at the southern end of the property. The site frontage currently consists of open pavement that connects directly to the Fishkill Avenue pavement. This is proposed to be modified through a combination of new curbing to define the proposed driveways as well as landscaping along the site frontage. In addition, the Project proposes to provide a new sidewalk along the site frontage, where sidewalks do not currently exist today. A pedestrian crosswalk will provide access to the building from the proposed sidewalk. These improvements are detailed on the Site Plans prepared by Hudson Land Design.

In order to assess the operation of the proposed driveways, capacity analysis was conducted using the 2027 Build Traffic volumes. Note that for the purposes of the analysis it was assumed all traffic would enter at the main two-way access driveway providing a somewhat conservative analysis of proposed conditions. These results indicate that the intersection is expected to experience Levels of Service "D" during the AM Peak Hour and a Level of Service "E" during the PM Peak Hour for vehicles exiting the site. Vehicles entering the site are expected to experience minimal delays during each of the peak hours.

Sight Distance Analysis

Sight distance was reviewed for this intersection based on AASHTO criteria utilizing an 85th percentile design speed of 40 MPH along Fishkill Avenue as indicated by data available from the NYSDOT. It should be noted that Fishkill Avenue is generally straight and level at this location and therefore sight distances are generally good. A detailed analysis of the available and AASHTO required sight distances is provided in Exhibit No. 2 below. As identified in the table all stopping, and intersection sight distances will be satisfied at this driveway location. Any proposed improvements along the site frontage should be sure to not impede any sight lines for vehicles entering or exiting the stie.

Exhibit No. 2: AASHTO Sight Distances – Fishkill Avenue at Site Access

Sight Lines		Available Sight Distance (Feet)	AASHTO Sight Distances	
			Stopping Sight Distance (Feet)	Intersection Sight Distance (Feet)
Passenger Cars				
Left Turn from Site Access	Looking Left (South)	525	305	445
	Looking Left (Norht)	525	305	445
Left Turn from Major Road	Left Turn Entry (Ahead)	650+	305	325
	Left Turn Entry (Rear End)	525	305	---

Notes:

1. AASHTO Sight Distances based on 40 MPH 85th Percentile Speed.

G. Drive Thru Queuing

(Figure No. A-1, Appendix A)

The proposed drive-through has been reviewed to assess the available vehicle queueing capacity on the site. Observations of other existing similar coffee house drive-thru locations has indicated that typical maximum queue lengths of 10 -12 vehicles can be expected, typically occurring during the morning peak periods. As identified on Figure No. A-1 contained in Appendix A, the site provides sufficient drive-thru queue storage area to accommodate 12 vehicles prior to impacting onsite circulation and parking operations. In addition, the drive-through is provided a bypass lane around the majority of the drive-through queue area to allow for onsite circulation to continue around the drive-through and allow for the possibility of a queued vehicle to escape the drive-thru if desired. It should also be noted that Dunkin' also utilizes online app op ordering, which allows customers to pickup their order either via the drive-thru or within the store, which helps to reduce drive-thru queuing. In addition, Dunkin' drive-thru operators also have the ability to direct customers to a designated parking space for their order to be brought out to their vehicle if the order requires more time or to reduce the overall length of the drive-thru queue

In addition, the southerly right turn entry only driveway is designed to ensure that a vehicle entering this location cannot immediately enter the drive-thru queue in order to ensure that there would not be vehicles queueing onto Fishkill Avenue in this area. A vehicle entering this driveway would be required to circulate around the building and enter the drive-thru queue along front of the building. It is note that in the event of a smaller queue of 5-6 vehicles or less, a vehicle entering the site at the right turn entry only driveway would be able to enter directly into the drive-thru queue.

IV. Parking Evaluation

(Table P-1 and P-2, Appendix E)

As indicated previously, the Project development area falls within the City of Beacon General Business (GB) District. The City of Beacon Zoning Code (the "Zoning Code"), which has recently been modified through the adoption of Local Law No. 5 of 2024, provides specific off-street parking requirements in Section 223-26 – Off Street Parking, Loading and Vehicular Access. The Zoning Code now specifies both a minimum and maximum parking standard for various uses for properties located in the GB District, within which the Project is located. Exhibit No. 3 below summarizes the minimum and maximum parking standards and the resulting minimum required and maximum allowable parking spaces for the Project.

Exhibit No. 3 – City of Beacon Code Required Parking

Proposed Use	Size	Code Minimum Parking Standard		Code Maximum Parking Standard	
Residential	3 Apartments	1 Space/D.U.	3 Spaces	3 Spaces/D.U.	9 Spaces
Commercial	4,242 Sq. Ft. (3,818 Sq. Ft.)[1]	3 spaces Per 1000 SF GFA	12 Spaces	5 spaces Per 1000 SF GFA	20 Spaces
Coffee/Donut Shop with Drive-Thru	2,495 Sq. Ft. (2,246 Sq. Ft.)[1]	3 spaces Per 1000 SF GFA	7 Spaces	5 spaces Per 1000 SF GFA	12 Spaces
		Total Parking Spaces	**22 Spaces**	**---**	**41 Spaces**

Notes:

1. Reduced size for the Commercial space and the Coffee House with Drive-Thru assumes 10% of the total Gross Floor Area will be utility space.
2. City of Beacon Code Minimum and Maximum Parking Standards are based on Section 223-26.D of the City Code.

As indicated in the table above, the Zoning Code requires that the Project provide a minimum or 22 parking spaces up to a maximum of 41 parking 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.

In order to determine an appropriate number of parking spaces for the Project, a shared parking analysis has been conducted based on parking demand and hourly occupancy data provided by the Institute of Transportation Engineers (ITE) as contained in the ***Parking Generation Manual, 6th Edition.*** ITE provides parking demand data and hourly parking occupancy distributions for Land Use 220 – Multifamily Housing (Low-Rise) and Land Use 822 – Strip Retail Plaza (<40k) and Land Use 937 – Coffee/Donut Shop with Drive-Thru, which was referenced for this analysis. The relevant ITE parking data for each land use is provided in Appendix E of this report for reference.

The resulting shared parking analysis, which was conducted for a typical weekday and a typical weekend (Saturday) is summarized in Tables P-1 and P-2 contained in Appendix B. As indicated in the tables, the peak parking demand for the Project when accounting for the shared use of parking between the various uses will result in a total parking demand of 24 parking spaces on a weekday, occurring between 12PM – 1PM and 33 parking spaces on a Saturday also between 10AM – 11AM. It should also be noted that the parking analysis does not take any credit for the potential of internal trips between the various uses, which may reduce overall parking demand. As shown on the Site Plans, the Project proposes to provide a total of 41 parking spaces, which based on the above analysis is considered code compliant and would sufficiently accommodate the parking demands of the Project. It is noted that the users of the neighboring Margaret's Laundromat, which is located along the Project's northern property line, regularly utilize parking on the Project site to access laundromat. In order to allow this to continue to occur if needed in the future, the site has been designed to include the code allowable maximum of 41 parking spaces, which is five more than the shared parking analysis indicates is needed for the Project. This would also allow for 1-2 spaces to be designated for Dunkin' pickup only for use by Dunkin' customers.

V. Summary and Conclusion

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the Project development traffic is not expected to cause any significant impact in overall operation.

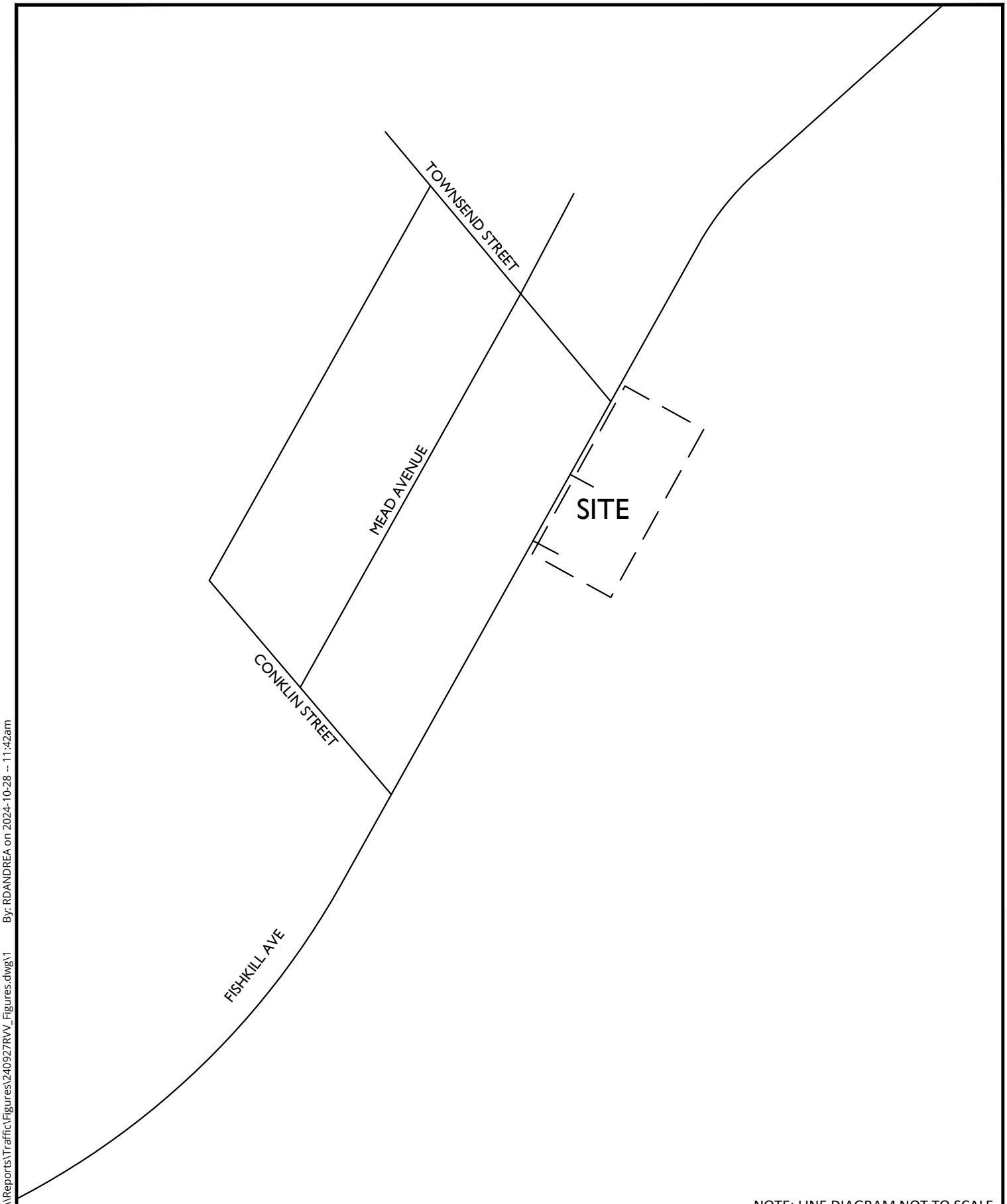
As indicated by the parking analysis, it is the opinion of CED that the 41 parking spaces proposed to be provided on the site would sufficiently accommodate the parking demands of the Project and the Project would be code compliant. This would also allow for vehicles parking on the site for the neighboring laundromat to continue to do so if needed.

The site frontage, which currently consists of open pavement that connects directly to the Fishkill Avenue pavement, is proposed to be modified through a combination of new curbing to define the proposed driveways as well as landscaping along the site frontage. In addition, the Project proposes to provide a new sidewalk along the site frontage, where sidewalks do not currently exist today. A pedestrian crosswalk will provide access to the building from the proposed sidewalk.

Colliers Engineering & Design

Traffic Impact Study

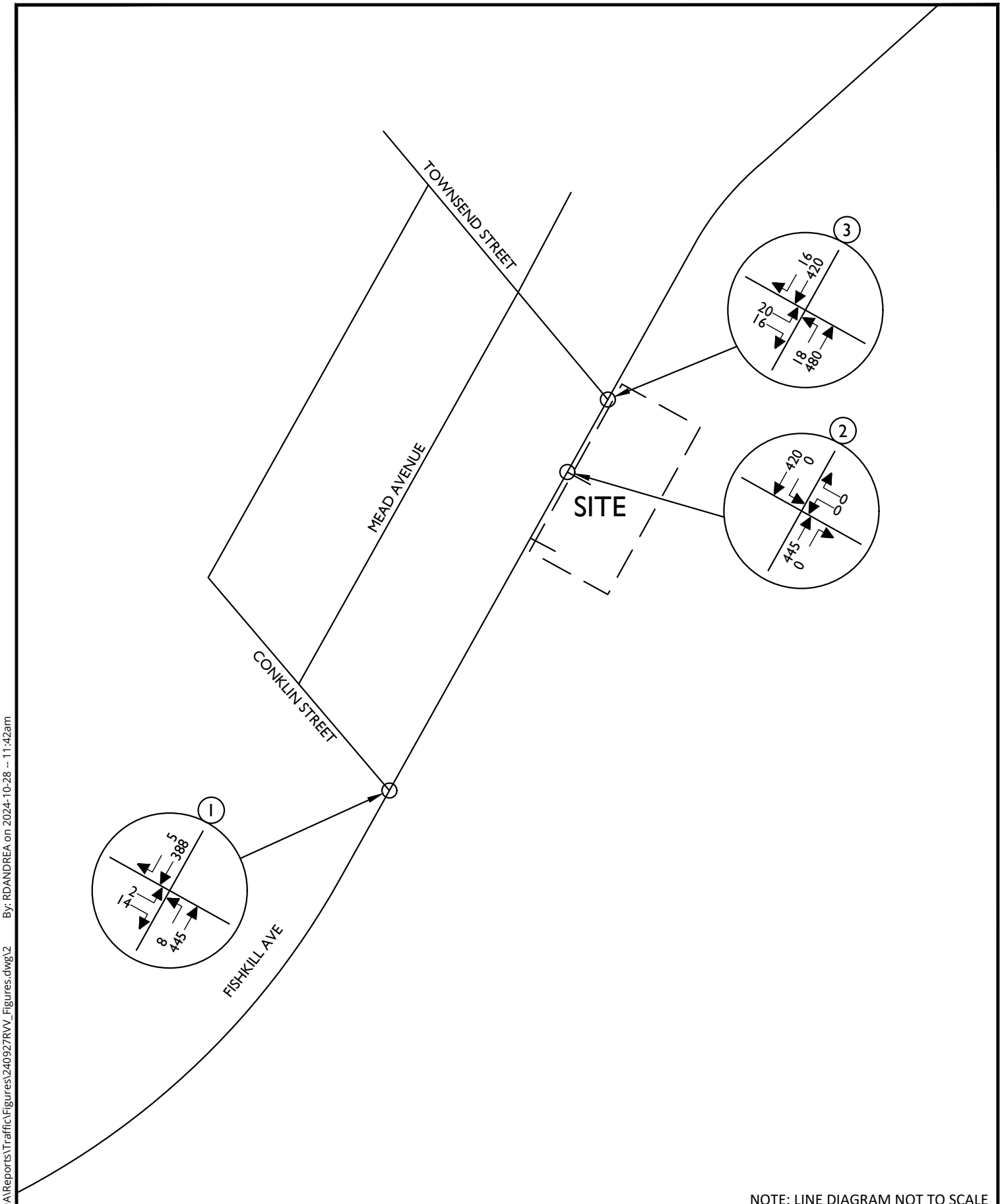
Appendix A | Traffic Figures



NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		SITE LOCATION MAP FIGURE No. 1

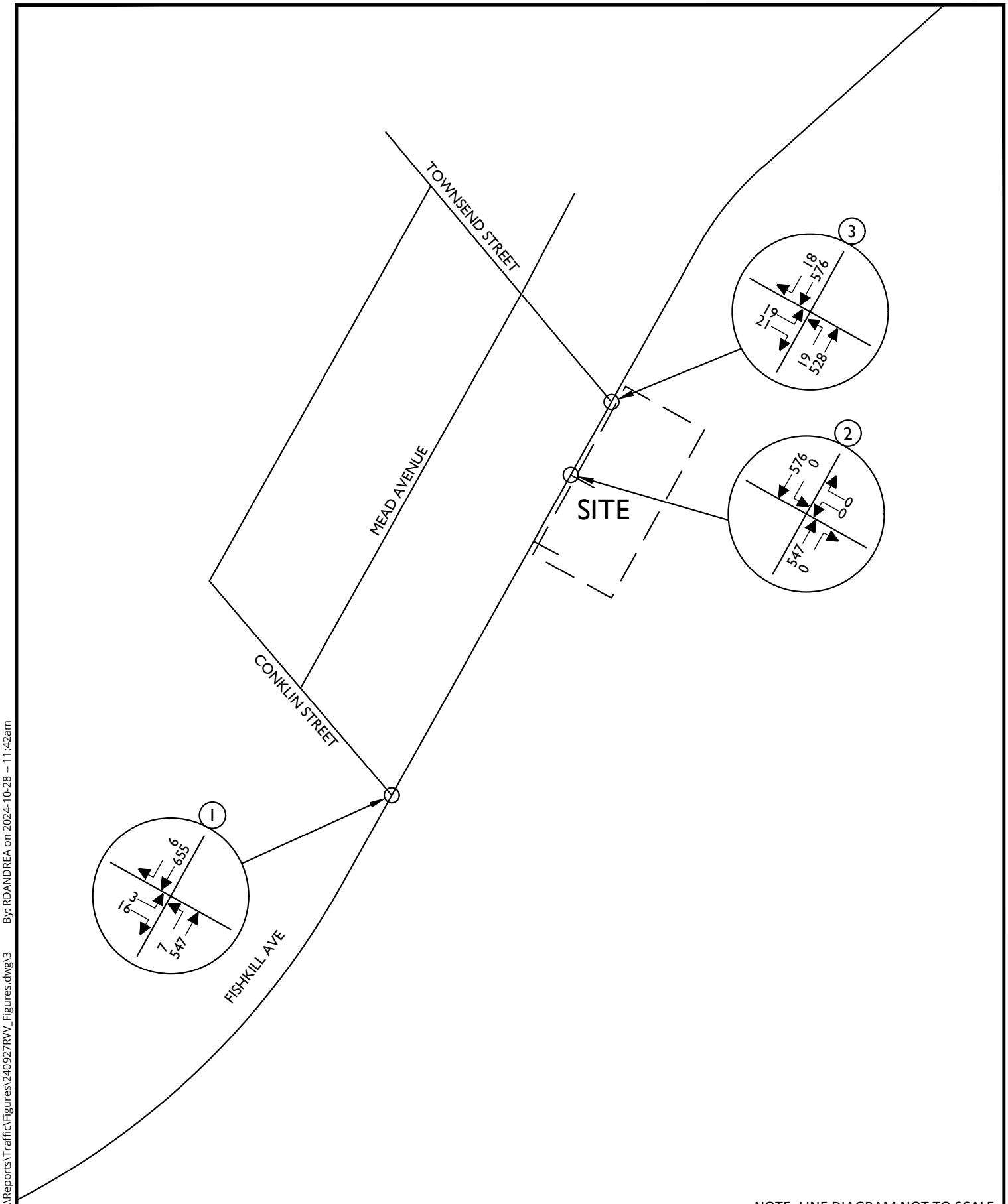
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2024 EXISTING TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 2

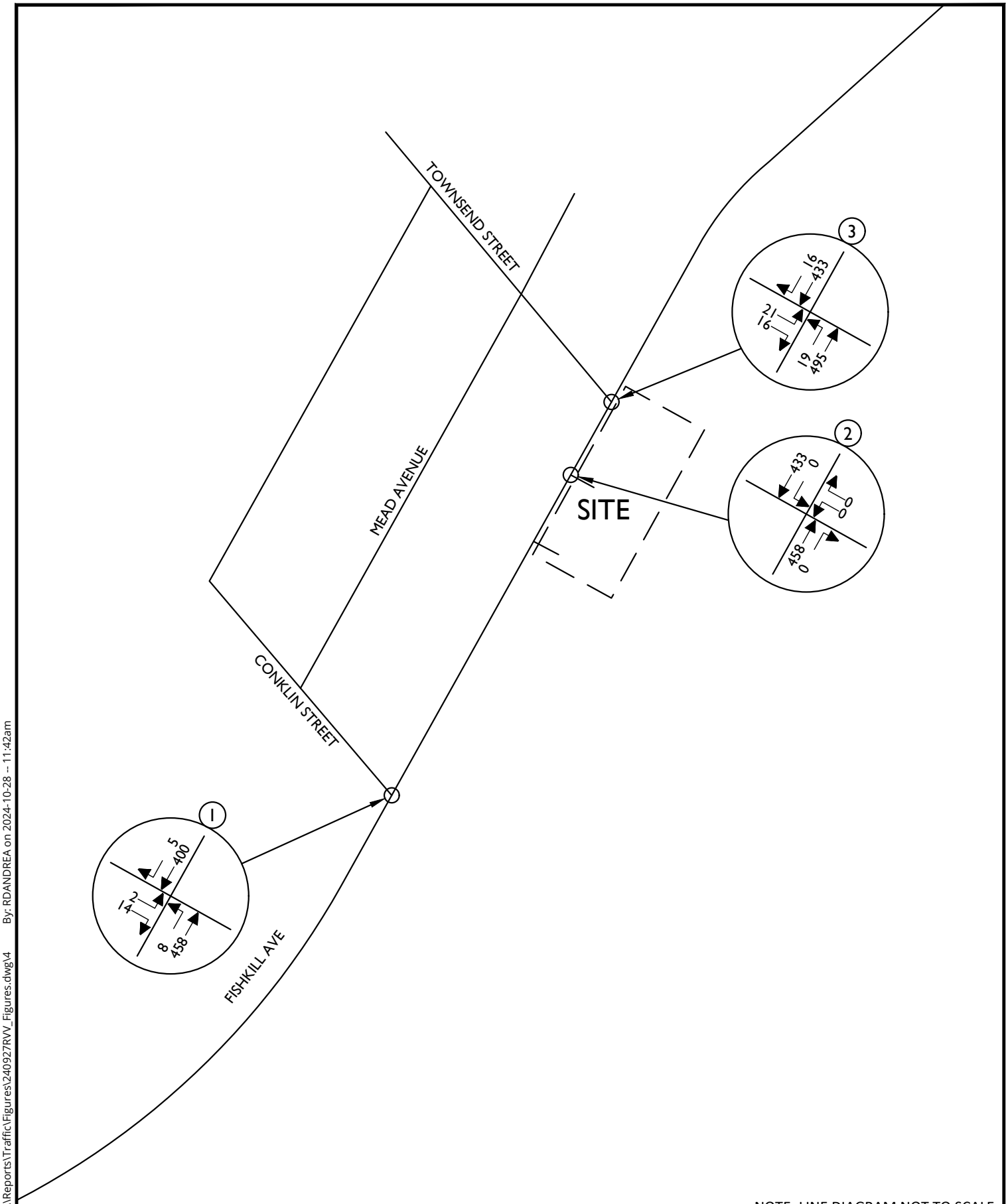
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2024 EXISTING TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR FIGURE No. 3

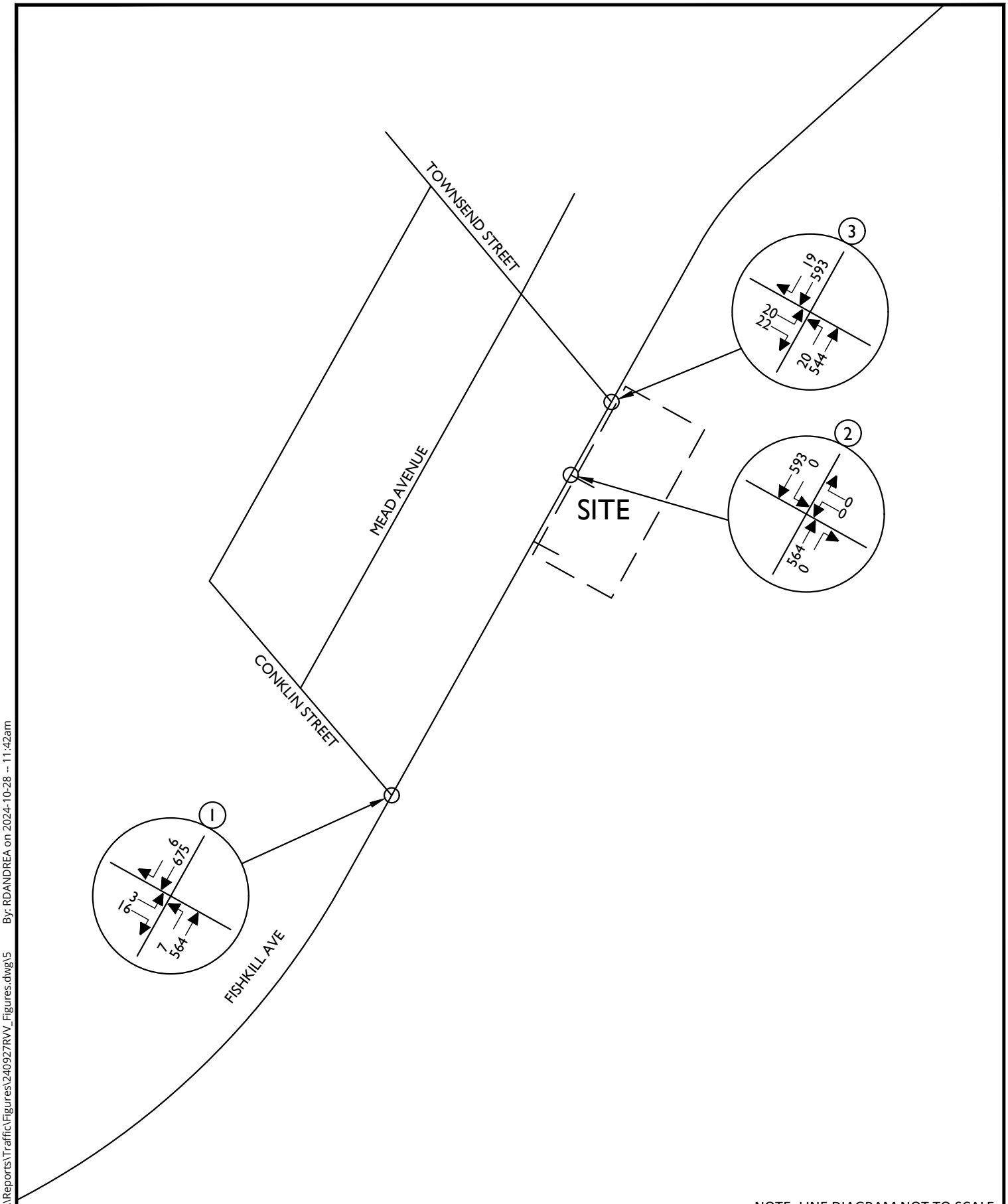
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Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2027 PROJECTED TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 4

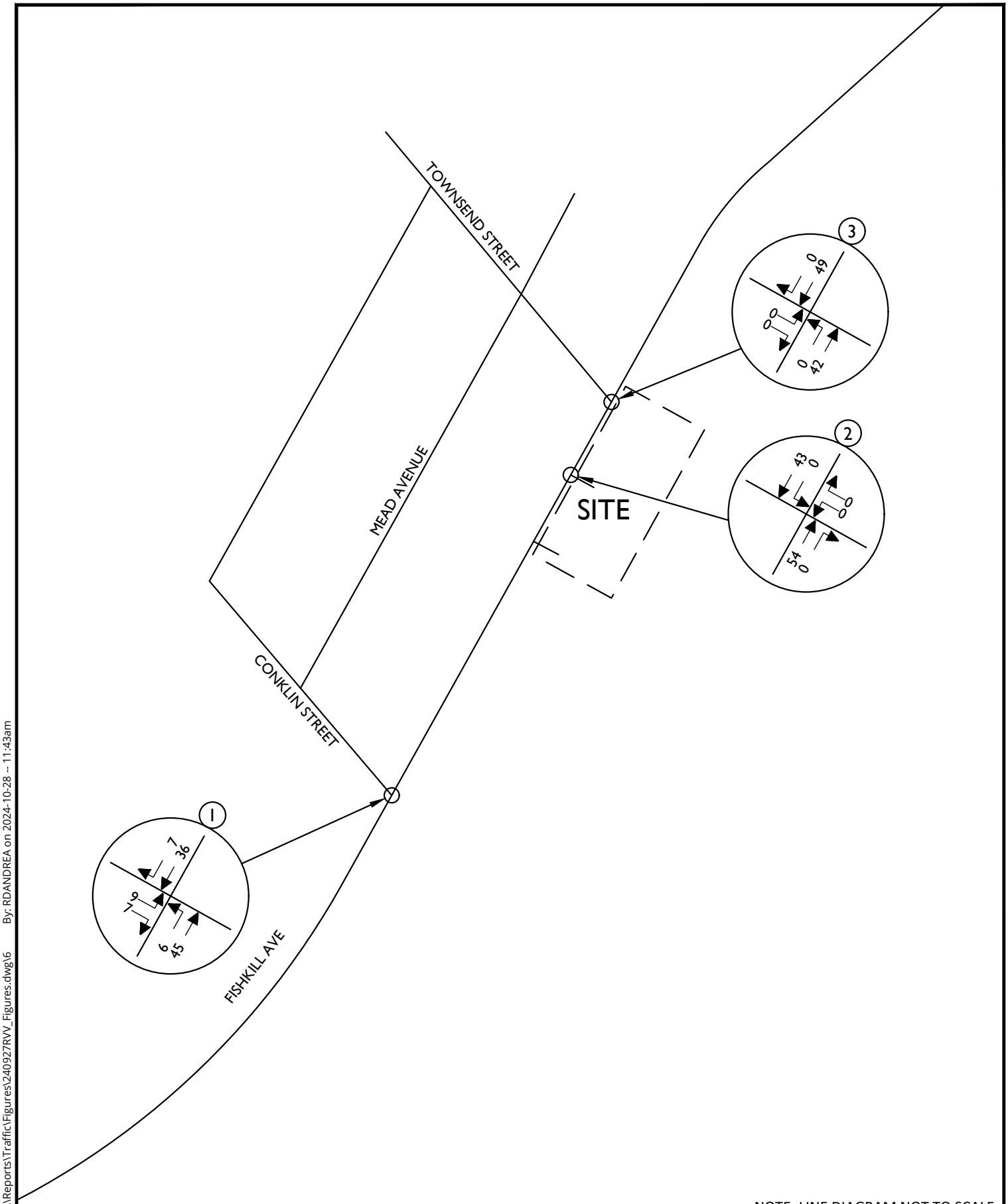
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2027 PROJECTED TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR FIGURE No. 5

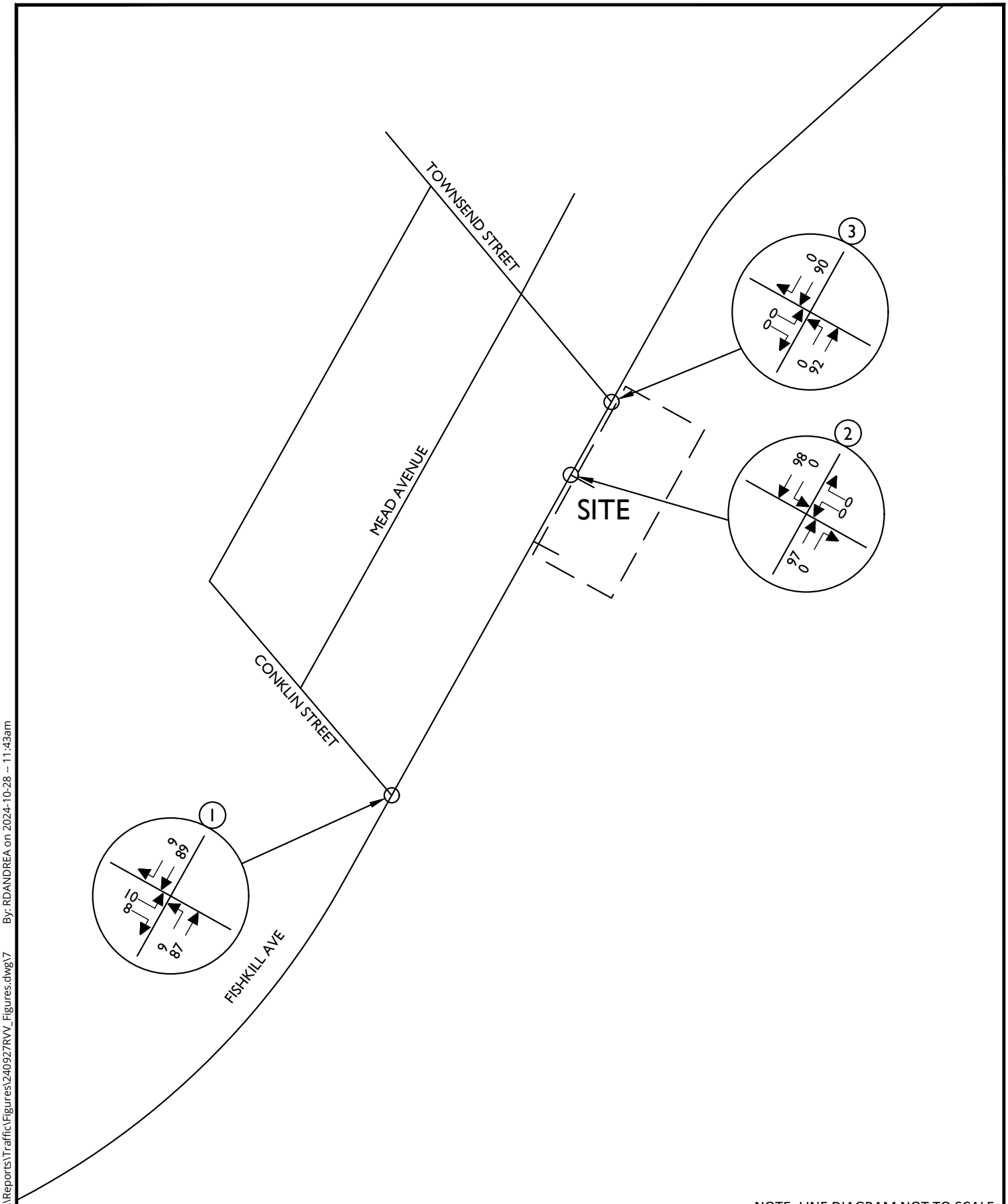
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		OTHER DEVELOPMENTS TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 6

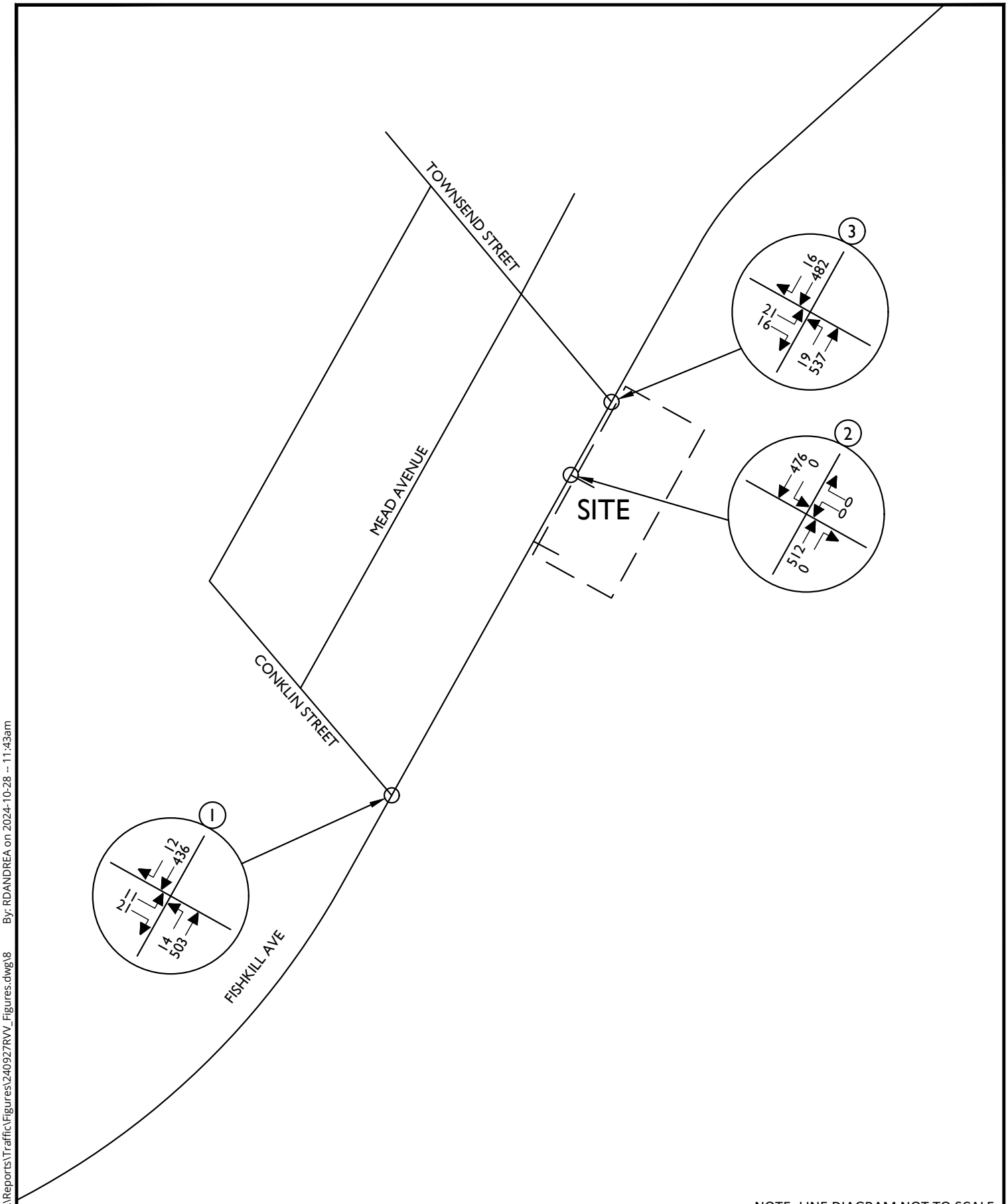
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE	TRAFFIC IMPACT STUDY		OTHER DEVELOPMENTS TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR
	CITY OF BEACON	24010260A		
	DUTCHESS COUNTY, NEW YORK	9/27/2024		FIGURE No. 7

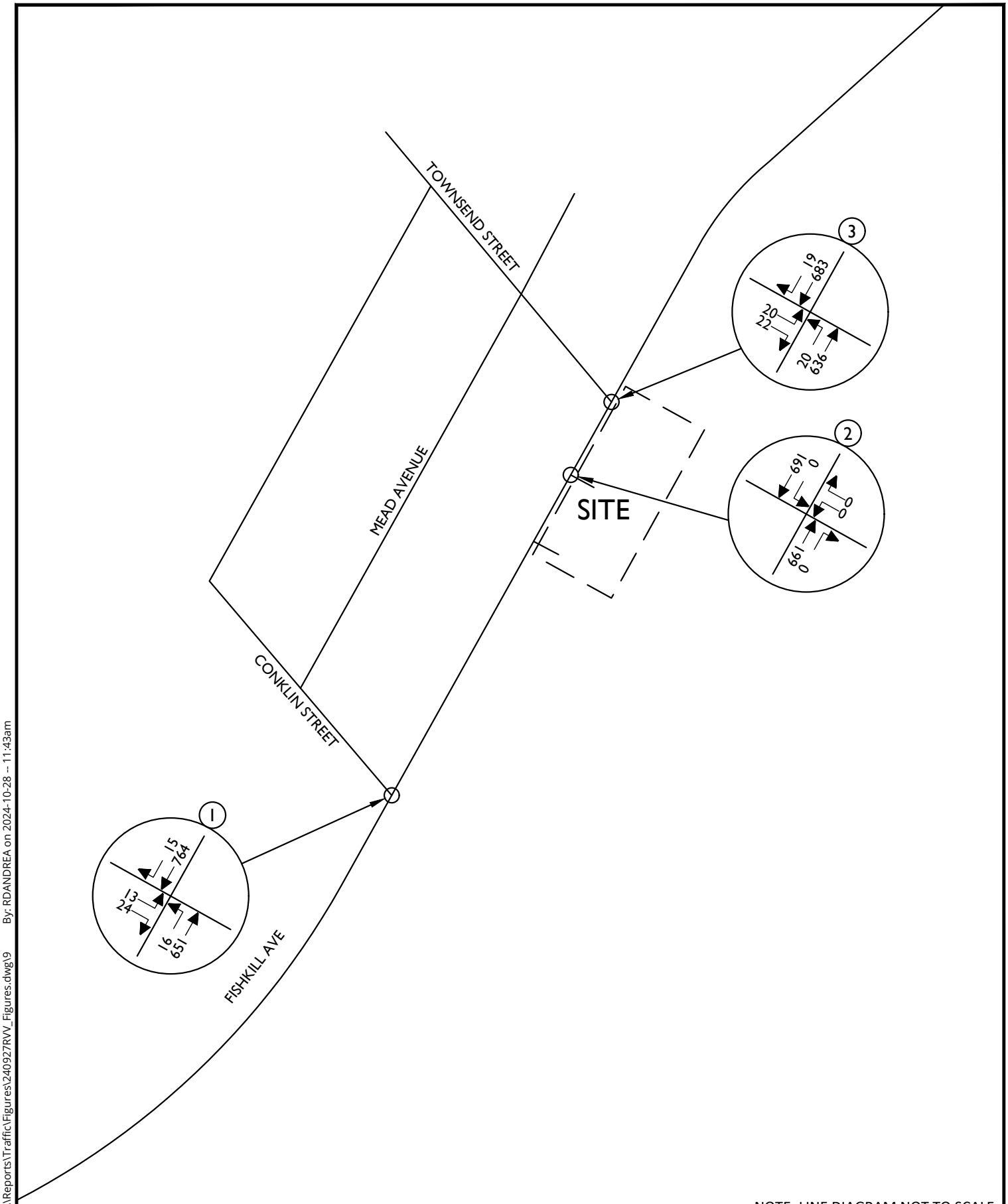
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NOTE: LINE DIAGRAM NOT TO SCALE

Colliers Engineering & Design	420 FISHKILL AVENUE	TRAFFIC IMPACT STUDY		2027 NO-BUILD TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR
	CITY OF BEACON	24010260A		
	DUTCHESS COUNTY, NEW YORK	9/27/2024		FIGURE No. 8

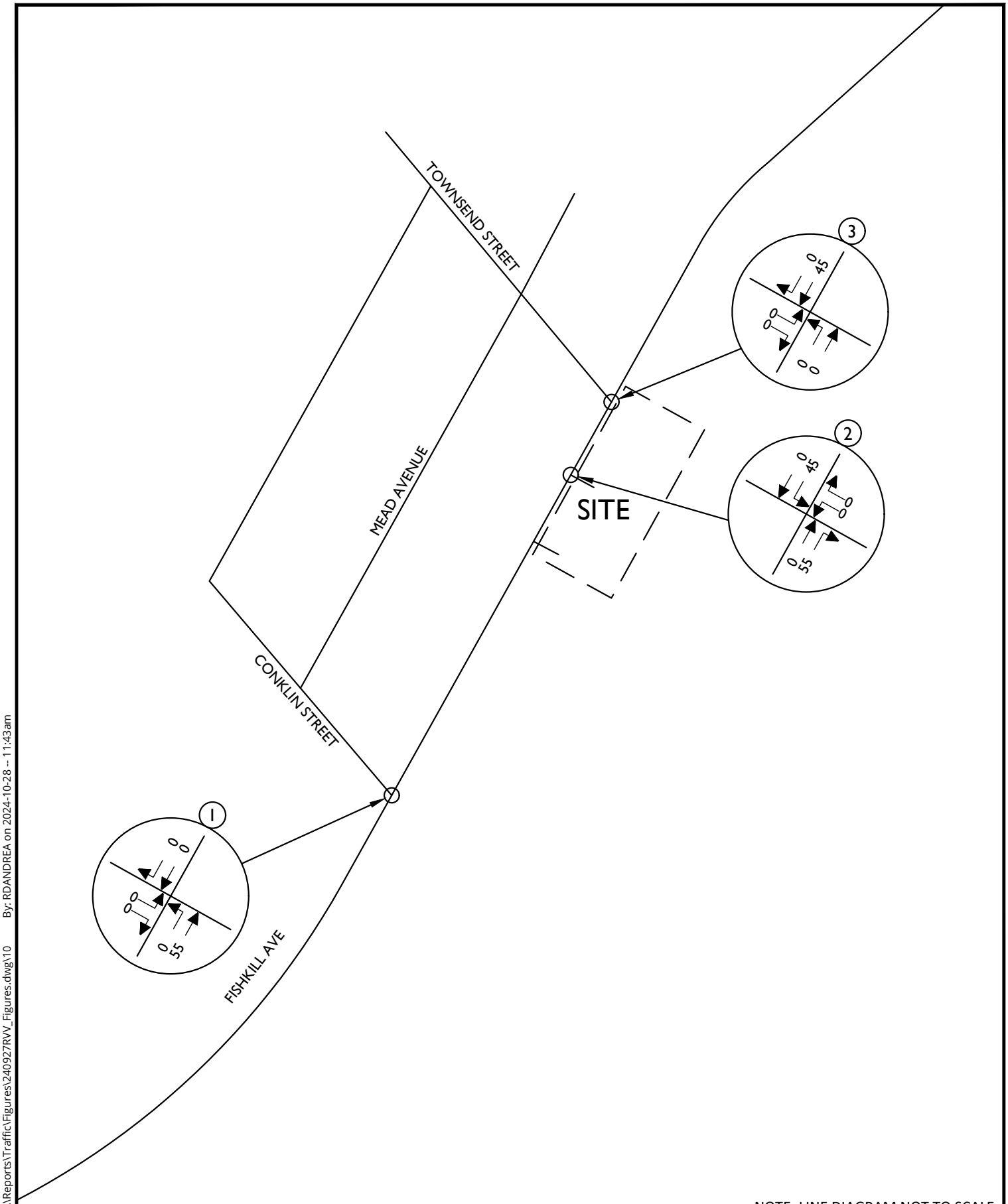
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Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2027 NO-BUILD TRAFFIC VOLUMES WEEKDAY PEAK PM HOUR FIGURE No. 9

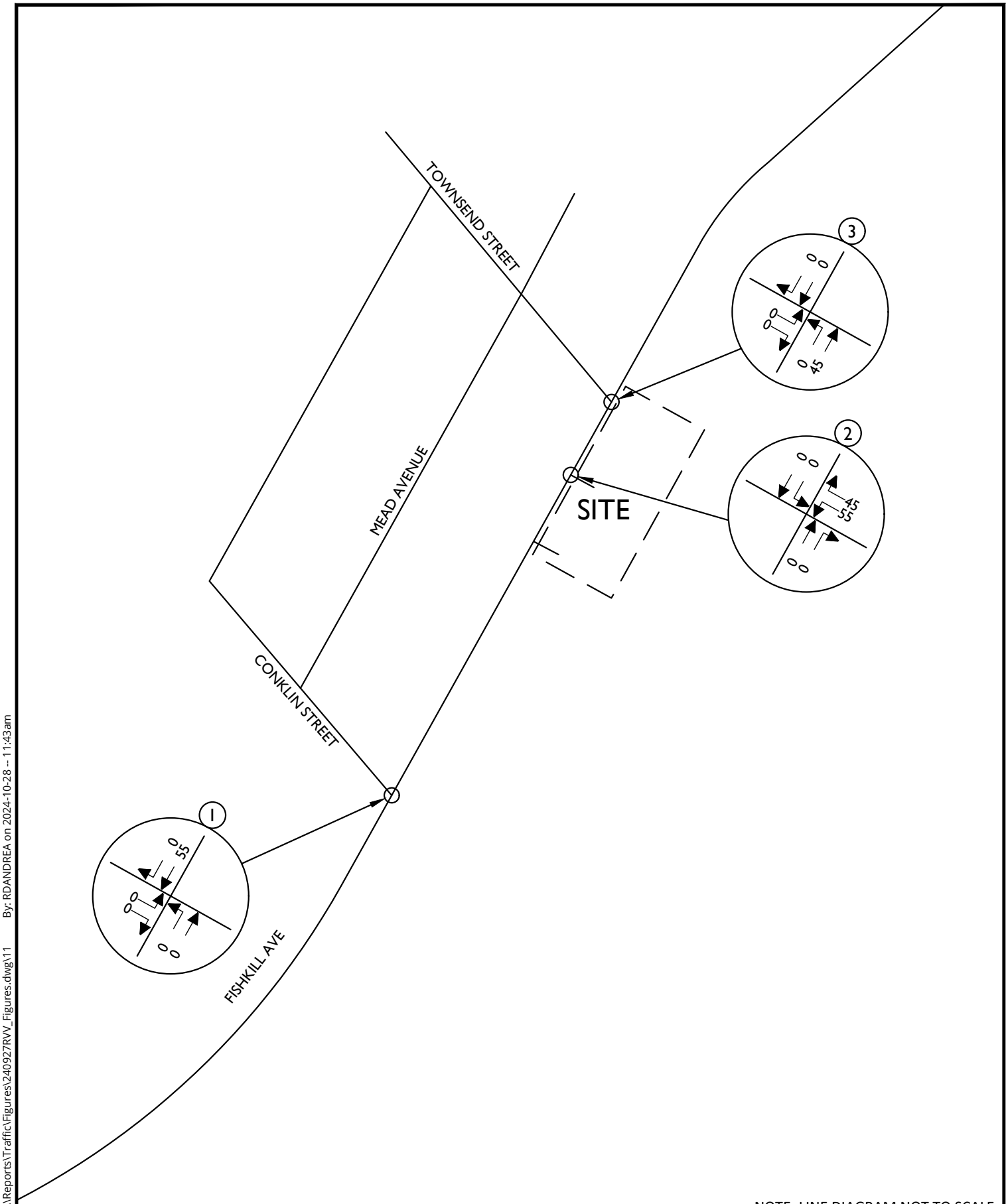
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Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		ARRIVAL DISTRIBUTION (ALL VALUES ARE EXPRESSED AS %) FIGURE No. 10

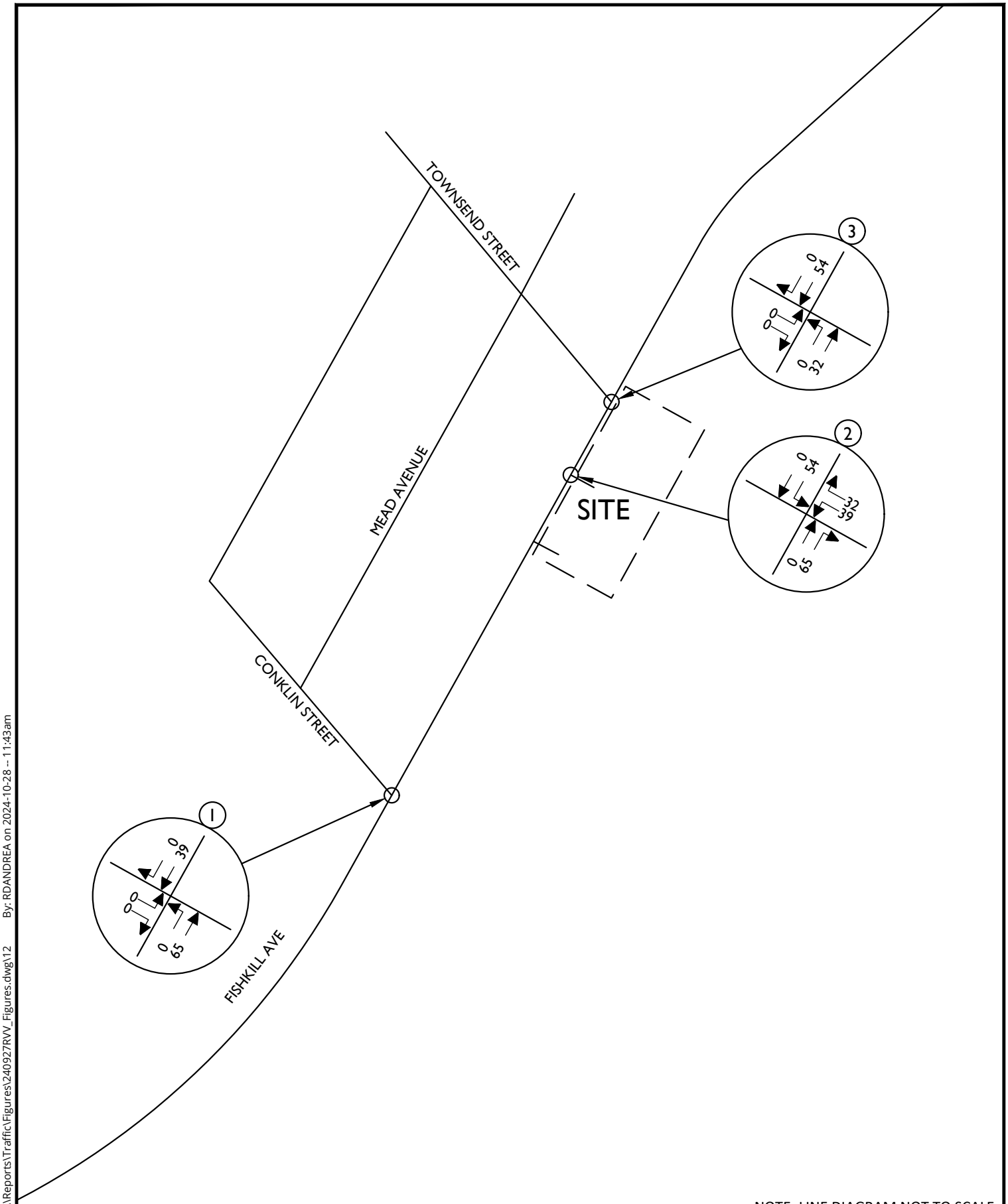
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NOTE: LINE DIAGRAM NOT TO SCALE

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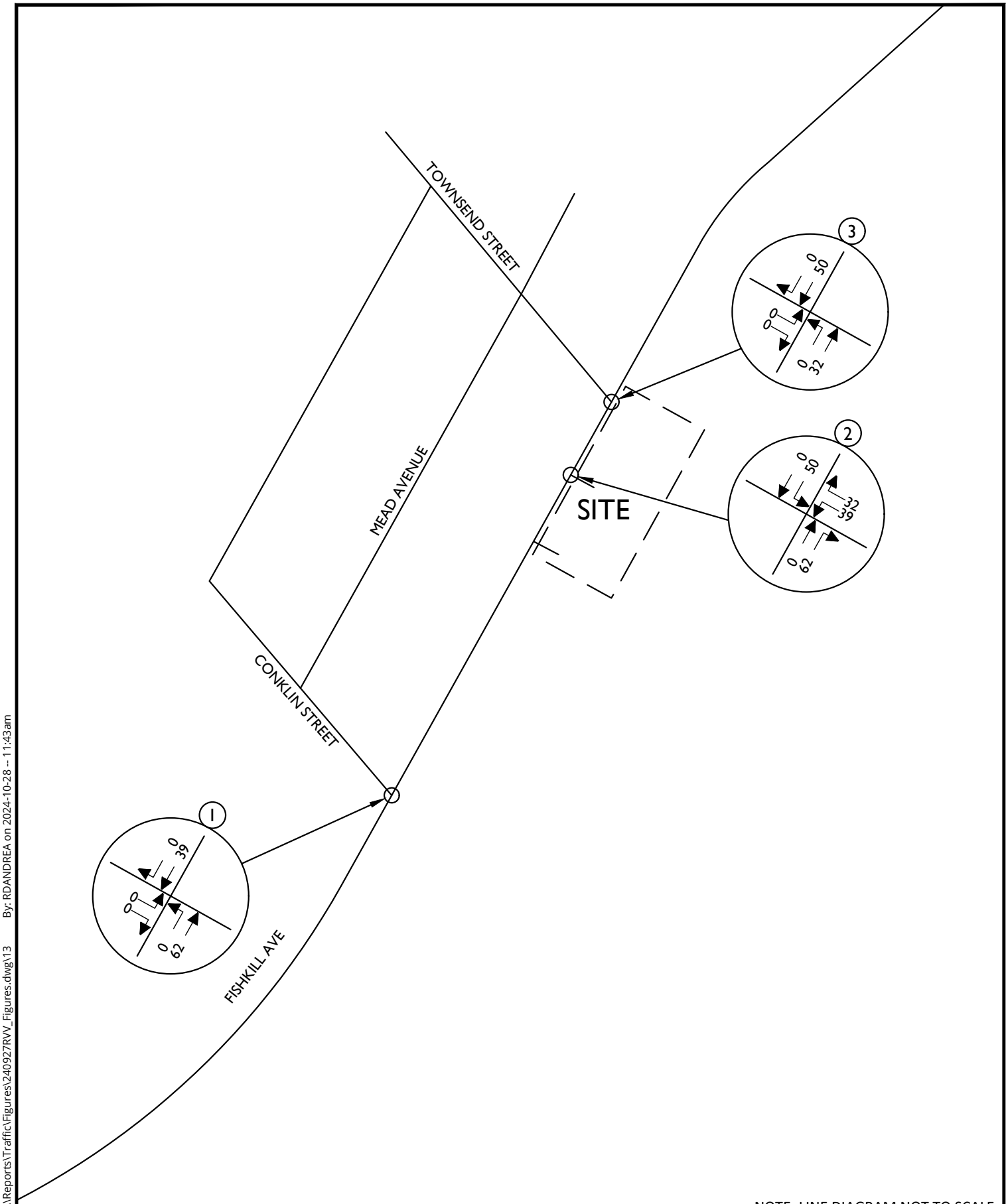
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Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		SITE GENERATED TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 12

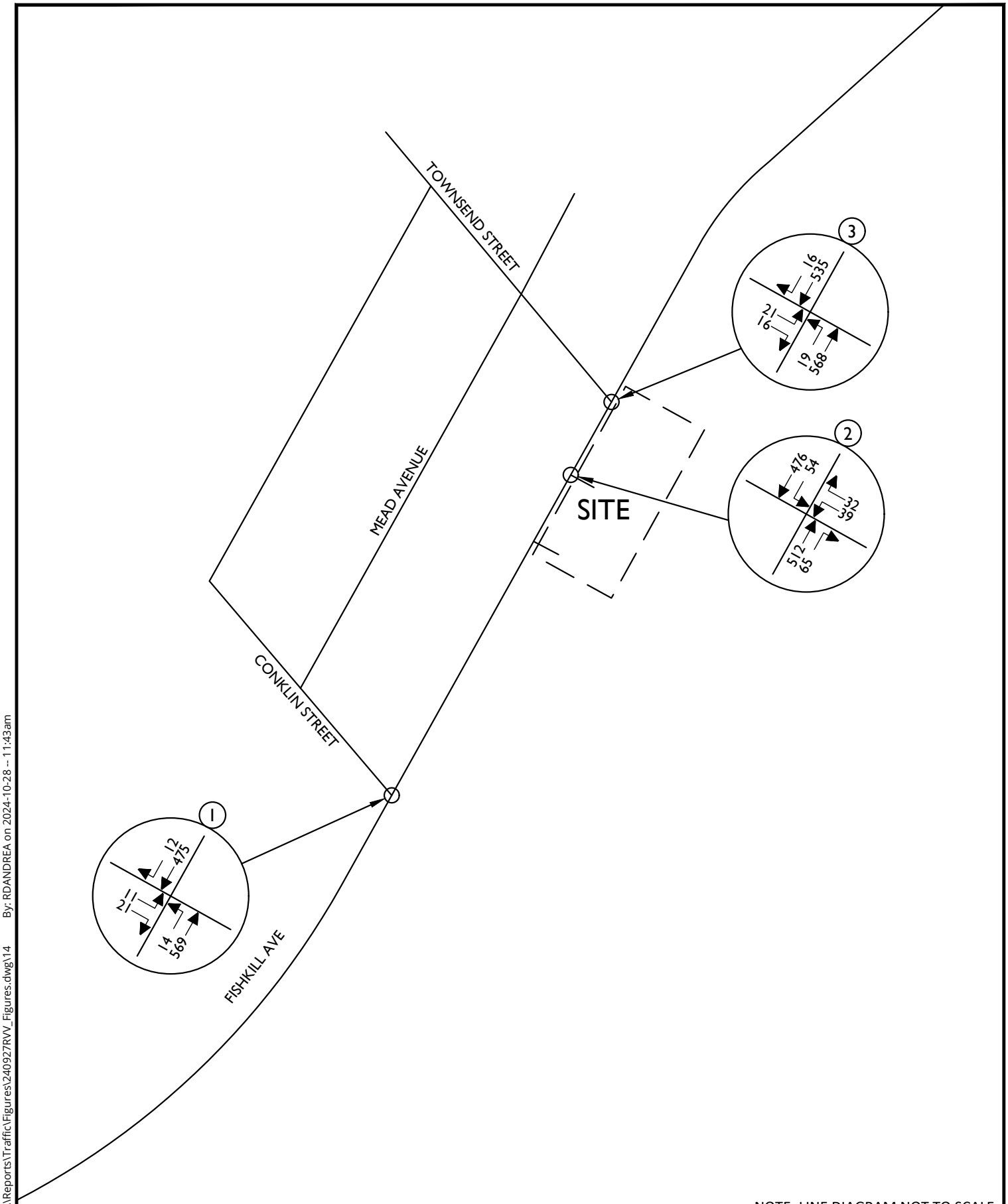
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NOTE: LINE DIAGRAM NOT TO SCALE

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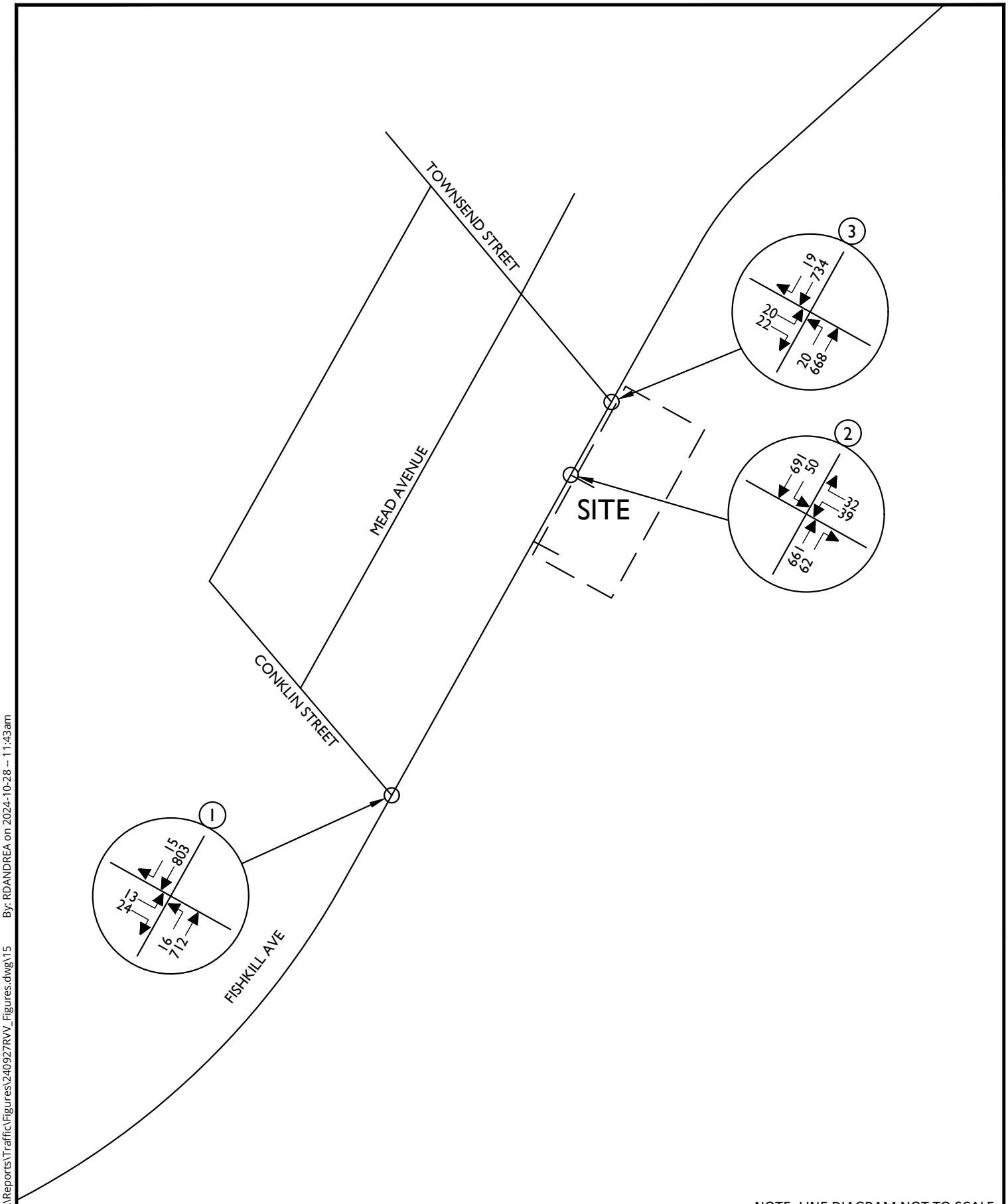
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Colliers Engineering & Design	420 FISHKILL AVENUE CITY OF BEACON DUTCHESS COUNTY, NEW YORK	TRAFFIC IMPACT STUDY 24010260A 9/27/2024		2027 BUILD TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR FIGURE No. 14

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NOTE: LINE DIAGRAM NOT TO SCALE

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FISHKILL AVENUE
(ROUTE 52)

REPLACE GRATE WITH SOLID LID AND PIPING

PROPOSED STREET TREES (TYP.)

EASEMENT=10.29'

IRF

N 38°05'00" E

TREE GRATE

PROPOSED 5' SIDEWALK

PROPOSED LANDSCAPED AREA (TYP.)

N 51°55'00" W

TAX LOT 6055-80-443076
420 FISHKILL AVE
AREA=13,263 S.F.

TAX LOT 6055-80-450087
426 FISHKILL AVE
AREA=17,257 S.F.

PAVER WALK

49.8'

31.7'

EXISTING GAS METER

EXISTING WATER SERVICE (APPROX. LOCATION)

S 38°12'00" E
142.25'

11.20'(TIE)

S 38°12'00" E
142.42'

ASPHALT PARKING AREA

ESCAPE LANE

WOODEN GUIDE RAIL

TAX LOT 6055-80-439071
N/F DKH REALTY LLC
L.22000 P.8802
LOT 3 FILED MAP #5213

FIRST FLOOR
±3,079 SQFT
OFFICE OR
RETAIL SPACE
SECOND FLOOR
±3,129 SQFT
3 APARTMENTS
EXISTING
2 STORY
COMMERCIAL
OFFICE
SPACE

LOBBY

±1,163 SQFT
OFFICE OR
RETAIL SPACE

±2,495 SQFT
COFFEE HOUSE
WITH
ACCESSORY
DRIVE-THRU

EXISTING
ONE STORY
COMMERCIAL
GARAGE

61.8'

46.3'

18.4'

40'

DRIVE-THRU

5'

31.9'

12'

136.46'

31.6'

195.1'

10' WIDE CITY OF BEACON
STORMWATER & SEWER R.O.W.
(PER FILED MAP #5513)

DUMPSTER

PROPOSED 6" CURB
BETWEEN DRIVE THRU
AND ESCAPE LANES

DRIVE UP
WINDOW

UTILITY POLE (NO WIRES)

TAX LOT 6054-37-096715
N/F MIDTOWN TRACKAGE VENTURES LLC
L22007 P986

R=3,224.17'
AL=343.80'

6" PVC

36" CMP

R.O.W. AL=10.34'

FIGURE NO. A-1
DRIVE-THRU QUEUING ANALYSIS

Colliers Engineering & Design

Traffic Impact Study

Appendix B | Tables

Table No. 1
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

420 Fishkill Avenue City of Beacon, New York	Entry			Exit		
	HTGR[1]	Volume	New Trips[2]	HTGR[1]	Volume	New Trips[2]
Coffee Shop with Drive-Thru (2,495 Sq. Ft.)						
Peak AM Hour	43.60	109	65	42.40	106	64
Peak PM Hour	19.60	49	26	19.20	48	26
Commercial (4,242 Sq. Ft.)						
Peak AM Hour	2.36	10	8	1.42	6	5
Peak PM Hour	4.95	21	16	4.95	21	16
Residential (3 Units)						
Peak AM Hour	0.00	0	0	0.33	1	1
Peak PM Hour	0.33	1	1	0.33	1	1
Total						
Peak AM Hour	-	119	73	-	113	69
Peak PM Hour	-	71	43	-	70	42

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 220 - Multifamily Housing (Low-Rise), 822 - Strip Retail Plaza (<40k) and 937 - Coffee/Donut Shop with Drive-Through Window.

2) "NEW TRIPS" INCLUDE A 15% INTERNAL TRIP CREDIT APPLIED TO THE COFFEE SHOP WITH DRIVE-THRU DURING THE WEEKDAY PM PEAK HOUR. A 40% PASS-BY/DIVERTED LINK TRIP CREDIT IS ALSO APPLIED TO THE COFFEE SHOP WITH DRIVE-THRU DURING BOTH PEAK PERIODS AS WELL AS A 25% PASS-BY/DIVERTED LINK TRIP CREDIT APPLIED TO THE COMMERCIAL USE TO ACCOUNT FOR TRIPS ATTRACTED FROM THE EXISTING TRAFFIC STREAMS ALONG FISHKILL AVENUE.

Table No. 2
Level of Service Summary Table
Weekday Peak AM Hour

				2024 Existing			2027 No-Build			2027 Build			Change in Delay
				v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	No-Build to Build
1	**Fishkill Avenue & Conklin Street**	**Unsignalized**											
	Conklin Street	EB	LR	0.03	B	11.7	0.09	B	15.0	0.10	C	16.3	1.3
	Fishkill Avenue	NB	LT	0.01	A	8.2	0.01	A	8.4	0.02	A	8.5	0.1
2	**Fishkill Avenue & Site Access**	**Unsignalized**											
	Site Access	WB	LR	-	-	-	-	-	-	0.30	D	25.3	-
	Fishkill Avenue	SB	LT	-	-	-	-	-	-	0.06	A	9	-
3	**Fishkill Avenue & Townsend Street**	**Unsignalized**											
	Townsend Street	EB	LR	0.12	C	16.9	0.14	C	19.6	0.16	C	21.7	2.1
	Fishkill Avenue	NB	LT	0.02	A	8.4	0.02	A	8.6	0.02	A	8.8	0.2

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

Table No. 2
Level of Service Summary Table
Weekday Peak PM Hour

				2024 Existing			2027 No-Build			2027 Build			Change in Delay
				v/c	LOS	Delay	v/c	LOS	Delay	v/c	LOS	Delay	No-Build to Build
1	**Fishkill Avenue & Conklin Street**	**Unsignalized**											
	Conklin Street	EB	LR	0.06	C	16.0	0.19	D	26.4	0.22	D	30.0	3.6
	Fishkill Avenue	NB	LT	0.01	A	9.1	0.02	A	9.7	0.02	A	9.8	0.1
2	**Fishkill Avenue & Site Access**	**Unsignalized**											
	Site Access	WB	LR	-	-	-	-	-	-	0.50	E	49.8	-
	Fishkill Avenue	SB	LT	-	-	-	-	-	-	0.07	A	9.6	-
3	**Fishkill Avenue & Townsend Street**	**Unsignalized**											
	Townsend Street	EB	LR	0.16	C	20.7	0.22	D	27.7	0.25	D	31.4	3.7
	Fishkill Avenue	NB	LT	0.02	A	8.9	0.03	A	9.3	0.03	A	9.6	0.3

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE P-1
SHARED PARKING ANALYSIS
WEEKDAY

Use		Retail		Coffee/Donut Shop		Residential		Total Peak
Size		4,242 Sq. Ft.		2,495 Sq. Ft.		3 Units		Demand Per
Peak Hour Demand		12 Spaces		13 Spaces		4 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	0%	-	0%	-	97%	4	4
1:00 AM	2:00 AM	0%	-	0%	-	97%	4	4
2:00 AM	3:00 AM	0%	-	0%	-	97%	4	4
3:00 AM	4:00 AM	0%	-	0%	-	97%	4	4
4:00 AM	5:00 AM	0%	-	0%	-	97%	4	4
5:00 AM	6:00 AM	0%	-	0%	-	100%	4	4
6:00 AM	7:00 AM	0%	-	0%	-	96%	4	4
7:00 AM	8:00 AM	0%	-	91%	12	85%	4	16
8:00 AM	9:00 AM	19%	3	100%	13	67%	3	19
9:00 AM	10:00 AM	33%	4	97%	13	54%	3	20
10:00 AM	11:00 AM	47%	6	97%	13	48%	2	21
11:00 AM	12:00 PM	55%	7	71%	10	45%	2	19
12:00 PM	1:00 PM	89%	11	77%	11	45%	2	24
1:00 PM	2:00 PM	100%	12	66%	9	42%	2	23
2:00 PM	3:00 PM	73%	9	54%	8	42%	2	19
3:00 PM	4:00 PM	73%	9	57%	8	47%	2	19
4:00 PM	5:00 PM	66%	8	63%	9	49%	2	19
5:00 PM	6:00 PM	70%	9	0%	-	56%	3	12
6:00 PM	7:00 PM	75%	9	0%	-	64%	3	12
7:00 PM	8:00 PM	70%	9	0%	-	72%	3	12
8:00 PM	9:00 PM	54%	7	0%	-	77%	4	11
9:00 PM	10:00 PM	48%	6	0%	-	85%	4	10
10:00 PM	11:00 PM	0%	-	0%	-	92%	4	4
11:00 PM	12:00 AM	0%	-	0%	-	95%	4	4
						Peak Parking Demand		24

Notes:

1) Peak Hour Demand and Hourly Demand Distributions are based on data provided by the Institute of Transportation Engineers as contained in Parking Generation, 6th Edition for ITE Land Use Categories 220 - Multifamily Housing (Low-Rise), 822 - Strip Retail Plaza (<40k) and 937 - Coffee/Donut Shop with Drive-Through Window.

TABLE P-2
SHARED PARKING ANALYSIS
WEEKEND

Use		Retail		Coffee/Donut Shop		Residential		Total Peak
Size		4,242 Sq. Ft.		2,495 Sq. Ft.		3 Units		Demand Per
Peak Hour Demand		12 Spaces		22 Spaces		4 Spaces		Hour
Time of Day		% of Peak	Parking	% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	0%	-	0%	-	92%	4	4
1:00 AM	2:00 AM	0%	-	0%	-	92%	4	4
2:00 AM	3:00 AM	0%	-	0%	-	92%	4	4
3:00 AM	4:00 AM	0%	-	0%	-	92%	4	4
4:00 AM	5:00 AM	0%	-	0%	-	92%	4	4
5:00 AM	6:00 AM	0%	-	0%	-	100%	4	4
6:00 AM	7:00 AM	0%	-	0%	-	99%	4	4
7:00 AM	8:00 AM	0%	-	91%	21	97%	4	25
8:00 AM	9:00 AM	0%	-	100%	22	92%	4	26
9:00 AM	10:00 AM	38%	5	97%	22	83%	4	31
10:00 AM	11:00 AM	55%	7	97%	22	79%	4	33
11:00 AM	12:00 PM	66%	8	71%	16	71%	3	27
12:00 PM	1:00 PM	85%	11	77%	17	68%	3	31
1:00 PM	2:00 PM	100%	12	66%	15	65%	3	30
2:00 PM	3:00 PM	96%	12	54%	12	62%	3	27
3:00 PM	4:00 PM	79%	10	57%	13	66%	3	26
4:00 PM	5:00 PM	66%	8	63%	14	66%	3	25
5:00 PM	6:00 PM	64%	8	0%	-	67%	3	11
6:00 PM	7:00 PM	67%	9	0%	-	70%	3	12
7:00 PM	8:00 PM	70%	9	0%	-	78%	4	13
8:00 PM	9:00 PM	70%	9	0%	-	77%	4	13
9:00 PM	10:00 PM	51%	7	0%	-	80%	4	11
10:00 PM	11:00 PM	0%	-	0%	-	82%	4	4
11:00 PM	12:00 AM	0%	-	0%	-	88%	4	4
						Peak Parking Demand		33

Notes:

1) Peak Hour Demand and Hourly Demand Distributions are based on data provided by the Institute of Transportation Engineers as contained in Parking Generation, 6th Edition for ITE Land Use Categories 220 - Multifamily Housing (Low-Rise), 822 - Strip Retail Plaza (<40k) and 937 - Coffee/Donut Shop with Drive-Through Window.

Colliers Engineering & Design

Traffic Impact Study

Appendix C | Level of Service Standards

Colliers Engineering & Design

Level of Service Standards

Level of Service for Signalized Intersections

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

- **LOS A** describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.
- **LOS B** describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.
- **LOS C** describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.
- **LOS D** describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.
- **LOS E** describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.
- **LOS F** describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

Level of Service Criteria For Two-Way Stop-Controlled (TWSC) Unsignalized Intersections

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the Highway Capacity Manual, 6th Edition published by the Transportation Research Board.

Exhibit 20-2 LOS by Volume-to-Capacity Ratio

Control Delay (s/veh)	v/c ≤ 1.0	v/c ≥ 1.0
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street.
LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

Colliers Engineering & Design

Traffic Impact Study

Appendix D | Capacity Analysis



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	8	445	388	5	2	14
Future Volume (vph)	8	445	388	5	2	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	-1%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.997		0.887	
Flt Protected		0.999			0.992	
Satd. Flow (prot)	0	1826	1842	0	1772	0
Flt Permitted		0.999			0.992	
Satd. Flow (perm)	0	1826	1842	0	1772	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					11	11
Peak Hour Factor	0.67	0.90	0.95	0.63	0.50	0.70
Heavy Vehicles (%)	0%	3%	3%	20%	0%	7%
Adj. Flow (vph)	12	494	408	8	4	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	506	416	0	24	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.99	0.99	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 42.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.4

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	8	445	388	5	2	14
Future Vol, veh/h	8	445	388	5	2	14
Conflicting Peds, #/hr	0	0	0	0	11	11
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	-1	-	-4	-
Peak Hour Factor	67	90	95	63	50	70
Heavy Vehicles, %	0	3	3	20	0	7
Mvmt Flow	12	494	408	8	4	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	416	0	-	0	942	423
Stage 1	-	-	-	-	412	-
Stage 2	-	-	-	-	529	-
Critical Hdwy	4.1	-	-	-	5.6	5.87
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1154	-	-	-	363	650
Stage 1	-	-	-	-	737	-
Stage 2	-	-	-	-	669	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1154	-	-	-	358	643
Mov Cap-2 Maneuver	-	-	-	-	358	-
Stage 1	-	-	-	-	727	-
Stage 2	-	-	-	-	669	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.19	0	11.62
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	42	-	568	-	-
HCM Lane V/C Ratio	0.01	-	0.042	-	-
HCM Control Delay (s/veh)	8.2	0	11.6	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	18	480	420	16	20	16
Future Volume (vph)	18	480	420	16	20	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.944	
Flt Protected		0.997			0.972	
Satd. Flow (prot)	0	1809	1829	0	1745	0
Flt Permitted		0.997			0.972	
Satd. Flow (perm)	0	1809	1829	0	1745	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)					4	4
Peak Hour Factor	0.58	0.86	0.95	0.50	0.44	0.50
Heavy Vehicles (%)	0%	5%	3%	10%	14%	0%
Adj. Flow (vph)	31	558	442	32	45	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	589	474	0	77	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 51.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.5

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	18	480	420	16	20	16
Future Vol, veh/h	18	480	420	16	20	16
Conflicting Peds, #/hr	0	0	0	0	4	4
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	58	86	95	50	44	50
Heavy Vehicles, %	0	5	3	10	14	0
Mvmt Flow	31	558	442	32	45	32

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	474	0	-	0	1082	462
Stage 1	-	-	-	-	458	-
Stage 2	-	-	-	-	624	-
Critical Hdwy	4.1	-	-	-	5.94	5.9
Critical Hdwy Stg 1	-	-	-	-	4.94	-
Critical Hdwy Stg 2	-	-	-	-	4.94	-
Follow-up Hdwy	2.2	-	-	-	3.626	3.3
Pot Cap-1 Maneuver	1098	-	-	-	273	628
Stage 1	-	-	-	-	661	-
Stage 2	-	-	-	-	568	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1098	-	-	-	262	625
Mov Cap-2 Maneuver	-	-	-	-	262	-
Stage 1	-	-	-	-	634	-
Stage 2	-	-	-	-	568	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.44	0	18.44
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	95	-	345	-	-
HCM Lane V/C Ratio	0.028	-	0.225	-	-
HCM Control Delay (s/veh)	8.4	0	18.4	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	445	0	0	420
Future Volume (vph)	0	0	445	0	0	420
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	2027	0	1845	0	0	1845
Flt Permitted						
Satd. Flow (perm)	2027	0	1845	0	0	1845
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	3%	0%	0%	3%
Adj. Flow (vph)	0	0	484	0	0	457
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	484	0	0	457
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 26.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	445	0	0	420
Future Vol, veh/h	0	0	445	0	0	420
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	3	0	0	3
Mvmt Flow	0	0	484	0	0	457

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	940	484	0	0	484	0
Stage 1	484	-	-	-	-	-
Stage 2	457	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	295	587	-	-	1090	-
Stage 1	624	-	-	-	-	-
Stage 2	642	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	295	587	-	-	1090	-
Mov Cap-2 Maneuver	295	-	-	-	-	-
Stage 1	624	-	-	-	-	-
Stage 2	642	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1090	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	7	547	655	6	3	16
Future Volume (vph)	7	547	655	6	3	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	-1%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.998		0.887	
Flt Protected		0.999			0.992	
Satd. Flow (prot)	0	1843	1887	0	1786	0
Flt Permitted		0.999			0.992	
Satd. Flow (perm)	0	1843	1887	0	1786	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					7	7
Peak Hour Factor	0.58	0.90	0.92	0.50	0.75	0.80
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	12	608	712	12	4	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	620	724	0	24	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.99	0.99	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 46.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	7	547	655	6	3	16
Future Vol, veh/h	7	547	655	6	3	16
Conflicting Peds, #/hr	0	0	0	0	7	7
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	-1	-	-4	-
Peak Hour Factor	58	90	92	50	75	80
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	12	608	712	12	4	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	724	0	-	0	1357	725
Stage 1	-	-	-	-	718	-
Stage 2	-	-	-	-	639	-
Critical Hdwy	4.1	-	-	-	5.6	5.86
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	888	-	-	-	224	454
Stage 1	-	-	-	-	571	-
Stage 2	-	-	-	-	610	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	888	-	-	-	220	451
Mov Cap-2 Maneuver	-	-	-	-	220	-
Stage 1	-	-	-	-	559	-
Stage 2	-	-	-	-	610	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.18	0	15.01
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	35	-	383	-	-
HCM Lane V/C Ratio	0.014	-	0.063	-	-
HCM Control Delay (s/veh)	9.1	0	15	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	19	528	576	19	19	21
Future Volume (vph)	19	528	576	19	19	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.994		0.920	
Flt Protected		0.998			0.980	
Satd. Flow (prot)	0	1896	1873	0	1803	0
Flt Permitted		0.998			0.980	
Satd. Flow (perm)	0	1896	1873	0	1803	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)	2			2	8	8
Peak Hour Factor	0.83	0.81	0.95	0.65	0.70	0.54
Heavy Vehicles (%)	0%	0%	1%	8%	7%	0%
Adj. Flow (vph)	23	652	606	29	27	39
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	675	635	0	66	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 55.5%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.1

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	19	528	576	19	19	21
Future Vol, veh/h	19	528	576	19	19	21
Conflicting Peds, #/hr	2	0	0	2	8	8
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	83	81	95	65	70	54
Heavy Vehicles, %	0	0	1	8	7	0
Mvmt Flow	23	652	606	29	27	39

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	638	0	-	0	1329	631
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	706	-
Critical Hdwy	4.1	-	-	-	5.87	5.9
Critical Hdwy Stg 1	-	-	-	-	4.87	-
Critical Hdwy Stg 2	-	-	-	-	4.87	-
Follow-up Hdwy	2.2	-	-	-	3.563	3.3
Pot Cap-1 Maneuver	956	-	-	-	208	511
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	540	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	954	-	-	-	199	506
Mov Cap-2 Maneuver	-	-	-	-	199	-
Stage 1	-	-	-	-	560	-
Stage 2	-	-	-	-	539	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.3	0	19.73
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	61	-	310	-	-
HCM Lane V/C Ratio	0.024	-	0.213	-	-
HCM Control Delay (s/veh)	8.9	0	19.7	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	547	0	0	576
Future Volume (vph)	0	0	547	0	0	576
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	2027	0	1863	0	0	1881
Flt Permitted						
Satd. Flow (perm)	2027	0	1863	0	0	1881
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	2%	0%	0%	1%
Adj. Flow (vph)	0	0	595	0	0	626
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	595	0	0	626
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	547	0	0	576
Future Vol, veh/h	0	0	547	0	0	576
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	2	0	0	1
Mvmt Flow	0	0	595	0	0	626

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1221	595	0	0	595	0
Stage 1	595	-	-	-	-	-
Stage 2	626	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	201	508	-	-	992	-
Stage 1	555	-	-	-	-	-
Stage 2	537	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	201	508	-	-	992	-
Mov Cap-2 Maneuver	201	-	-	-	-	-
Stage 1	555	-	-	-	-	-
Stage 2	537	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	992	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	14	503	436	12	11	21
Future Volume (vph)	14	503	436	12	11	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	-1%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.922	
Flt Protected		0.998			0.979	
Satd. Flow (prot)	0	1824	1833	0	1850	0
Flt Permitted		0.998			0.979	
Satd. Flow (perm)	0	1824	1833	0	1850	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					11	11
Peak Hour Factor	0.67	0.90	0.95	0.63	0.50	0.70
Heavy Vehicles (%)	0%	3%	3%	20%	0%	7%
Adj. Flow (vph)	21	559	459	19	22	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	580	478	0	52	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.99	0.99	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 50.8%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.8

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	14	503	436	12	11	21
Future Vol, veh/h	14	503	436	12	11	21
Conflicting Peds, #/hr	0	0	0	0	11	11
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	-1	-	-4	-
Peak Hour Factor	67	90	95	63	50	70
Heavy Vehicles, %	0	3	3	20	0	7
Mvmt Flow	21	559	459	19	22	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	478	0	-	0	1080	479
Stage 1	-	-	-	-	468	-
Stage 2	-	-	-	-	612	-
Critical Hdwy	4.1	-	-	-	5.6	5.87
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1095	-	-	-	310	608
Stage 1	-	-	-	-	704	-
Stage 2	-	-	-	-	625	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1095	-	-	-	301	601
Mov Cap-2 Maneuver	-	-	-	-	301	-
Stage 1	-	-	-	-	684	-
Stage 2	-	-	-	-	625	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.3	0	14.7
HCM LOS			B

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	65	-	423	-	-
HCM Lane V/C Ratio	0.019	-	0.123	-	-
HCM Control Delay (s/veh)	8.4	0	14.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0.1	-	0.4	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	19	537	482	16	21	16
Future Volume (vph)	19	537	482	16	21	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.992		0.946	
Flt Protected		0.997			0.971	
Satd. Flow (prot)	0	1808	1832	0	1743	0
Flt Permitted		0.997			0.971	
Satd. Flow (perm)	0	1808	1832	0	1743	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)					4	4
Peak Hour Factor	0.58	0.86	0.95	0.50	0.44	0.50
Heavy Vehicles (%)	0%	5%	3%	10%	14%	0%
Adj. Flow (vph)	33	624	507	32	48	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	657	539	0	80	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 54.9%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	19	537	482	16	21	16
Future Vol, veh/h	19	537	482	16	21	16
Conflicting Peds, #/hr	0	0	0	0	4	4
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	58	86	95	50	44	50
Heavy Vehicles, %	0	5	3	10	14	0
Mvmt Flow	33	624	507	32	48	32

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	539	0	-	0	1217	527
Stage 1	-	-	-	-	523	-
Stage 2	-	-	-	-	694	-
Critical Hdwy	4.1	-	-	-	5.94	5.9
Critical Hdwy Stg 1	-	-	-	-	4.94	-
Critical Hdwy Stg 2	-	-	-	-	4.94	-
Follow-up Hdwy	2.2	-	-	-	3.626	3.3
Pot Cap-1 Maneuver	1039	-	-	-	231	580
Stage 1	-	-	-	-	623	-
Stage 2	-	-	-	-	532	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1039	-	-	-	220	577
Mov Cap-2 Maneuver	-	-	-	-	220	-
Stage 1	-	-	-	-	593	-
Stage 2	-	-	-	-	532	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.43	0	21.84
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	90	-	293	-	-
HCM Lane V/C Ratio	0.032	-	0.272	-	-
HCM Control Delay (s/veh)	8.6	0	21.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.1	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	512	0	0	476
Future Volume (vph)	0	0	512	0	0	476
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	2027	0	1845	0	0	1845
Flt Permitted						
Satd. Flow (perm)	2027	0	1845	0	0	1845
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	3%	0%	0%	3%
Adj. Flow (vph)	0	0	557	0	0	517
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	557	0	0	517
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	30.3%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	512	0	0	476
Future Vol, veh/h	0	0	512	0	0	476
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	3	0	0	3
Mvmt Flow	0	0	557	0	0	517

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1074	557	0	0	557	0
Stage 1	557	-	-	-	-	-
Stage 2	517	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	246	534	-	-	1024	-
Stage 1	578	-	-	-	-	-
Stage 2	602	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	246	534	-	-	1024	-
Mov Cap-2 Maneuver	246	-	-	-	-	-
Stage 1	578	-	-	-	-	-
Stage 2	602	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	1024	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	16	651	764	15	13	24
Future Volume (vph)	16	651	764	15	13	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	-1%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.918	
Flt Protected		0.998			0.981	
Satd. Flow (prot)	0	1842	1882	0	1853	0
Flt Permitted		0.998			0.981	
Satd. Flow (perm)	0	1842	1882	0	1853	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					7	7
Peak Hour Factor	0.58	0.90	0.92	0.50	0.75	0.92
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	28	723	830	30	17	26
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	751	860	0	43	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.99	0.99	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 59.2%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.8

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	16	651	764	15	13	24
Future Vol, veh/h	16	651	764	15	13	24
Conflicting Peds, #/hr	0	0	0	0	7	7
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	-1	-	-4	-
Peak Hour Factor	58	90	92	50	75	92
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	28	723	830	30	17	26

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	860	0	-	0	1631	852
Stage 1	-	-	-	-	845	-
Stage 2	-	-	-	-	786	-
Critical Hdwy	4.1	-	-	-	5.6	5.86
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	790	-	-	-	162	388
Stage 1	-	-	-	-	512	-
Stage 2	-	-	-	-	539	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	790	-	-	-	153	386
Mov Cap-2 Maneuver	-	-	-	-	153	-
Stage 1	-	-	-	-	482	-
Stage 2	-	-	-	-	539	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.36	0	23.3
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	66	-	240	-	-
HCM Lane V/C Ratio	0.035	-	0.181	-	-
HCM Control Delay (s/veh)	9.7	0	23.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.6	-	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	20	636	683	19	20	22
Future Volume (vph)	20	636	683	19	20	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.921	
Flt Protected		0.999			0.980	
Satd. Flow (prot)	0	1898	1876	0	1804	0
Flt Permitted		0.999			0.980	
Satd. Flow (perm)	0	1898	1876	0	1804	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)	2			2	8	8
Peak Hour Factor	0.83	0.81	0.95	0.65	0.70	0.54
Heavy Vehicles (%)	0%	0%	1%	8%	7%	0%
Adj. Flow (vph)	24	785	719	29	29	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	809	748	0	70	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 62.0%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	20	636	683	19	20	22
Future Vol, veh/h	20	636	683	19	20	22
Conflicting Peds, #/hr	2	0	0	2	8	8
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	83	81	95	65	70	54
Heavy Vehicles, %	0	0	1	8	7	0
Mvmt Flow	24	785	719	29	29	41

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	750	0	-	0	1577	744
Stage 1	-	-	-	-	736	-
Stage 2	-	-	-	-	841	-
Critical Hdwy	4.1	-	-	-	5.87	5.9
Critical Hdwy Stg 1	-	-	-	-	4.87	-
Critical Hdwy Stg 2	-	-	-	-	4.87	-
Follow-up Hdwy	2.2	-	-	-	3.563	3.3
Pot Cap-1 Maneuver	868	-	-	-	153	445
Stage 1	-	-	-	-	526	-
Stage 2	-	-	-	-	477	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	866	-	-	-	144	440
Mov Cap-2 Maneuver	-	-	-	-	144	-
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	476	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.28	0	26.14
HCM LOS			D

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	54	-	239	-	-
HCM Lane V/C Ratio	0.028	-	0.29	-	-
HCM Control Delay (s/veh)	9.3	0	26.1	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	1.2	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	0	0	661	0	0	691
Future Volume (vph)	0	0	661	0	0	691
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	2027	0	1863	0	0	1881
Flt Permitted						
Satd. Flow (perm)	2027	0	1863	0	0	1881
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	2%	0%	0%	1%
Adj. Flow (vph)	0	0	718	0	0	751
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	0	718	0	0	751
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 39.7%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	0	0	661	0	0	691
Future Vol, veh/h	0	0	661	0	0	691
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	2	0	0	1
Mvmt Flow	0	0	718	0	0	751

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1470	718	0	0	718	0
Stage 1	718	-	-	-	-	-
Stage 2	751	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	142	432	-	-	892	-
Stage 1	486	-	-	-	-	-
Stage 2	470	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	142	432	-	-	892	-
Mov Cap-2 Maneuver	142	-	-	-	-	-
Stage 1	486	-	-	-	-	-
Stage 2	470	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	-	892	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s/veh)	-	-	0	0	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	-	0	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	14	569	475	12	11	21
Future Volume (vph)	14	569	475	12	11	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	-1%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.922	
Flt Protected		0.998			0.979	
Satd. Flow (prot)	0	1824	1834	0	1850	0
Flt Permitted		0.998			0.979	
Satd. Flow (perm)	0	1824	1834	0	1850	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					11	11
Peak Hour Factor	0.67	0.90	0.95	0.63	0.50	0.70
Heavy Vehicles (%)	0%	3%	3%	20%	0%	7%
Adj. Flow (vph)	21	632	500	19	22	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	653	519	0	52	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	0.99	0.99	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 54.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.8

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	14	569	475	12	11	21
Future Vol, veh/h	14	569	475	12	11	21
Conflicting Peds, #/hr	0	0	0	0	11	11
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	-1	-	-4	-
Peak Hour Factor	67	90	95	63	50	70
Heavy Vehicles, %	0	3	3	20	0	7
Mvmt Flow	21	632	500	19	22	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	519	0	-	0	1195	521
Stage 1	-	-	-	-	510	-
Stage 2	-	-	-	-	685	-
Critical Hdwy	4.1	-	-	-	5.6	5.87
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.363
Pot Cap-1 Maneuver	1057	-	-	-	271	578
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	587	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1057	-	-	-	263	572
Mov Cap-2 Maneuver	-	-	-	-	263	-
Stage 1	-	-	-	-	659	-
Stage 2	-	-	-	-	587	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.27	0	15.9
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	58	-	382	-	-
HCM Lane V/C Ratio	0.02	-	0.136	-	-
HCM Control Delay (s/veh)	8.5	0	15.9	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	0.5	-	-

Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	19	568	535	16	21	16
Future Volume (vph)	19	568	535	16	21	16
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.993		0.946	
Flt Protected		0.998			0.971	
Satd. Flow (prot)	0	1810	1834	0	1743	0
Flt Permitted		0.998			0.971	
Satd. Flow (perm)	0	1810	1834	0	1743	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)					4	4
Peak Hour Factor	0.58	0.86	0.95	0.50	0.44	0.50
Heavy Vehicles (%)	0%	5%	3%	10%	14%	0%
Adj. Flow (vph)	33	660	563	32	48	32
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	693	595	0	80	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 56.5%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.6

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	19	568	535	16	21	16
Future Vol, veh/h	19	568	535	16	21	16
Conflicting Peds, #/hr	0	0	0	0	4	4
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	58	86	95	50	44	50
Heavy Vehicles, %	0	5	3	10	14	0
Mvmt Flow	33	660	563	32	48	32

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	595	0	-	0	1309	583
Stage 1	-	-	-	-	579	-
Stage 2	-	-	-	-	730	-
Critical Hdwy	4.1	-	-	-	5.94	5.9
Critical Hdwy Stg 1	-	-	-	-	4.94	-
Critical Hdwy Stg 2	-	-	-	-	4.94	-
Follow-up Hdwy	2.2	-	-	-	3.626	3.3
Pot Cap-1 Maneuver	991	-	-	-	206	542
Stage 1	-	-	-	-	592	-
Stage 2	-	-	-	-	515	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	991	-	-	-	195	539
Mov Cap-2 Maneuver	-	-	-	-	195	-
Stage 1	-	-	-	-	561	-
Stage 2	-	-	-	-	515	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.41	0	24.58
HCM LOS			C

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	85	-	263	-	-
HCM Lane V/C Ratio	0.033	-	0.304	-	-
HCM Control Delay (s/veh)	8.8	0	24.6	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	1.2	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	39	32	512	65	54	476
Future Volume (vph)	39	32	512	65	54	476
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939		0.985			
Flt Protected	0.973					0.995
Satd. Flow (prot)	1852	0	1823	0	0	1841
Flt Permitted	0.973					0.995
Satd. Flow (perm)	1852	0	1823	0	0	1841
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	3%	0%	0%	3%
Adj. Flow (vph)	42	35	557	71	59	517
Shared Lane Traffic (%)						
Lane Group Flow (vph)	77	0	628	0	0	576
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	73.0%	ICU Level of Service	D
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	1.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	39	32	512	65	54	476
Future Vol, veh/h	39	32	512	65	54	476
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	3	0	0	3
Mvmt Flow	42	35	557	71	59	517

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1227	592	0	0	627	0
Stage 1	592	-	-	-	-	-
Stage 2	635	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	199	510	-	-	964	-
Stage 1	557	-	-	-	-	-
Stage 2	532	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	182	510	-	-	964	-
Mov Cap-2 Maneuver	182	-	-	-	-	-
Stage 1	557	-	-	-	-	-
Stage 2	486	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	24.99	0	0.91
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	256	183	-
HCM Lane V/C Ratio	-	-	0.301	0.061	-
HCM Control Delay (s/veh)	-	-	25	9	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.2	0.2	-



Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	16	712	803	15	13	24
Future Volume (vph)	16	712	803	15	13	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	15	15
Grade (%)		2%	0%		-4%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.996		0.914	
Flt Protected		0.998			0.982	
Satd. Flow (prot)	0	1842	1874	0	1843	0
Flt Permitted		0.998			0.982	
Satd. Flow (perm)	0	1842	1874	0	1843	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		343	676		494	
Travel Time (s)		7.8	15.4		11.2	
Confl. Peds. (#/hr)					7	7
Peak Hour Factor	0.58	0.90	0.92	0.50	0.75	0.80
Heavy Vehicles (%)	0%	2%	1%	0%	0%	6%
Adj. Flow (vph)	28	791	873	30	17	30
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	819	903	0	47	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		15	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.00	1.00	0.86	0.86
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 62.4%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.8

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	16	712	803	15	13	24
Future Vol, veh/h	16	712	803	15	13	24
Conflicting Peds, #/hr	0	0	0	0	7	7
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	2	0	-	-4	-
Peak Hour Factor	58	90	92	50	75	80
Heavy Vehicles, %	0	2	1	0	0	6
Mvmt Flow	28	791	873	30	17	30

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	903	0	-	0	1741	895
Stage 1	-	-	-	-	888	-
Stage 2	-	-	-	-	853	-
Critical Hdwy	4.1	-	-	-	5.6	5.86
Critical Hdwy Stg 1	-	-	-	-	4.6	-
Critical Hdwy Stg 2	-	-	-	-	4.6	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.354
Pot Cap-1 Maneuver	761	-	-	-	142	369
Stage 1	-	-	-	-	494	-
Stage 2	-	-	-	-	509	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	761	-	-	-	133	366
Mov Cap-2 Maneuver	-	-	-	-	133	-
Stage 1	-	-	-	-	462	-
Stage 2	-	-	-	-	509	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.33	0	25.44
HCM LOS			D

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	61	-	223	-	-
HCM Lane V/C Ratio	0.036	-	0.212	-	-
HCM Control Delay (s/veh)	9.9	0	25.4	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	0.8	-	-

Lane Group	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Volume (vph)	20	668	734	19	20	22
Future Volume (vph)	20	668	734	19	20	22
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	14	14
Grade (%)		0%	-1%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.995		0.921	
Flt Protected		0.999			0.980	
Satd. Flow (prot)	0	1898	1876	0	1804	0
Flt Permitted		0.999			0.980	
Satd. Flow (perm)	0	1898	1876	0	1804	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		148	308		398	
Travel Time (s)		3.4	7.0		9.0	
Confl. Peds. (#/hr)	2			2	8	8
Peak Hour Factor	0.83	0.81	0.95	0.65	0.70	0.54
Heavy Vehicles (%)	0%	0%	1%	8%	7%	0%
Adj. Flow (vph)	24	825	773	29	29	41
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	849	802	0	70	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		14	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.00	1.00	0.99	0.99	0.90	0.90
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 63.6%		ICU Level of Service B	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.3

Movement	NBL	NBT	SBT	SBR	SEL	SER
Lane Configurations						
Traffic Vol, veh/h	20	668	734	19	20	22
Future Vol, veh/h	20	668	734	19	20	22
Conflicting Peds, #/hr	2	0	0	2	8	8
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	0	-1	-	-3	-
Peak Hour Factor	83	81	95	65	70	54
Heavy Vehicles, %	0	0	1	8	7	0
Mvmt Flow	24	825	773	29	29	41

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	804	0	-	0	1670	797
Stage 1	-	-	-	-	789	-
Stage 2	-	-	-	-	881	-
Critical Hdwy	4.1	-	-	-	5.87	5.9
Critical Hdwy Stg 1	-	-	-	-	4.87	-
Critical Hdwy Stg 2	-	-	-	-	4.87	-
Follow-up Hdwy	2.2	-	-	-	3.563	3.3
Pot Cap-1 Maneuver	829	-	-	-	136	416
Stage 1	-	-	-	-	501	-
Stage 2	-	-	-	-	460	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	827	-	-	-	128	412
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	459	-

Approach	NB	SB	SE
HCM Control Delay, s/v	0.27	0	29.52
HCM LOS			D

Minor Lane/Major Mvmt	NBL	NBT	SELn1	SBT	SBR
Capacity (veh/h)	51	-	215	-	-
HCM Lane V/C Ratio	0.029	-	0.322	-	-
HCM Control Delay (s/veh)	9.5	0	29.5	-	-
HCM Lane LOS	A	A	D	-	-
HCM 95th %tile Q(veh)	0.1	-	1.3	-	-



Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	39	32	661	62	50	691
Future Volume (vph)	39	32	661	62	50	691
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	12	12	12	12
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.939		0.988			
Flt Protected	0.973					0.997
Satd. Flow (prot)	1852	0	1843	0	0	1877
Flt Permitted	0.973					0.997
Satd. Flow (perm)	1852	0	1843	0	0	1877
Link Speed (mph)	30		30			30
Link Distance (ft)	143		676			148
Travel Time (s)	3.3		15.4			3.4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	0%	0%	2%	0%	0%	1%
Adj. Flow (vph)	42	35	718	67	54	751
Shared Lane Traffic (%)						
Lane Group Flow (vph)	77	0	785	0	0	805
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	14		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	0.92	0.92	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization	88.3%	ICU Level of Service	E
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	2.6

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	39	32	661	62	50	691
Future Vol, veh/h	39	32	661	62	50	691
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	0	0	2	0	0	1
Mvmt Flow	42	35	718	67	54	751

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1612	752	0	0	786	0
Stage 1	752	-	-	-	-	-
Stage 2	860	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	4.1	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	2.2	-
Pot Cap-1 Maneuver	116	413	-	-	842	-
Stage 1	469	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	103	413	-	-	842	-
Mov Cap-2 Maneuver	103	-	-	-	-	-
Stage 1	469	-	-	-	-	-
Stage 2	372	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s/v	48.85	0	0.65
HCM LOS	E		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	156	121	-
HCM Lane V/C Ratio	-	-	0.495	0.065	-
HCM Control Delay (s/veh)	-	-	48.9	9.6	0
HCM Lane LOS	-	-	E	A	A
HCM 95th %tile Q(veh)	-	-	2.4	0.2	-

Colliers Engineering & Design

Traffic Impact Study

Appendix E | Reference Data/Traffic Volume Data

Appendix E | Traffic Volume Data

TUESDAY 9/24/24

Time	Fishkill Avenue & Townsend Street																								Network Totals	
	EB						WB						NB						SB							
	L	T	R	Total	Bikes	Peds	L	T	R	Total	Bikes	Peds	L	T	R	Total	Bikes	Peds	L	T	R	Total	Bikes	Peds		
6:00 AM	2	-	-	**2**	-	1	-	-	-	**-**	-	-	1	35	-	**36**	-	-	-	18	-	**18**	-	-	56	
6:15 AM	2	-	-	**2**	-	-	-	-	-	**-**	-	-	-	39	-	**39**	-	-	-	21	1	**22**	-	1	63	
6:30 AM	1	-	-	**1**	-	1	-	-	-	**-**	1	-	-	42	-	**42**	-	-	-	39	2	**41**	-	-	84	
6:45 AM	1	-	2	**3**	-	-	-	-	-	**-**	1	-	2	57	-	**59**	-	-	-	73	1	**74**	-	-	136	339
7:00 AM	5	-	1	**6**	-	1	-	-	-	**-**	-	1	-	68	-	**68**	-	-	-	74	-	**74**	-	-	148	431
7:15 AM	2	1	1	**4**	-	-	-	-	-	**-**	-	-	2	76	-	**78**	-	-	-	87	2	**89**	-	-	171	539
7:30 AM	1	-	1	**2**	-	1	1	-	-	**1**	-	-	3	82	-	**85**	-	-	-	78	-	**78**	-	1	166	621
7:45 AM	5	-	2	**7**	-	-	-	-	-	**-**	-	2	4	83	-	**87**	-	-	-	103	2	**105**	-	-	199	684
8:00 AM	-	-	2	**2**	-	-	-	-	-	**-**	-	-	-	83	-	**83**	-	-	-	93	2	**95**	-	-	180	716
8:15 AM	3	-	2	**5**	-	1	-	-	-	**-**	-	-	1	71	-	**72**	-	-	-	98	5	**103**	-	-	180	725
8:30 AM	-	-	5	**5**	-	1	-	-	-	**-**	-	-	3	104	-	**107**	-	-	1	84	1	**86**	-	-	198	757
8:45 AM	4	-	1	**5**	-	2	1	-	-	**1**	-	-	3	98	-	**101**	-	-	-	98	2	**100**	-	-	207	765
9:00 AM	4	-	2	**6**	-	-	-	-	1	**1**	-	1	2	78	-	**80**	-	-	1	86	1	**88**	-	1	175	760
9:15 AM	3	-	1	**4**	-	2	1	-	1	**2**	-	-	3	62	-	**65**	-	-	-	68	1	**69**	-	-	140	720
9:30 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	522
9:45 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	315
10:00 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	140
10:15 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
10:30 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
10:45 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
11:00 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
11:15 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
11:30 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
11:45 AM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
12:00 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
12:15 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
12:30 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
12:45 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
1:00 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
1:15 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
1:30 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
1:45 PM	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-	-	**-**	-	-	-	-
2:00 PM	2	-	4	**6**	-	-	-	-	-	**-**	-	-	2	77	-	**79**	-	-	1	86	3	**90**	-	1	175	175
2:15 PM	1	-	1	**2**	-	-	-	-	1	**1**	1	-	1	116	-	**117**	-	-	-	91	1	**92**	-	1	212	387
2:30 PM	3	-	1	**4**	-	2	-	1	-	**1**	-	2	-	89	-	**89**	-	-	1	113	3	**117**	-	3	211	598
2:45 PM	-	-	4	**4**	-	-	1	-	-	**1**	-	-	1	119	-	**120**	-	-	-	120	2	**122**	-	1	247	845
3:00 PM	3	-	2	**5**	-	2	-	-	1	**1**	-	-	3	111	1	**115**	-	-	1	110	3	**114**	-	-	235	905
3:15 PM	4	-	2	**6**	-	2	-	-	2	**2**	-	-	4	106	-	**110**	-	-	-	99	2	**101**	-	-	219	912
3:30 PM	6	-	2	**8**	-	-	-	-	-	**-**	-	-	5	119	-	**124**	-	-	1	107	1	**109**	-	-	241	942
3:45 PM	3	-	-	**3**	-	-	-	-	-	**-**	-	-	2	78	-	**80**	-	-	-	121	3	**124**	-	1	207	902
4:00 PM	3	-	3	**6**	-	-	-	-	-	**-**	1	1	5	115	-	**120**	-	1	-	128	3	**131**	-	1	257	924
4:15 PM	5	-	6	**11**	-	3	-	-	1	**1**	-	3	3	98	-	**101**	-	2	-	140	3	**143**	-	2	256	961
4:30 PM	2	-	3	**5**	-	1	-	-	1	**1**	-	1	3	92	-	**95**	-	-	1	133	3	**137**	-	-	238	958
4:45 PM	5	-	4	**9**	-	2	2	1	1	**4**	-	-	1	111	-	**112**	-	-	-	129	5	**134**	-	-	259	1,010
5:00 PM	2	-	-	**2**	-	2	1	-	-	**1**	2	-	3	135	-	**138**	-	-	-	128	2	**130**	-	-	271	1,024
5:15 PM	6	-	2	**8**	-	-	-	-	-	**-**	-	-	3	99	1	**103**	-	-	-	125	4	**129**	-	-	240	1,008
5:30 PM	6	-	2	**8**	-	1	-	-	-	**-**	-	-	2	101	-	**103**	-	-	-	119	3	**122**	-	-	233	1,003
5:45 PM	2	-	2	**4**	-	-	-	-	-	**-**	1	-	6	116	-	**122**	-	-	-	150	1	**151**	-	-	277	1,021
																									-	**1,024**

Peak Hour Summary

Time	EB						WB						NB						SB						Total
	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	
8:00 AM	-	-	2	2	-	-	-	-	-	-	-	-	-	83	-	83	-	-	-	93	2	95	-	-	180
8:15 AM	3	-	2	5	-	1	-	-	-	-	-	-	1	71	-	72	-	-	-	98	5	103	-	-	180
8:30 AM	-	-	5	5	-	1	-	-	-	-	-	-	3	104	-	107	-	-	1	84	1	86	-	-	198
8:45 AM	4	-	1	5	-	2	1	-	-	1	-	-	3	98	-	101	-	-	-	98	2	100	-	-	207
Total Peak Hour	**7**	**-**	**10**	**17**	**-**	**4**	**1**	**-**	**-**	**1**	**-**	**-**	**7**	**356**	**-**	**363**	**-**	**-**	**1**	**373**	**10**	**384**	**-**	**-**	**765**
PHF	0.44	#####	0.50	0.85	-	-	0.25	-	#####	0.25	-	-	0.58	0.86	-	0.85	-	-	0.25	0.95	0.50	0.93	-	-	0.92
Buses	-	-	-	-	-	-	-	-	-	-	-	-	-	11	-	11	-	-	-	3	-	3	-	-	14
Trucks	1	-	-	1	-	-	-	-	-	-	-	-	-	8	-	8	-	-	-	8	1	9	-	-	18
% HV	14.29%	#####	0.00%	5.88%	-	-	0.00%	-	#####	0.00%	-	-	0.00%	5.34%	-	5.23%	-	-	0.00%	2.95%	10.00%	3.13%	-	-	4.18%

Peak Hour Summary

Time	EB						WB						NB						SB						Total
	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	L	T	R	App	Bikes	Peds	
4:15 PM	5	-	6	11	-	3	-	-	1	1	-	3	3	98	-	101	-	2	-	140	3	143	-	2	256
4:30 PM	2	-	3	5	-	1	-	-	1	1	-	1	3	92	-	95	-	-	1	133	3	137	-	-	238
4:45 PM	5	-	4	9	-	2	2	1	1	4	-	-	1	111	-	112	-	-	-	129	5	134	-	-	259
5:00 PM	2	-	-	2	-	2	1	-	-	1	2	-	3	135	-	138	-	-	-	128	2	130	-	-	271
Total Peak Hour	**14**	**-**	**13**	**27**	**-**	**8**	**3**	**1**	**3**	**7**	**2**	**4**	**10**	**436**	**-**	**446**	**-**	**2**	**1**	**530**	**13**	**544**	**-**	**2**	**1,024**
PHF	0.70	#####	0.54	0.61	-	-	0.38	-	0.75	0.44	-	-	0.83	0.81	-	0.81	-	-	0.25	0.95	0.65	0.95	-	-	0.94
Buses	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	2
Trucks	-	-	-	-	-	-	-	-	-	-	-	-	-	2	-	2	-	-	-	3	-	3	-	-	5
% HV	7.14%	#####	0.00%	3.70%	-	-	0.00%	-	0.00%	0.00%	-	-	0.00%	0.46%	-	0.45%	-	-	0.00%	0.57%	7.69%	0.74%	-	-	0.68%

Colliers Engineering

400 Columbus Avenue Suite 180 E
Valhalla, NY, 10595

Customer Loyalty through Client Satisfaction

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Groups Printed- Lights - Buses - Trucks - Pedestrians

	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
06:00 AM	0	25	0	0	25	0	0	0	0	0	0	30	0	0	30	1	0	1	0	2	57
06:15 AM	0	23	0	0	23	0	0	0	0	0	0	27	1	0	28	0	0	0	1	1	52
06:30 AM	0	40	0	0	40	0	0	0	0	0	0	49	0	0	49	2	0	1	1	4	93
06:45 AM	0	67	0	0	67	0	0	0	0	0	0	67	0	0	67	1	0	2	0	3	137
Total	0	155	0	0	155	0	0	0	0	0	0	173	1	0	174	4	0	4	2	10	339
07:00 AM	0	90	0	0	90	0	0	0	0	0	0	44	0	0	44	0	0	3	3	6	140
07:15 AM	0	100	0	0	100	0	0	0	0	0	0	98	0	0	98	2	0	1	1	4	202
07:30 AM	1	75	0	0	76	0	0	0	0	0	0	71	0	0	71	2	0	0	4	6	153
07:45 AM	0	125	0	0	125	0	0	0	0	0	0	80	0	0	80	3	0	2	0	5	210
Total	1	390	0	0	391	0	0	0	0	0	0	293	0	0	293	7	0	6	8	21	705
08:00 AM	2	102	0	0	104	0	0	0	0	0	0	121	2	0	123	2	0	1	2	5	232
08:15 AM	1	98	0	0	99	0	0	0	0	0	0	102	3	0	105	5	0	1	1	7	211
08:30 AM	1	97	0	0	98	0	0	0	0	0	0	98	1	0	99	3	0	0	1	4	201
08:45 AM	1	91	0	0	92	0	0	0	0	0	0	124	2	0	126	4	0	0	7	11	229
Total	5	388	0	0	393	0	0	0	0	0	0	445	8	0	453	14	0	2	11	27	873
Grand Total	6	933	0	0	939	0	0	0	0	0	0	911	9	0	920	25	0	12	21	58	1917
Apprch %	0.6	99.4	0	0		0	0	0	0		0	99	1	0		43.1	0	20.7	36.2		
Total %	0.3	48.7	0	0	49	0	0	0	0	0	0	47.5	0.5	0	48	1.3	0	0.6	1.1	3	
Lights	5	904	0	0	909	0	0	0	0	0	0	879	9	0	888	24	0	12	0	36	1833
% Lights	83.3	96.9	0	0	96.8	0	0	0	0	0	0	96.5	100	0	96.5	96	0	100	0	62.1	95.6
Buses	1	15	0	0	16	0	0	0	0	0	0	17	0	0	17	1	0	0	0	1	34
% Buses	16.7	1.6	0	0	1.7	0	0	0	0	0	0	1.9	0	0	1.8	4	0	0	0	1.7	1.8
Trucks	0	14	0	0	14	0	0	0	0	0	0	15	0	0	15	0	0	0	0	0	29
% Trucks	0	1.5	0	0	1.5	0	0	0	0	0	0	1.6	0	0	1.6	0	0	0	0	0	1.5
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	21	21
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	36.2	1.1

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	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 06:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 08:00 AM																					
08:00 AM	**2**	**102**	0	0	**104**	0	0	0	0	0	0	121	2	0	123	2	0	**1**	2	5	**232**
08:15 AM	1	98	0	0	99	0	0	0	0	0	0	102	**3**	0	105	**5**	0	1	1	7	211
08:30 AM	1	97	0	0	98	0	0	0	0	0	0	98	1	0	99	3	0	0	1	4	201
08:45 AM	1	91	0	0	92	0	0	0	0	0	0	**124**	2	0	**126**	4	0	0	**7**	**11**	229
Total Volume	5	388	0	0	393	0	0	0	0	0	0	445	8	0	453	14	0	2	11	27	873
% App. Total	1.3	98.7	0	0		0	0	0	0		0	98.2	1.8	0		51.9	0	7.4	40.7		
PHF	.625	.951	.000	.000	.945	.000	.000	.000	.000	.000	.000	.897	.667	.000	.899	.700	.000	.500	.393	.614	.941
Lights	4	377	0	0	381	0	0	0	0	0	0	427	8	0	435	13	0	2	0	15	831
% Lights	80.0	97.2	0	0	96.9	0	0	0	0	0	0	96.0	100	0	96.0	92.9	0	100	0	55.6	95.2
Buses	1	6	0	0	7	0	0	0	0	0	0	8	0	0	8	1	0	0	0	1	16
% Buses	20.0	1.5	0	0	1.8	0	0	0	0	0	0	1.8	0	0	1.8	7.1	0	0	0	3.7	1.8
Trucks	0	5	0	0	5	0	0	0	0	0	0	10	0	0	10	0	0	0	0	0	15
% Trucks	0	1.3	0	0	1.3	0	0	0	0	0	0	2.2	0	0	2.2	0	0	0	0	0	1.7
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	11	11
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	40.7	1.3

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Groups Printed- Lights - Buses - Trucks - Pedestrians

	FISHKILL AVE From North					From East					FISHKILL AVE From South					CONKLIN ST From West					
Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
03:00 PM	2	111	0	0	113	0	0	0	0	0	0	114	2	0	116	4	0	1	4	9	238
03:15 PM	5	115	0	0	120	0	0	0	0	0	0	125	1	0	126	2	0	2	1	5	251
03:30 PM	2	119	0	0	121	0	0	0	0	0	0	117	4	0	121	5	0	0	3	8	250
03:45 PM	1	118	0	0	119	0	0	0	0	0	0	102	2	0	104	2	0	0	2	4	227
Total	10	463	0	0	473	0	0	0	0	0	0	458	9	0	467	13	0	3	10	26	966
04:00 PM	0	111	0	0	111	0	0	0	0	0	0	160	2	0	162	3	0	1	3	7	280
04:15 PM	1	167	0	0	168	0	0	0	0	0	0	123	1	0	124	3	0	1	3	7	299
04:30 PM	3	179	0	0	182	0	0	0	0	0	0	152	3	0	155	3	0	1	1	5	342
04:45 PM	1	152	0	0	153	0	0	0	0	0	0	121	1	0	122	5	0	0	1	6	281
Total	5	609	0	0	614	0	0	0	0	0	0	556	7	0	563	14	0	3	8	25	1202
05:00 PM	1	157	0	0	158	0	0	0	0	0	0	151	2	0	153	5	0	1	2	8	319
05:15 PM	0	135	0	0	135	0	0	0	0	0	0	126	0	0	126	0	0	0	1	1	262
05:30 PM	3	173	0	0	176	0	0	0	0	0	0	136	0	0	136	1	0	0	3	4	316
05:45 PM	0	140	0	0	140	0	0	0	0	0	0	114	2	0	116	1	0	0	6	7	263
Total	4	605	0	0	609	0	0	0	0	0	0	527	4	0	531	7	0	1	12	20	1160
Grand Total	19	1677	0	0	1696	0	0	0	0	0	0	1541	20	0	1561	34	0	7	30	71	3328
Apprch %	1.1	98.9	0	0		0	0	0	0		0	98.7	1.3	0		47.9	0	9.9	42.3		
Total %	0.6	50.4	0	0	51	0	0	0	0	0	0	46.3	0.6	0	46.9	1	0	0.2	0.9	2.1	
Lights	19	1656	0	0	1675	0	0	0	0	0	0	1504	20	0	1524	32	0	7	0	39	3238
% Lights	100	98.7	0	0	98.8	0	0	0	0	0	0	97.6	100	0	97.6	94.1	0	100	0	54.9	97.3
Buses	0	6	0	0	6	0	0	0	0	0	0	17	0	0	17	1	0	0	0	1	24
% Buses	0	0.4	0	0	0.4	0	0	0	0	0	0	1.1	0	0	1.1	2.9	0	0	0	1.4	0.7
Trucks	0	15	0	0	15	0	0	0	0	0	0	20	0	0	20	1	0	0	0	1	36
% Trucks	0	0.9	0	0	0.9	0	0	0	0	0	0	1.3	0	0	1.3	2.9	0	0	0	1.4	1.1
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	30	30
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	42.3	0.9

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Start Time	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Right	Thru	Left	Peds	App. Total	Int. Total
Peak Hour Analysis From 03:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:15 PM																					
04:15 PM	1	167	0	0	168	0	0	0	0	0	0	123	1	0	124	3	0	**1**	**3**	7	299
04:30 PM	**3**	**179**	0	0	**182**	0	0	0	0	0	0	**152**	**3**	0	**155**	3	0	1	1	5	**342**
04:45 PM	1	152	0	0	153	0	0	0	0	0	0	121	1	0	122	**5**	0	0	1	6	281
05:00 PM	1	157	0	0	158	0	0	0	0	0	0	151	2	0	153	5	0	1	2	**8**	319
Total Volume	6	655	0	0	661	0	0	0	0	0	0	547	7	0	554	16	0	3	7	26	1241
% App. Total	0.9	99.1	0	0		0	0	0	0		0	98.7	1.3	0		61.5	0	11.5	26.9		
PHF	.500	.915	.000	.000	.908	.000	.000	.000	.000	.000	.000	.900	.583	.000	.894	.800	.000	.750	.583	.813	.907
Lights	6	649	0	0	655	0	0	0	0	0	0	536	7	0	543	15	0	3	0	18	1216
% Lights	100	99.1	0	0	99.1	0	0	0	0	0	0	98.0	100	0	98.0	93.8	0	100	0	69.2	98.0
Buses	0	1	0	0	1	0	0	0	0	0	0	5	0	0	5	0	0	0	0	0	6
% Buses	0	0.2	0	0	0.2	0	0	0	0	0	0	0.9	0	0	0.9	0	0	0	0	0	0.5
Trucks	0	5	0	0	5	0	0	0	0	0	0	6	0	0	6	1	0	0	0	1	12
% Trucks	0	0.8	0	0	0.8	0	0	0	0	0	0	1.1	0	0	1.1	6.3	0	0	0	3.8	1.0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7	7
% Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	26.9	0.6

Appendix E | ITE Parking Data

Land Use: 220 Multifamily Housing—2+ BR (Low-Rise)

Description

Low-rise multifamily housing with two-or-more bedrooms is a residential building with two or three floors (levels) of residence that contain at least one dwelling unit with two or more bedrooms.

Various configurations can fit this description, including the following:

- Walkup apartment or multiplex-access to the individual dwelling units is typically internal to the structure and provided through a shared entry, stairway, and hallway
- Mansion apartment-several dwelling units within what appears from the outside to be a single-family dwelling unit
- Stacked townhouse-designed to match the external appearance of a townhouse, but which have dwelling units that share both floors and walls and with access through a central entry and stairway

Land Use Subcategory

Data are separated into two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Time-of-Day Distribution for Parking Demand

The following table presents a Time-of-Day distribution of parking demand (1) on a weekday (13 study sites) and a Saturday (eight study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
Hour Beginning	Weekday	Saturday	Weekday	Saturday
12:00-4:00 a.m.	97	92	89	100
5:00 a.m.	100	100	100	92
6:00 a.m.	96	99	97	92
7:00 a.m.	85	97	84	84
8:00 a.m.	67	92	58	76
9:00 a.m.	54	83	55	81
10:00 a.m.	48	79	47	78
11:00 a.m.	45	71	55	86
12:00 p.m.	45	68	55	81
1:00 p.m.	42	65	55	73
2:00 p.m.	42	62	42	70
3:00 p.m.	47	66	45	49
4:00 p.m.	49	66	47	51
5:00 p.m.	56	67	50	46
6:00 p.m.	64	70	68	43
7:00 p.m.	72	78	58	49
8:00 p.m.	77	77	58	59
9:00 p.m.	85	80	61	62
10:00 p.m.	92	82	74	76
11:00 p.m.	95	88	84	86

Additional Data

The average parking supply ratios and average peak parking occupancy for the study sites with parking supply information are shown in the table below.

Setting	Proximity to Rail Transit	Parking Supply Per Dwelling Unit	Average Peak Parking Occupancy
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (21 sites)	73%
	Not within ½ mile of rail transit	1.3 (18 sites)	70%
General Urban/ Suburban	Within ½ mile of rail transit	1.6 (31 sites)	72%
	Not within ½ mile of rail transit	1.7 (114 sites)	72%

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), Arizona, California, Colorado, District of Columbia, Maine, Maryland, Massachusetts, New Jersey, Ontario (CAN), Oregon, Pennsylvania, Tennessee, Virginia, Washington, and Wisconsin.

Source Numbers

209, 218, 219, 247, 255, 277, 314, 402, 414, 419, 432, 437, 505, 512, 533, 535, 536, 537, 538, 544, 545, 577, 578, 579, 580, 584, 585, 587, 603, 604, 610, 611, 617, 620, 631

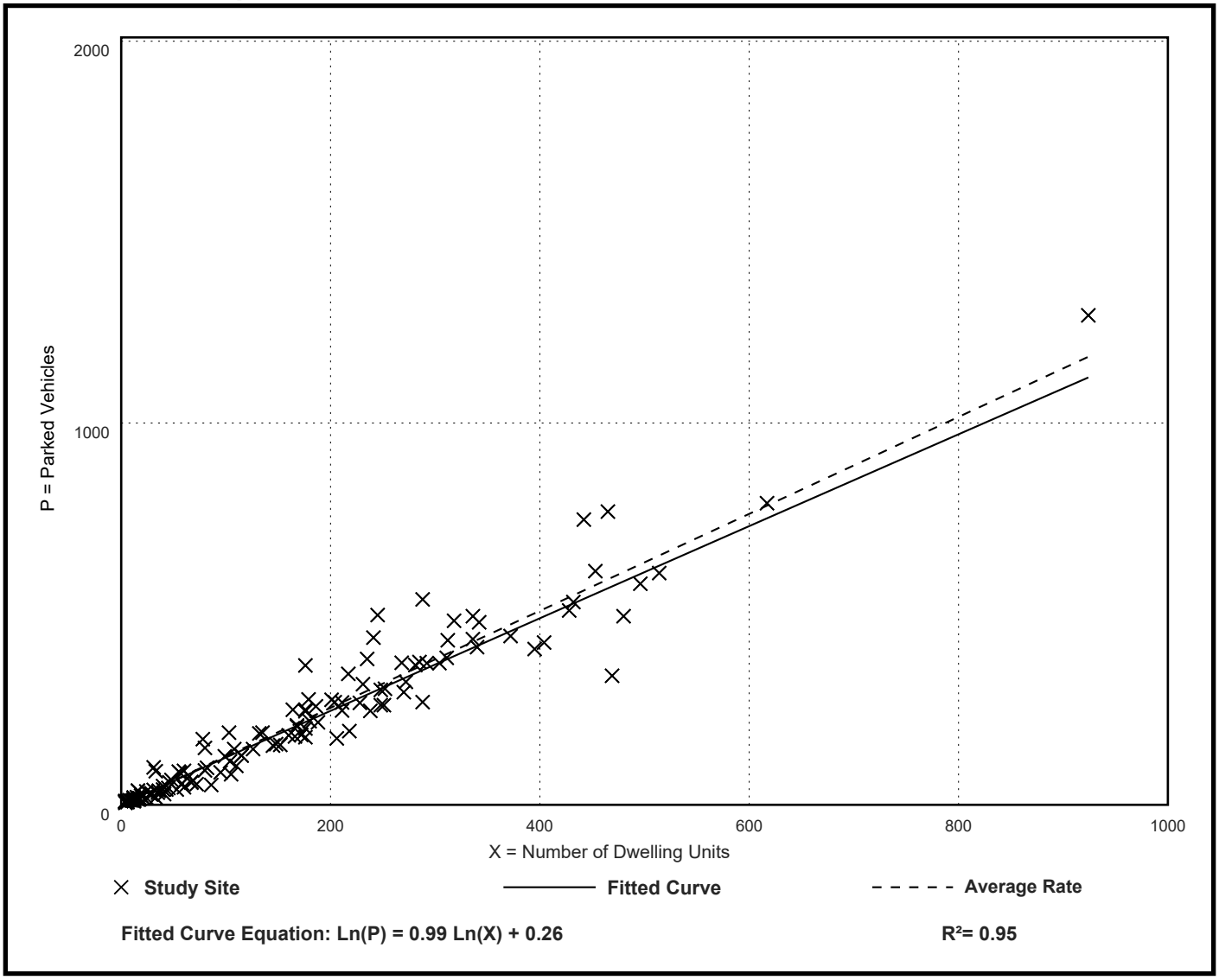
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Weekday (Monday - Friday)**
Setting/Location: **General Urban/Suburban**
Number of Studies: 143
Avg. Num. of Dwelling Units: 154

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.27	0.58 - 3.16	1.07 / 1.59	1.22 - 1.32	0.29 (23%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.99 Ln(X) + 0.26

R^2= 0.95

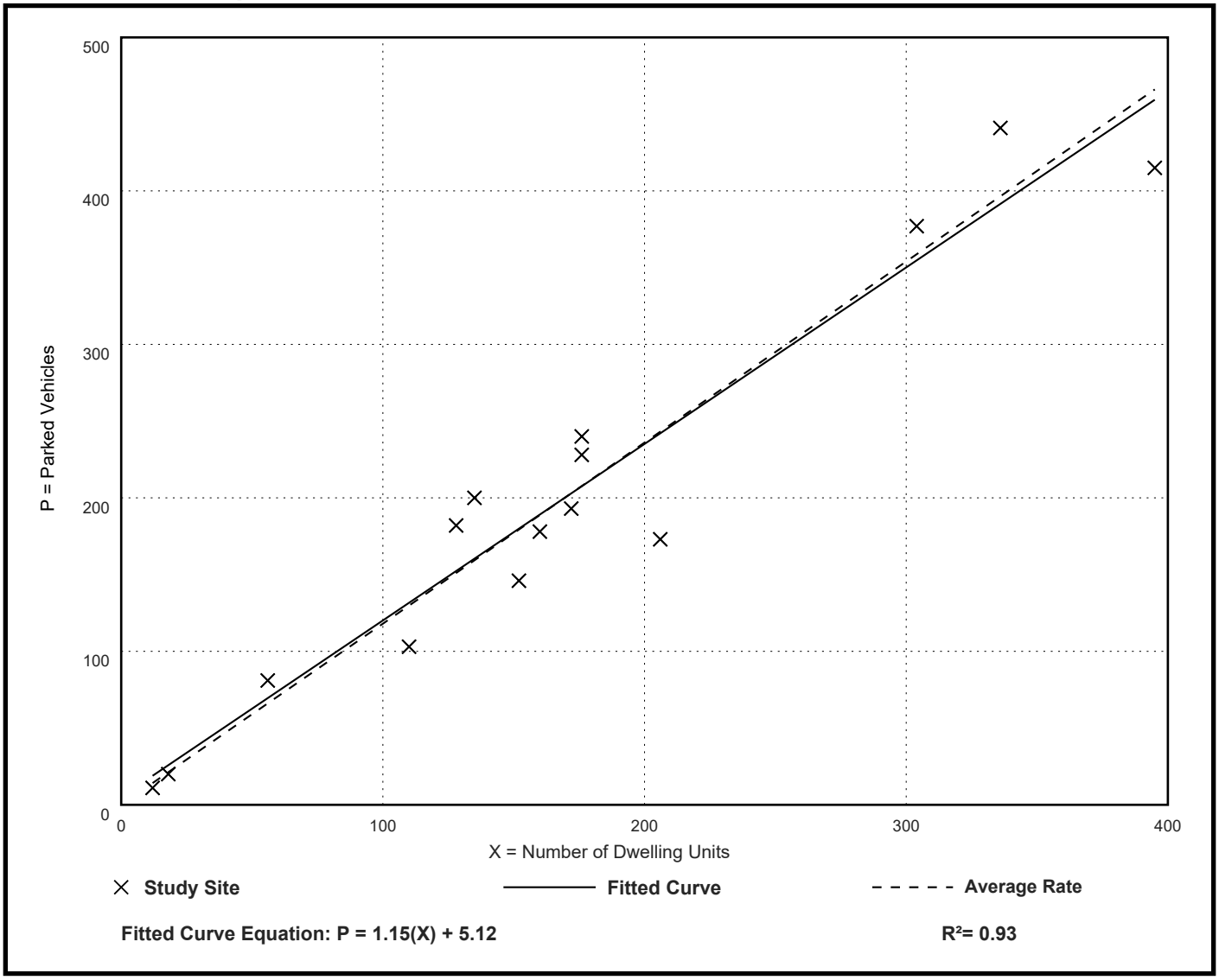
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Saturday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 15
Avg. Num. of Dwelling Units: 169

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.18	0.84 - 1.48	1.07 / 1.44	***	0.19 (16%)

Data Plot and Equation



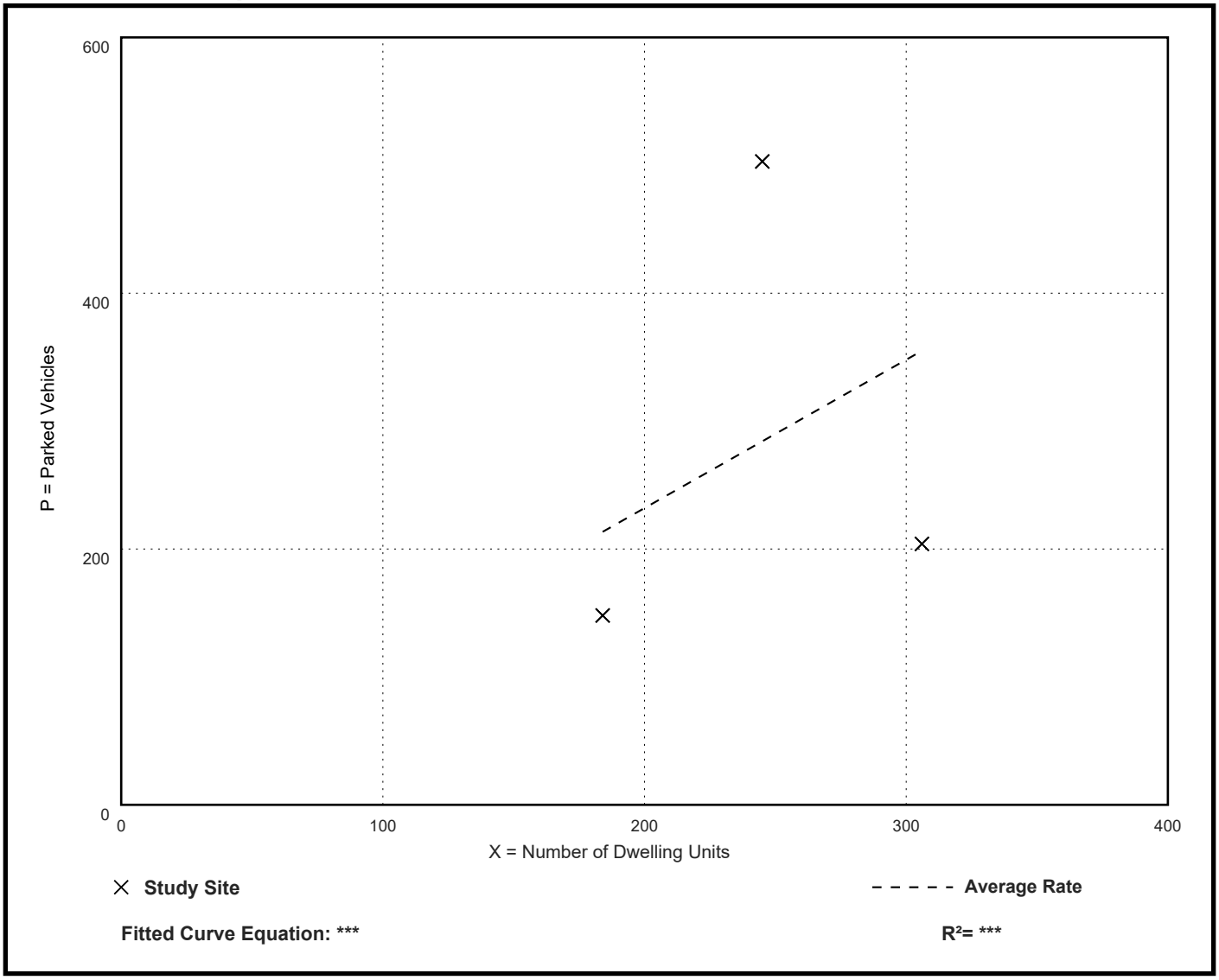
Multifamily Housing - 2+ BR (Low-Rise) Not Close to Rail Transit (220)

Peak Period Parking Demand vs: **Dwelling Units**
On a: **Sunday**
Setting/Location: **General Urban/Suburban**
Number of Studies: 3
Avg. Num. of Dwelling Units: 245

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.16	0.67 - 2.05	0.71 / 2.05	***	0.77 (66%)

Data Plot and Equation



Land Use: 822 Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area (GFA) of the building.

The 40,000 square feet GLA threshold between shopping plaza and strip retail plaza (Land Use 822) is based on an examination of the parking demand database. All shopping plazas with a supermarket as their anchor in the database are larger than 40,000 square feet GLA.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a Monday–Thursday (five study sites), a Friday (two study sites), and a Saturday (four study sites).

Hour Beginning	Percent of Peak Parking Demand		
	Monday–Thursday	Friday	Saturday
12:00–4:00 a.m.	—	—	—
5:00 a.m.	—	—	—
6:00 a.m.	—	—	—
7:00 a.m.	—	—	—
8:00 a.m.	19	19	—
9:00 a.m.	33	40	38
10:00 a.m.	47	44	55
11:00 a.m.	55	52	66
12:00 p.m.	89	96	85
1:00 p.m.	100	96	100
2:00 p.m.	73	84	96
3:00 p.m.	73	52	79
4:00 p.m.	66	50	66
5:00 p.m.	70	63	64
6:00 p.m.	75	49	67
7:00 p.m.	70	100	70
8:00 p.m.	54	94	70
9:00 p.m.	48	73	51
10:00 p.m.	—	—	—
11:00 p.m.	—	—	—

Additional Data

The average parking supply ratios for the study sites with parking supply information are the following:

- 5.7 spaces per 1,000 square feet GLA (24 sites) in a general urban/suburban setting
- 3.3 spaces per 1,000 square feet GLA (3 sites) in a dense multi-use urban setting

The average peak parking occupancy is 50 percent at the general urban/suburban sites and 76 percent at the dense multi-use urban sites.

The sites were surveyed in the 1990s, the 2010s, and the 2020s in Alberta (CAN), British Columbia (CAN), California, Colorado, Kansas, Maine, Manitoba (CAN), Maryland, Michigan, Minnesota, Missouri, New York, Texas, Virginia, and Washington.

Future data submissions should attempt to provide information on the composition of each study site (types and number of stores, restaurants, or other tenants within the shopping center).

Source Numbers

89, 209, 219, 297, 511, 601, 605, 606, 618, 619, 621, 635

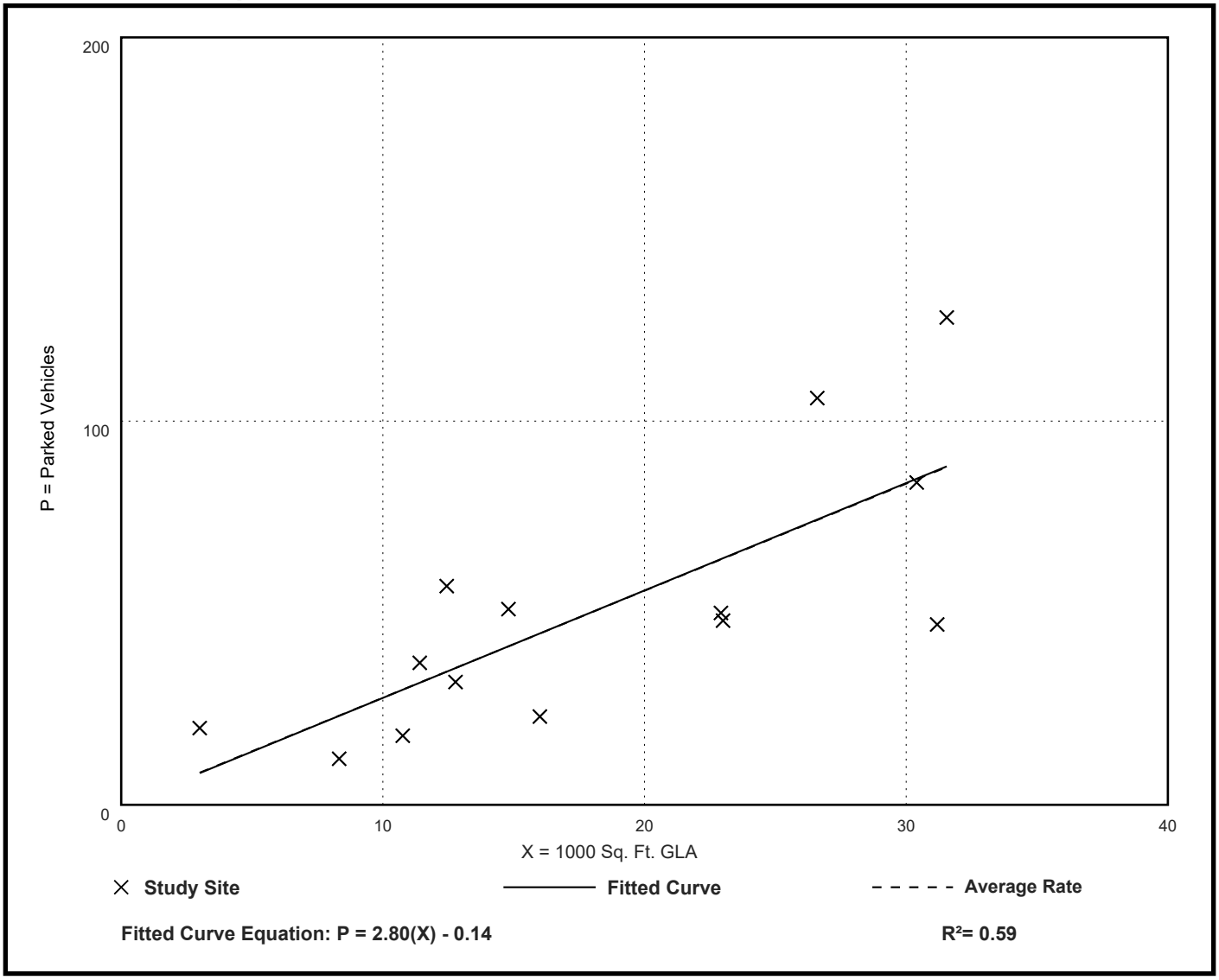
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Weekday (Monday - Thursday)
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. 1000 Sq. Ft. GLA: 18

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.79	1.44 - 6.67	2.07 / 4.44	***	1.14 (41%)

Data Plot and Equation



Fitted Curve Equation: P = 2.80(X) - 0.14

R^2= 0.59

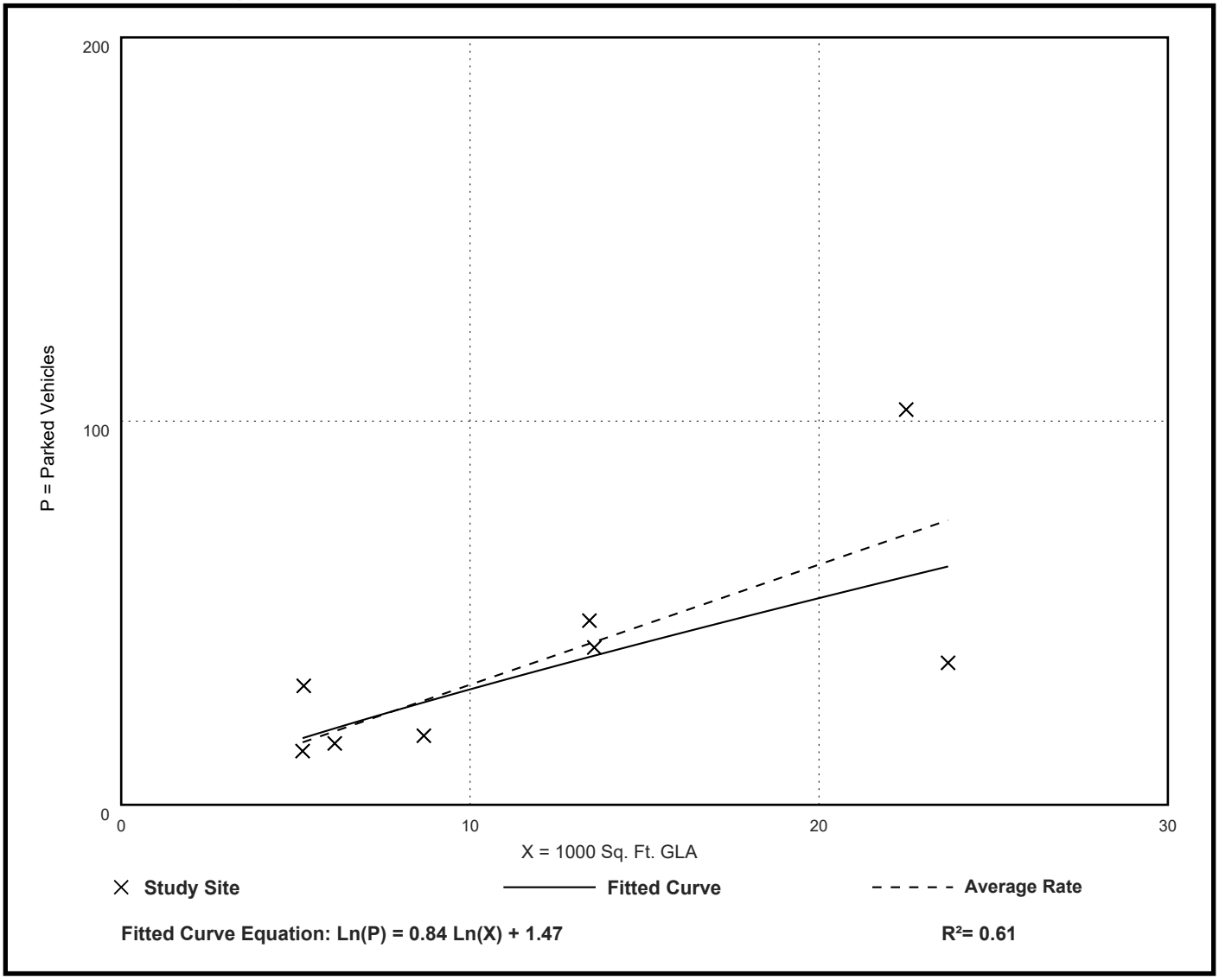
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Friday
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GLA: 12

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
3.13	1.56 - 5.93	2.60 / 5.45	***	1.37 (44%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.84 Ln(X) + 1.47

R^2= 0.61

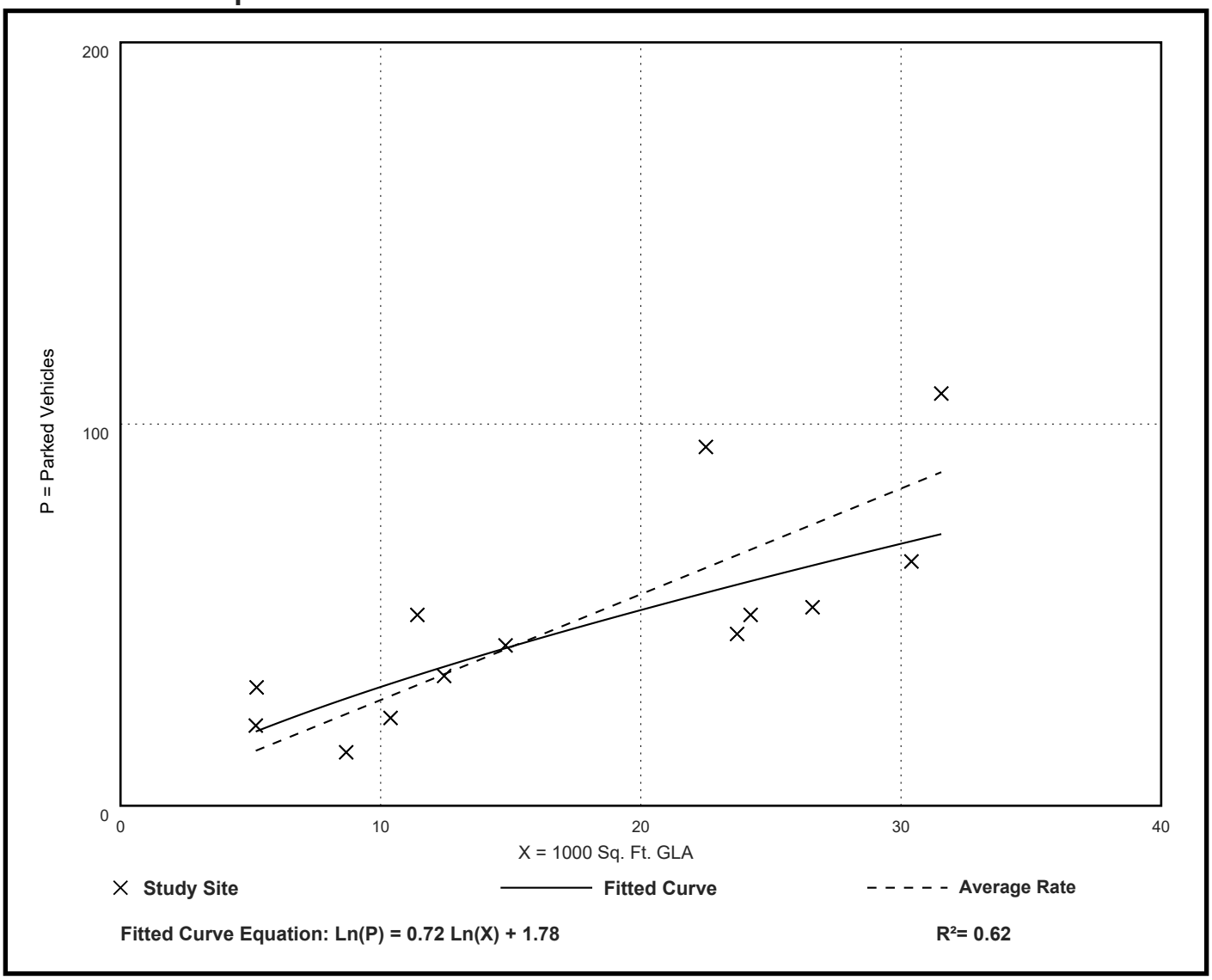
Strip Retail Plaza (< 40k)
(822)

Peak Period Parking Demand vs: 1000 Sq. Ft. GLA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GLA: 17

Peak Period Parking Demand per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.77	1.61 - 5.93	2.09 / 4.36	***	1.03 (37%)

Data Plot and Equation



Fitted Curve Equation: Ln(P) = 0.72 Ln(X) + 1.78

R^2= 0.62

Land Use: 937 Coffee/Donut Shop with Drive-Through Window

Description

This land use includes any coffee and donut restaurant that has a drive-through window as well as a walk-in entrance area at which a patron can purchase and consume items. The restaurant sells freshly brewed coffee (along with coffee-related accessories) and a variety of food/drink products such as donuts, bagels, breads, muffins, cakes, sandwiches, wraps, salads, and other hot and cold beverages. The restaurant marketing and sales may emphasize coffee beverages over food (or vice versa). A coffee/donut shop typically holds long store hours (more than 15 hours) with an early morning opening. Limited indoor seating is generally provided for patrons and table service is not provided.

Time-of-Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at four study sites in a general urban/suburban setting.

Hour Beginning	Percent of Monday–Thursday Peak Parking Demand
12:00–4:00 a.m.	–
5:00 a.m.	–
6:00 a.m.	–
7:00 a.m.	91
8:00 a.m.	100
9:00 a.m.	97
10:00 a.m.	97
11:00 a.m.	71
12:00 p.m.	77
1:00 p.m.	66
2:00 p.m.	54
3:00 p.m.	57
4:00 p.m.	63
5:00 p.m.	–
6:00 p.m.	–
7:00 p.m.	–
8:00 p.m.	–
9:00 p.m.	–
10:00 p.m.	–
11:00 p.m.	–

Additional Data

The average parking supply ratio for the 12 study sites in a general urban/suburban setting and with parking supply information is 10.3 spaces per 1,000 square feet GFA. The average peak parking occupancy at these sites is 50 percent.

The sites were surveyed in the 2000s, the 2010s, and the 2020s in Maine, Nevada, New Jersey, Ontario (CAN), Tennessee, and Washington.

Source Numbers

405, 407, 412, 433, 442, 509, 523, 540, 620

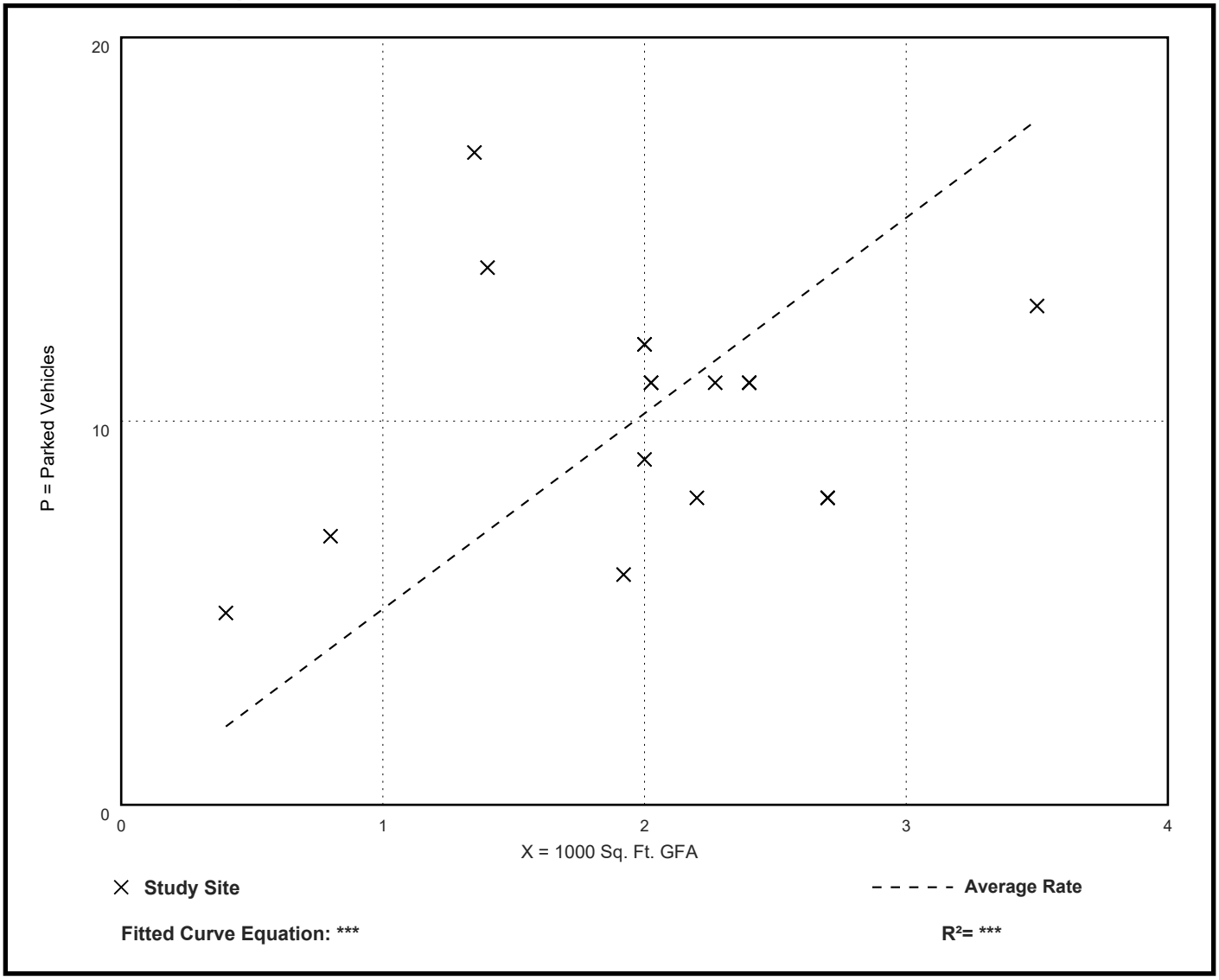
Coffee/Donut Shop with Drive-Through Window (937)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GFA: 2.0

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
5.10	2.96 - 12.59	4.45 / 10.75	***	2.44 (48%)

Data Plot and Equation



Coffee/Donut Shop with Drive-Through Window (937)

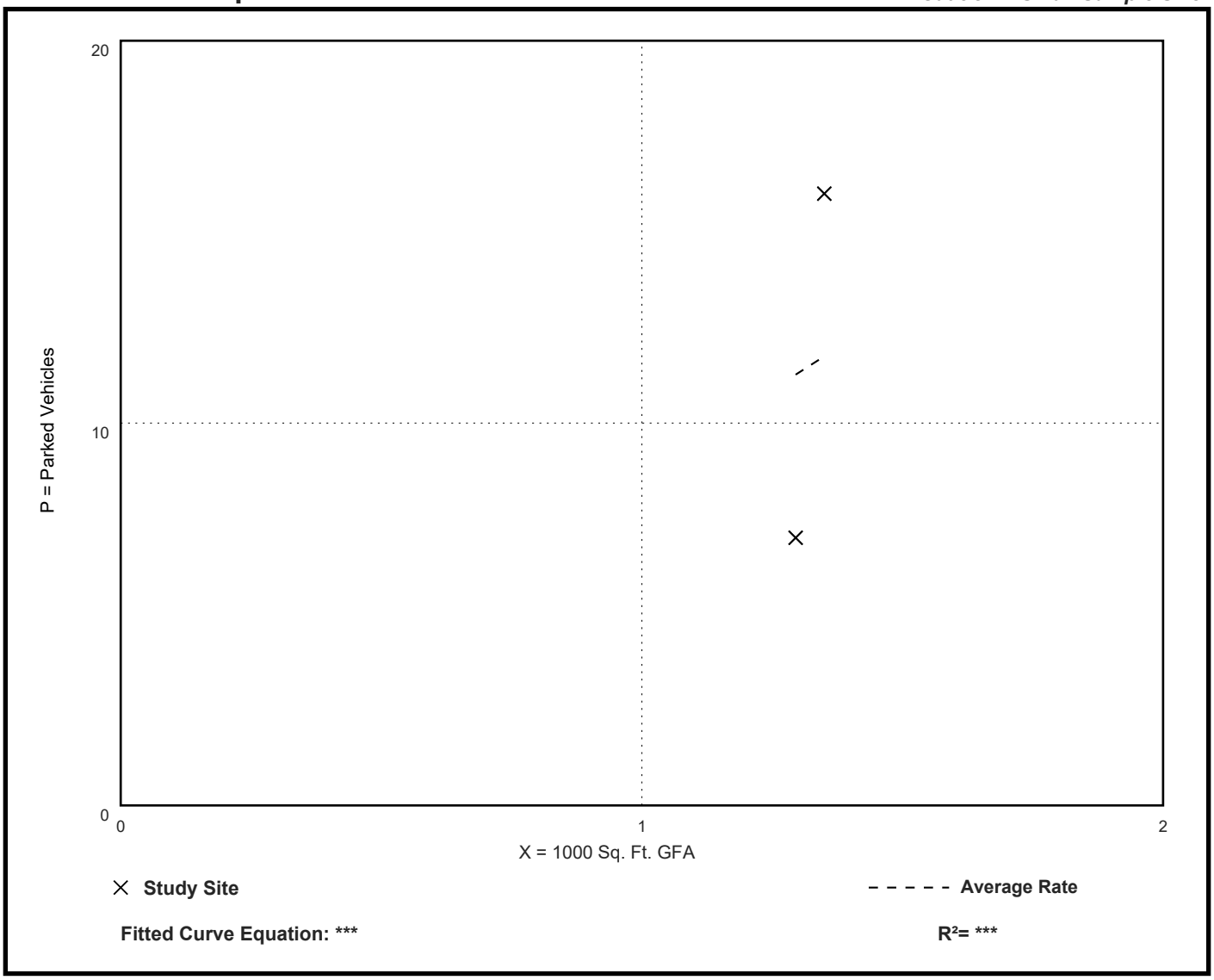
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 1.3

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
8.70	5.41 - 11.85	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Colliers Engineering & Design

Traffic Impact Study

Appendix F | Other Development Data

MASER CONSULTING P.A.

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

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February 23, 2018

VIA UPS

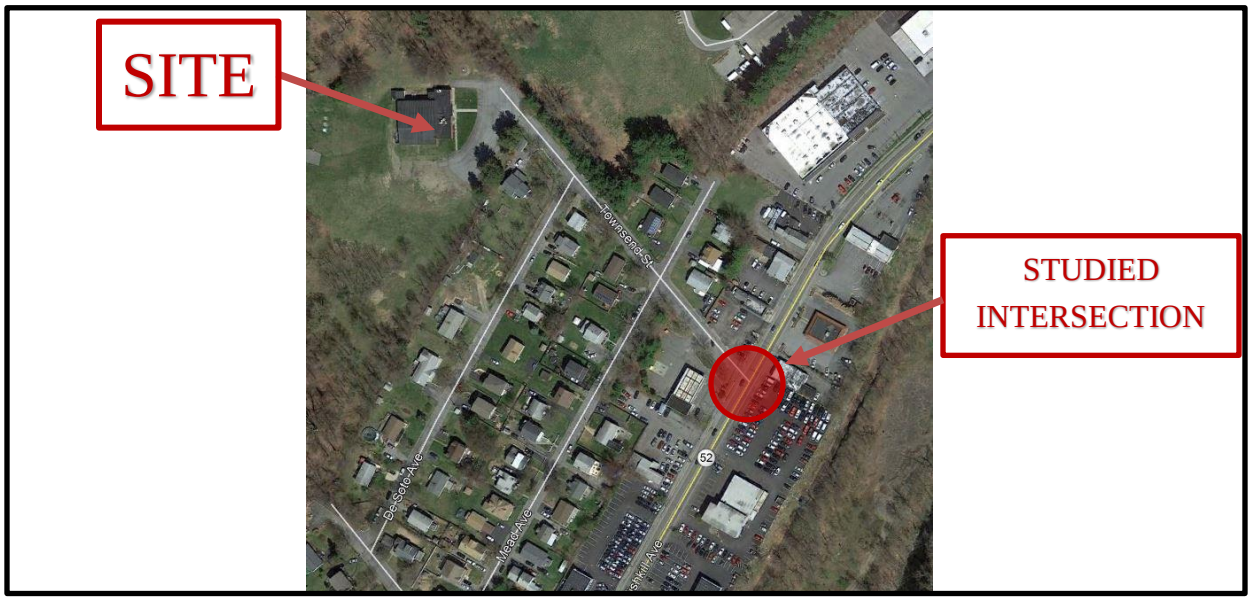
Ms. Alla Bares
Ak Property Holding, Inc.
730 Columbus Avenue, Apt. 3D
New York, NY 10025

Re: Traffic Evaluation
25 Townsend Street
13 Lot Single-Family Subdivision
City of Beacon, Dutchess County, NY
MC Project No. 18000702A

Dear Ms. Bares:

Maser Consulting has conducted an evaluation of the potential traffic impacts associated with the proposed 13 Lot Single-Family Subdivision located at 25 Townsend Street in the City of Beacon, Dutchess County, NY (the "Site"). As shown on the Site Location Map (Exhibit No. 1) provided below, the site is located north of Fishkill Avenue (NYS Route 52) at the end of Townsend Street and the Site currently contains the former Knights of Columbus building and parking lot. The proposed subdivision consists of 13 single-family homes along an extension of Townsend Street proposed to dead-end at a cul-de-sac (the "Proposed Development"). The following is a summary of the procedures utilized to assess any potential future traffic impacts associated with Proposed Development of the Site.

EXHIBIT NO. 1 – SITE LOCATION MAP



1. Existing Conditions

In order to assess the existing traffic conditions in the vicinity of the proposed subdivision, manual turning movement traffic counts were collected at the Fishkill Avenue and Townsend Street intersection by representatives of Maser Consulting, P.A. on Wednesday, February 21, 2018 during the PM Peak Hours to determine the existing traffic volume conditions in the vicinity of the Site. These traffic counts were compared to traffic volume data obtained from the NYSDOT for NYS Route 52 in the vicinity of Townsend Street. Based on this information, the Existing Traffic Volumes were established for the Weekday Peak AM and Weekday Peak PM Hours at the intersection as identified in the Table No. 2 on the following page.

The following is a brief description of the roadways located within the study area.

- Fishkill Avenue (NYS Route 52) – Fishkill Avenue is generally a two-lane roadway under the jurisdiction of the NYSDOT with one lane in each direction in the vicinity of the Site and shoulders on both sides. Fishkill Avenue has an unsignalized intersection with Townsend Street and has sidewalks along the west side of the roadway. The posted speed limit in the vicinity of the Site is 30 mph and the roadway mainly serves commercial and residential uses.

- Townsend Street - Townsend Street intersects with Fishkill Avenue at an unsignalized "T" shaped intersection. Townsend Street generally traverses in an east/west direction and serves primarily residential land uses with some commercial land uses closer to its intersection with Fishkill Avenue (i.e. Citgo Gas Station, Dunkin' Donuts). Townsend Street currently terminates at a dead end with the Site's existing driveway being the continuation of the roadway. The speed limit in the vicinity of the site is 30 mph and there are no sidewalks along the roadway. At its intersection with Fishkill Avenue, good sight distances are provided with no obstructions to views in either direction for vehicles exiting Townsend Street.

2. Future Traffic Conditions

Estimates of the amount of traffic to be generated by the Proposed Development during each of the Peak Hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 210 – Single-Family Detached Housing. Table No. 1 below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak one-hour periods during the AM and Peak PM Hours.

TABLE NO. 1
HOURLY TRIP GENERATION RATES (HTGR) AND
ANTICIPATED SITE GENERATED TRAFFIC VOLUMES

TIME PERIOD	ENTRY		EXIT		TOTAL
	HTGR[1]	VOLUME	HTGR[1]	VOLUME	
AM PEAK HOUR	0.31	4	0.77	10	14
PM PEAK HOUR	0.69	9	0.38	5	14

NOTES:
1. THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE – 210 – SINGLE-FAMILY DETACHED HOUSING.

The above project generated traffic volumes were added to the 2018 Existing Traffic Volumes to obtain the Future Build Traffic Volume conditions, which also include for five years of background traffic growth at 2.0% per year. Table No. 2, below, summarizes the 2018 Existing and 2023 Build Traffic Volumes at the Fishkill Avenue/Townsend Street intersection.

TABLE NO. 2
FISHKILL AVENUE AT TOWNSEND STREET
EXISTING AND FUTURE TRAFFIC VOLUMES

INTERSECTION APPROACH	EXISTING 2018 TRAFFIC VOLUMES		PROJECT GENERATED TRAFFIC VOLUMES		FUTURE 2023 BUILDTRAFFIC VOLUMES[1]	
	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR	AM PEAK HOUR	PM PEAK HOUR
EB LEFT	20	19	5	2	27	23
EB RIGHT	16	21	5	3	23	26
NB LEFT	18	19	2	5	22	25
NB THROUGH	480	528	0	0	528	627
SB THROUGH	455	501	0	0	501	596
SB RIGHT	16	18	2	4	20	31
TOTAL	**1005**	**1195**	**14**	**14**	**1120**	**1329**

NOTES:
1. FUTURE 2023 BUILD TRAFFIC VOLUMES INCLUDES BACKGROUND TRAFFIC GROWTH OF 2% PER YEAR FOR 5 YEARS AS WELL AS THE PROJECT GENERATED TRAFFIC VOLUMES.

As indicated in Table No. 1 above, the Proposed Development will generate approximately 14 Peak Hour vehicle trips during both the AM and PM Peak Hours. This equates to a less than 1.5% increase in traffic volumes during the AM and PM Peak Hours at the NYS Route 52/Townsend Street intersection compared to existing conditions, which is not considered a significant increase in traffic volumes.

Furthermore, capacity analyses, which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors for the NYS Route 52/Townsend Street intersection utilizing the procedures identified in the Highway Capacity Manual 6th Edition dated October 2016 to determine the Levels of Service and average vehicle delays. These analyses were computed for the 2018 Existing and Future 2023 Build Traffic Volume conditions. Table No. 3 below, summarizes the results of the capacity analysis for the Existing and Future Build Conditions. Copies of the capacity analyses, which also indicate the existing geometrics (including lane widths) and other characteristics for the intersection are attached.

TABLE NO. 3 LEVEL OF SERVICE SUMMARY TABLE FISHKILL AVENUE AT TOWNSEND STREET					
INTERSECTION APPROACH		EXISTING CONDITIONS		FUTURE BUILD CONDITIONS	
		AM	PM	AM	PM
FISHKILL AVENUE	NB	A[8.4]	A[8.8]	A[8.7]	A[9.1]
TOWNSEND STREET	EB	C[15.9]	C[18.0]	C[17.8]	C[21.0]

NOTES:
1. THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS.

As indicated in the above table, the Fishkill Avenue and Townsend Street intersection currently operates at a Level of Service "C" or better during the AM and PM Peak Hours. It is anticipated that with the additional traffic associated with the proposed project, similar Levels of Service will be maintained in the future. As a result, the Proposed Development is not anticipated to have a significant impact on traffic operating conditions in the vicinity of the Site.

Very truly yours,

MASER CONSULTING P.A.

Phillip J. Grealy, Ph.D.,P.E.
Principal/Department Manager

Richard G. D'Andrea, P.E., PTOE
Senior Associate/Project Manager

PJG/ces
Enclosures –
cc: T. Palmer

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Colliers
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& Design

Traffic Impact Study

October 24, 2022

393 & 397 Fishkill Avenue and 7 Conklin Street
City of Beacon, Dutchess County, New York

Prepared for:

Mr. Jordan Haug
Letterio & Haug LLP
397A Fishkill Avenue
Beacon, NY 12508

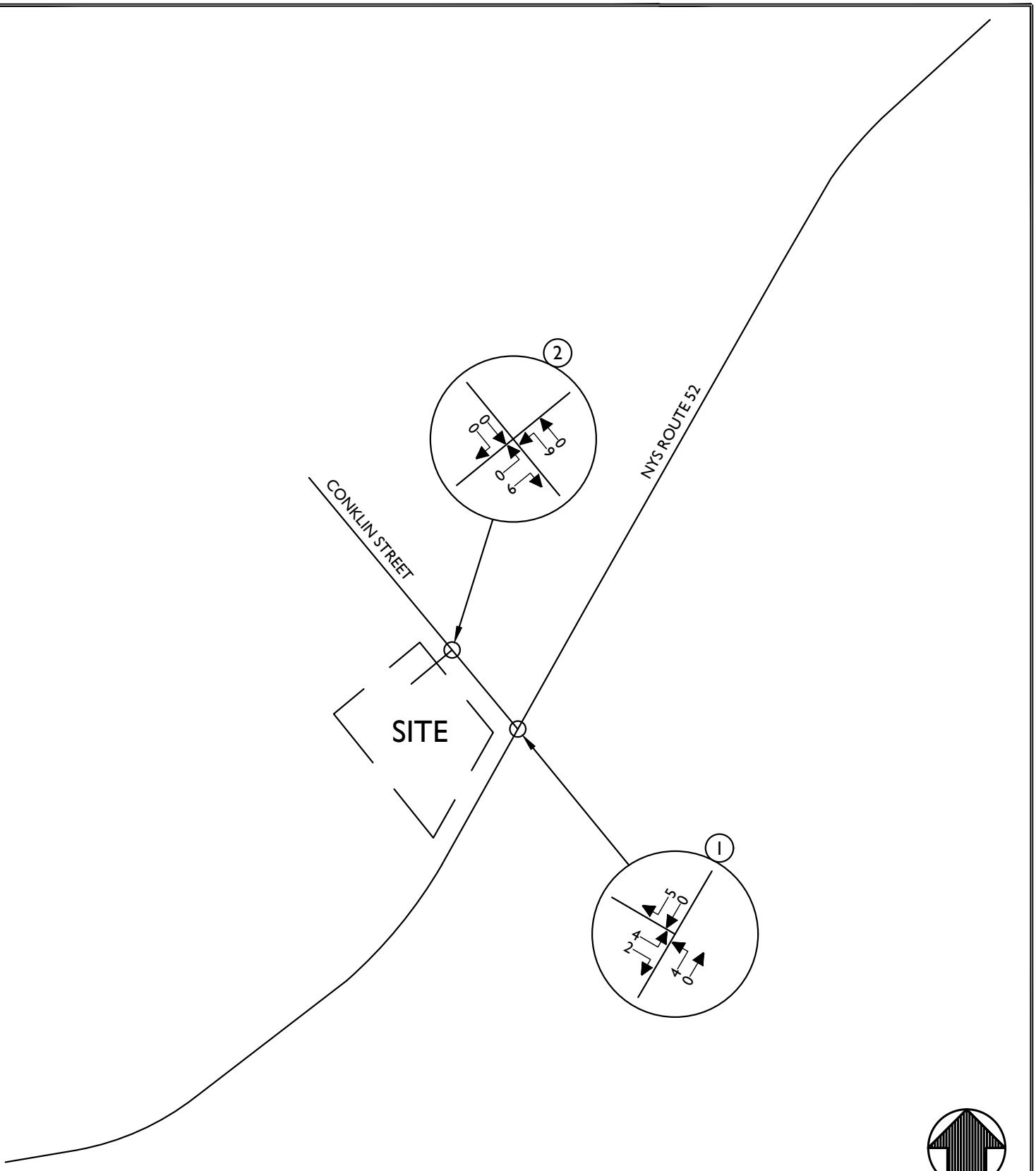
Prepared by:



Richard G. D'Andrea, P.E., PTOE
New York Professional Engineer
License No. 090241

Colliers Engineering & Design
400 Columbus Avenue
Suite 180E
Valhalla New York 10595
Main: 877 627 3772
Colliersengineering.com

Project No. 22011382A



NOTE: LINE DIAGRAM NOT TO SCALE

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397 FISHKILL AVENUE

397 FISHKILL AVENUE
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TRAFFIC IMPACT STUDY

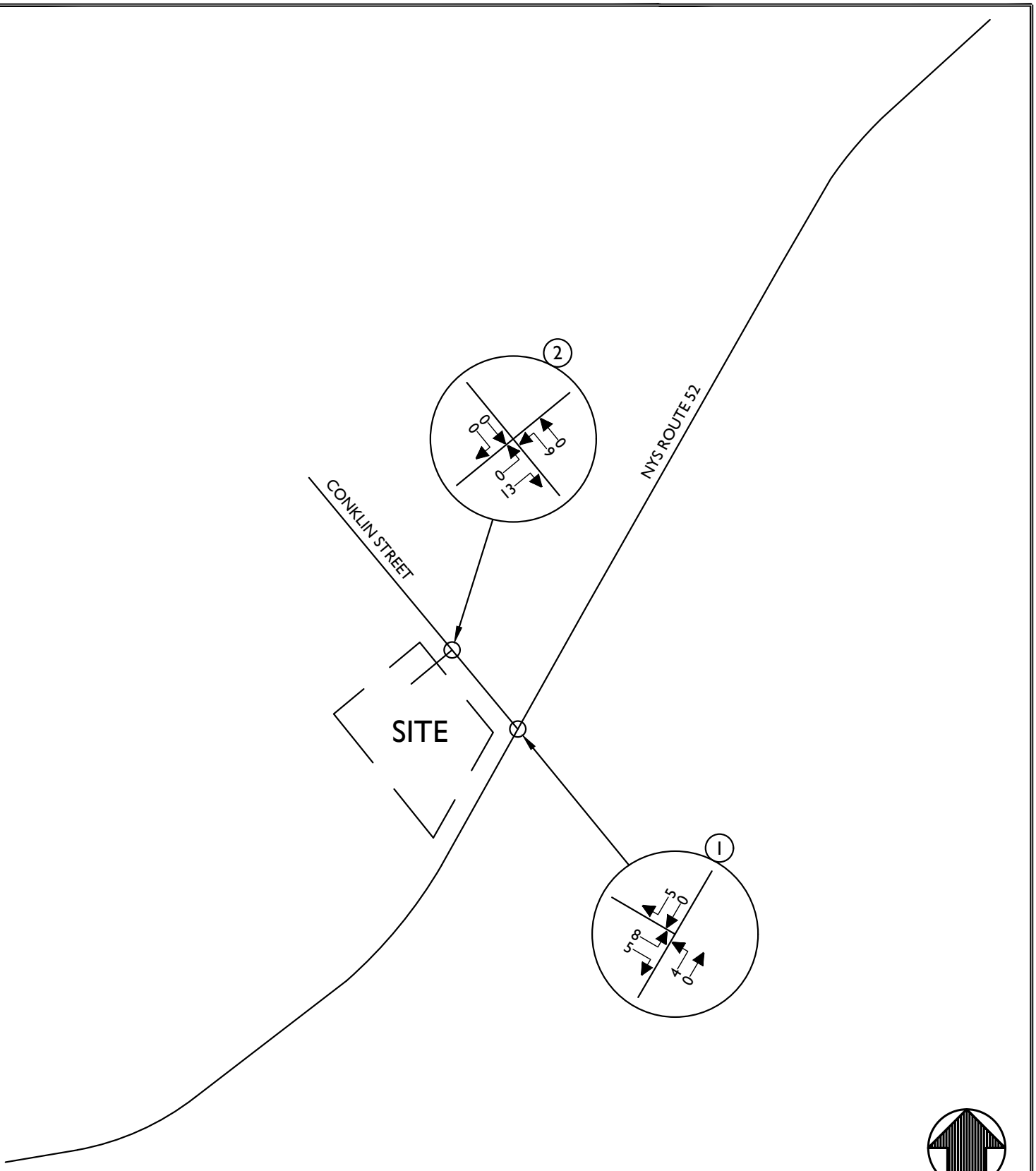
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/18/22	J.F.M.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
22011382A	221018JFM_FIGURES

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
16

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SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	10/18/22	J.F.M.	R.G.D.

PROJECT NUMBER:	DRAWING NAME:
22011382A	221018JFM_FIGURES

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
17

\AcPublish_10244\221018JFM_Figures.dwg\17 By: JMUCCIN

Table No. 1
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

397 Fishkill Avenue Beacon, New York	Entry		Exit	
	HTGR[1]	Volume	HTGR[1]	Volume
Office (2,470 Sq. Ft.)				
Peak AM Hour	2.43	6	0.40	1
Peak PM Hour	0.40	1	2.83	7
Saturday Peak Hour	0.00	0	0.40	1
Retail (1,230 Sq. Ft.)				
Peak AM Hour	1.63	2	0.81	1
Peak PM Hour	3.25	4	3.25	4
Saturday Peak Hour	3.25	4	3.25	4
Residential (12 Units)				
Peak AM Hour	0.08	1	0.33	4
Peak PM Hour	0.33	4	0.17	2
Saturday Peak Hour	0.25	3	0.17	2
Total				
Peak AM Hour	-	9	-	6
Peak PM Hour	-	9	-	13
Saturday Peak Hour	-	7	-	7

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 710 - GENERAL OFFICE BUILDING, ITE LAND USE CODE - 822 - STRIP RETAIL PLAZA, AND ITE LAND USE CODE - 220 - MULTIFAMILY HOUSING (LOW-RISE).

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Traffic Impact Study

December 23, 2022

Beacon HIP Lofts & Studio/Beacon Self Storage
Front Street at Mill Street
City of Beacon, Dutchess County, New York

Prepared for:

Beacon Lofts & Storage
16 Squadron Boulevard
New City, NY 10956

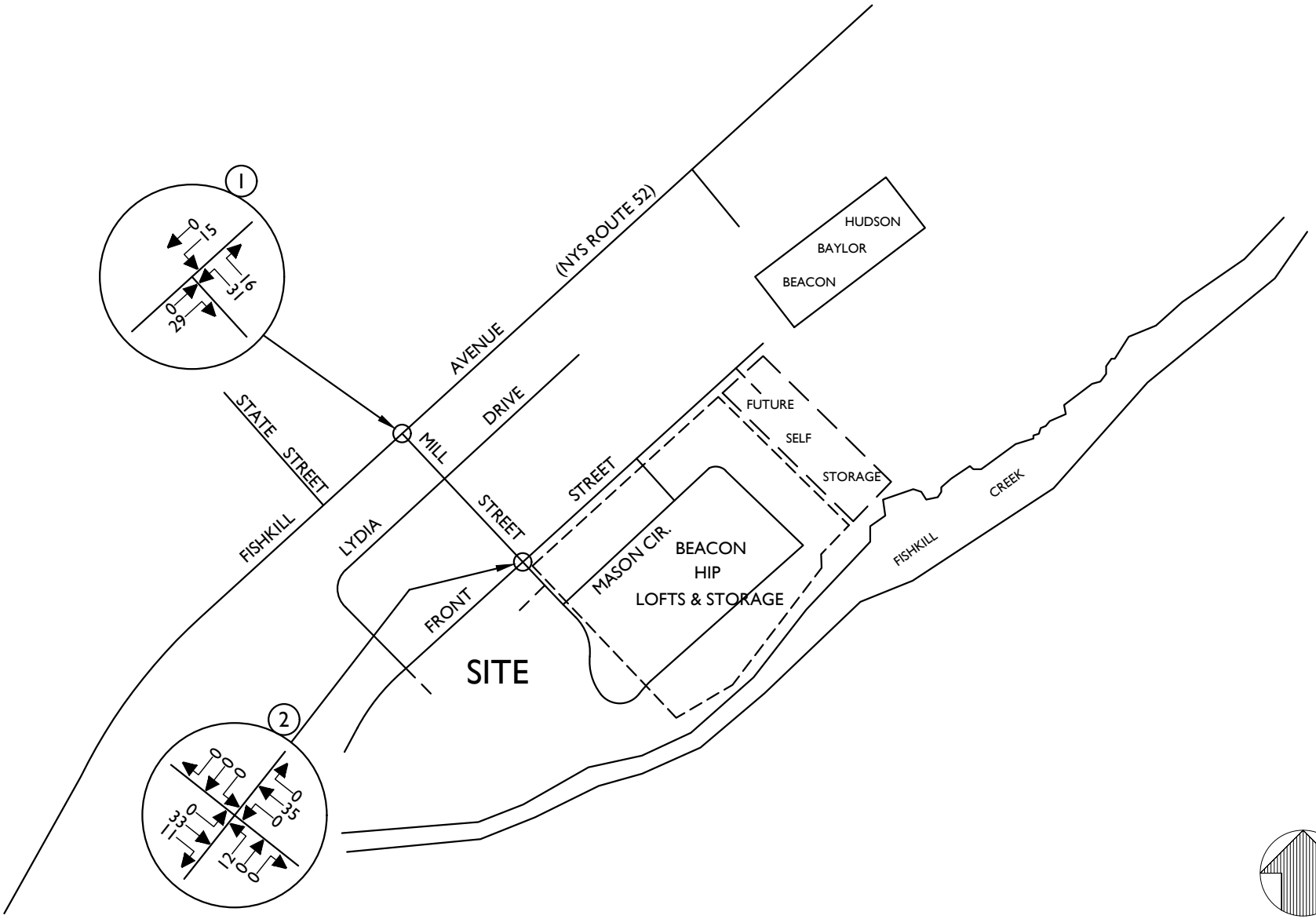
Prepared by:



Richard G. D'Andrea, P.E., PTOE
New York Professional Engineer
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Project No. 21005078B



NOTE: LINE DIAGRAM NOT TO SCALE

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BEACON HIP LOFTS & STUDIO AND BEACON SELF STORAGE

CITY OF BEACON
DUTCHESS COUNTY
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TRAFFIC IMPACT STUDY

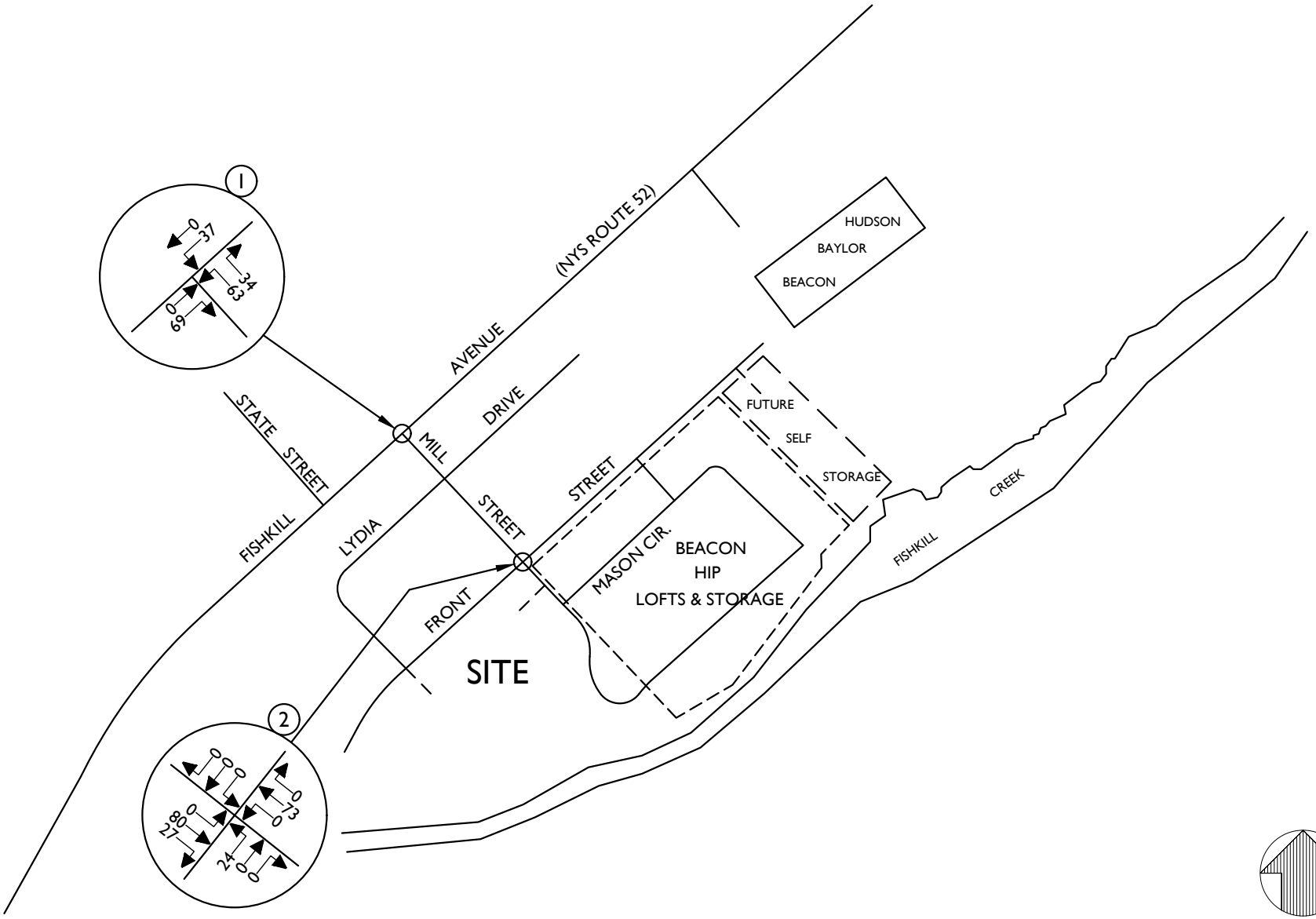
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	12/23/22	R.H.	R.D.G.

PROJECT NUMBER:	DRAWING NAME:
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SHEET TITLE: SITE GENERATED TRAFFIC VOLUMES WEEKDAY PEAK AM HOUR

FIELD BOOK: XX PAGE: XX

SHEET NUMBER: 16



NOTE: LINE DIAGRAM NOT TO SCALE

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21005078B	221223RH_FIGURE

SHEET TITLE: FIELD BOOK: XX PAGE: XX

SITE GENERATED TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER: 17

\AcPublish_17648\221223RH_FIGURE.dwg\17 By: RDANDREA

Table No. 1
Hourly Trip Generation Rates (HTGR) and
Anticipated Site Generated Traffic Volumes

Beacon HIP Lofts, LLC City of Beacon, NY	Entry		Exit	
	HTGR[1]	Volume	HTGR1	HTGR[1]
Residential (28 Units)				
Peak AM Hour	0.29	8	0.86	24
Peak PM Hour	0.75	21	0.43	12
Saturday Peak Hour	0.57	16	0.57	16
Artist Studio (30,000 Sq. Ft.)				
Peak AM Hour	1.20	36	0.77	23
Peak PM Hour	2.83	85	2.83	85
Saturday Peak Hour	3.37	101	3.20	96
Total				
Peak AM Hour	-	44	-	47
Peak PM Hour	-	106	-	97
Saturday Peak Hour	-	117	-	112

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 11TH EDITION, 2021. ITE LAND USE CODE - 220 - MULTIFAMILY HOUSE (LOW-RISE) AND ITE LAND USE CODE - 822 - STRIP RETAIL PLAZA.

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Via
April 30, 2024

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

Carvana - 410 Fishkill Avenue
City of Beacon, Dutchess County, New York
Colliers Engineering & Design Project No. 24004190A

Dear Chairman Gunn and Members of the Planning Board,

We are writing on behalf of the Applicant for the proposed Carvana store ("the Project"), which is proposed to occupy the former Healey Hyundai site located at 410 Fishkill Avenue in the City of Beacon. Colliers Engineering and Design (CED) has conducted a review of the Project relating to parking needs as well as vehicular access and circulation. The following provides a summary of our assessment of the Project and our recommendations.

Project Description

Carvana proposes to reoccupy the former Healey Hyundai car dealership to provide a similar but reduced use from the former Healey Hyundai use. The existing building, which will be reoccupied without modification, totals approximately 19,588 sq. ft. including approximately 2,828 sq. ft. of second floor mezzanine space. The prior Healey Hyundai use operated as a new and use car sales dealership along with parts sales and service provided on the site. Within the 19,588 sq. ft. the building has several service bays that will also remain as discussed further below. Access to the site is currently provided via a two-way driveway located approximately 150-ft. north of Conklin Street and a second two-way driveway at the northern property line of the site (approximately 475-ft. north of Conklin Street). There is also an existing one-way entry and exit loop in the middle of the site frontage that was formerly utilized for parts and service sales and vehicle drop-off/pick-up. It should be noted that there is no existing curbing or sidewalks along the site frontage separating Fishkill Avenue from the paved surface of the site.

Carvana proposes to reoccupy the site generally in its current form with some minor modifications to onsite parking and loading. It should be noted that Carvana does not intend to fully utilize the entirety of the space with the existing building since it is larger than needed for its operations and there will be no other use of any underutilized spaces.

Carvana is an online used automotive dealer offering pre-owned vehicles for sales. The entirety of the Carvana purchase process is completed online through Carvana.com. This differs from the former Healey Hyundai vehicle sales operations, which were primarily conducted in person. Once a Carvana customer finalizes their vehicle purchase online, they can select to pick-up their vehicle from a location or accept delivery directly to a location of their choosing. For those customers that choose to pick-up their purchased vehicle from a store location, an on-site pick-up event is scheduled through the online system. These prescheduled pick-ups are typically 15 minutes or less and conducted during regular business hours (Monday through Sunday, 8AM to 5PM). Carvana anticipates 10 – 20 vehicle sales per day that will be picked up from this location. Additional deliveries will be conducted utilizing their single car haulers that will first come through this store for inspection, detailing, etc.

The scheduling of pick-ups from the Carvana store will allow Carvana to control the number of customers on site at any one time, which reduces the need for customer parking spaces compared to typical dealership operations. Furthermore, since all vehicle pick-ups at the store will be scheduled and there will be no onsite vehicle sales or servicing of vehicles beyond that which is required for state inspections, there will not be any unexpected customer arrivals to the site.

Carvana will utilize the existing service bays to conduct state inspections and detailing of Carvana sold vehicles only, prior to their initial delivery to the customer. These services will not be open to the public. Caravana anticipates utilizing the five (5) existing service bays furthest to the north in the building for conducting state inspections and associated minor repairs prior to delivery. Detailing of sold vehicles prior to delivery will be conducted in the middle section of the building utilizing the bay doors on the north side of middle building to access the detailing area. Finally, the southerly most bay door nearest the former Healey Hyundai service entrance will be used display/delivery of sold vehicles for customer pick-up. This display/delivery bay, which is identified by Carvana as the "Customer Experience" bay, will be the bay that is nearest the exit only driveway from the property at the center of the building.

Parking

(Appendix A, B & C)

The City of Beacon Zoning Code (the "Zoning Code") provides specific parking requirements for "Motor Vehicle Sales & Service" uses as specified in Section 223-26.F of the code. Based on the Zoning Code, one (1) space is required per employee, plus one (1) space per 150 square feet of gross floor area of building space. The relevant code section is provided in Appendix A for reference. As indicated previously, the Project anticipates having 12 – 15 employees, which would require 15 parking spaces. An additional 131 parking spaces are required based on the total building floor area resulting in a total of 146 parking spaces required by the Zoning Code. Considering the proposal to provide 63 onsite parking spaces as part of the Project, the Project would have a shortfall of 83 parking spaces based on the Zoning Code requirement for which a variance would be required. Note that the 63 onsite parking spaces include 7 spaces designated for the Carvana single car haulers which are used for offsite deliveries.

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CED is also aware that the City of Beacon City Council is currently in the process of reviewing a Proposed Local Law to amend parking requirements in the City of Beacon. Our office has continued to review the progress of this proposed Local Law including reviewing the latest available revision dated April 12, 2024, which was reviewed by the City Council at its April 22, 2024, meeting. A copy of the April 12, 2024, revision of the proposed Local Law is provided in Appendix B for reference. Based on the current version of the proposed Local Law if adopted by the City the required parking for the Project would be based on the Schedule of Off-Street Parking Standards as identified in the table on Page 6 of the Proposed Local Law, which requires a minimum of three (3) spaces per 1,000 sq. ft. of gross floor area up to a maximum of five (5) spaces per 1,000 sq. ft. of gross floor area. Therefore, the Project would require a minimum of 59 parking spaces up to a maximum of 98 parking spaces. The proposed total of 63 parking spaces to be provided on the site falls within this range of minimum and maximum required parking.

For comparison purposes, data provided by the Institute of Transportation Engineers (ITE) in their publication entitle ***Parking Generation, 6th Edition*** dated 2023 was reviewed for Land use 841 – Automobile Sales (Used). While this land use may not provide an exact comparison to the proposed Carvana operations since it is primarily based on traditional automobile sales operations, it is the most comparable industry data available. Based on the size of the building, the ITE data indicates an average parking demand of 60 parking spaces with an 85th percentile parking demand of 98 parking spaces. This is similar to the range of parking spaces that would be required under the City's proposed Local Law. However, it should also be noted that the ITE data also provides parking demand rates based on the number of employees at the facility. Based on the maximum of 15 employees at the facility, the ITE data indicates an average parking demand of 21 parking spaces with an 85th percentile parking demand of 33 parking spaces. The relevant ITE data is provided in Appendix C for reference.

As noted previously, the Carvana operations are significantly different than typical automobile sales facility operations. Based on the planned operations of the facility, Carvana will require up to 15 employee parking spaces, one for each employee. In addition, Carvana will reserve seven (7) parking spaces along Fishkill Avenue at the north end of the side for their single car haulers, which are used for offsite deliveries. Carvana also proposes to provide seven (7) designated parking spaces for customer parking, including one (1) ADA accessible parking space on the south side of the building. Since the pickup of vehicles will be prescheduled in 15-minute intervals and there are no other public services provided other than pick-up of presold vehicles, the need for customer parking is anticipated to be very limited

The above identified parking spaces will make up 29 of the 63 proposed onsite spaces, leaving 34 remaining parking spaces for storage of vehicles for daily deliveries both for pickup at the store and offsite delivery using the single car haulers. Based on the 10-20 pickup deliveries per day it is anticipated that the 34 remaining spaces would serve the needs of the facility for the storage of pre-sold vehicles, which only occurs for limited durations.

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Access & Circulation

(Figures No. 1 & 2, Appendix D)

In addition to the parking assessment discussed above, CED also conducted a review of the future access and circulation relating to the proposed Carvana use. As noted previously the site is currently accessed primarily by two (2) two-way driveway connections to Fishkill Avenue and a one-way loop driveway in the middle of the site frontage. Furthermore, there is no existing curbing or sidewalks along the site frontage separating Fishkill Avenue from the paved surface of the site and as indicated on the property survey, some of the formerly used parking spaces encroached on the Fishkill Avenue right-of-way.

Under the proposed Carvana use, the existing northerly and southerly two-way driveways are proposed to remain. It is recommended that the northerly driveway be signed for "Employees Only" use, while the southerly driveway be signed for customer access. It is also recommended to eliminate the existing one-way entry only driveway in the middle of the site frontage since this is a redundant access under the proposed Carvana operation. The existing one-way exit-only driveway in the middle of the site frontage will remain to allow picked up vehicles to exit from the Customer Experience delivery area at this location. Pavement striping and signage should be provided to reinforce this as an exit only driveway. These access driveway modifications will significantly improve vehicle operations/turning movements along the site frontage.

Furthermore, all parking spaces along the site frontage will be restriped to be outside the Fishkill Avenue right-of-way. On the south side of the site, the parking spaces will be moved back into the site approximately 20-ft. to allow for the striping of a 15 ft. wide by 140-ft. long loading zone as was identified on the previously approved site plan but appears to have not been in use. This area will also be lined with planter boxes to separate the onsite parking spaces from the loading zone and Fishkill Avenue. The loading zone will be entirely outside the Fishkill Avenue right-of-way.

At the north end of the site along the Fishkill Avenue frontage there will be seven (7) single car hauler parking spaces and seven (7) customer vehicle staging spaces. These spaces again will be restriped outside of the Fishkill Avenue right-of-way. It is recommended that each space be provided with a concrete wheel stop positioned along the Fishkill Avenue frontage in order to further separate these spaces from the Fishkill Avenue pavement.

CED understands that the City of Beacon has formed a Fishkill Avenue Corridor Ad Hoc Committee that has been tasked with developing concepts and proposals for the Fishkill Avenue corridor that will look at such items as the future streetscape of Fishkill Avenue, design standards, pedestrian/ bicycle/transit accommodations as well as several other items. This committee was announced by Mayor Kyriacou on November 27, 2023, and appointed committee members were announced on January 26, 2024.

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CED is also aware that there was a previously proposed City project that would have provided streetscape and other improvements in the area of the site. However, this Project has since been modified to remove much of the Fishkill Avenue work to allow the Fishkill Avenue Committee to conduct its studies and provide recommendations for the area. In light of this it is the recommendation of CED that other than the recommendations made above, no other streetscape type modifications along the Fishkill Avenue site frontage be made at this time in order to not install something that would potentially conflict with the findings and recommendations of the Fishkill Avenue Committee.

Lastly, the proposed loading zone, which was identified on the previously approved site plan, was also reviewed. Carvana anticipates 1 – 2 deliveries of vehicles to the site per day utilizing 9-car haulers. The location of the loading zone at the south end of the site is positioned to all the car haulers to arrive either from the south or from the north and pull head-in to the loading zone from either direction. Figures No. 1 and 2 contained in Appendix D show the car hauler vehicle maneuvering into the loading zone from both directions making a head-in maneuver. Carvana anticipates that their car haulers will arrive from the south on Fishkill Avenue since they have the ability to dictate and control the arrival and departure patterns of the vehicles. However, in either case the head-in maneuver will result in minimal disruption to traffic along Fishkill Avenue since no additional maneuvering in Fishkill Avenue will be required by the vehicle. When departing the site, the haulers should be required to depart to the north if arriving from the south and to the south if arriving from the north which again will require no additional maneuvering along Fishkill Avenue and minimal disruption to traffic along the roadway.

The 15-ft. x 140-ft. loading space will provide sufficient space for the hauler to be positioned entirely outside the Fishkill Avenue right-of-way and allow for vehicle unloading without encroaching onto Fishkill Avenue. The proposed planters will be positioned such that vehicles unloaded can be driven around them on each end of the Loading zone to allow the vehicles to enter directly into the parking lot without encroaching on Fishkill Avenue.

Conclusion

As summarized in our analysis of the proposed parking, the site will provide sufficient parking to meet the parking demands of the Carvana use, which will have a significantly reduced parking demand from the previous Healey Hyundai dealership. The ability to schedule deliveries ahead of time through the Carvana online system will allow Carvana to control the follow of vehicles into and out of the site and thereby controlling the parking demands throughout the day. Based on our analysis, it is the opinion of CED that a parking variance of 83 parking spaces, in accordance with the current Zoning Code requirements, is warranted for the Project.

In addition, with the several access and circulation related recommendations noted above, the Project will result in improved traffic flow and operations in and around the site with less impact to Fishkill Avenue than the former Healey Hyundai use.

Sincerely,

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

Richard D'Andrea, P.E., PTOE
Department Manager

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November 8, 2024

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

RE: 420-430 Fishkill Ave.
Tax Nos. 6055-80-443076, 450087, & 455098
City of Beacon

Dear Mr. Gunn:

My office has received the following regarding the proposed lot-merger and site plan to be located at 420-430 Fishkill Avenue:

- Correspondence dated October 29, 2024, from Cuddy & Feder, LLP.
- Application of Subdivision Approval.
- Application for Site Plan Approval.
- Short Environmental Assessment Form dated October 28, 2024.
- Traffic Impact Study titled "420 – 430 Fishkill Avenue (NYS Route 52), dated October 29, 2024, as prepared by Colliers Engineering & Design.
- Study titled "Infiltration and Inflow Investigation – 420 Fishkill Ave", dated October 29, 2024, as prepared by Hudson Land Design.
- Architectural plans titled "Healey Renovation – 420 Fishkill Ave", dated October 29, 2024, and consisting of 6 sheets reflecting floor plans and renderings, as prepared by Studio Architecture, DPC.
- Plan titled "Lot Line Removal Plat – Revision to Filed Map 5520 – 420 Fishkill Ave", dated October 29, 2024, as prepared by Hudson Land Design.
- Plan set titled "420 Fishkill Ave – Site Development", consisting of sheets 1 of 5 through 5 of 5 dated October 29, 2024, as prepared by Hudson Land Design.

The proposed project is the reuse of the existing building located at the project site for a mixed-use development which will include a Dunkin' coffee house with drive through, commercial space, and 3 residential units. The project site consists of 3 different tax parcels which will be merged as a single parcel as part of the project. The proposed project is located in the GB (General Business) Zone, with the 3 parcels combined having a total area of ±1.095 acres. It should be noted that a coffee house, retail space, and multifamily dwellings are permitted uses within the GB Zone.

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

Lot Line Removal Plat:

1. The existing City easement for stormwater and sewer should be adjusted so that it is centered over the existing pipe.

General Comments:

1. A note shall be added to the plan regarding a road opening permit being required for the proposed improvements within the road right-of-way.

2. The project engineer shall prepare a construction cost estimate for the proposed work within the right-of-way and submit it to the City Engineer for review. The cost estimate will be the basis for the performance bond that will need to be provided for the proposed work within the City's road right-of-way.

3. Consideration should be given to providing the City of Beacon with a 10-foot ingress/egress easement for a trail along the north-east side of the site for access to the future rail trail to be located behind the project site.

4. A grading plan shall be provided that includes spot elevations along the curb lines.

5. A lighting plan shall be provided with photometrics for the site.

6. Will a fire service line be required to service the proposed building? The applicant should be discussing this with the City's Building Inspector at this time, as it may require a larger water service line to be brought into the building site.

7. A landscape plan shall be prepared for the project and shall include a planting schedule table.

8. A drainage analysis shall be prepared for the project showing the reduction of runoff from the site

Site Plan (Sheet 3 of 5):

1. The sizes of the existing utilities servicing the site shall be noted on the plan.

2. The location of the existing sewer service servicing the site shall be shown on the plan.

3. The sidewalk along the front of the project should extend the full width of the project site.

4. The plan shall note that ADA ramps shall be provided at the entrance crossings along Fishkill Avenue, as well as where the sidewalk crosses the parking lot.

5. As to the location of the proposed catch basins shown on the site entrance towards the center of the project, these structures should be shifted so as not to interfere with the ADA ramp crossing at this location.

6. It is recommended that an ADA compliant ramp be provided along the proposed sidewalk along the front of the project across from the intersection of Townsend Street.

7. The actual existing and proposed building heights shall be provided in the bulk zoning table.

8. Traffic control signs, including ADA signage, shall be added to the plan for the proposed project.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

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

KARC
PLANNING CONSULTANTS, INC.

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

FR: KARC Planning Consultants, Inc.

DATE: November 12, 2024

RE: 420-430 Fishkill Avenue Application for Subdivision & Site Plan, DKH Realty, LLC

I have reviewed the following materials regarding the proposed lot merger and re-use of the building located at 420-430 Fishkill Avenue:

- Cover letter by Taylor Palmer of Cuddy + Feder, dated October 29, 2024
- Exhibit A: Images of Premises and Surrounding Area
- Exhibit B: Application for Subdivision Approval Form by Taylor Palmer of Cuddy + Feder, dated October 29, 2024
- Exhibit C: Application for Site Plan Approval Form by Taylor Palmer of Cuddy + Feder, dated October 29, 2024
- Exhibit D: Short Environmental Assessment Form by Taylor Palmer of Cuddy + Feder, dated October 29, 2024
- Traffic Impact Study by Colliers Engineering & Design, dated October 29, 2024
- Floor Plans and Renderings prepared by Studio Architecture SPC, dated October 29, 2024
- Site Development Plan by Hudson Land Design, dated October 29, 2024
- Lot Line Removal Plat by Hudson Land Design, dated October 29, 2024
- Infiltration & Inflow Report by Hudson Land Design, dated October 29, 2024

Project Description:

The applicant is proposing to merge three (3) lots that compromise 420-430 Fishkill Ave and adaptively reuse the existing building on the premises, which was formerly used as a Healy Ford car dealership. The proposed mixed-use development will include a Dunkin' Donuts coffee house with accessory drive through, additional first floor commercial space, and three (3) residential units on the second floor. The property is in the GB Zoning District where restaurant or coffee house, multifamily, office, and retail are permitted uses.

Comments & Recommendations:

1. **Drive Through as Permitted Accessory Use:** The applicant's cover letter states repeatedly that the proposed drive-through was confirmed as a permitted customary and incidental accessory use during a pre-submission meeting with City staff. This statement is not wholly accurate, and my office is not in receipt of an official zoning determination from the Building Inspector. While the terms "Fast-Food Restaurant" and "Drive-Through" are not defined within the zoning code,

it could be argued that drive-throughs are more customarily associated with fast-food restaurants rather than typical restaurants or coffee houses. While restaurants are a permitted use within the GB District, the definition of this use expressly excludes fast-food establishments (see definition below). The Building Inspector should confirm the use classification of the proposed Dunkin and whether the proposed drive-through is a permitted accessory use.

> *RESTAURANT*
> *An establishment whose primary business is the sale of food and beverages, selected from a full menu, to customers seated at a table or counter, served by a waiter or waitress, or at a buffet, for consumption on the premises. At least 50% of the total gross floor area must be used for the seating of customers. A restaurant may include the serving of alcoholic beverages and the provision of carry-out food service if they are incidental to the consumption of food and beverages. The term "restaurant" does not include a business whose principal operation is as a bar, cabaret, carry-out food service, delicatessen or fast-food establishment.*

2. **Lot Area Per Residential Unit:** Table 223-17 Schedule of Dimensional Regulations requires a minimum lot size area of 1,500 SF per residential unit within the GB district. The required and proposed square footage per residential unit should be added to the bulk table on the Site Plan (sheet SP-1).

3. **Lighting Plan:** A proposed Lighting Plan should be provided to clearly demonstrate compliance with all requirements of Section 223-14B.

4. **Landscaping Plan:** A proposed landscaping plan with planting details should be provided for review.

5. **Traffic and Circulation:** The provided Traffic Impact Study should be reviewed by the board's traffic engineering consultant.

6. **Parking:** Pursuant to Section 223-6 of the code, a minimum of 22 spaces are required for the proposed project while a maximum of 41 parking spaces are permitted. A total of 41 parking spaces are currently proposed onsite. Based on the drive-through nature of the proposed use and findings of the applicant's shared parking analysis, the Board should discuss if a reduced parking supply would be sufficient to meet the demand of the project while also facilitating a reduction in the total amount of paved land area onsite.

7. **Frontage:** The proposed project site has a 350-foot frontage on Fishkill Avenue that is currently devoid of curbing, landscaping, or sidewalk facilities. The applicant has proposed a concrete curb within the public right-of-way along the full length of the site except for two proposed curb cuts. A 5-foot sidewalk is also proposed within the public right-of-way along a portion of the property frontage. The proposed improvements will have a positive impact on vehicle

movements in and out of the property as well as pedestrian safety along the property frontage. However, the Board should discuss with the applicant how these facilities will connect to other facilities along the corridor and whether they would be better located within the property boundary.

8. **Proposed Beacon-Hopewell Rail Trail:** It should be noted that the proposed project site abuts an abandoned rail bed currently being considered by Dutchess County and the City of Beacon as the future site of the Beacon-Hopewell Rail Trail, which will provide pedestrian and bike connection from the Beacon Riverfront Trail to the Dutchess Rail Trail and Empire State Trail in Hopewell Junction. The Planning Board may wish to discuss with the applicant how the proposed project can/will interface with and support this planning initiative. Per Section 223-25(H)(1), the Planning Board may require that a portion of land subject to site plan approval be reserved for a park or parks suitably located for playground or other recreational purposes.

9. **Signage:** Dimensions and details of proposed signage should be provided to determine compliance with Section 223-15.

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

Natalie Quinn
Beacon Planning Consultant

Cc: Bruce Flower, Building Inspector
Jennifer L. Gray, Esq., City Attorney
John Russo, P.E., City Engineer
Taylor M. Palmer, Cuddy + Fedder LLP
Daniel G. Koehler, P.E., Hudson Land Design

November 12, 2024

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

RE: Site Plan, Traffic and Parking Study Review #1 for 420 Fishkill Ave, City of Beacon, Dutchess County, New York; CM Project No. 124-008.03

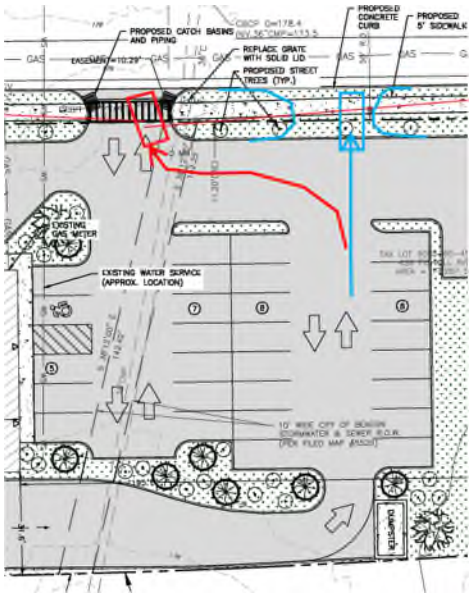
Chairperson Gunn:

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

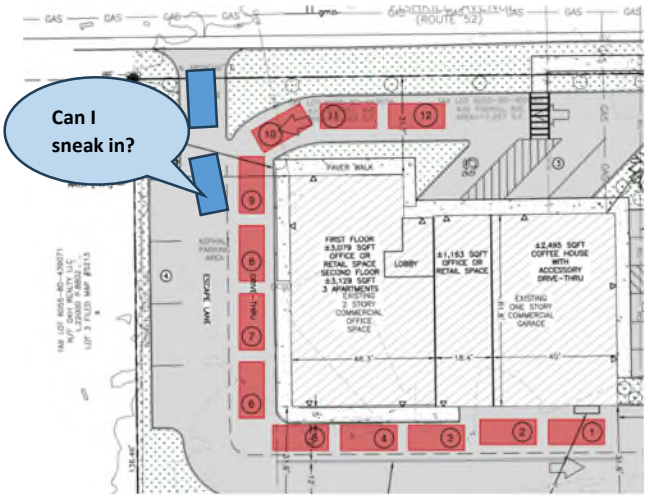
- October 29, 2024 Submission from Cuddy+Feder
- October 29, 2024 Site Plan from Hudson Land Design
- October 29, 2024 Traffic Impact Study from Colliers Engineering

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

1. The project will have a significant reduction in impervious surface, removing much of the asphalt previously used by the car dealership.
2. The knoll in the NE corner of the property may afford some type of amenity like a picnic table/gazebo for residents or restaurant customers/workers.
3. Truck delivery parking/loading zone should be identified and circulation checked.
4. A sidewalk is provided from the north property line to the building. This should be extended to the southern property line. If the adjacent property redevelops, they can continue the sidewalk. Further, we expect workers or customers of adjacent businesses and local residents to walk to the proposed Dunkin Donuts. Consider a short sidewalk connection to the laundromat.
5. Ramp details are needed at the sidewalk crossing of the driveway and parking lot.
6. Channelizing markers (candlestick delineators) are proposed in the rear drive-thru area. Are these necessary? What is their function?
7. The main driveway (enter and exit) is aligned with the parking bay adjacent to the building. The application indicates a heavy reliance on drive-thru orders. Does aligning the driveway with the drive-thru exit aisle provide a reduction in the internal circulation pattern and a better, straight-line approach to Fishkill Ave? (Image right.)



8. Is the second southernly entrance necessary? During busy periods is it possible that NB drivers turning right into the southern driveway will attempt to merge with drivers already in queue along the front of the building? (Image on next page.)
9. Where is the menu ordering board?
10. A crosswalk across Fishkill Ave at Townsend Ave and Conklin St should be provided. A stop sign should be installed on the side street approaches.
11. The traffic study included several other developments: 25 Townsend St, 393-397 Fishkill Ave, 410 Fishkill Ave, and Beacon HIP Lofts & Self Storage. We defer to the Planning Board if there are any projects missing from this list.



12. Please provide a breakdown of the internal and pass-by credits applied by land use and peak hour. I.e. illustrate the amount of IC, PB, new and total trips. We want to verify that any internal credits are reasonable against the volumes of the individual uses.
13. Figure 12 illustrates 119 trips entering, 71 trips exiting the site in the AM peak hour while Table 1 totals 119 trips entering and 113 trips exiting. Figure 13 illustrates 112 trips entering, 71 trips exiting the site during the PM peak hour while Table 1 totals 71 trips entering, 70 trips exiting. Revise trip assignment and build figures, LOS reports, and tables as needed.
14. There are numerous typos in the Table 1 as compared to the synchro reports, mainly with the reported side street delay values.
15. Sight distances exceed recommendations as long as the proposed landscaping doesn't reduce sight lines. Care should be used to ensure the street trees proposed near the driveway do not have low branches.
16. The shared parking analysis generally shows adequate parking supply. It's noted that the applicant is anticipating and accommodating shared parking with the adjacent laundromat, which effectively only has four spaces on their property. The project is accommodating six spaces adjacent to the laundromat.
17. Will resident parking be designated or available on a first-come first-served basis?

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

Respectfully,
Creighton Manning Engineering

Kenneth Wersted, PE, PTOE
Associate

N:\Projects\2024\124-008 Beacon - 2024 Traffic Reviews\Working\3- 420-430 Fishkill\20241112_420 Fishkill Rev1_124008.docx

City of Beacon Planning Board Agenda
11/13/2024

Title:

Consider request for one (1) 90-day extension of Site Plan and Subdivision Approval, 37 units, “Beacon Views Townhouses” at Conklin Street, submitted by Beacon Views LLC.

ATTACHMENTS

Beacon Views PB 11.13.24 extension request.pdf

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

October 21, 2024

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

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

Dear Chairman Gunn and Members of the Board:

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

Please place the matter on the agenda for the Planning Board's November 13, 2024 meeting. Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

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

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

JJC/adt

Enclosures (all email only)

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

Insite File No. 19131.100

City of Beacon Planning Board Agenda
11/13/2024

Title:

New Single-Family House - 56 Townsend Street, Lot 8

ATTACHMENTS

56 Townsend Lot 8 PB 11.13.24.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/21/2024

Project Address: 56 Townsend Street Lot 8

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: JRieger@Riegohomes.com

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

Color/Materials:

Siding: White Vinyl Board&Batton & White Clap board

Roofing: Dual Black Shingles

Windows: Color: Black/White Type: Vinyl

Trim: Black

Garage Door: White Garage Under Side

Stone/Brick: None

Signature of Owner

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

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

Date: October 21, 2024

Subject: Rieger Homes lot #08 / 56 Townsend Street

Proposed Exterior finishes for review by the planning board

The Brett (Craftsman) (Lot #08)

Exterior Materials Are as Follows:

Location, General	Location, Specific & Style	Color
Front Elevation:	Front Board & Batten	Color/ White
Sides & Rear Elevation:	Clapboard:	Color/ White
Details:	Trim Details Will Include Corners, Horizontal Band Boards, "J" Channel, etc.	Color / White
	Facia, Soffit, Drip Edge, Windows, Porch Ceiling & Gutters	Color/ Black
Main Roof:	Asphalt shingles	Color/ Dual Black

Manufacturer of Materials Proposed Above Are As Follows:

Vinyl Siding Materials Including:

Clapboard & 7" Board & Batten Styles By: **ROYAL BUILDING PRODUCTS**

Main Roof/ Asphalt Shingles/ By: or equal **IKO Cambridge**

Black Railings – (As Needed Per Code) or equal **RDI Railings by Barrette**

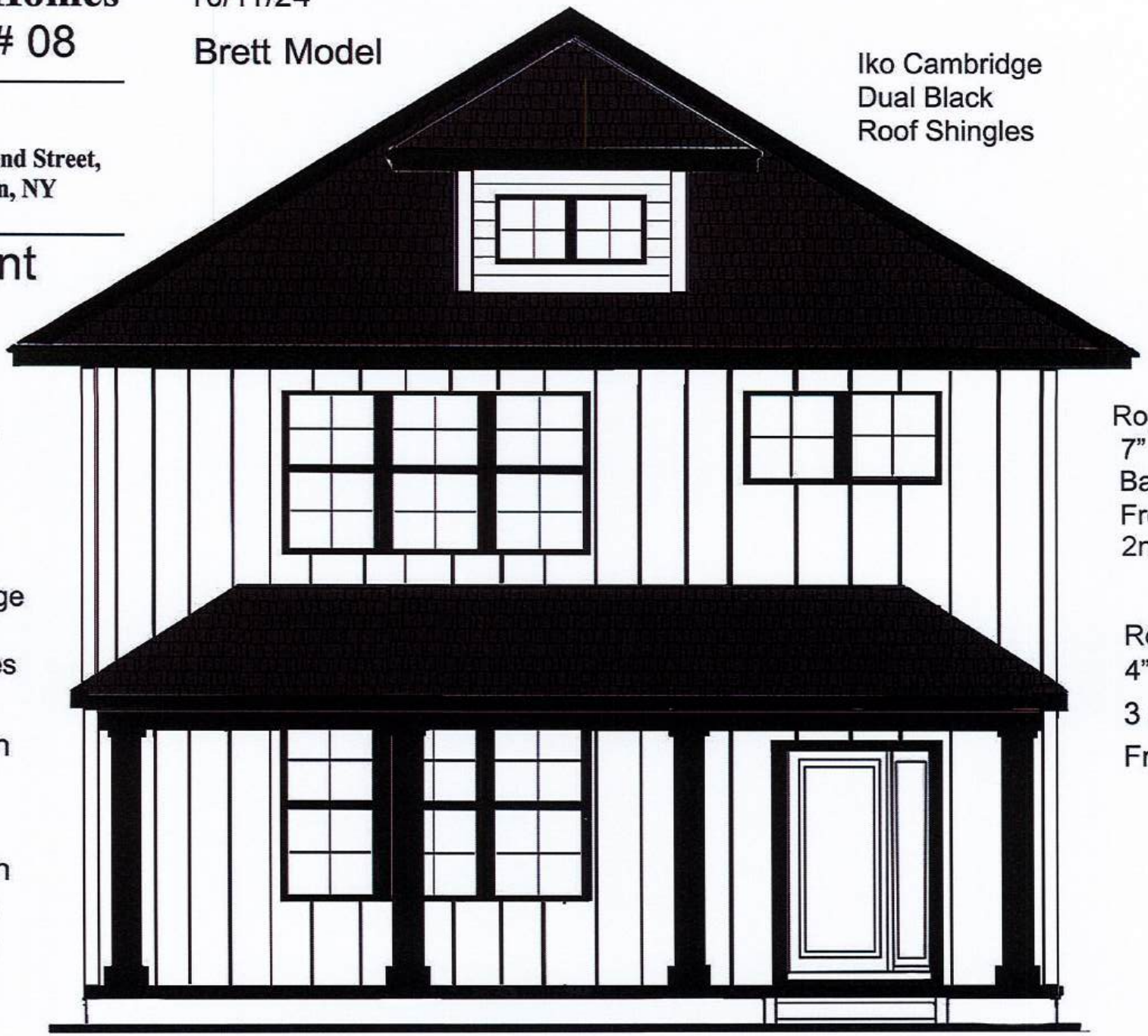
Rieger Homes
Lot # 08

10/11/24

Brett Model

56 Townsend Street,
Beacon, NY

Front



Iko Cambridge
Dual Black
Roof Shingles

Black
Facia, Soffit,
Drip Edge,
& Gutters

Porch Roof
Iko Cambridge
Dual Black
Roof Shingles

Black Porch
Posts

Black Porch
Railings as
Needed by
Code

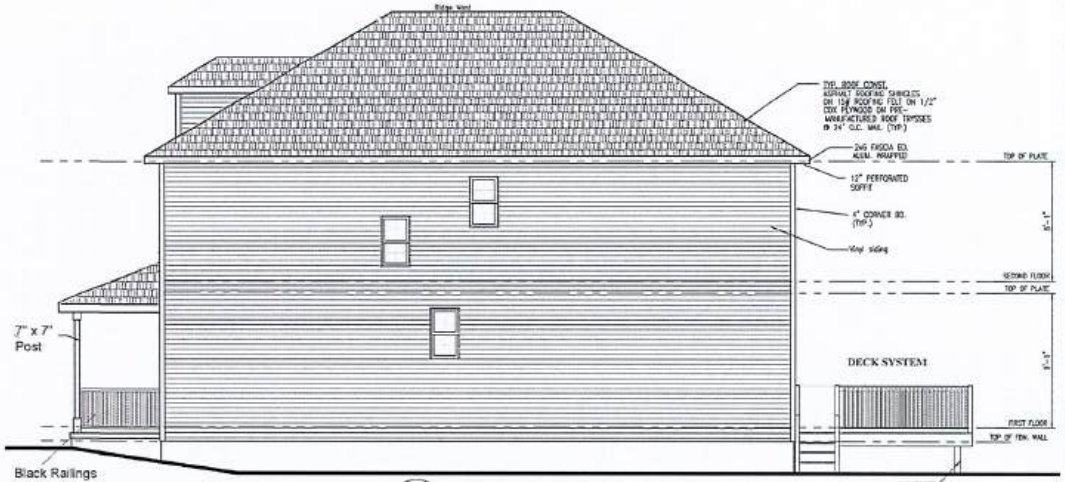
Royal White
7" Board &
Batten on
Front -1st &
2nd floors

Royal White
4" clapboard
3 sides &
Front dormer

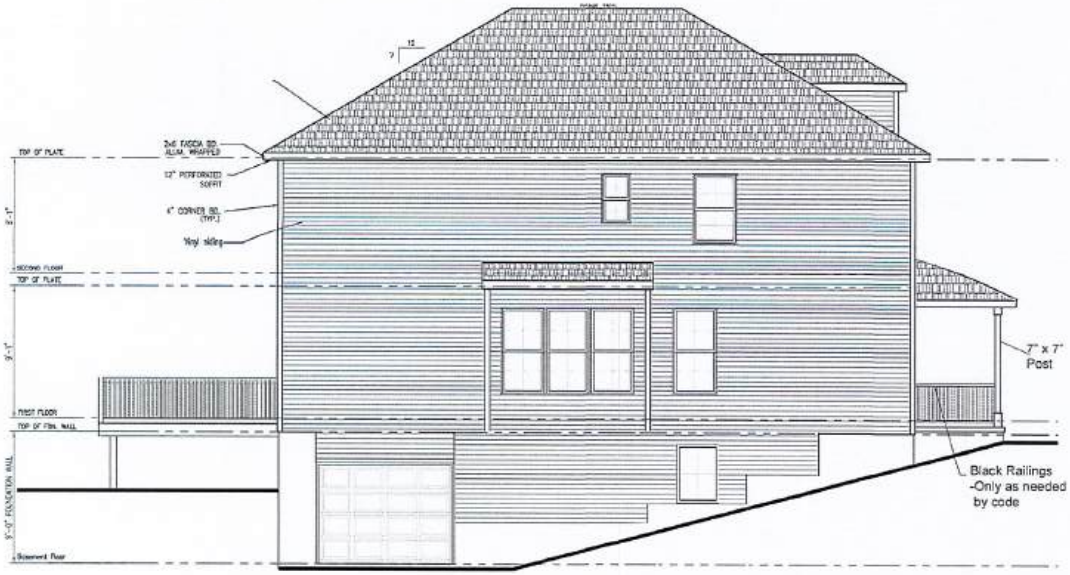

ARCHITECTURAL
LIMITED HIGH WIND WARRANTY UPGRADE
DUAL BLACK
IKO.COM
IKO
Cambridge™
At IKO, it's not just roofing, it's roofing elevated.
Featured Color:
Dual Black
StormShield
IKO



1 A3 **Rear Elevation**
Scale: 1/4"=1'-0"



3 A3 **Right Side Elevation**
Scale: 1/4"=1'-0"



Frost Footings as Needed

2 A3 **Left Side Elevation**
Scale: 1/4"=1'-0"



4 A3 **Front Elevation**

Rieger Homes
Brett Model
Lot #8
Garage Under

#56 Townsend Street, Beacon, NY

ELEVATIONS

REVISIONS

DATE

10/21/24

A3

Wall Legend:

- Exterior walls where 2x6's are 24" o.c.
- Interior walls where 2x4's are 24" o.c.
- Walls where 2x4's or 2x6's are 16" o.c.

DOOR SCHEDULE

MARK	Style	DOOR SIZE WD	DOOR SIZE HGT	Remarks
1	Hinged - Single - Rated	3'-0"	6'-8"	
2	Overhead - Sectional	9'-0"	7'-0"	
101	Hinged - Single - Exterior	3'-0"	6'-8"	Add 14" sidelight
102	Cased Opening	5'-0"	6'-8"	--
103	Cased Opening	14'-0"	8'-0"	--
104	Hinged - Interior insulated	2'-8"	6'-8"	--
105	Hinged - Single	2'-4"	6'-8"	--
106	Hinged - Double	PR 2'-6"	6'-8"	--
107	Hinged - Single	2'-10"	6'-8"	--
108	Hinged - Single	2'-4"	6'-8"	--
109	Cased Opening	2'-4"	6'-8"	--
110	Cased Opening	9'-8"	6'-8"	--
111	Hinged - Single - Exterior	3'-0"	6'-8"	--
112	Cased Opening	3'-0"	6'-8"	--

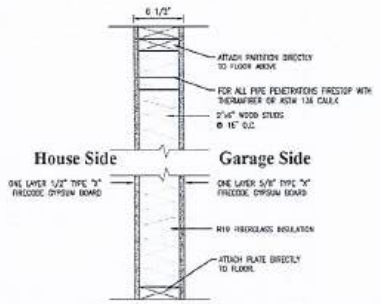
DOOR SCHEDULE

MARK	Style	DOOR SIZE WD	DOOR SIZE HGT	Remarks
201	Hinged - Single	2'-6"	6'-8"	--
202	Hinged - Single	2'-6"	6'-8"	--
203	Hinged - Single	2'-6"	6'-8"	--
204	Hinged - Single	2'-0"	6'-8"	--
205	Hinged - Double	PR 2'-0"	6'-8"	--
206	Hinged - Single	2'-6"	6'-8"	--
207	Hinged - Single	2'-6"	6'-8"	--
208	Hinged - Single	2'-6"	6'-8"	--
209	Hinged - Single	2'-6"	6'-8"	--
210	Hinged - Single	2'-4"	6'-8"	--

1. Class C shown to be 3/4 hour rated doors and frames with self closing hinges.
2. Exterior door types shall be as shown on the elevation drawings.
3. Confirm all door types with Owner before construction.
4. All jamb sizes to be vertical in the field by the Contractor.

ELECTRICAL LEGEND

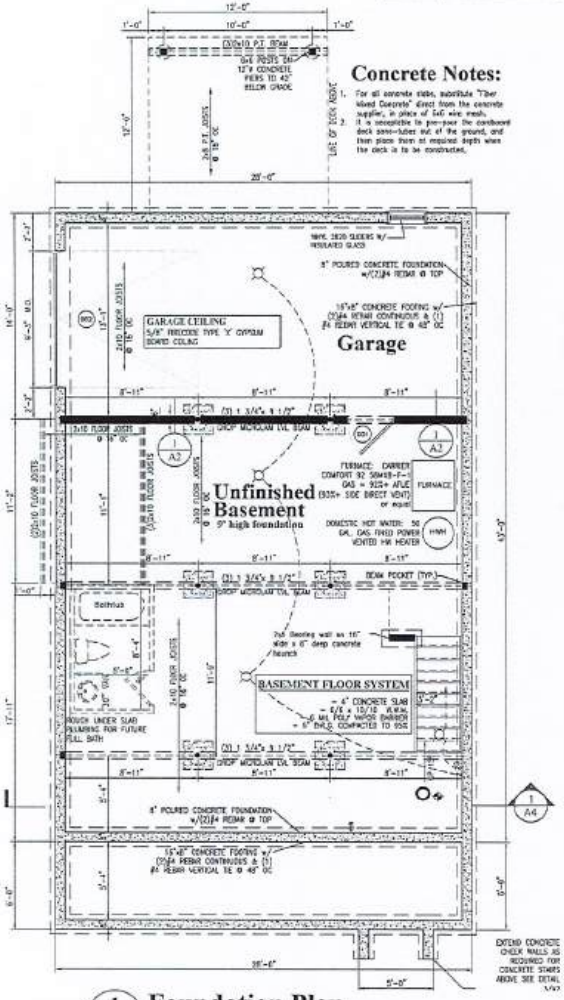
- HARD WIRED SMOKE DETECTOR
- HARD WIRED CO DETECTOR
- SINGLE POLE LIGHT SWITCH
- 3 WAY LIGHT SWITCH
- 4 WAY LIGHT SWITCH
- DUPLEX RECEPTACLE
- DUPLEX SPLIT RECEPTACLE
- GROUND FAULT RECEPTACLE
- 220 VOLT RECEPTACLE
- COMPACT FLUORESCENT LIGHT FIXTURE
- LIGHT FIXTURE WITH CEILING MOUNTED FAN
- TRACK LIGHTS



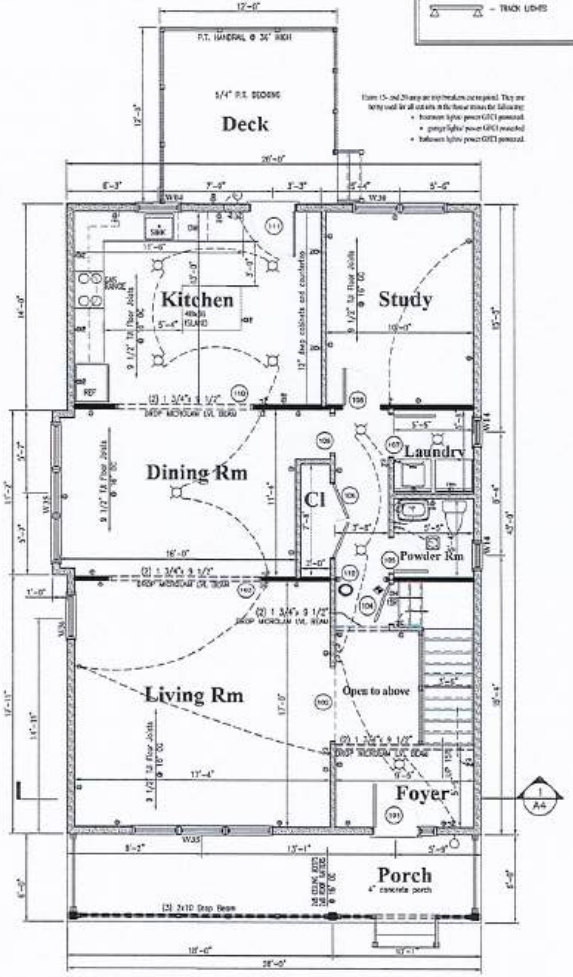
1 / A2 **3/4 Hour Garage Wall Detail**
Scale: 1 1/2"=1'-0"

Concrete Notes:

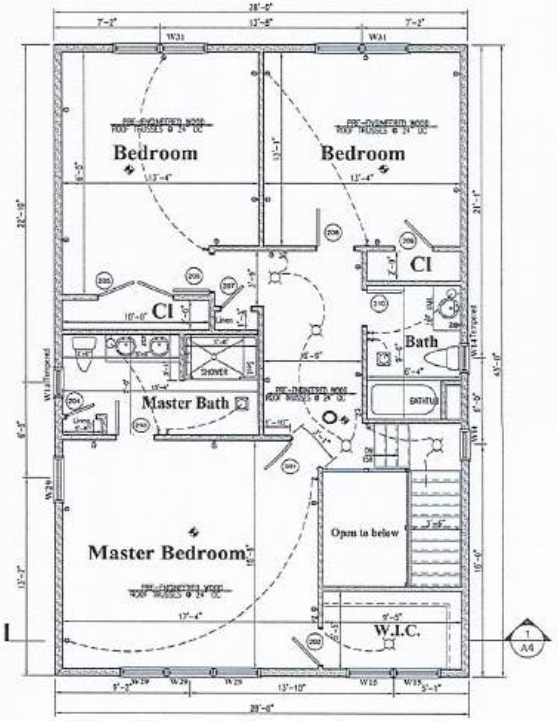
1. For all concrete slabs, substitute "Fiber Mixed Concrete" direct from the concrete supplier, in place of 6x6 wire mesh.
2. It is acceptable to pre-pour the cardboard deck sono-tubes out of the ground, and then place them at required depth when the deck is to be constructed.



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



2 / A2 **1st Floor Plan - 1215 SF**
Scale: 1/4"=1'-0"



10/21/24

3 / A2 **2nd Floor Plan - 1160 SF**
Scale: 1/4"=1'-0"

COPPOLA ASSOCIATES
"Design, Architecture & Planning"
6 Old North Plank Road
Suite 101
Newburgh, NY 12550
TEL: 845-561-3559
FAX: 845-561-2851
njcoppola@coppola-associates.com

License Number: 018849

Rieger Homes
Brett Model
Lot #8
Garage Under

#56 Townsend Street,
Beacon, NY

FLOOR PLANS

Revisions

Date
7/17/2024

Project Number
11-04-EQ

Sheet Number
A2
of 4

Beacon Knoll Streetscape

Lot 1



Lot 2



Lot 3



Lot 4



Lot 7



Lot 10



Lot 11



Lot 13



City of Beacon Planning Board Agenda
11/13/2024

Title:

New Single-Family House – 48 Townsend Street, Lot 6

ATTACHMENTS

48 Townsend Lot 6 PB 11.13.24.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/21/2024

Project Address: 48 Townsend Street Lot 6

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

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

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

Color/Materials:

Siding: Vinyl Board & Batten in Tuxedo

Roofing: Dual Black Shingles

Windows: Color: Black Type: Vinyl

Trim: Black & Tuxedo

Garage Door: White Detached garage

Stone/Brick: None

Signature of Owner

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

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

Date: October 21, 2024

Subject: Rieger Homes lot #06 Proposed Exterior finishes for review by the planning board

The Brett (Modern Farmhouse) (Lot #06)

Exterior Materials Are As Follows:

Location, General	Location, Specific & Style	Color
Front Elevation:	Front Board & Batten	Color/ Tuxedo
	Porch Post	Color/ Stain
Sides & Rear Elevation:	Board & Batten:	Color/Tuxedo
Garage:	Clapboard	Color/Tuxedo
Details:	Trim Details Will Include Corners, Horizontal Band Boards, "J" Channel	Color / Tuxedo
	Facia, Soffit, Drip Edge, Windows, Porch Ceiling & Gutters	Color/ Black
Main Roof:	Asphalt shingles	Color/ Dual Black,
Porch Roof:	Asphalt shingles	Color/ Dual Black

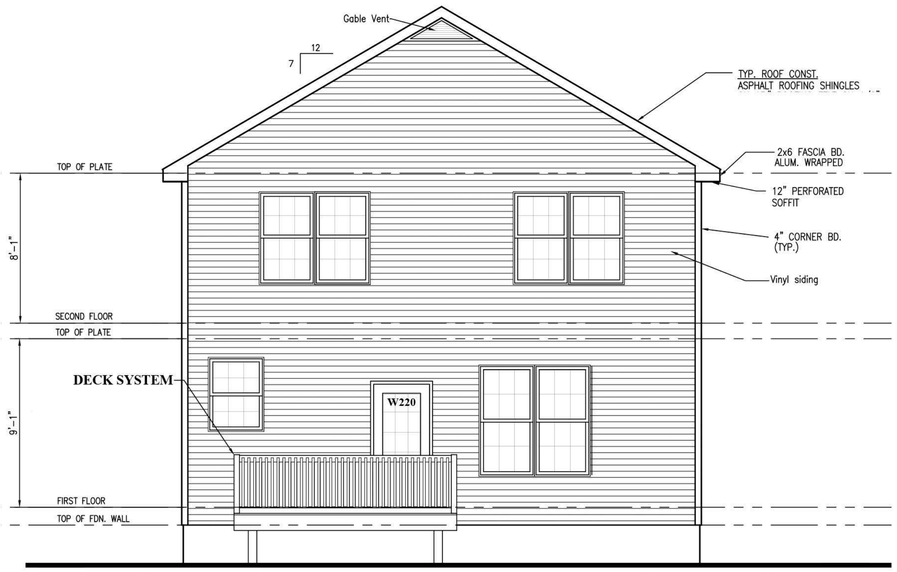
Manufacturer of Materials Proposed Above Are As Follows:

Vinyl Siding Materials Including

Monogram Clapboard & 7" Board & Batten Styles By:		**CERTAINTEED SIDING PRODUCTS**
Main Roof/ Asphalt Shingles/ By:	or equal	**IKO Cambridge**
Black Railings – (As Needed Per Code)	or equal	**RDI Railings by Barrette**
Front porch Posts,		
Stainable Foam Trims / By:	or equal	**Fypon**



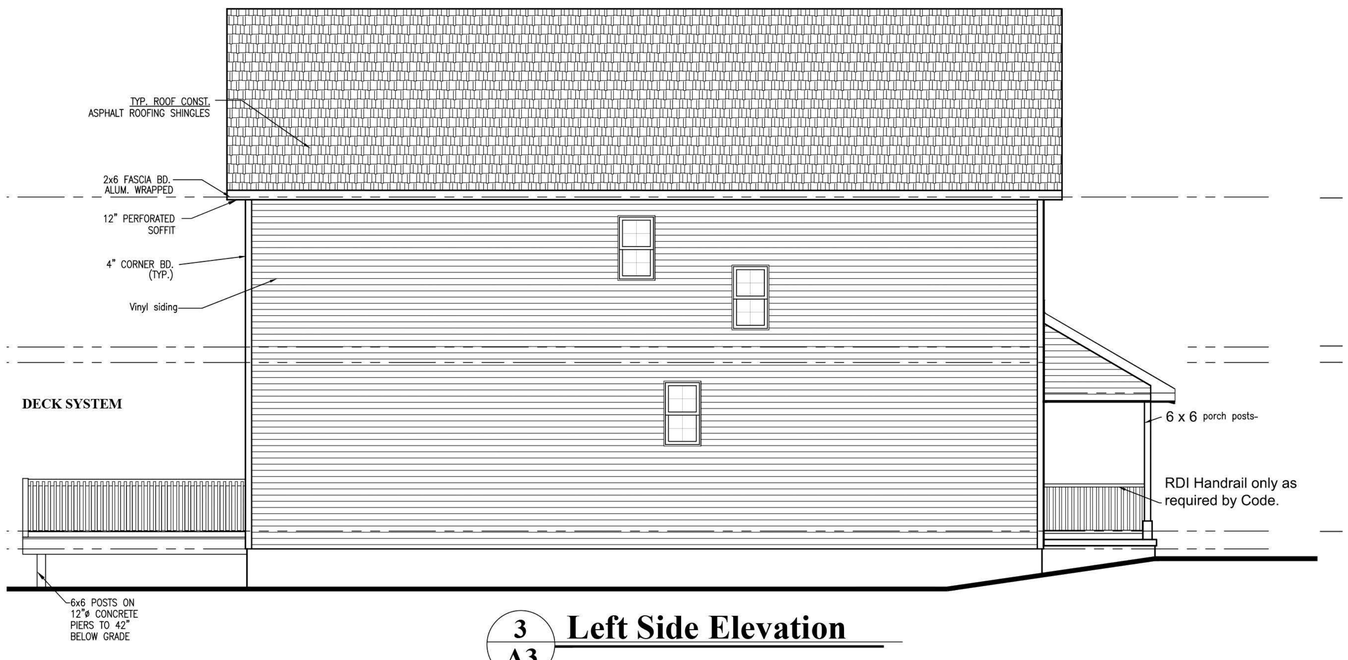

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IKO
Cambridge™
At IKO, it's not just roofing, it's roofing elevated.
Let's start with Beauty You Can See. Use these swatches to help in the selection of the shingle color blend that goes best with your home's trim and facing. Visit IKO.COM for IKO's RoofViewer™ interactive color visualization tool.
StormShi



1 A3 **Rear Elevation**



2 A3 **Right Side Elevation**



3 A3 **Left Side Elevation**



4 A3 **Front Elevation**

Rieger Homes
Lot # 06
Alexander

48 Townsend Street, Beacon, NY

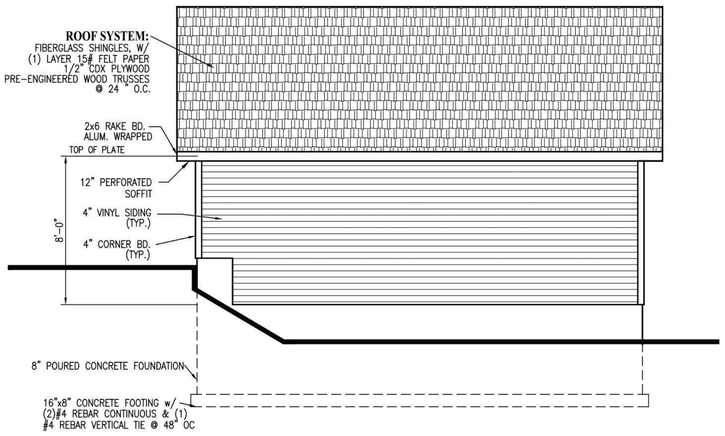
ELEVATIONS

REVISIONS

DATE

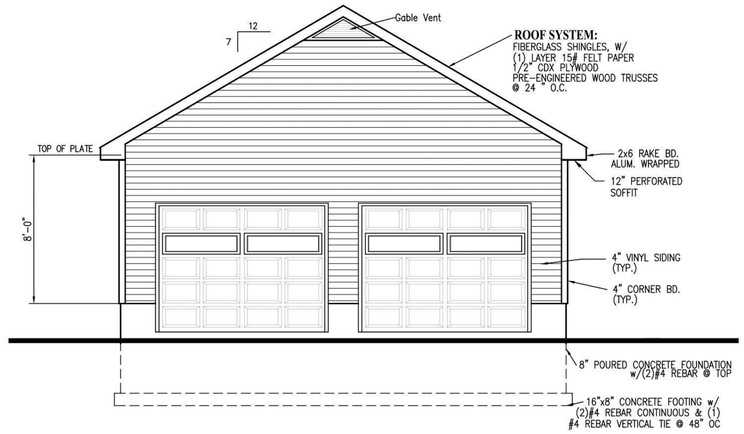
10/21/24

A3



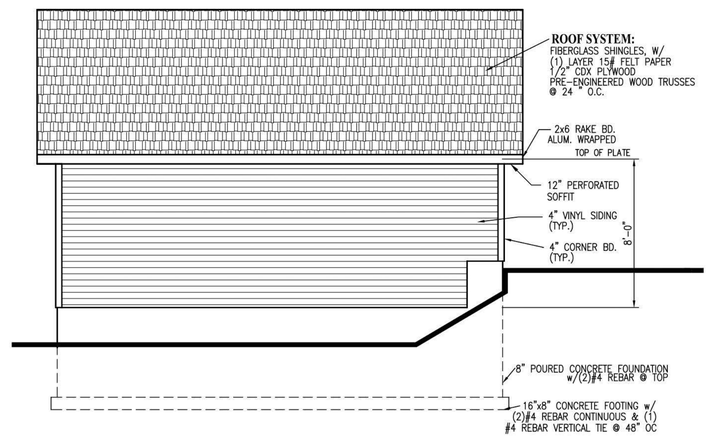
1 A5 **Side Elevation**

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



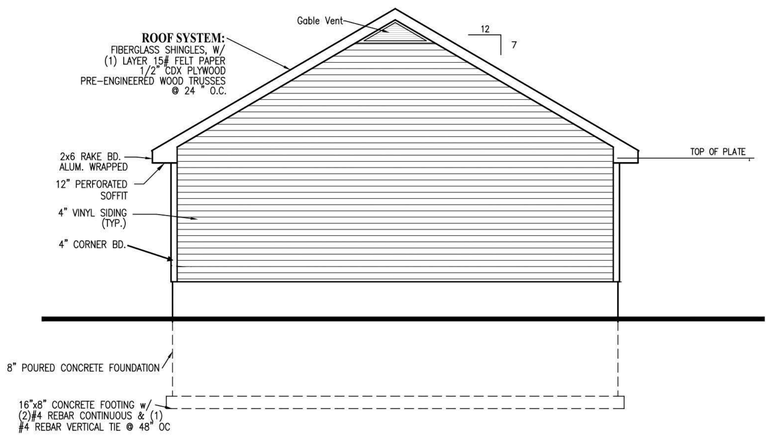
1 A5 **Front Elevation**

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



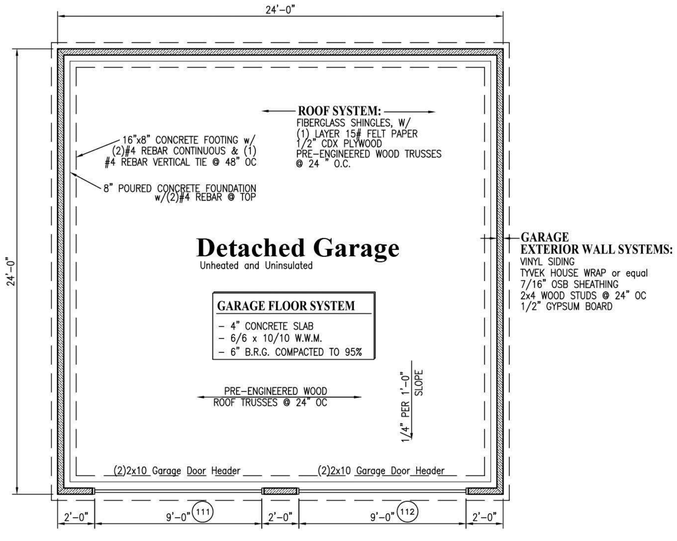
1 A5 **Side Elevation**

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



1 A5 **Rear Elevation**

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



1 A5 **Floor Plan**

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

Rieger Homes
Brett Model
Lot # 06

#48 Townsend Street,
Beacon, NY

Detached Garage

REVISIONS

DATE

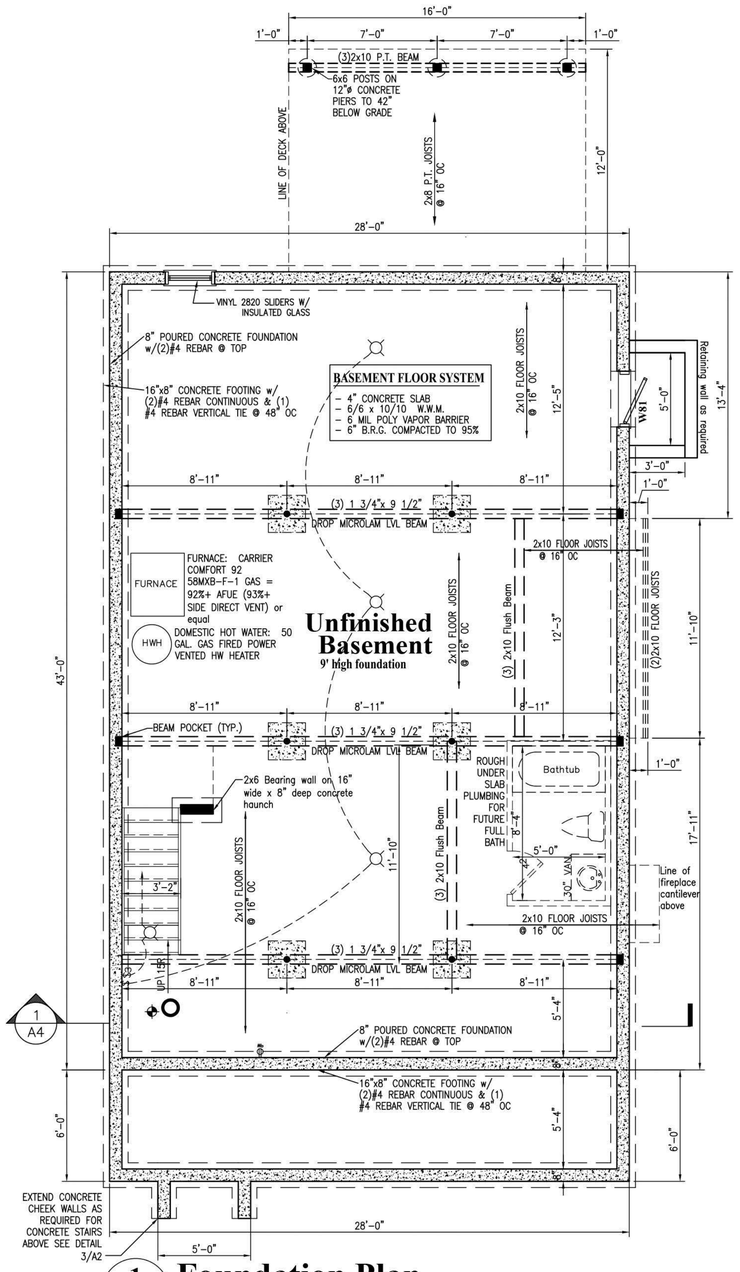
10/21/24

-

SHEET NUMBER

A5

of 5

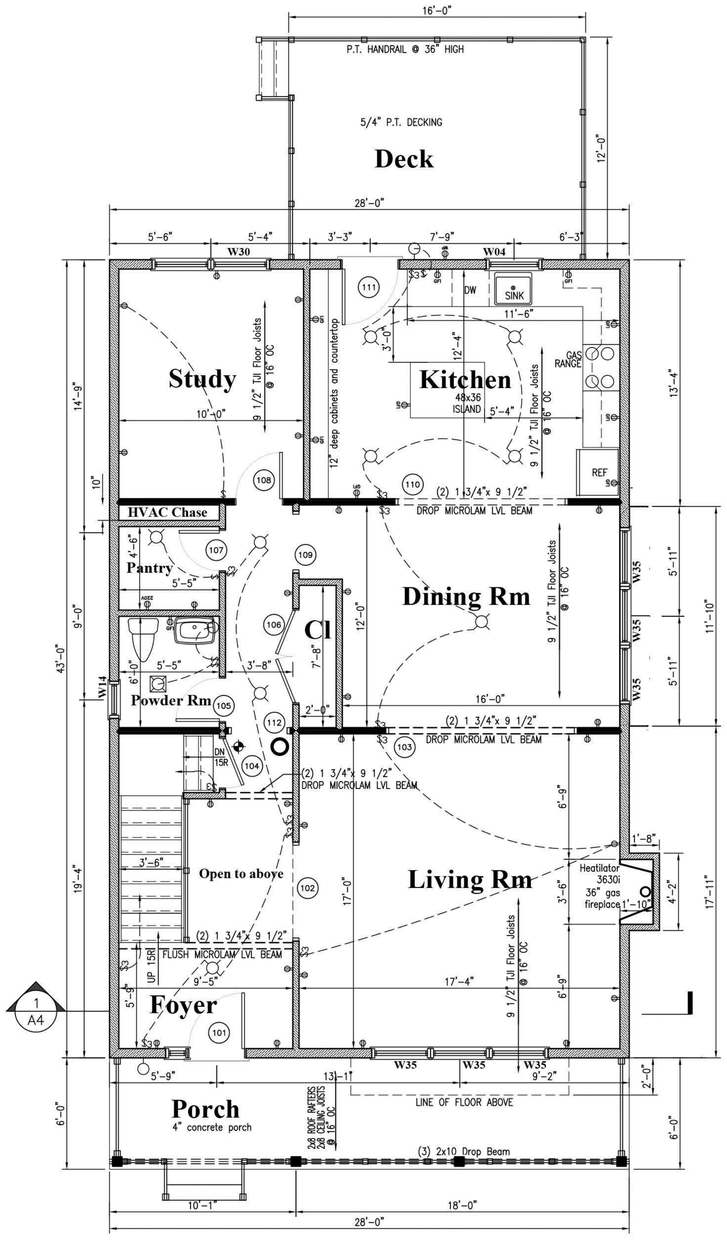


1 Foundation Plan

A2

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

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

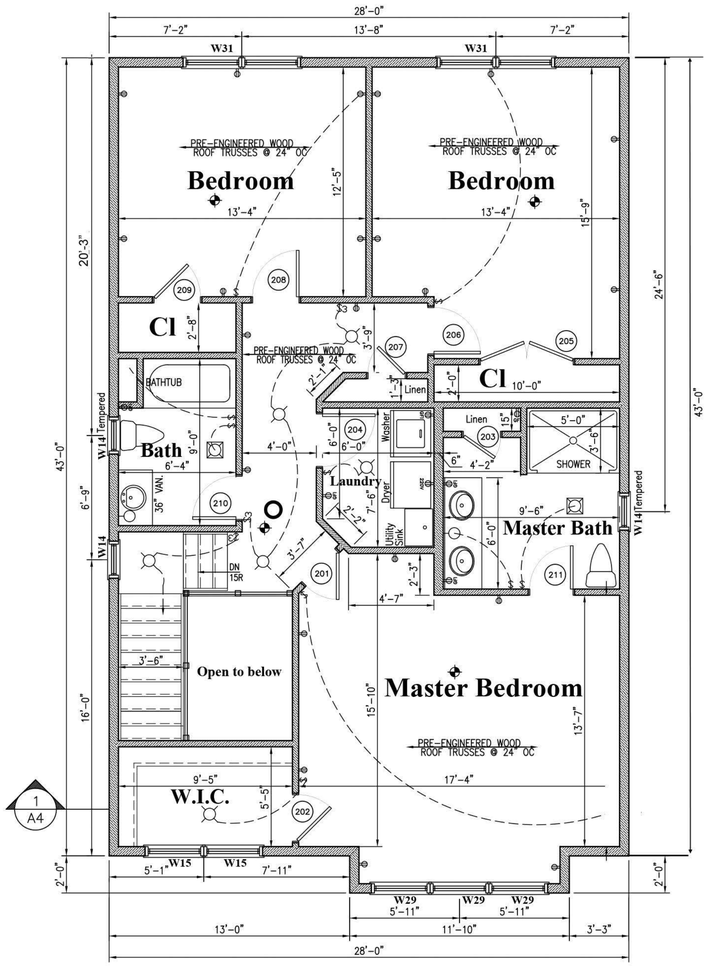


2 1st Floor Plan - 1216 SF

A2

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

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



3 2nd Floor Plan - 1183 SF

A2

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

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

Rieger Homes
Lot # 06
Alexander

48 Townsend Street,
Beacon, NY

FLOOR PLANS

REVISIONS

DATE

5/21/24

A2

of 5

Beacon Knoll Streetscape

Lot 1



Lot 2



Lot 3



Lot 4



Lot 7



Lot 10



Lot 11



Lot 13



City of Beacon Planning Board Agenda
11/13/2024

Title:

New Single-Family House – 44 Townsend Street, Lot 5

ATTACHMENTS

44 Townsend Lot 5 PB 11.13.24.pdf

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 10/21/2024

Project Address: 44 Townsend Street Lot 5

Project Architect/Engineer: Anthony Coppola

Owner/Builder: Rieger Homes

Contact Phone No.: 914-447-4293 Email: JRieger@Riegerhomes.com

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

Color/Materials:

Siding: Vinyl Clapboard in tree moss white Vinyl Board & Batton & Shakes

Roofing: Dual Black Shingles

Windows: Color: White Type: Vinyl

Trim: White

Garage Door: White Detached garage

Stone/Brick: None

Signature of Owner

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

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

Date: October 21, 2024

Subject: Exterior finished review for planning board submittal on BK-05 / 44 Townsend Street

Memo by: Kerri

The Alexander (Modern Farmhouse) (Lot #5)

Exterior materials are as follows:

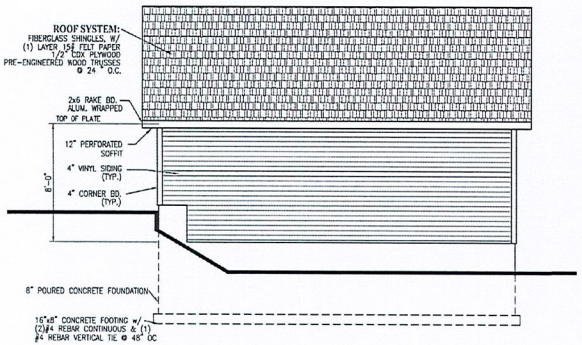
Location, general	Location, specific & style	Color
Front elevation:	Top Front gables /Shingle/Shakes	Color/ White
	Front 2nd floor/middle: Board & Batten	Color/ White
	Front 1st floor /bottom: Clapboard	Color/ Tree Moss
Sides & rear elevation:	Clapboard:	Color/ Tree Moss
Details:	Trim details will include corners, horizontal band boards, porch posts & railings	Color/ White
	Facia, soffit, drip edge, windows, porch ceiling and gutters	Color/ White
Main roof:	Asphalt shingles	Color/ Dual Black,
Minor roofs:	Asphalt shingles includes porch roof & any bays or similar build outs	Color/ Dual Black

Manufacturer of materials proposed above are as follow:

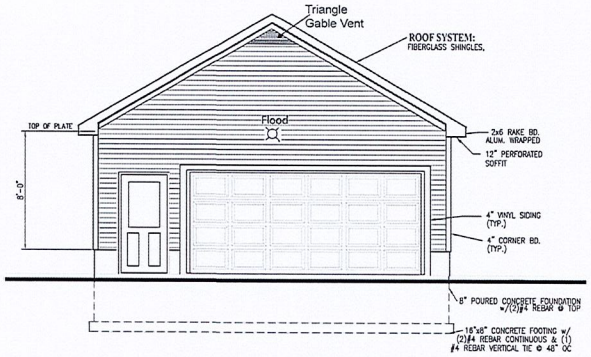
Vinyl Siding Materials including clapboard, board & batten, shingle styles by:		**ROYAL BUILDING PRODUCTS**
Main roof/ asphalt shingles/ by:	or equal	**IKO Cambridge**
White railings – (as needed per code)	or equal	**RDI Railings by Barrette**
Front porch posts	or equal	**FAIRWAY by Envision**


Sold
#7

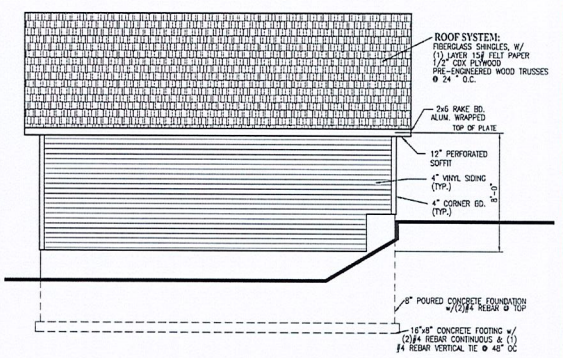
At IKO, it's not just roofing, it's roofing elevated.
Let's start with Beauty You Can See. Use these swatches to help in the selection of the shingle color blend that goes best with your home's trim and facing. Visit IKO.COM for IKO's RoofViewer™ interactive color visualization tool.
0195312_EP ASPEN WHITE



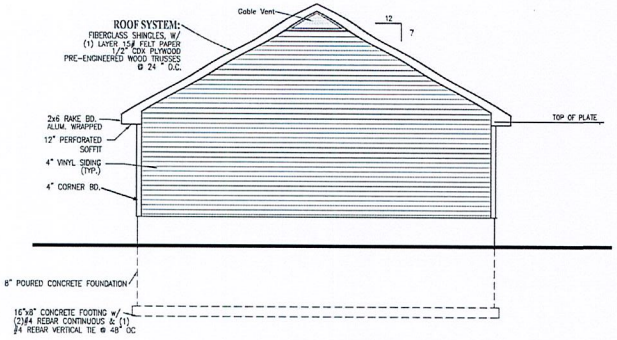
1 A5 **Side Elevation**
Scale: 1/4"=1'-0"



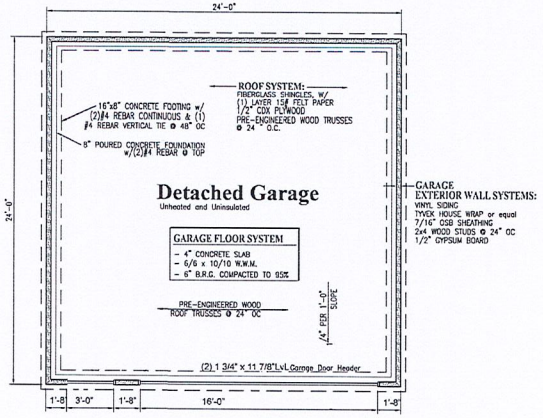
1 A5 **Front Elevation**
Scale: 1/4"=1'-0"



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



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



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

Rieger Homes
Lot # 05
Alexander

#44 Townsend Street,
Beacon, NY

Detached Garage

REVISIONS

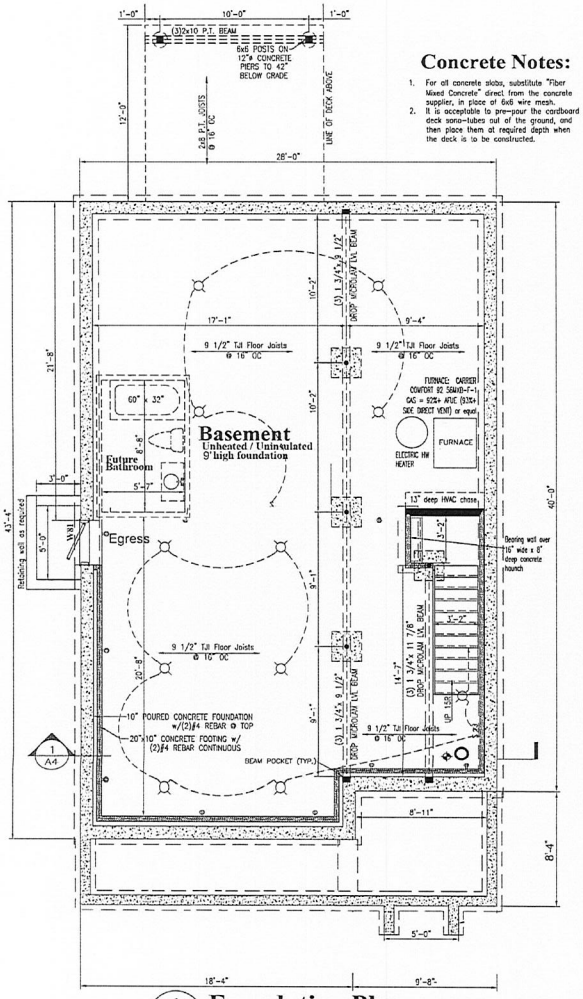
DATE

10/21/24

SHEET NUMBER

A5

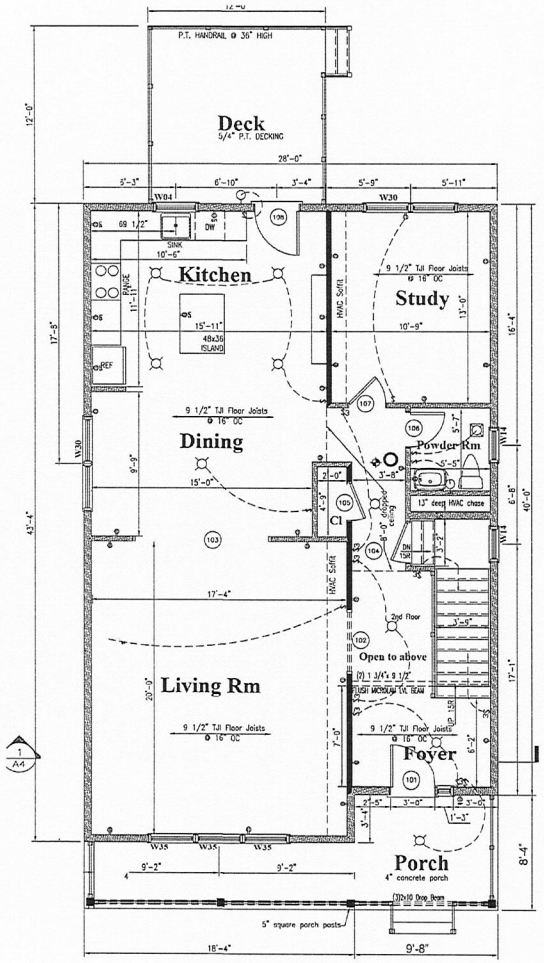
of 5



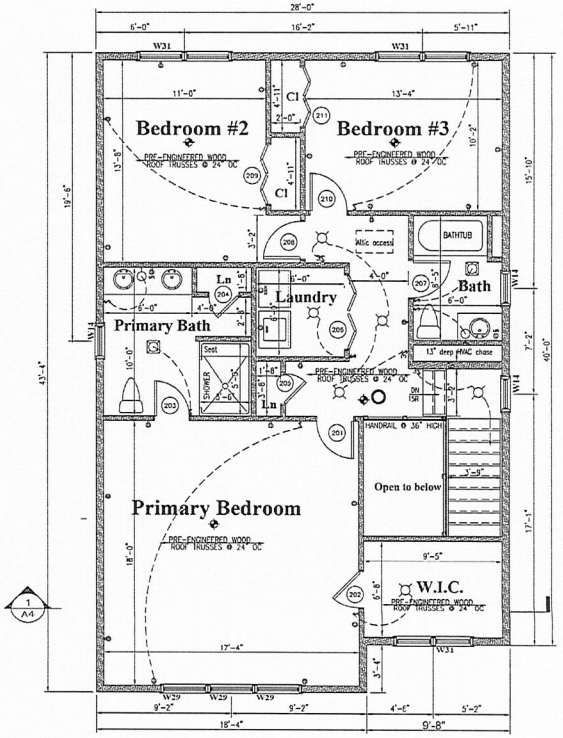
Concrete Notes:

1. For all concrete slabs, substitute "Fiber Mixed Concrete" direct from the concrete supplier, in place of 6x6 wire mesh.
2. It is acceptable to pre-pour the cardboard deck sono-tubes out of the ground, and then place them at required depth when the deck is to be constructed.

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



2 / A2 **1st Floor Plan - 1181 SF**
Scale: 1/4"=1'-0"



3 / A2 **2nd Floor Plan - 1146 SF**
Scale: 1/4"=1'-0"

Rieger Homes
Lot # 05
Alexander

44 Townsend Street,
Beacon, NY

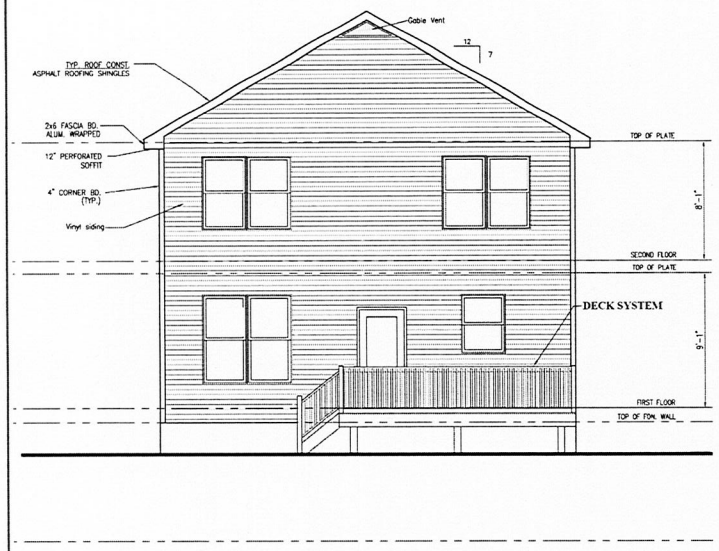
FLOOR PLANS

REVISIONS

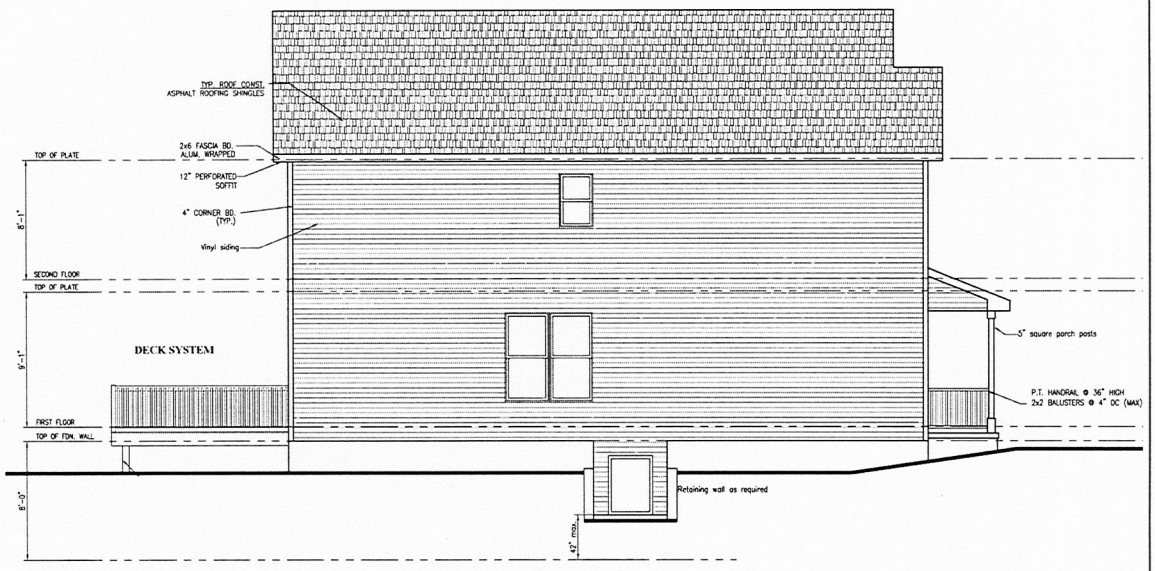
DATE

10/21/24

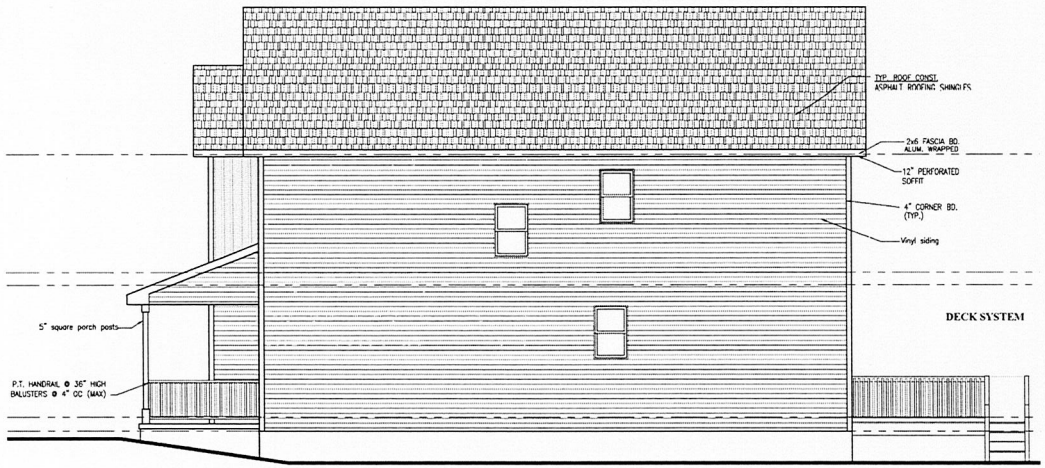
A2
of 4



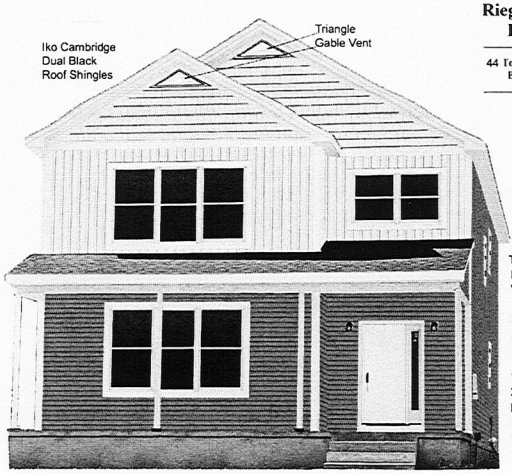
1 A3 **Rear Elevation**
Scale: 3/16"=1'-0"



2 A3 **Left Side Elevation**
Scale: 3/16"=1'-0"



3 A3 **Right Side Elevation**
Scale: 3/16"=1'-0"



Rieger Homes
Lot # 05
44 Townsend Street,
Beacon, NY

Front

White
Facia, Soffit,
Drip Edge,
& Gutters

Porch Roof
Dual Black
Shingles

Top Front Gable:
Royal White
Vinyl Shakes

2nd floor - Front:
Royal White
Board & Batten

1st floor front,
3 sides, & garage:
Royal Residential
D-4 Clapboard
Tree Moss

4 A3 **Front Elevation**
Scale: 1/4"=1'-0"

Rieger Homes
Lot # 05
Alexander

#44 Townsend Street,
Beacon, NY

ELEVATIONS

REVISIONS

DATE

10/21/24

SHEET NUMBER

A3

of 4

328

Beacon Knoll Streetscape

Lot 1



Lot 2



Lot 3



Lot 4



Lot 7



Lot 10

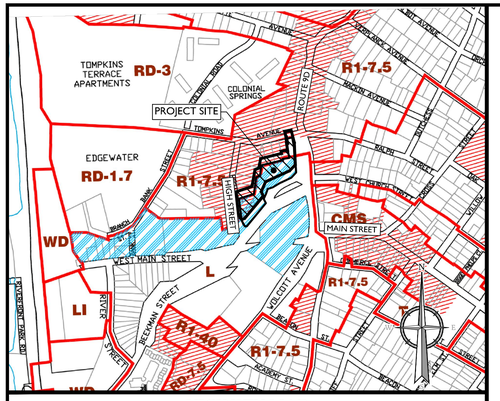


Lot 11



Lot 13





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

ZONING DISTRICT:

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

HDLO: (HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE)

TABLE OF BULK REQUIREMENTS

L - LINKAGE DISTRICT

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

ZONING DISTRICT:

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

TABLE OF BULK REQUIREMENTS

R1-7.5 - ONE FAMILY RESIDENTIAL DISTRICT

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

PARKING REQUIREMENTS:

MAXIMUM PERMITTED:

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

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

TOTAL MAXIMUM PARKING PERMITTED = 109 SPACES

PROVIDED

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

LOADING REQUIREMENTS:

REQUIRED

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

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

PROVIDED

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

OWNER/APPLICANT:

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

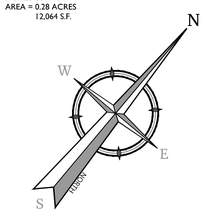
BAYRIDGE STUDIOS LLC (TAX ID: 5954-26-781983 & 5954-26-689990)
268 MAIN STREET
BEACON, NY 12508

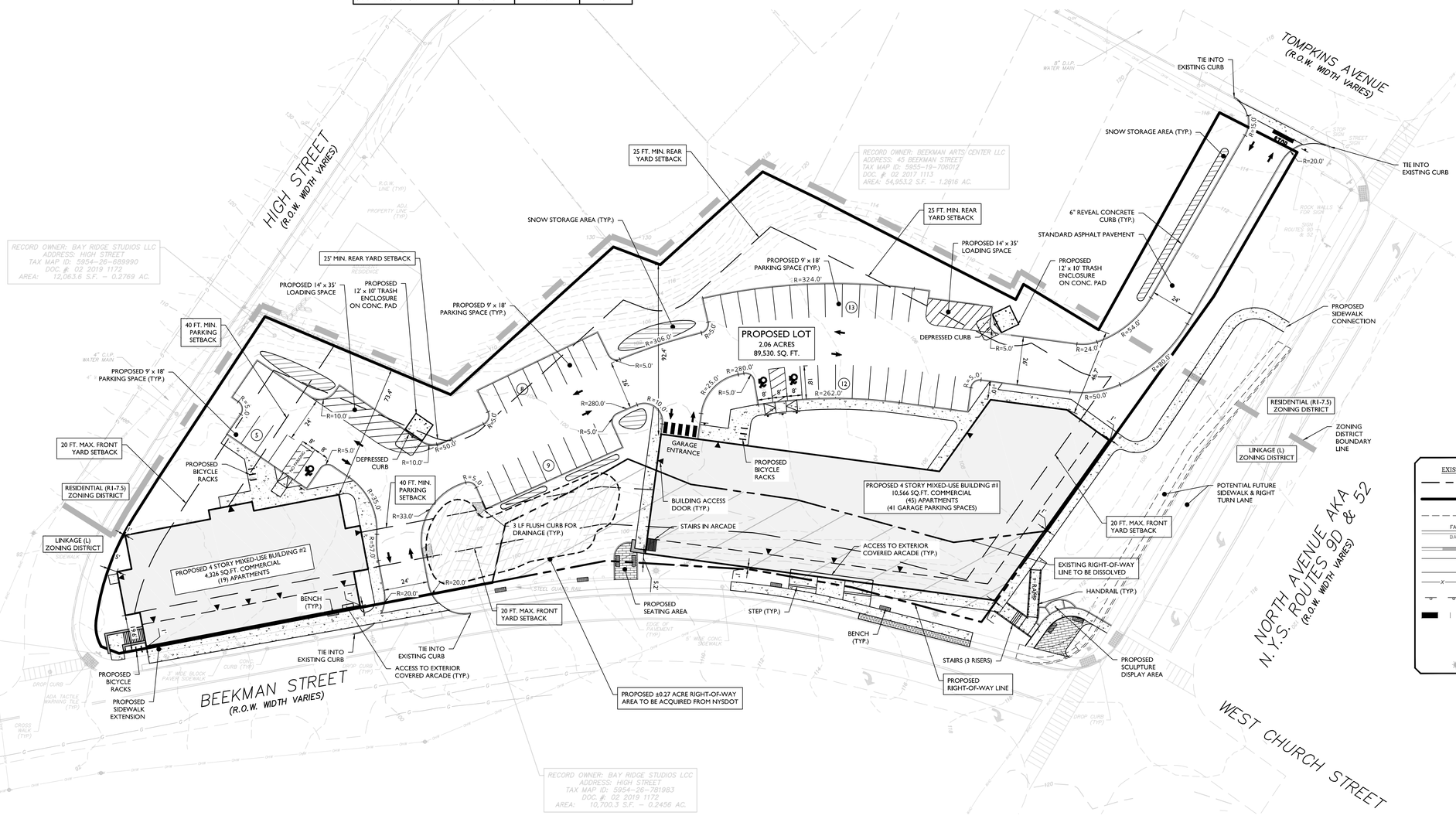
TAX LOTS:

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

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

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





LEGEND

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

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

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

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

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3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.10.29 11:06:13-04'00'

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

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

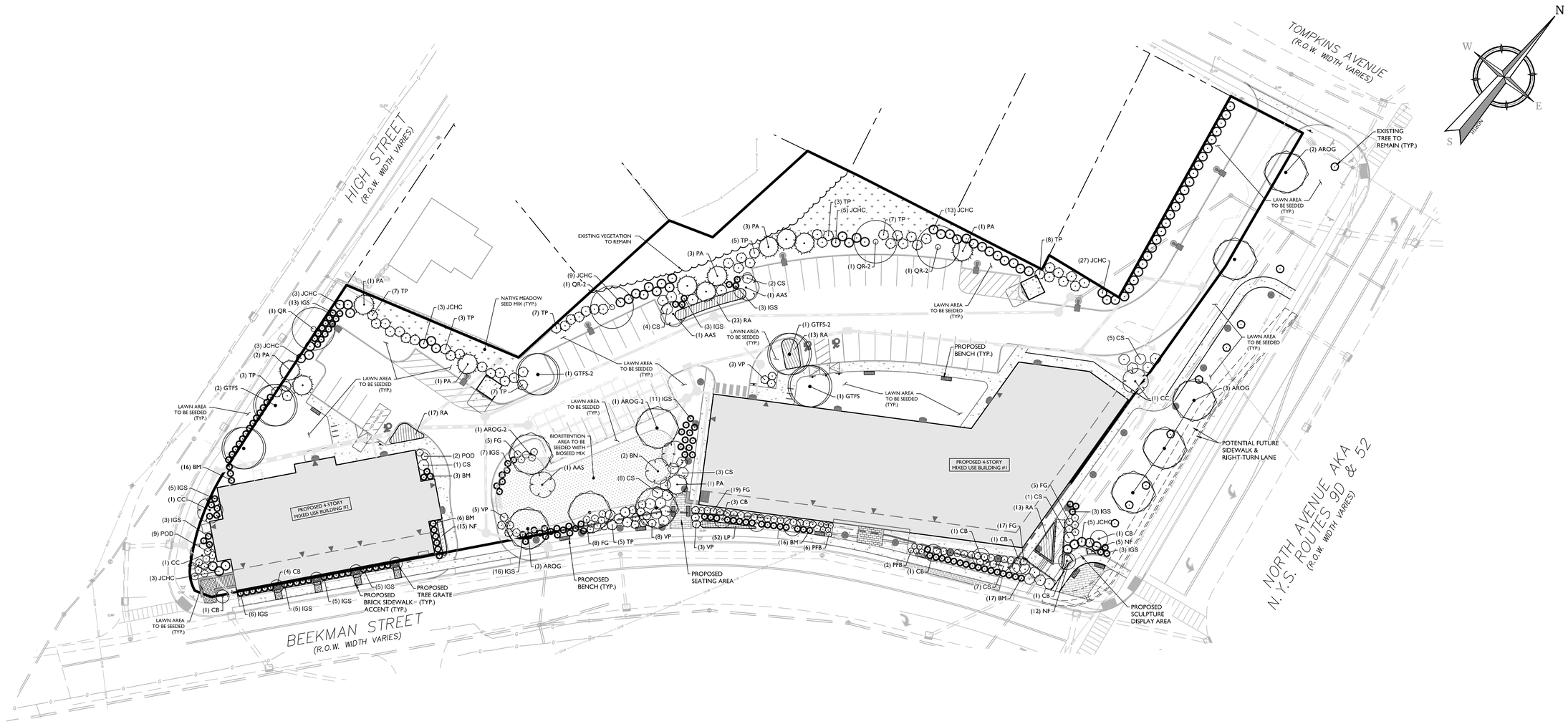
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AS SHOWN	01/30/2024	KAS	CPM

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAYT

SHEET TITLE: DIMENSION PLAN

SHEET NUMBER: 04 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



SITE PLANTING SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
AROG	8	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
AROG-2	2	Acer rubrum 'October Glory'	October Glory Red Maple	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS	3	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
GTFS-2	2	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR	1	Quercus rubra	Red Oak	B & B	2"-2-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
QR-2	3	Quercus rubra	Red Oak	B & B	3"-3-1/2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
EVERGREEN TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
PA	12	Picea abies	Norway Spruce	B & B	6-8` Ht.	DENSE / TYP. SPECIES HABIT
ORNAMENTAL TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
AAS	3	Amelanchier alnifolia	Serviceberry	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
BN	2	Betula nigra	River Birch	B & B	6-7` Ht.	MULTISTEM / TYP. SPECIES HABIT
CB	11	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	B & B	1-3/4"-2" Cal.	STRAIGHT LEADER/SYM. BRANCHING
CC	3	Cercis canadens	Eastern Redbud	B & B	6-7` Ht.	STRAIGHT LEADER/SYM. BRANCHING
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**ROOT**	**SIZE**	**REMARKS**
CS	31	Cornus sericea	Red Twig Dogwood	CONT	24" - 30"	TYPICAL SPECIES HABIT
BM	57	Buxus microphylla var. japonica 'Winter Gem'	Winter Gem Boxwood	CONT	18" - 24"	TYPICAL SPECIES HABIT
FG	54	Fothergilla gardenii	Dwarf Fothergilla	CONT	18" - 24"	TYPICAL SPECIES HABIT
IGS	88	Ilex glabra `Shamrock`	Inkberry	CONT	18" - 24"	TYPICAL SPECIES HABIT
JCHC	61	Juniperus chinensis 'Hetzi Columnaris'	Hetzi Column Juniper	CONT	6-8` Ht.	TYPICAL SPECIES HABIT
PFB	11	Potentilla fruticosa	Bush Cinquefoil	CONT	18" - 24"	TYPICAL SPECIES HABIT
POD	11	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CONT	24" - 30"	TYPICAL SPECIES HABIT
RA	66	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	CONT	18" - 24" SPREAD	TYPICAL SPECIES HABIT, 3.5' O.C.
TP	55	Thuja x plicata 'Green Giant'	Green Giant Arborvitae	CONT	5-6' Ht.	TYPICAL SPECIES HABIT
VP	19	Viburnum prunifolium	Blackhaw Viburnum	CONT	24" - 30"	TYPICAL SPECIES HABIT
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	
LP	52	Liriope platyphylla	Liriope Grass	SP5	18" o.c.	
NF	32	Nepeta x faassenii	Catmint	1 gal.	24" o.c.	

PLAN NOTE

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

PARKING AREA TREES

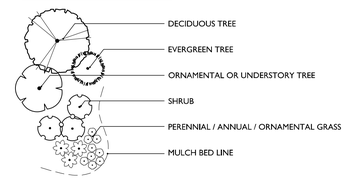
REQUIRED: ONE (1) TREE (MIN. 3" CALIPER) PER EIGHT (8) PARKING SPACES
47 PARKING SPACES / 8 = 6 TREES

PROVIDED: 7 TREES (COMPLIES)

LANDSCAPE NOTES

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

LANDSCAPE LEGEND



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

LAWN SEED MIX

NATIVE MEADOW MIX

BIORETENTION SEED MIX

30 0 30 60

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

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2	08/27/24	KAS	REVISED PER PLANNING BOARD COMMENTS
3	09/23/24	JED	REVISED PER PLANNING BOARD COMMENTS
4	10/29/24	JED	REVISED PER PLANNING BOARD COMMENTS

Digitally signed by Justin E. Dates
Date: 2024.10.29 11:06:38-04'00'

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

SITE PLAN

FOR

BEEKMAN ARTS CENTER LLC & BAY RIDGE STUDIOS LLC

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

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK STATE

Colliers Engineering & Design
NEWBURGH
555 Hudson Valley Avenue
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New Windsor, NY 12553
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COLLIERS ENGINEERING & DESIGN
ARCHITECTURE, ENGINEERING, SURVEYING
SURVEYING CT, P.C. GOING BUSINESS AS MASER CONSULTING ENGINEERING & LAND SURVEYING

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

PROJECT NUMBER: 23010468A
DRAWING NAME: C-LAND

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: 12 of 19

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION