



CITY OF BEACON, NEW YORK
DUE TO PUBLIC HEALTH AND
SAFETY CONCERNS RELATED
TO COVID-19, THE PLANNING
BOARD WILL NOT BE MEETING
IN-PERSON. IN ACCORDANCE
WITH THE GOVERNOR'S
EXECUTIVE ORDER 202.1, THE
JUNE 8, 2021 MEETING WILL
BE HELD VIA

VIDEOCONFERENCING, AND A
TRANSCRIPT WILL BE
PROVIDED AT A LATER DATE.
THE PUBLIC CAN WATCH THE
LIVE MEETING ONLINE AT
YOUTUBE AT

[HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDER](https://www.youtube.com/channel/UCVPPIGGWZDER)
SUDXG. IF ANY INTERESTED
MEMBERS OF THE PUBLIC
WOULD LIKE TO PROVIDE
COMMENTS ON THE
APPLICATION, COMMENTS
CAN BE CALLED IN DURING
THE MEETING AT (929) 205-
6099; WEBINAR ID: 867 7302
5906; PASSWORD: 561270.

June 8, 2021

7:00 PM

Planning Board Agenda

Regular Meeting

1. Continue review of applications for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli
2. Review application for Special Use Permit and Site Plan Approval, multi-family residential and commercial uses, 364 Main Street, submitted by O'Donnell Construction Corp.

Miscellaneous Business

1. Zoning Board of Appeals
2. Review of Small Cell Wireless Facility Design and Review Guideline Policy

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
J.C. Calderon
Chair John Gunn

Architectural Review

1. Certificate of Appropriateness - Sign; One East Main Street; Retail Unit #5
2. Certificate of Appropriateness - 490-492 Main Street; new facade color

City of Beacon Planning Board Agenda

06/08/2021

Title:

Continue review of applications for Special Use Permit and Site Plan Approval, accessory apartment, 10 Herbert Street, submitted by Katharine Baker & Gamble Staempfli

ATTACHMENTS

[10 Herbert Street Cover Letter.pdf](#)

[10 Herbert Street Sheet 1 Site Plan.pdf](#)

[10 Herbert Street Sheet 2 Existing Conditions Demolition Plan.pdf](#)

[10 Herbert Street Sheet 3 Building Plans.pdf](#)

[10 Herbert Street Sheet 4 Grading & Utilities.pdf](#)

ARYEH SIEGEL

ARCHITECT

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

Re: 10 Herbert Street, Beacon, New York
Site Plan Application – Responses to Comments

May 24, 2021

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated April 8, 2021, and Lanc & Tully's letter dated April 9, 2021.

Please note that the Applicant has taken the advice of the City's consultants and the Planning Board, and has connected the proposed Accessory Apartment to the house through a covered breezeway connection. Therefore, the Accessory apartment is an addition to the principal dwelling instead of an accessory building.

John Clarke Planning and Design Comment Responses:

1. For Sheet 1 – Site Plan:

- a The zoning table has been updated to reflect the proposed addition and setbacks
- b The zoning table has been updated to reflect the proposed addition and setbacks
- c The site plan include notes about compliance with the Accessory Apartment
- d Regarding the parking in the existing driveway, Dave Buckley confirmed that this is an existing condition and that he is not concerned about the exact location of the 3 required parking spaces
- e The fence layout has been updated with the new site plan
- f Exterior lighting will be placed at exterior doors
- g It appears that the proposal will only need a variance to allow the addition to maintain the current existing garage rear yard setback of 8.8 feet. The variances have been minimized per the recommendation of the Planning Board and it appears that only the one variance is required.

ARYEH SIEGEL
ARCHITECT

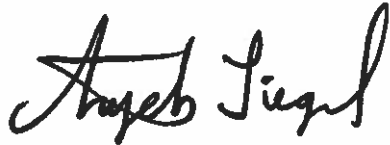
Lanc & Tully Comment Responses:

General Comments

1. The variances have changed and have been minimized
2. The proposal has changed to a 650 square foot accessory apartment without the additional studio use in another effort to minimize the impact of the project
3. The side yard and rear yard setbacks have been revised.
4. A note will be added to the plan regarding the existing driveway encroachments
5. Approximate locations of water and sewer services to the existing dwelling are shown on Sheet 4. The proposed addition will share the utility connections of the existing dwelling, no new connections are proposed to the City mains in Herbert Street. Construction details of the utilities connections to the existing dwelling are shown on Sheet 4.
6. The surveyed location and invert depths of the sewer main, as well as the approximate location of the water main in Herbert Street are shown on Sheet 4.

Thank you. Please let me know if you have any questions.

Sincerely,

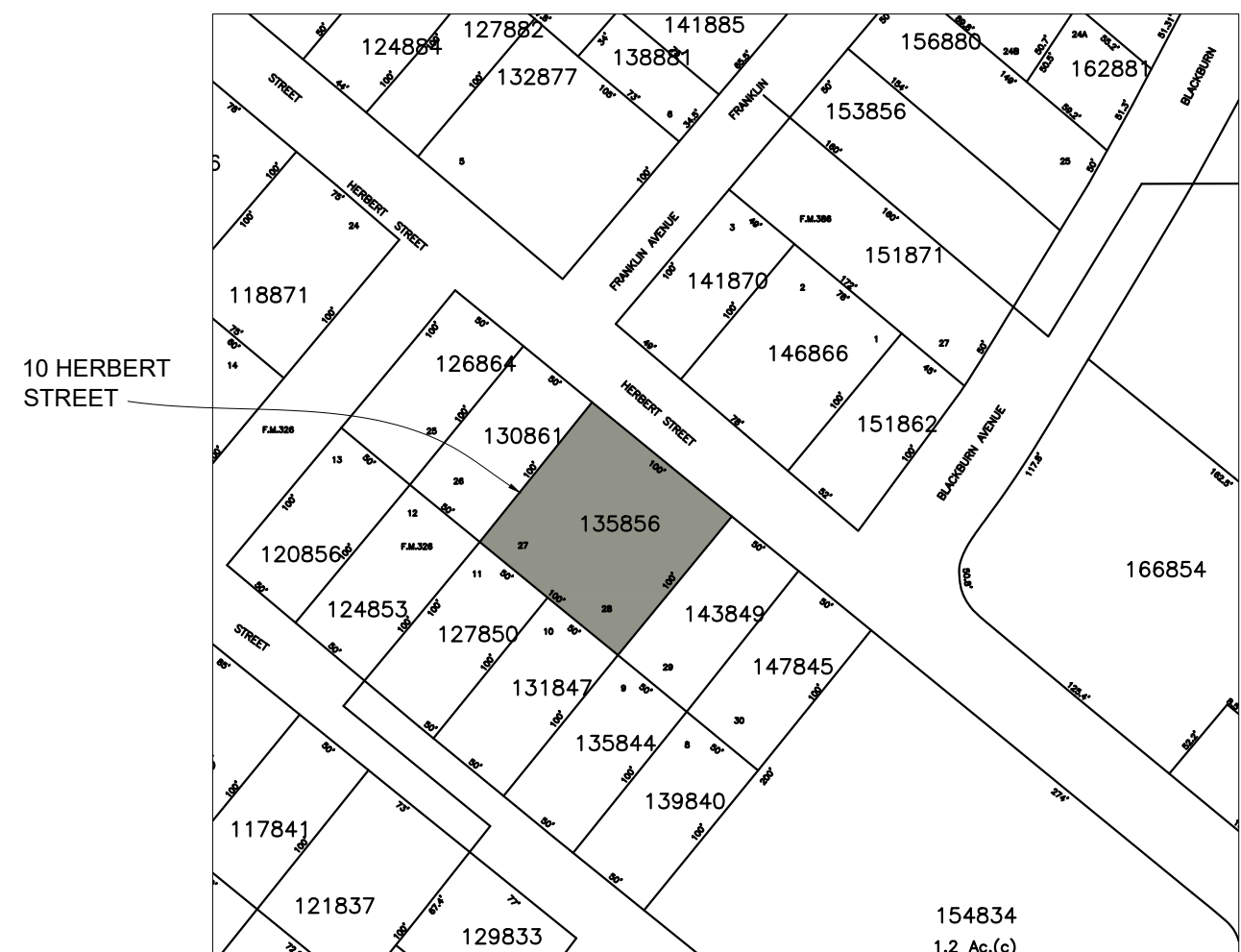


Aryeh Siegel
Aryeh Siegel, Architect

[illegible]

Zoning Regulations Table																		
	Required Setbacks Main Structure			Existing Setbacks Main Building			Proposed Setbacks Addition			Maximum Cumulative Square Footage for All Accessory Buildings	Proposed Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted For Accessory Apartment (and % based on total area of building)	Proposed Square Footage For Accessory Apartment (and % based on total area of principal building)	Maximum Building Coverage	Proposed Building Coverage	Maximum Main Building Height	Existing Main Building Height	Proposed Addition Height
	Front	Side	Rear	Front	Side	Rear	Front	Side	Rear									
Zoning District																		
R1-5	15'	10'	20'	16.8'	14.5'	31.1'	NA	10.0'	8.8' *	720 sf	84 sf existing shed	650sf 30%	490sf 23%	30%	27% including pool and shed	2.5 Stories 35'	2.5 Stories 26' existing	15'

*Note that the proposed rear setback follows the line of the existing garage to be demolished and replaced by the proposed addition



Location Plan

Not to Scale

Zoning Summary

Zoning District:	R1-5
Tax Map No.:	6054-30-135856
Lot Area:	9,998 square feet
Existing Building Footprint:	1,247 square feet
Total Proposed Building Area:	3,191 square feet, including existing house, existing shed, and existing pool
Proposed Accessory Apartment :	490 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residential
Proposed Use:	Single Family Residential with Accessory Apartment and Studio

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Residential		
2 spaces for each dwelling unit +1 space for accessory apartment	1 dwelling unit + 1 accessory apartment	3 parking spaces
Total Required Parking Spaces		3 Parking Spaces
Total Existing Parking Spaces		3 Parking Spaces

Notes:

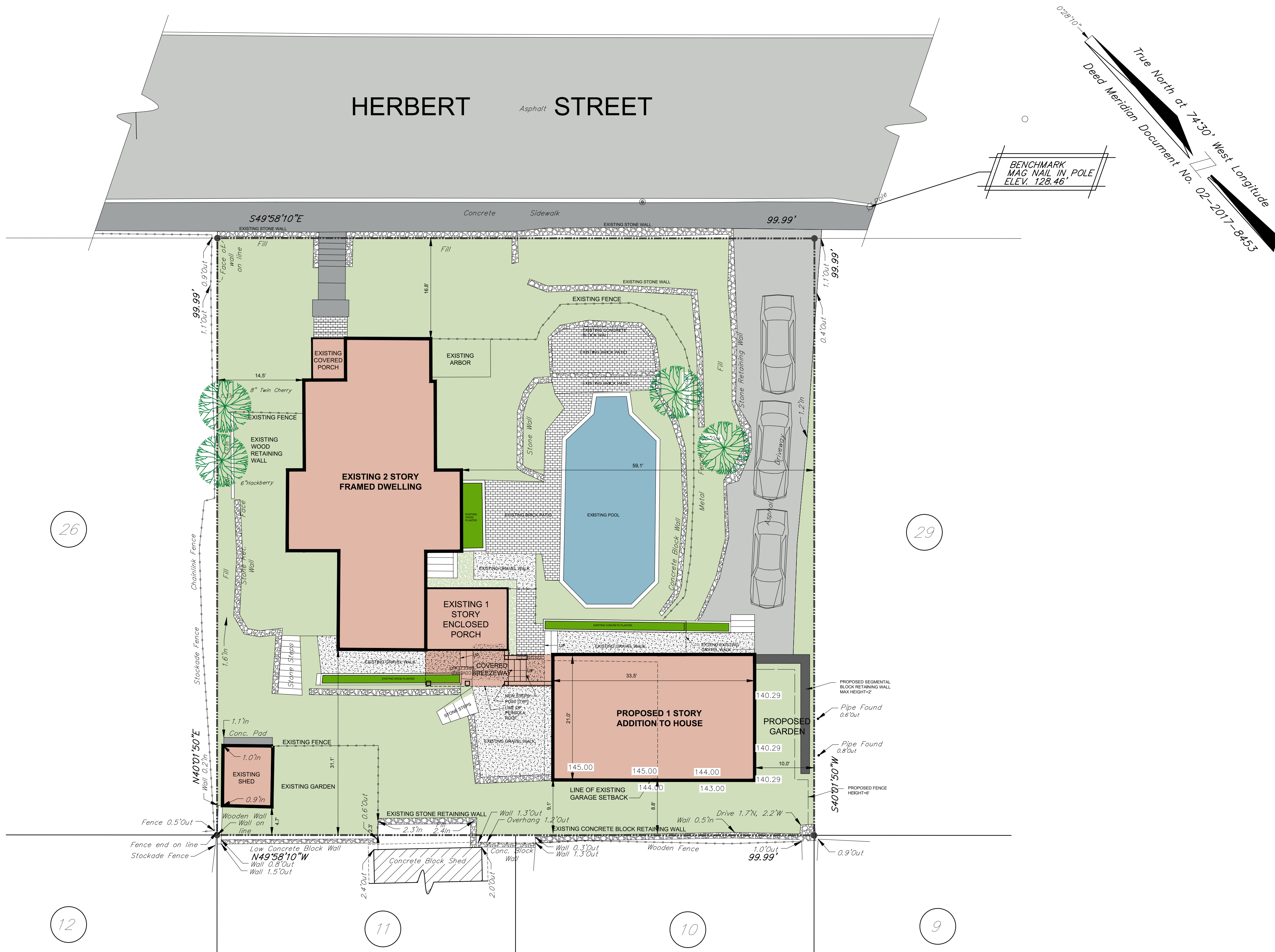
1. Apartment size. The minimum floor area for an accessory apartment within a detached single-family dwelling shall be 400 square feet. The maximum floor area shall be 650 square feet, but in no case shall the floor area of the apartment exceed 30% of the total floor area of the dwelling building in which it is located.

The proposed Accessory Apartment area is 490 square feet. The total floor area of the dwelling is 3,191 square feet. The Accessory Apartment is 23% of the total floor area of the dwelling building in which it is located. Therefore, the size of the accessory apartment complies with the maximum floor area and the maximum allowable percentage
2. Off-street parking. A minimum of one off-street parking space shall be provided for each accessory apartment in addition to the off-street parking required for other uses existing on the lot.

The required parking is provided in the existing driveway.
3. Note that the parcel consists of two lots
4. The Applicant will request a variance from the Zoning Board of Appeals to allow the addition to maintain the existing 8.8' rear yard setback that the existing garage currently has.

Index of Drawings

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions & Demolition Plan
Sheet 3 of 4	Building Plan and Elevations
Sheet 4 of 4	Grading and Utility Plan



Site Plan

Scale: 1" = 10'

Owner:
Katharine Baker & Gamble Staempfli
10 Herbert Street
Beacon, NY 12508

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

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

Special Use Permit - Accessory Apartment

Sheet 1 of 4 - Site Plan

10 Herbert Street

Beacon, New York
Scale: As Noted
March 16, 2021

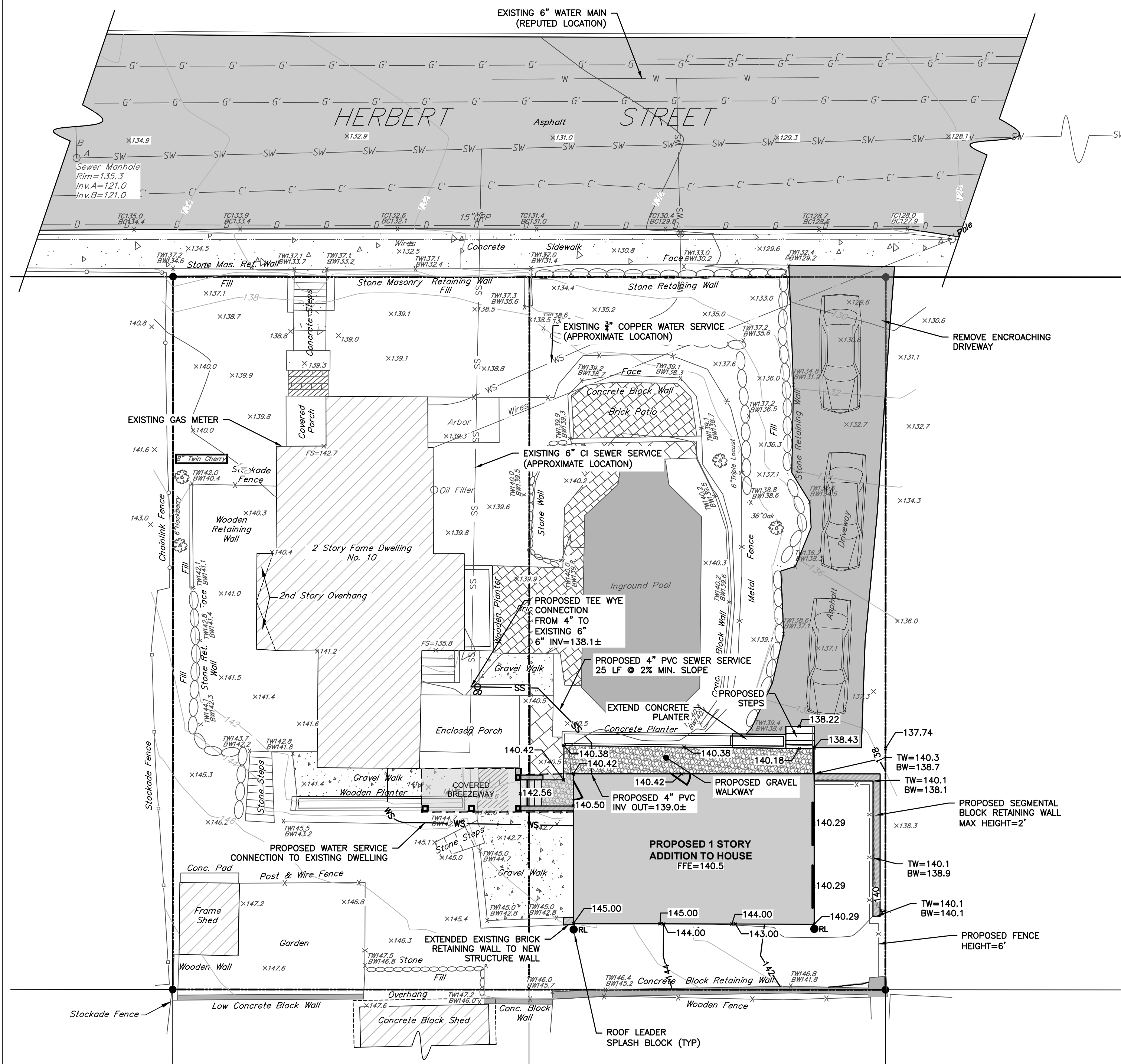


Scale: $\frac{1}{4}" = 1'-0"$

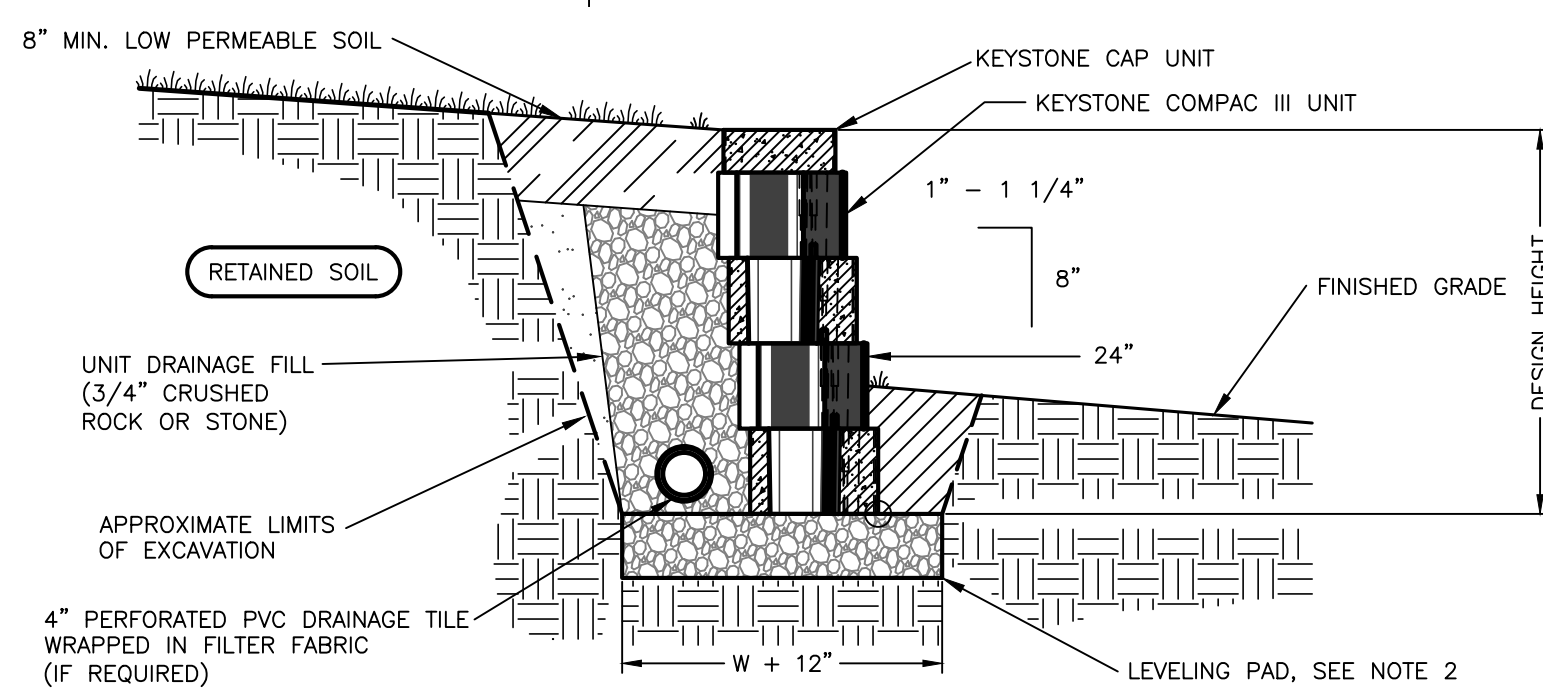
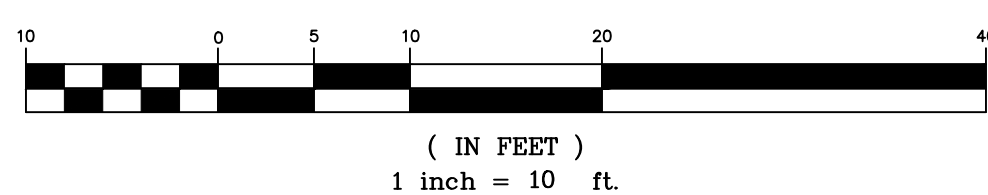
Sheet 3 of 4 - Building Plans

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

Beacon, New York
Scale: As Noted
March 16, 2021



GRADING & UTILITY PLAN
SCALE: 1" = 10'
GRAPHIC SCALE

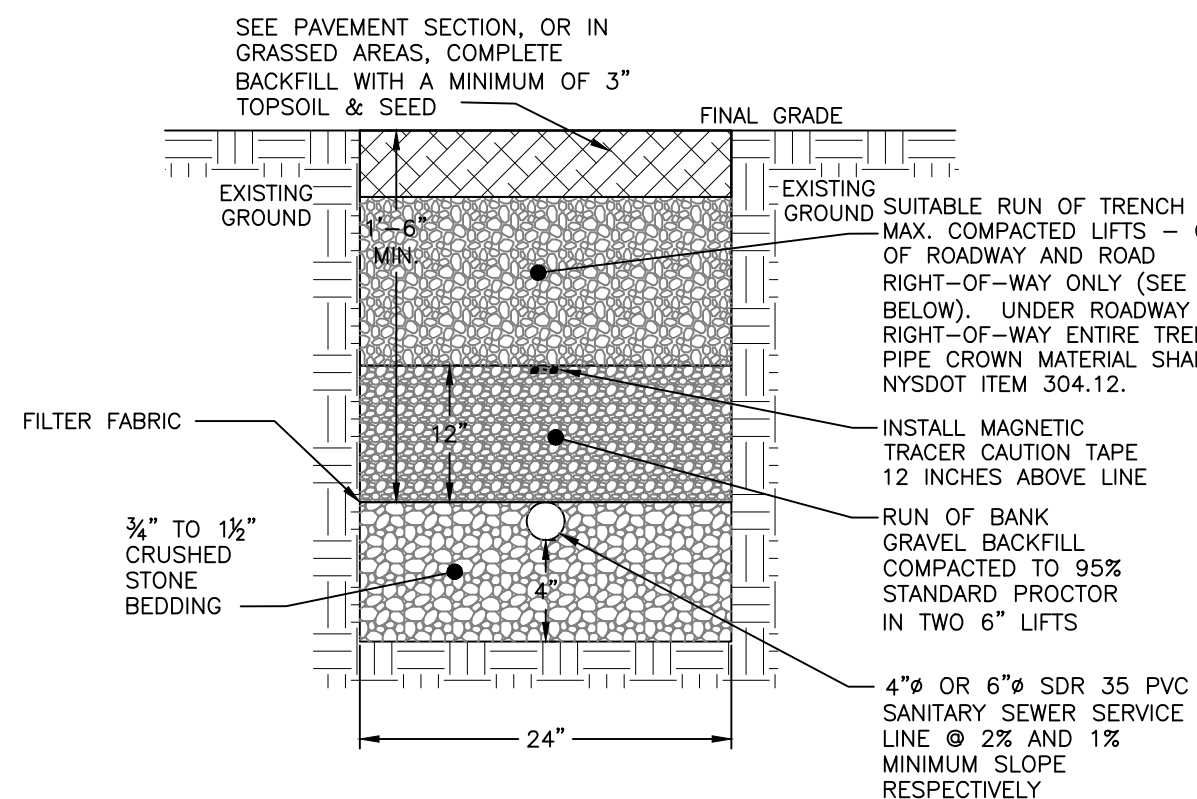


- NOTES:
1. RETAINING WALL TO BE KEYSTONE STANDARD BLOCK WITH 1-1/8" SETBACK OR APPROVED EQUAL.
 2. THE LEVELING PAD IS TO BE CONSTRUCTED OF CRUSHED STONE OR 2,000 PSI± UNREINFORCED CONCRETE.

SEGMENTAL BLOCK GRAVITY RETAINING WALL DETAIL
SCALE: NOT TO SCALE

LEGEND:

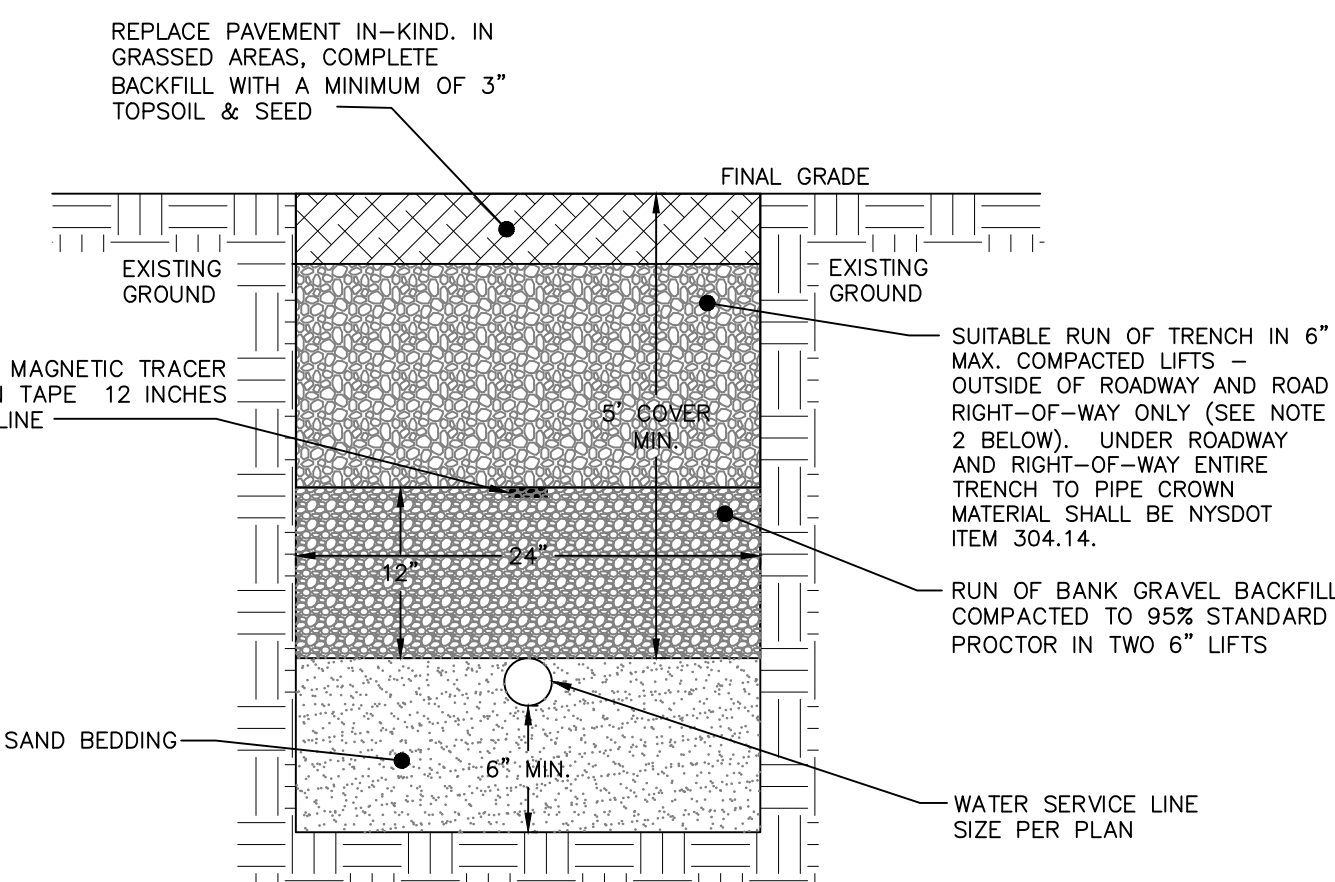
---	EXISTING PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING OVER HEAD WIRE
---	EXISTING UTILITY POLE
---	EXISTING SEWER LINE
---	EXISTING SEWER MANHOLE
---	EXISTING STORM WATER LINE
---	PROPOSED SET BACK LINE
---	PROPOSED PROPERTY LINE
---	PROPOSED MAJOR CONTOUR
---	PROPOSED MINOR CONTOUR
---	PROPOSED SEWER SERVICE LINE
---	PROPOSED SEWER CLEAN OUT
---	PROPOSED ROOF LEADER
---	PROPOSED WATER SERVICE LINE



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.

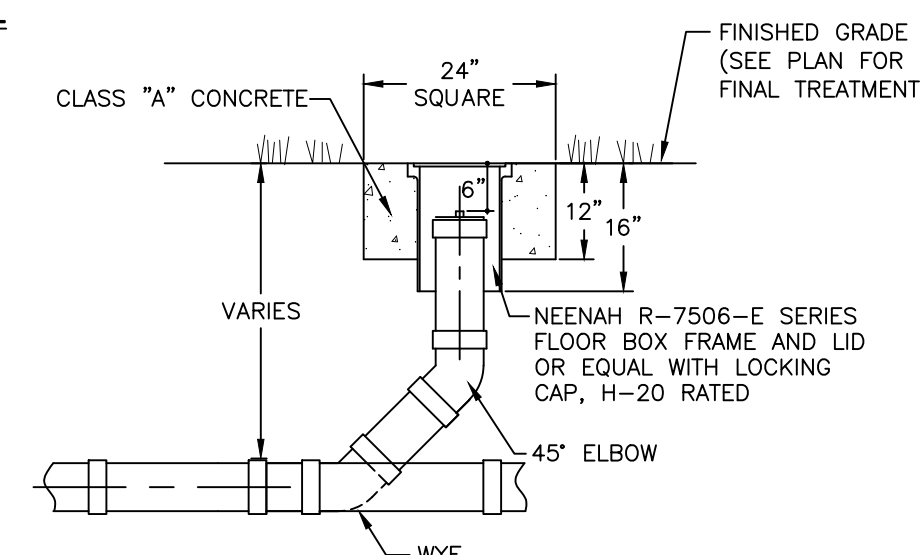
SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



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.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE

PROJECT INFORMATION:

PARCEL OWNER:	KATHERINE BAKER & GAMBLE STAEMPFLI; 10 HERBERT STREET BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C.; 174 MAIN STREET, BEACON, NY 12508
PROJECT ARCHITECT:	ARYEH SIEGEL, ARCHITECT; 84 MASON CIRCLE, BEACON, NY 12508
PARCEL LOCATION:	10 HERBERT STREET BEACON, NY 12508
TAX PARCEL ID:	6054-30-135856
PARCEL AREA:	±0.23-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS, SANITARY MANHOLES AND WATERLINES 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.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF WATER AND SEWER MAINS (AND SERVICE LATERALS).

UTILITY NOTES:

1. 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 AND DEPTHS.
2. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES WITH PROPOSED CONNECTIONS SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH GROSSINGS OR CONNECTIONS.

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 PROJECT 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 FROM THE ADDITION TO THE EXISTING DWELLING SHALL BE 3/4" K-COPPER.
6. THE EXISTING WATER & SEWER SERVICES SHALL REMAIN..
7. THE SEWER SERVICE LINE FROM THE ADDITION TO THE EXISTING DWELLING SERVICE SHALL BE 4" SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF 1/4" PER FOOT SHALL BE MAINTAINED).
8. ROOF LEADER CONNECTIONS TO BE MINIMUM 4" PVC OR HDPE @ 2.0% MIN, IF NECESSARY.
9. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
10. EXISTING DRIVEWAY SHALL REMAIN.
11. THE CITY OF BEACON BUILDING DEPARTMENT SHALL BE PROVIDED ACCESS TO VERIFY THE LOCATION OF THE EXISTING ROOF LEADERS AND SUMP PUMPS AND THE AREA THEY DRAIN TO.

EROSION AND SEDIMENT CONTROL NOTES

1. DUE TO THE SMALL SIZE OF THE DISTURB AND THE SURROUNDING RETAINING WALLS, NO SPECIFIC EROSION AND SEDIMENT CONTROL HAVE BEEN SPECIFIED ON THIS PLAN. DURING THE COURSE OF CONSTRUCTION IF EROSION BEGINS TO OCCUR, THE CONTRACTOR SHALL INSTALL SILT FENCE IN LOCATIONS TO PREVENT THE TRANSPORT OF SILT OR SEDIMENT.
2. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
3. THE SITE, ADJACENT AREAS, AND NEARBY CATCH BASINS SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
4. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
5. ANY PILE OF POTENTIALLY ERODIBLE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTRIBUTED 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 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 CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
9. 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 (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
10. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE ENGINEER SUPERVISING CONSTRUCTION.

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.

GRADING & UTILITY PLAN

BAKER & STAEMPFLI

10 HERBERT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-30-135856

JOB #: 2021-019

DATE: 05/25/21

SCALE: 1" = 10'

TITLE: GU-1

SHEET: 4 OF 4

DRAWN BY: CMB				CHECKED BY: ESR			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY



BEFORE UNDERTAKING ANY DIGGINGS, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT
DIG SAFELY NEW YORK
AT
811 OR WWW.CALL811.COM



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
F: 845-440-6637

City of Beacon Planning Board Agenda
06/08/2021

Title:

Review application for Special Use Permit and Site Plan Approval, multi-family residential and commercial uses, 364 Main Street, submitted by O'Donnell Construction Corp.

ATTACHMENTS

[364 Main Street Cover Letter.pdf](#)

[364 Main Street Exhibit A - Images of Premise.pdf](#)

[364 Main Street Exhibit B - Full EAF.pdf](#)

[364 Main Street Exhibit C - Application for Special Use Permit and Site Plan Approval.pdf](#)

[364 Main Street Exhibit D - Preliminary Traffic Impact Study & Parking Analysis.pdf](#)

[364 Main Street - Site Plan.pdf](#)



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

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

May 25, 2021

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 Special Use Permit & Site Plan Approval
Commercial and Multi-Family Residential Mixed-Use Development
Premises: 364 Main Street & Eliza Street, Beacon, New York
Tax Parcel IDs: (6054-29-006819 & 6054-29-004836)

Dear Chairman Gunn and Members of the Planning Board:

On behalf of O'Donnell Construction Corp. (the "Applicant"), the owner of the above-referenced Premises, we respectfully submit this letter and the referenced enclosures in support of an Application for a Special Use Permit and Site Plan Approval (collectively the "Application"), proposing to redevelop the Premises for a proposed zoning-compliant 39,558 sq. ft. mixed-use commercial and multi-family residential development. *See Attached Site Plans & Renderings.*

The Applicant proposes to adaptively reuse the Premises that is presently improved by a commercial retail building and a drive-through window, which was previously occupied by Citizens Bank. The Premises currently has two (2) driveway connections to Main Street, including access driveways located on the east and west sides of the existing building. The Premises are located southeast of the four (4)-story mixed-use development located at 344 Main Street and the Mobil Gas Station, south of the 70+/- unit 31 Hamilton Fish Plaza Beacon Housing Authority development, and directly across the street from Towne Crier Café and Veterans Place. *See Exhibit A – Images of Premises.* While the Premises *are not* located within the City's Historic District and Landmark Overlay ("HDLO") district, the updated building program is designed to create a building that is more in keeping with the character of properties located along Main Street, such as 378-380 Main Street (the Beacon Pantry building).

It is respectfully submitted that the building design will improve the building's Main Street presence, including the proposed operational refinements to the site circulation, such as the Applicant's proposed one (1) point of vehicular access to the site off Main Street that is more



May 25, 2021
Page -2-

consistent with redevelopment goals along Main Street. Additionally, the Project includes a proposed public green space on the western portion of the Premises. *See Attached Site Plans.* The green space is designed to benefit the public and will greatly enhance the feel of the property from Main Street in the vicinity of Veterans Place that has been conceptually evaluated for repurposing as a park or public green space itself.¹

As is more fully detailed in the enclosed Site Plans and Floor Plans, the new building program will adaptively reuse the existing 7,031 sq. ft. one (1)-story building that is presently vacant for a commercial and multi-family residential mixed-use development fronting along Main Street, together with parking, landscaping and a public green space generally in the location of the former driveway and drive-through window along the westerly property line. The first floor will be enlarged slightly to 8,953 gross sq. ft., comprising 7,826 sq. ft of commercial space and 1,155 sq. ft. of residential common area space. The second, third and stepped-back fourth stories combined will have a total of 30,605 sq. ft. of residential space, consisting of 27 residential apartments with 43 total bedrooms that include a mix of one (1)-bedroom and two (2)-bedroom units. The off-street parking areas located behind the building will be accessed off of Main Street, and vehicles will exit the parking areas out to Eliza Street. *See enclosed Site Plans.*

PROJECT BACKGROUND:

The Premises is presently comprised of two (2) lots. The former Citizen's Bank sits on a .54+/- acre lot that has frontage along Main Street as is classified in the Central Main Street ("CMS") zoning district (the "Main Street Lot"). The second parcel that is part of the Premises is a .31+/- acre lot, which is classified in the Transitional (T) zoning district and is currently used as a private parking lot with frontage on Eliza Street (the "Eliza Street Lot" and collectively referred to as the "Premises"). *See Exhibit A.* The proposed mixed-use building is located exclusively on the portion of the Premises that is classified in the CMS zoning district.

As noted above, there are currently two (2) existing curb cuts on the Main Street Lot: one (1) driveway for entering traffic and one (1) driveway for traffic exiting the Premises, including drive-through users, with access onto Main Street. The Project proposes to eliminate the exiting curb cut on the westerly property line (between the Main Street Lot and the adjacent property at 352 Main Street). The drive-through will be removed and a public green space will be created along the westerly property line. The curb cut along the easterly property line (between the Main Street

¹ Note: As a point of clarification, we understand that *only concept plans* have been developed for the City's potential redevelopment/reuse of Veterans Place as a public green space at this time.



May 25, 2021
Page -3-

parcel and the adjacent Salvation Army property at 372 Main Street) will remain as an entrance only for vehicular traffic. Traffic will exit the Premises exclusively via Eliza Street.²

Given the above, the Applicant desires to redevelop the Premises with a mixed-use building program that promotes better site circulation, a public green space and a more-attractive building that is more in keeping with the character of Main Street, while also supporting the vitality and sustainability of the Main Street corridor. Accordingly, it is respectfully submitted that the development program for this mixed-used Project is designed to be consistent with the traditional character of Main Street and the properties in the City's HDLO.

PROCEDURAL INFORMATION:

In addition to Application for Site Plan approval for the Project, the Applicant is seeking Special Use Permit Approval from the Planning Board in connection with the proposed stepped-back fourth floor. *See* Attached Site Plans & Renderings. Pursuant to our pre-submission discussion with the Building Inspector and City Planner, the Application for a Special Use Permit will be reviewed by the Planning Board in this matter.³ We would also highlight that but for the proposed fourth-story improvements, the mixed-uses proposed for the Premises would otherwise be considered permitted uses subject to Site Plan review by the Planning Board. As noted above, the instant Application has been designed to be fully zoning-compliant. Accordingly, the Project does not require any variances from the Zoning Board of Appeals, or review by the City Council.

The Applicant respectfully requests to appear at the Planning Board's June 8th meeting in order to discuss the Project with this Board and in order to initiate the environmental review process pursuant to the State Environmental State Environmental Quality Review Act ("SEQRA"). While the proposed Project is classified as an Unlisted Action pursuant to SEQRA, for the Board's consideration in connection with the environmental review of the Application, enclosed please find a copy of the Full Environmental Assessment Form ("Full EAF") for the Project, which is enclosed herein as **Exhibit B**.

² Note: the Applicant's site plans identify 32 spaces available in the Eliza Street parking lot. As this Board may be aware, the Applicant and the owner of 344 Main Street previously entered into a lease agreement in 2018 that allowed 344 Main Street to rent 24 of the spaces in the Eliza Street Lot. However, we understand that the current owner of 344 Main Street has defaulted on this Lease Agreement, and has failed to make the required rental payments. As a result, the Applicant has commenced litigation to terminate the lease, and a decision is expected from the Court, shortly.

³ *See* ZONING CODE Section 223-41.18(E)(7), which provides that for parcels not located in the HDLO or abutting an HDLO parcel "... a special permit may be granted by the *Planning Board*..." [emphasis added] pursuant to and in accordance with the City's Special Permit regulations.



May 25, 2021
Page -4-

THE PROPOSED PROJECT SATISFIES THE SPECIAL USE PERMIT CRITERIA:

Pursuant to N.Y. Gen. City Law § 27-b and City of Beacon Zoning Code § 223-18 (the “Special Permit Provisions”), special uses shall be deemed to be principally permitted use in their respective districts, subject to the standards set forth in Zoning Code § 223-18.⁴

According to the New York Court of Appeals, New York’s highest court, generally:

a special exception [permit/use] gives permission to use property in a way that is consistent with the zoning ordinance, although not necessarily allowed as of right. The significance of this distinction is that the ‘inclusion of the permitted use in the ordinance is tantamount to a legislative finding that the permitted use is in harmony with the general zoning plan and will not adversely affect the neighborhood’...⁵

In considering the SUP Application, Zoning Code §223-18(B)(1) directs that the City Council shall consider the following standards and conditions:

- (a) The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
- (b) The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
- (c) Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.

⁴ Note: A copy of the fully executed Site Plan & Special Use Permit Application Form is enclosed as **Exhibit C**.

⁵ Retail Prop. Trust v. Bd. of Zoning Appeals of Town of Hempstead, 98 N.Y.2d 190, 195, 774 N.E.2d 727 (2002) (citing Matter of North Shore Steak House v. Board of Appeals of Inc. Vil. of Thomaston, 30 N.Y.2d 238, 243 (1972) [citations omitted]); see also Nathan v. Bd. of Appeals of Town of Hempstead, 125 A.D.3d 866, 5 N.Y.S.3d 127 (N.Y. App. Div. 2015) (holding that “[a]n applicant for a special exception permit need only show that it has complied with every legislatively imposed condition on the permitted use”); see also Juda Const., Ltd. v. Spencer, 21 A.D.3d 898, 900, 800 N.Y.S.2d 741, 743 (2005) (the Supreme Court, Appellate Division, Second Department held that “[a] use permitted by special exception use permit is a use that has been found by the local legislative body to be appropriate for the zoning district and ‘in harmony with the general zoning plan and will not adversely affect the neighborhood’” [citations omitted] and further held that “[t]he [special] permit must be granted if the application satisfies the criteria set forth in the zoning law (citing Matter of Pleasant Val. Home Constr. v. Van Wagner, 41 N.Y.2d 1028, 1029, 395 N.Y.S.2d 631, 363 N.E.2d 1376).



May 25, 2021

Page -5-

- (d) Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

As this Board is aware, the CMS District is designed to increase the vitality, attractiveness, and marketability of Main Street, as recommended in the City of Beacon Comprehensive Plan Update adopted on April 3, 2017.⁶ There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the proposed Project and it is respectfully submitted that the proposed commercial uses proposed in this Project further these goals.

Additionally, the Project is also built to be consistent with the character of the uses along the Main Street frontage. In addition to its design-compatibility with the historic character of buildings along Main Street and elsewhere in the City's HDLO, the proposed mixed-use building is also designed to ensure that there are no substantial detrimental effects from shadows, parking or traffic, which is consistent with the findings prescribed in City of Beacon Zoning Code (the "Zoning Code") Section 223-41.18. See attached Site Plans & Renderings & **Exhibit D** – Preliminary Traffic & Parking Study. The Applicant's Traffic Consultant, Colliers Engineering & Design, prepared a Preliminary Review of Traffic and Parking Impacts (the "Preliminary Traffic & Parking Study"). The Preliminary Traffic & Parking Study evaluated the potential traffic and parking impacts associated with the proposed Project based upon expected trip generation and the requirements in the Zoning Code. The Preliminary Traffic & Parking Study also considered that three (3) public parking lots are located in the vicinity of the Premises; however, use of the public parking should not be necessary because the parking requirements of the Code can be accommodated onsite. Based on the Preliminary Traffic and Parking Study it is not anticipated that the proposed development will not have a significant impact on future traffic and/or parking conditions in the vicinity of the Site.⁷ See **Exhibit D** – Preliminary Traffic & Parking Study.

Further, the location, size, nature, and intensity of the proposed Project is in harmony with the appropriate and orderly development of the CMS and T Zoning Districts. The development program for the Project also incorporates a creation of a green space public benefit. To achieve this, the Applicant is improving site circulation on the Premises by removing the existing drive-through window and secondary driveway access out to Main Street, which will be improved by a public green space as is more fully shown in the enclosed Site Plans.

⁶ See ZONING CODE Section 223-41.16.

⁷ The Project is not expected to result in any adverse impacts to traffic or parking. In further support of the Application, as noted in the Preliminary Traffic & Parking Study, Colliers Engineering & Design will be preparing a more-detailed traffic analysis that assesses the existing and future traffic operating conditions in the vicinity of the Project. The additional analysis will be included in a forthcoming submission for this Board's consideration during the SEQRA review process.



May 25, 2021
Page -6-

It is respectfully submitted that the proposed Project complies with these legislatively imposed criteria and will have no adverse impacts on the neighborhood as demonstrated herein.

CONCLUSION:

For the foregoing reasons, and as will be further discussed at this Board's June 8th regular meeting and the subsequent Public Hearings before this Board on this Project, the Applicant respectfully submits that the proposed Project satisfies the purposes of the CMS and T zoning districts by providing a mix of commercial and residential uses that will add handsome architectural features and add to the vibrancy of Main Street.

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

- Exhibit A:** Images of the Premises;
- Exhibit B:** Full Environmental Assessment Form;
- Exhibit C:** Application for Special Use Permit and Site Plan Approval, Including the Entity Disclosure Form; and
- Exhibit D:** Preliminary Traffic Impact Study & Parking Analysis prepared by Colliers Engineering & Design, dated May 25, 2021.

In further support of this Application, we respectfully submit copies of the Site Plans and renderings entitled "364 Main Street", prepared by Day & Stokosa Engineering P.C. and Aryeh Siegel, Architect, dated April 2, 2021, numbered and titled as follows (unless otherwise noted):

- Sheet 1 of 11 – Cover Sheet (CS.1);
- Sheet 2 of 11 – Existing Conditions (EC.1);
- Sheet 3 of 11 – Site Plan (SP.1);
- Sheet 4 of 11 – Landscaping Plan (LP.1);
- Sheet 5 of 11 – Lighting Plan (LP.2);
- Sheet 6 of 11 – Construction Details (CD.1);
- Sheet 7 of 11 – Constructions Details (CD.2);
- Sheet 8 of 11 – Erosion and Sediment Control Plan (ESC.1);
- Sheet 9 of 11 – Erosion and Sediment Control Details (ESC.2);
- Sheet 10 of 11 – Building Plans (dated May 25, 2021); and
- Sheet 11 of 11 – Building Elevations (dated May 25, 2021).

Additionally, enclosed is a check payable to the City of Beacon in the amount of \$9,198.75 representing the Application filing fee, as well as a second check payable to the City of Beacon in the amount of \$15,000.00, for the establishment of an escrow for professional fees.



May 25, 2021

Page -7-

We look forward to appearing at this Board's regular meeting on Tuesday, June 8th in order to initially review the proposed Project and to initiate the environmental review process. In the meantime, should this Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

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

Taylor M. Palmer

Enclosures

cc: Jennifer L. Gray, Esq.
David Buckley, Building Inspector
John Russo, P.E., City Engineer
John Clarke, Beacon Planning Consultant
Aryeh J. Seigel Architect
Mark Day, P.E. – Day & Stokosa Engineering, P.C.
O'Donnell Construction Corp.
Colliers Engineering & Design

Exhibit A

Dutchess Parcel Access Viewer - 364 Main Street Lot, Eliza Street Lot & Surrounding Parking Areas:

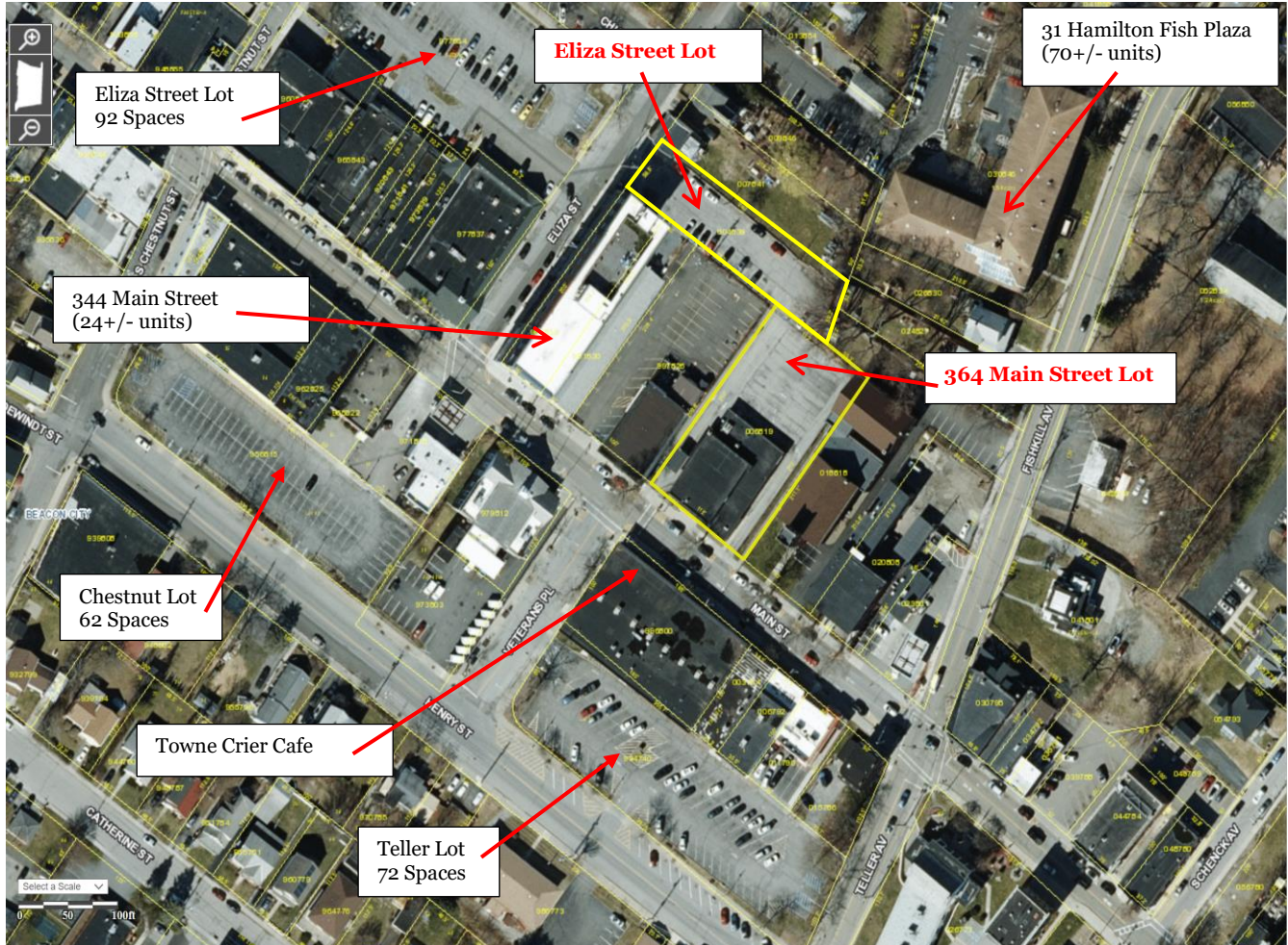
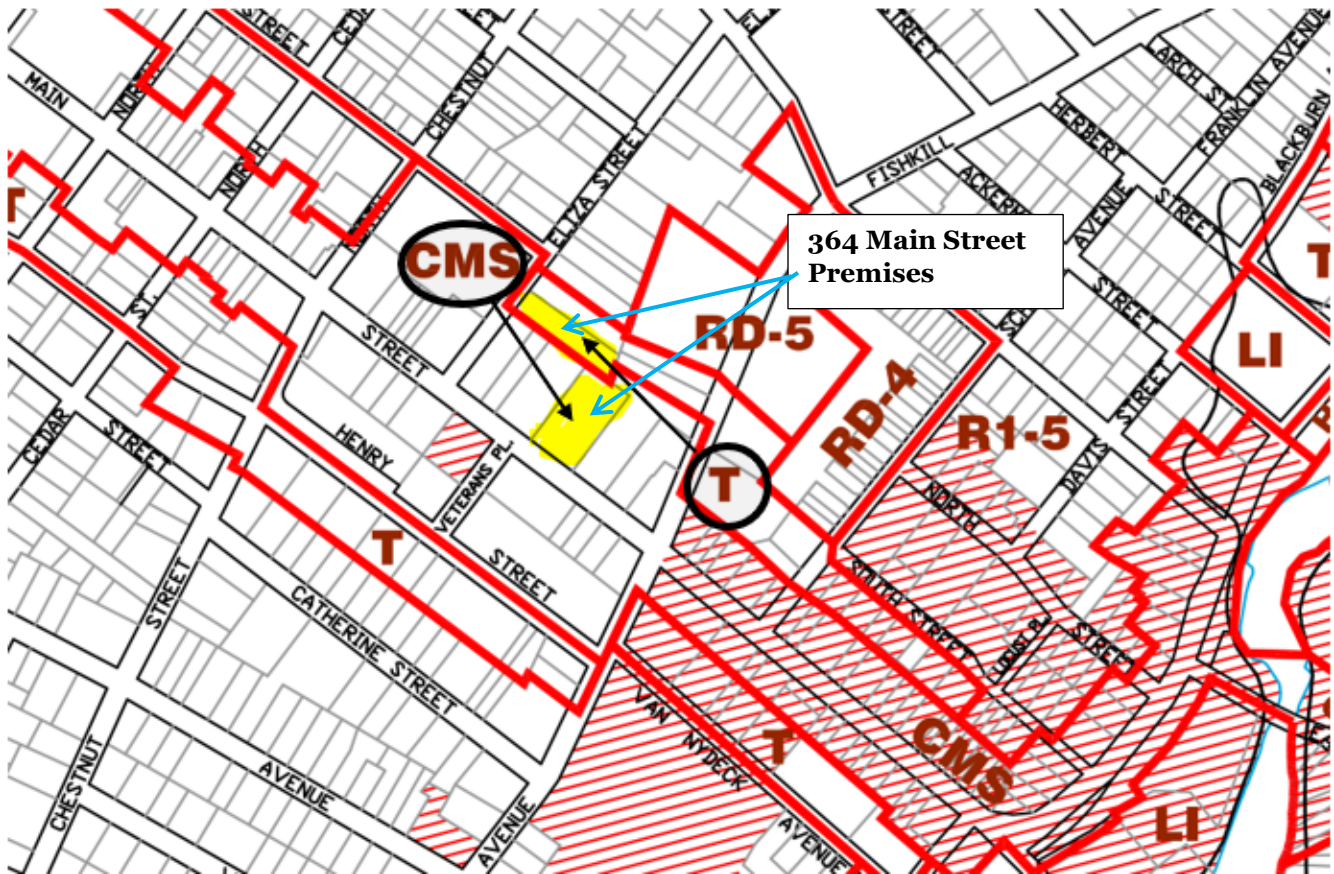


Exhibit A (Cont.)

Excerpt of City of Beacon Zoning Map – CMS & T Districts:



Note: The **red** hashed area on the excerpted portion of the Zoning Map above comprises the HDLO district.

Exhibit A (Cont.)

Google Street View – 364 Main Street – Facing North Towards Existing Building:



Google Street View – 364 Main Street – Facing Northwest Towards Existing Building:

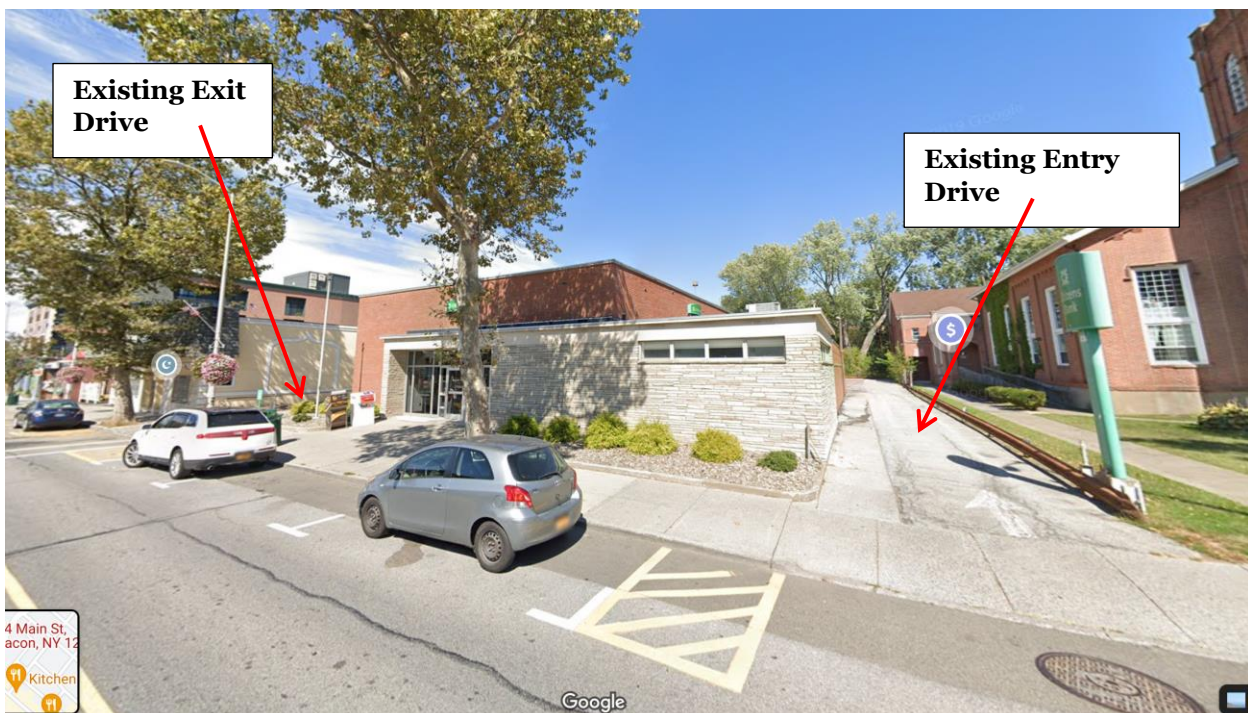
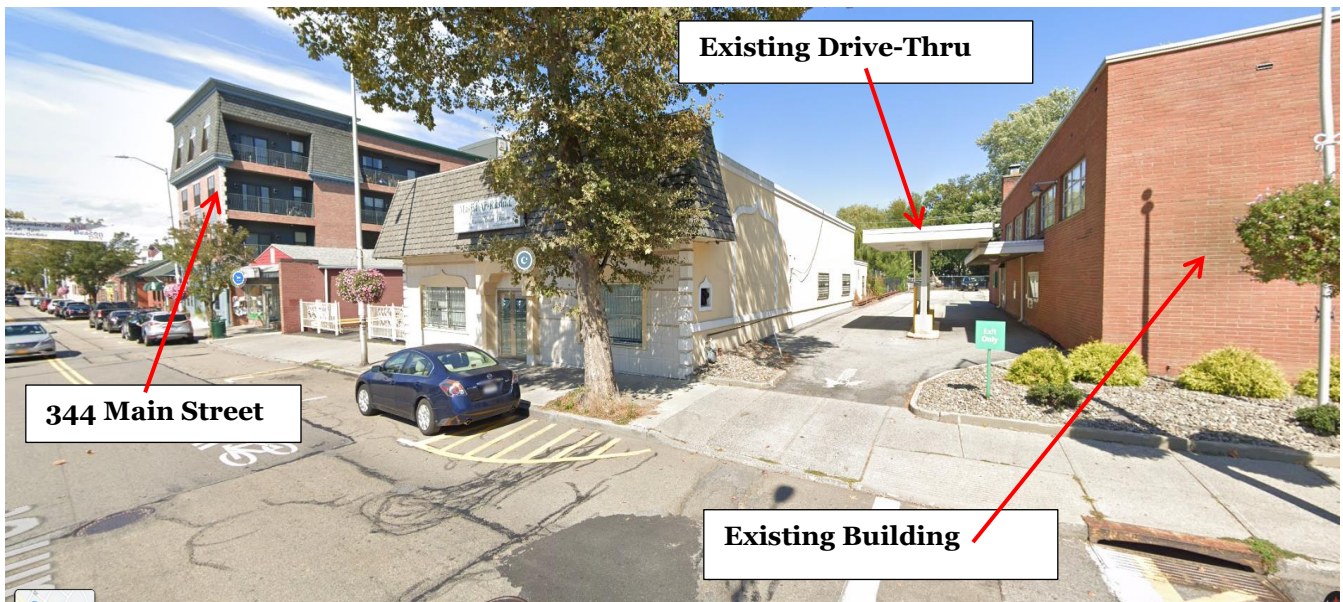


Exhibit A (Cont.)

Google Street View – 364 Main Street – Northerly View on West Side of Premises Showing Drive-Through Where Proposed Green Space Will be Located:



Google Street View – Northerly View From Veterans Place Showing Drive-Through Where Proposed Green Space Will be Located:



Exhibit A (Cont.)

Google Street View – Easterly View Toward Eliza Street Existing Lot:



Google Street View – Southerly View on Eliza Street Toward Main Street:



Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: 364 MAIN STREET - APPLICATION FOR SITE PLAN & SPECIAL USE PERMIT APPROVAL		
Project Location (describe, and attach a general location map): 364 MAIN STREET, BEACON, NEW YORK 12508		
Brief Description of Proposed Action (include purpose or need): Application for Site Plan and Special Use Permit approval proposing to add three (3) stories to an existing one (1)-story commercial building and to construct a four (4)-story addition to the rear of the same building for a commercial and multi-family residential mixed-use building fronting on Main Street. The first story will consist of 7,826 s.f. of commercial space and 1,155 s.f. of residential common area space. The second, third and fourth floors will include a total of 30,605 s.f. of multi-family residential space, consisting of 27 apartments with 43 total bedrooms. The property is comprised of two (2) lots, and the site will provide off-street parking facilities with driveway connections to Main Street and Eliza Street.		
Name of Applicant/Sponsor: O'DONNELL CONSTRUCTION CORP.		Telephone: 845-590-0622
		E-Mail: SEANEO64@GMAIL.COM
Address: P.O. BOX 526		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role): TAYLOR M. PALMER, ESQ., - CUDDY & FEDER LLP - ATTORNEY FOR APPLICANT		Telephone: 914-761-1300
		E-Mail: TPALMER@CUDDYFEDER.COM
Address: 300 WESTAGE BUSINESS CENTER, SUITE 300		
City/PO: FISHKILL	State: NEW YORK	Zip Code: 12524
Property Owner (if not same as sponsor): SAME		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, ☐ Yes ☒ No or Village Board of Trustees		
b. City, Town or Village Planning Board or Commission ☒ Yes ☐ No	PLANNING BOARD- SITE PLAN AND SPECIAL USE PERMIT APPROVALS	05/25/2021
c. City, Town or Village Zoning Board of Appeals ☐ Yes ☒ No		
d. Other local agencies ☒ Yes ☐ No	BUILDING DEPARTMENT-BUILDING PERMIT	03/1/2022
e. County agencies ☐ Yes ☒ No		
f. Regional agencies ☐ Yes ☒ No		
g. State agencies ☐ Yes ☒ No		
h. Federal agencies ☐ Yes ☒ No		
i. Coastal Resources. i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐ Yes ☒ No ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☒ Yes ☐ No iii. Is the project site within a Coastal Erosion Hazard Area? ☐ Yes ☒ No		

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

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

CMS - CENTRAL MAIN STREET DISTRICT & T - TRANSITIONAL DISTRICT.

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☒ No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? BEACON CITY SCHOOL DISTRICT

b. What police or other public protection forces serve the project site?

CITY OF BEACON POLICE

c. Which fire protection and emergency medical services serve the project site?

CITY OF BEACON FIRE DEPARTMENT

d. What parks serve the project site?

MOUNT BEACON, GREEN STREET PARK, MEMORIAL PARK.

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)? COMMERCIAL, RESIDENTIAL MIXED USES.

b. a. Total acreage of the site of the proposed action? 0.85 acres

b. Total acreage to be physically disturbed? 0.54 acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.85 acres

c. Is the proposed action an expansion of an existing project or use? ☒ Yes ☐ No

i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % 11.3% - 795 S.F. Units: 27

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☒ No

If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☒ No

i. If No, anticipated period of construction: 12 months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☒ Yes ☐ No If Yes, show numbers of units proposed.				
	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	27
At completion of all phases	_____	_____	_____	27

g. Does the proposed action include new non-residential construction (including expansions)? ☒ Yes ☐ No If Yes,	
i. Total number of structures _____ 1 ii. Dimensions (in feet) of largest proposed structure: _____ 48' height; _____ 69.7' width; and _____ 157' length iii. Approximate extent of building space to be heated or cooled: _____ 40,713 square feet	

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☒ No If Yes,	
i. Purpose of the impoundment: _____ ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____ iii. If other than water, identify the type of impounded/contained liquids and their source. _____ iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____	

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☐ Yes ☒ No (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) If Yes:	
i. What is the purpose of the excavation or dredging? _____ ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site? • Volume (specify tons or cubic yards): _____ • Over what duration of time? _____ iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____ _____ _____ iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No If yes, describe. _____ _____ _____ v. What is the total area to be dredged or excavated? _____ acres vi. What is the maximum area to be worked at any one time? _____ acres vii. What would be the maximum depth of excavation or dredging? _____ feet viii. Will the excavation require blasting? ☐ Yes ☐ No ix. Summarize site reclamation goals and plan: _____ _____ _____	

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☒ No If Yes:	
i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____ _____ _____	

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will the proposed action cause or result in disturbance to bottom sediments? ☐ Yes ☐ No
If Yes, describe: _____

iv. Will the proposed action cause or result in the destruction or removal of aquatic vegetation? ☐ Yes ☐ No
If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? ☒ Yes ☐ No
If Yes:

i. Total anticipated water usage/demand per day: _____ 5510 gallons/day

ii. Will the proposed action obtain water from an existing public water supply? ☒ Yes ☐ No
If Yes:

- Name of district or service area: CITY OF BEACON
- Does the existing public water supply have capacity to serve the proposal? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No
- Do existing lines serve the project site? ☒ Yes ☐ No

iii. Will line extension within an existing district be necessary to supply the project? ☐ Yes ☒ No
If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? ☐ Yes ☒ No
If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), what is the maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? ☒ Yes ☐ No
If Yes:

i. Total anticipated liquid waste generation per day: _____ 5510 gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): SANITARY WASTEWATER

iii. Will the proposed action use any existing public wastewater treatment facilities? ☒ Yes ☐ No
If Yes:

- Name of wastewater treatment plant to be used: CITY OF BEACON WASTEWATER TREATMENT PLANT
- Name of district: CITY OF BEACON
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

• Do existing sewer lines serve the project site? _____ • Will a line extension within an existing district be necessary to serve the project? _____ If Yes: • Describe extensions or capacity expansions proposed to serve this project: _____ _____ _____	☒ Yes ☐ No ☐ Yes ☒ No	
iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? _____ If Yes: • Applicant/sponsor for new district: _____ • Date application submitted or anticipated: _____ • What is the receiving water for the wastewater discharge? _____	☐ Yes ☒ No	
v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans): _____ _____ _____		
vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____ _____ _____		
e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? _____ If Yes: i. How much impervious surface will the project create in relation to total size of project parcel? _____ Square feet or _____ acres (impervious surface) _____ Square feet or _____ acres (parcel size) ii. Describe types of new point sources. _____ _____ iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)? _____ _____ • If to surface waters, identify receiving water bodies or wetlands: _____ _____ • Will stormwater runoff flow to adjacent properties? _____	☐ Yes ☒ No ☐ Yes ☐ No ☐ Yes ☐ No	
iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? _____		
f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? _____ If Yes, identify: i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles) _____ ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers) _____ iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation) _____ _____	☐ Yes ☒ No	
g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? _____ If Yes: i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) _____ ii. In addition to emissions as calculated in the application, the project will generate: • _____ Tons/year (short tons) of Carbon Dioxide (CO₂) • _____ Tons/year (short tons) of Nitrous Oxide (N₂O) • _____ Tons/year (short tons) of Perfluorocarbons (PFCs) • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆) • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs) • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)		☐ Yes ☒ No ☐ Yes ☐ No

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☒ No If Yes: i. Estimate methane generation in tons/year (metric): _____ ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____			
i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☒ No If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust): _____			
j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☒ No If Yes: i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____. ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____ iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____ iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe: _____ vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No			
k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☒ Yes ☐ No If Yes: i. Estimate annual electricity demand during operation of the proposed action: _____ TBD ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): <u>CENTRAL HUDSON GAS AND ELECTRIC CO.</u> iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☒ No			
l. Hours of operation. Answer all items which apply. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> i. During Construction: • Monday - Friday: _____ 7 AM - 5 PM • Saturday: _____ 9 AM - 5 PM • Sunday: _____ 9 AM - 5 PM • Holidays: _____ N/A </td> <td style="width: 50%; vertical-align: top;"> ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ TBD • Sunday: _____ TBD • Holidays: _____ TBD </td> </tr> </table>		i. During Construction: • Monday - Friday: _____ 7 AM - 5 PM • Saturday: _____ 9 AM - 5 PM • Sunday: _____ 9 AM - 5 PM • Holidays: _____ N/A	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ TBD • Sunday: _____ TBD • Holidays: _____ TBD
i. During Construction: • Monday - Friday: _____ 7 AM - 5 PM • Saturday: _____ 9 AM - 5 PM • Sunday: _____ 9 AM - 5 PM • Holidays: _____ N/A	ii. During Operations: • Monday - Friday: _____ TBD • Saturday: _____ TBD • Sunday: _____ TBD • Holidays: _____ TBD		

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☒ Yes ☐ No If yes: i. Provide details including sources, time of day and duration: Ambient noise levels will increase slightly during construction only.	
ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☒ No Describe: _____	
n. Will the proposed action have outdoor lighting? ☒ Yes ☐ No If yes: i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures: See Lighting Plan There will be building mounted lighting over entry/exit doors on the building, as well as light poles in the parking area. The closest light pole to the nearest occupied structure is approximately 50'. The light fixtures will be shielded LED, which will comply with the City's requirements for light spill.	
ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☒ No Describe: _____	
o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☒ No If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____	
p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☒ No If Yes: i. Product(s) to be stored _____ ii. Volume(s) _____ per unit time _____ (e.g., month, year) iii. Generally, describe the proposed storage facilities: _____	
q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☒ No If Yes: i. Describe proposed treatment(s): _____	
ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No	
r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☒ Yes ☐ No If Yes: i. Describe any solid waste(s) to be generated during construction or operation of the facility: • Construction: _____ 1.0 tons per _____ MONTH (unit of time) • Operation : _____ 0.3 tons per _____ MONTH (unit of time) ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste: • Construction: <u>RECYCLING</u> • Operation: <u>RECYCLING</u> iii. Proposed disposal methods/facilities for solid waste generated on-site: • Construction: <u>APPROVED CONTRACTOR TO AN APPROVED SITE</u> • Operation: <u>APPROVED CONTRACTOR TO AN APPROVED SITE</u>	

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☒ No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☒ No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
☒ Urban ☐ Industrial ☒ Commercial ☐ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): RESIDENTIAL - MULTIFAMILY
 ii. If mix of uses, generally describe:
MIXED USES CONSISTENT WITH MAIN STREET AND THE SURROUNDING CMS AND TRANSITIONAL DISTRICTS.

b. Land uses and coverytypes on the project site.

Land use or Coverytype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.85	0.82	-0.03
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: <u>LANDSCAPING</u>	0	0.03	+0.03

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☒ No	
• If yes, DEC site ID number: _____ • Describe the type of institutional control (e.g., deed restriction or easement): _____ • Describe any use limitations: _____ • Describe any engineering controls: _____ • Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No • Explain: _____ _____ _____	
E.2. Natural Resources On or Near Project Site	
a. What is the average depth to bedrock on the project site? GREATER THAN 7.0 feet	
b. Are there bedrock outcroppings on the project site? ☐ Yes ☒ No If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %	
c. Predominant soil type(s) present on project site:	
KuB-KNICKERBOCKER-URBAN	12.6 %
Ur-URBAN LAND	87.4 %
_____	_____ %
d. What is the average depth to the water table on the project site? Average: _____ >5' feet	
e. Drainage status of project site soils: ☐ Well Drained: _____ % of site ☐ Moderately Well Drained: _____ % of site ☒ Poorly Drained 100 % of site	
f. Approximate proportion of proposed action site with slopes: ☒ 0-10%: 100 % of site ☐ 10-15%: _____ % of site ☐ 15% or greater: _____ % of site	
g. Are there any unique geologic features on the project site? ☐ Yes ☒ No If Yes, describe: _____ _____	
h. Surface water features.	
i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☒ No	
ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☒ No	
If Yes to either <i>i</i> or <i>ii</i> , continue. If No, skip to E.2.i.	
iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☒ No	
iv. For each identified regulated wetland and waterbody on the project site, provide the following information:	
• Streams: Name _____	Classification _____
• Lakes or Ponds: Name _____	Classification _____
• Wetlands: Name _____	Approximate Size _____
• Wetland No. (if regulated by DEC) _____	
v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☒ No	
If yes, name of impaired water body/bodies and basis for listing as impaired: _____ _____	
i. Is the project site in a designated Floodway? ☐ Yes ☒ No	
j. Is the project site in the 100-year Floodplain? ☐ Yes ☒ No	
k. Is the project site in the 500-year Floodplain? ☐ Yes ☒ No	
l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☒ No If Yes: i. Name of aquifer: _____	

m. Identify the predominant wildlife species that occupy or use the project site: _____ BIRDS _____ SQUIRREL _____ SMALL MAMMALS _____ RACCOON _____	
n. Does the project site contain a designated significant natural community? ☐ Yes ☒ No If Yes: i. Describe the habitat/community (composition, function, and basis for designation): _____ ii. Source(s) of description or evaluation: _____ iii. Extent of community/habitat: • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☒ Yes ☐ No If Yes: i. Species and listing (endangered or threatened): _____ Indiana Bat	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☒ No If Yes: i. Species and listing: _____	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☒ No If yes, give a brief description of how the proposed action may affect that use: _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☒ No i. If Yes: acreage(s) on project site: _____ ii. Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☒ No If Yes: i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☒ No If Yes: i. CEA name: _____ ii. Basis for designation: _____ iii. Designating agency and date: _____	

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? If Yes: i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District ii. Name: Eligible property: EMPIRE NAT. BANK, Eligible property: ROSA COMMERCIAL, Eligible property: STAVROS COMMERCIAL, Eligible... iii. Brief description of attributes on which listing is based:	☒ Yes ☐ No AUTO-FILLED BY THE EAF MAPPER. PROPERTY IS NOT LOCATED IN THE CITY'S HISTORIC DISTRICT AND LANDMARK OVERLAY DISTRICT.
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☒ Yes ☐ No
g. Have additional archaeological or historic site(s) or resources been identified on the project site? If Yes: i. Describe possible resource(s): ii. Basis for identification:	☐ Yes ☒ No
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? If Yes: i. Identify resource: MOUNT BEACON, HUDSON RIVER, LONG DOCK PARK. ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): STATE OR LOCAL PARK iii. Distance between project and resource: 1.5 miles.	☒ Yes ☐ No
i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? If Yes: i. Identify the name of the river and its designation: ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666?	☐ Yes ☒ No ☐ Yes ☐ No

F. Additional Information

Attach any additional information which may be needed to clarify your project.

If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name O'DONNELL CONSTRUCTION CORP

Date 5/24/21

Signature 

BY: SEAN O'DONNELL

Title PRESIDENT

PRINT FORM



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

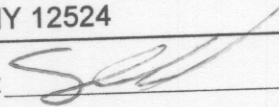


B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	B00130, C314118
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:EMPIRE NAT. BANK, Eligible property:ROOSA COMMERCIAL, Eligible property:STAVROS COMMERCIAL, Eligible property:ANGELO COMMERCIAL, Eligible property:DUMKE COMMERCIAL, Eligible property:Memorial Building, Brett, Madam Catharyna, Homestead, US Post Office--Beacon
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

APPLICATION FOR SPECIAL USE PERMIT & SITE PLAN APPROVAL
Submit to Planning Board Secretary, One Municipal Plaza, Suite One, Beacon, New York 12508

IDENTIFICATION OF APPLICANT

Name: O'Donnell Construction
Corp.
Address: P.O. Box 526
Fishkill, NY 12524
Signature: 
Date: 5/24/2021
Phone: 845-590-0622

(For Official Use Only)
Application & Fee Rec'd
Initial Review Public Hearing

Date Initials

Conditional Approval
Final Approval

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Cuddy & Feder, LLP
Address: 300 Westage Business
Center Dr., Suite 380, Fishkill, NY

Phone: 914-761-1300
Fax: 914-761-5378
Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 364 Main Street & Eliza Street, Beacon, NY 12508

Tax Map Designation: Section 6054 Block 29

Land Area: .54 acres 364 Main St. & .31 acres Eliza St.

Lot(s) 006819 & 004836

Zoning District(s) CMS, T

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Multi-Family Residential and Commercial

Gross Non-Residential Floor Space: Existing 8953+/- sq. ft.

TOTAL: 7,826 sq. ft.

Dwelling Units (bv type): Existing 0

TOTAL: 27

Proposed 7,826 sq. ft.

Proposed 27 multi-family units

ITEMS TO ACCOMPANY THIS APPLICATION

- 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.
- 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.
- One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- 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	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Special Use Permit	<u>Residential</u> \$500 + \$250 per dwelling unit <u>Commercial</u> \$500 + \$250 per 1,000 s.f.
Subdivision	\$ 750 for 2-4 lots + \$100 per lot \$1,000 for 5 or more lots + \$300 per lot
Zoning Board of Appeals	Use Variance \$500 Area Variance \$250 Interpretation \$250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	\$ 2,500	\$ 1,000	Current bills + \$1,000
6-15	\$ 7,500	\$ 2,500	Current bills + \$1,000
Over 15	\$ 15,000	\$ 5,000	Current bills + \$5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	\$ 1,500	\$ 1,000	Current bills + \$500
Up to 3,000 s.f. gross floor area	\$ 2,500	\$ 1,000	Current bills + \$1,000
3,000 to 10,000 s.f. gross floor area	\$ 2,500 + \$0.50 per sq.ft. over 3,000	\$ 2,500	Current bills + \$2,500
Over 10,000 s.f. gross floor area	\$ 7,500 + \$0.50 per sq.ft. over 10,000	\$ 2,500	Current bills + \$2,500

ZONING

<i>* if required by Chairman</i>	Initial Deposit	Depleted to	Replenishment
Use Variance*	\$ 1,000	\$500	Current bills + \$500
Area Variance*	\$ 1,000	\$500	Current bills + \$500
Interpretation*	\$ 1,000	\$500	Current bills + \$500

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

<i>* if required by Chairman</i>	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: O'Donnell Construction Corp.

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

Sean O'Donnell.

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

Eliza Street – (Parcel ID: 5954-36-994862)

Applicant Address: P.O. Box 526, Fishkill, New York 12525

Project Address: 364 Main Street & Eliza Street

Project Tax Grid # 6054-29-006819 & 6054-29-004836

Type of Application: Special Permit & Site Plan Approval for Proposed Mixed-Used Development

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, Sean O'Donnell, 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 X
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 X
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 X


Signature of Owner

By: Sean O'Donnell

President, O'Donnell Construction Corp.

Title if owner is corporation

Office Use Only:

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)

NO YES Initial

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: 364 Main Street – Application for Site Plan & Special Permit Approval

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.	NA	
Location of existing watercourses, wetlands, wooded areas, rock outcrops, isolated trees with a diameter of eight (8) inches or more measured three (3) feet above the base of the trunk, and any other significant existing natural features.	NA	
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures. Paved areas, sidewalks, and vehicular access between the site and public streets.	✓	
Locations, dimensions, grades, and flow direction of any existing sewers, culverts, water lines, as well as other underground and above ground utilities within and adjacent to the property.		✓
Other existing development, including fences, retaining walls, landscaping, and screening.	✓	
Sufficient description or information to define precisely the boundaries of the property.	✓	
The owners of all adjoining lands as shown on the latest tax records.	✓	
The locations, names, and existing widths of adjacent streets and curb lines.	✓	
Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to private or public use within or adjacent to the properties.	NA	

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.	NA	
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.	NA	
Proposed easements, deed restrictions, or covenants and a notation of any areas to be dedicated to the City.	NA	
Any contemplated public improvements on or adjoining the property.		✓
Any proposed new grades, indicating clearly how such grades will meet existing grades of adjacent properties or the street.	NA	
Elevations of all proposed principal or accessory structures.	✓	
Any proposed fences or retaining walls.	NA	
MISCELLANEOUS		
A location map showing the applicant's entire property and adjacent properties and streets, at a convenient scale.	✓	
Erosion and sedimentation control measures.	✓	
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.	NA	

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

Please See Attached Project Application Narrative

Applicant/Sponsor Name: O'Donnell Construction Corp.

Signature: 

By: Sean O'Donnell, President

Date: 5/24/21

FOR OFFICE USE ONLY

Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

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 AName of Applicant: O'Donnell Construction Corp.Address of Applicant: P.O. Box 526, Fishkill, NY 12524Telephone Contact Information: 845-590-0622**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.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524	845-590-0622	3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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.

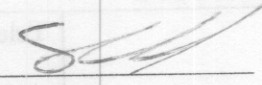
☒ YES

☐ NO

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

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature) 

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • <http://cityofbeacon.org/>

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	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 O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Place of Business of Entity P.O. Box 526, Fishkill, NY 12524	Place and Date of incorporation New York New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York State Dept. of State

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
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622	100%

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.
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, NY 12524		3/6/2017 Deed	3/16/2017 Dutchess County Clerk's Office

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
O'Donnell Construction Corp.	P.O. Box 526, Fishkill, New York 12524
CRE JV Five Branch Holdings LLC	C/o Grammercy Property Trust, 90 Park Avenue, 32 nd Floor, New York, NY 10016

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.

N/A

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 O'Donnell Construction Corp.	Telephone Contact Information 845-590-0622
Principal Business Address P.O. Box 526, Fishkill, New York 12524	Place and Date of Incorporation New York State Dept. of State (7/20/1995)
Method of Incorporation Domestic Business Corporation	Official place where the documents and papers of incorporation were filed New York Dept. of State

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

Name	Residence or business address	Telephone number
Sean O'Donnell	P.O. Box 526, Fishkill, New York 12524	845-590-0622

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

☒

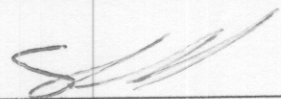
NO

I, Sean O'Donnell being first duly sworn, according to law, deposes and says that I am (Title) President, an active and qualified member of O'Donnell Construction Corp., 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.

O'Donnell Construction Corp.

(Print) By: Sean O'Donnell, President

(Signature)



May 25, 2021

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

O'Donnell Construction Corp.
364 Main Street – Application for Special Use Permit & Site Plan Approval
Beacon, New York
Colliers Engineering & Design Project No. 21001718A

Dear Chairman Gunn and Members of the Planning Board,

Colliers Engineering & Design has conducted a preliminary review of the traffic and parking related impacts of the proposed 364 Main Street commercial and multi-family mixed-use redevelopment project ("The Project"). The 364 Main Street Project site is comprised of two (2) lots that are located on the north side of Main Street generally opposite of Veterans Place, east of Eliza Street and approximately 300 feet west of the Teller Avenue intersection. The 364 Main Street Lot is classified in the City of Beacon's Central Main Street (CMS) Zoning District and is presently improved by an approximately 7,031 sq. ft. building that was formerly occupied by Citizens Bank, which has since relocated to the 344 Main Street property at the corner of Eliza Street. The Project site currently has two (2) driveway connections to Main Street, including a one-way entry-only driveway on the east side of the existing building along the eastern property line and a one-way exit-only driveway on the west side of the existing building along the western property line. The Project site also includes the abutting property to the north, which is currently improved by a private parking lot that provides direct access to Eliza Street (the "Eliza Street Parcel"). The Eliza Street Parcel is classified in the in the Transitional (T) Zoning District.

The Applicant proposes to expand the existing one (1)-story building on the Project site to include approximately 7,826 sq. ft. of commercial space and 1,155 sq. ft. of residential common area space on the first floor and twenty-seven (27) multi-family residential units on three (3) new upper floors consisting of 30,605 sq. ft. As part of the development Project, the 364 Main Street Lot and the Eliza Street Lots will share an internal driveway connection between the two (2) properties, which will provide 48 off-street parking spaces, including two (2) handicap-accessible parking spaces, for the Project. The off-street parking will consist of 32 spaces on the Eliza Street Lot and 16 spaces adjacent to the building on the 364 Main Street Lot. Access to the Site is proposed to be provided via the existing entry-only driveway connection to Main Street on the east side of the building, with a one-way traffic circulation flow through the property with all traffic exiting out to Eliza Street. The Project proposes to eliminate the existing exit only driveway connection to Main Street at the western property line, which will become a public green space.

Site Generated Traffic Volumes

Estimates of the amount of traffic to be generated by the Project during 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 – 220 – Multi-Family Housing (Low-Rise) and Land Use Category – 820 – Retail. Table No. 1, below summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Midday Peak Hours.

Table No. 1 – Anticipated Site Generated Traffic Volumes

Time Period	Entry		Exit		Total Volume
	HTGR	Volume	HTGR	Volume	
Residential – 27 Units					
Weekday AM Peak Hour	0.19	5	0.44	12	17
Weekday PM Peak Hour	0.41	11	0.30	8	19
Saturday Midday Peak Hour	0.37	10	0.33	9	19
Commercial – 7,826 Sq. Ft.					
Weekday AM Peak Hour	1.54	12	1.41	11	23
Weekday PM Peak Hour	2.05	16	2.18	17	33
Saturday Midday Peak Hour	2.31	18	2.18	17	35
Totals					
Weekday AM Peak Hour	---	17	---	23	40
Weekday PM Peak Hour	---	27	---	25	52
Saturday Midday Peak Hour	---	28	---	26	54

Source: 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 - Land Use Code - 220 - Residential, and ITE Land Use Code - 820 – Retail.

It should be noted that the above-referenced traffic generation estimates do not account for potential "internal" trips that would be expected to occur between the proposed residential and commercial uses of the Project. Data provided by ITE indicates that internal trips between residential and commercial land uses can be between 5% and 15% of the total traffic generation of the Project, which would therefore reduce the total number of vehicle trips generated by the development.

A further traffic analysis is being prepared by our office to provide a more detailed analysis of existing and future traffic operating conditions in the vicinity of the Project. However, it is noted that the magnitude of trips anticipated to be generated by the Project is less than the NYSDOT and ITE recommended threshold of 100 new site generated trips at any one location, which would indicate the need for further detailed analysis. Regardless of this guidance and in consideration of the Project's location along the Main Street corridor, a detailed traffic analysis is being prepared and will be provided for the City's review.

Parking Requirements

The parking requirements for the Project were also reviewed based on the City of Beacon Zoning Code (the "Zoning Code") requirements for the CMS District as specified in Section 223-41.18.G.(2) of the Zoning Code. The Zoning Code requires that properties within the CMS district provide one (1) parking space per residential dwelling unit and two (2) parking spaces per 1,000 sq. ft. of commercial space. Table No. 2 below provides a summary of the required parking spaces for the Project based on these Zoning Code requirements. The Project is required to provide a total of 43 parking spaces. As indicated previously the Project proposes to provide 48 off-street parking spaces, which will accommodate the anticipated parking needs of the proposed development.

Table No. 2 – Summary of Required Parking

Use	Size	City of Beacon Code Requirement	Required Spaces
Residential	27 Units	1 Space per Dwelling Unit	27 Spaces
Commercial	7,826 sq. ft.	2 Spaces per 1,000 sq. ft.	16 Spaces
Total			43 Spaces

Source: City of Beacon Code Section 223-41.18.G.(2)

In addition, it should be noted that residential and commercial uses typically have differing peak hours of parking demand. Therefore in order to account for this, a Shared Parking analysis was conducted for a typical Weekday and Weekend based on the Zoning Code parking ratio requirements and utilizing hourly parking occupancy data provided by the Institute of Transportation Engineers (ITE) as contained in their publication entitled "Parking Generation Manual", 5th Edition, dated 2019, based on Land Use Category – 220 – Multi-Family Housing (Low-Rise) and Land Use Category 820 - Retail. These Weekday and Weekend Shared Parking analyses are provided in Tables No. 3 and 4, attached. As indicated in these tables, the ultimate peak parking demand for the Project when accounting for the shared use of parking between the residential and commercial portions of the development is approximately 33 parking spaces on a Weekday and 35 parking spaces on a Weekend. This information is provided to further support that the anticipated parking demands of the Project will be accommodated by the provided off-street parking areas.

Additionally, the Project site is located within 200-300 ft. of three (3) City of Beacon Public parking lots including the Chestnut and Teller parking lots between Main Street and Henry Street and the Eliza Street parking lot located opposite the Eliza Street portion of the Project site. While the Project site is near these existing public parking lots, based on the above analysis it is anticipated that the required parking demand for the Project will be met by off-street parking being provided on the Site and that the Project will not result in a significant impact to existing parking conditions in these existing public parking lots or to on-street public parking in the vicinity of the Project site.

Summary

Based on the initial Traffic and Parking analysis summarized above it is not anticipated that the proposed development Project will have a significant impact on future traffic and/or parking conditions in the vicinity of the Project site. However, as detailed herein our office will be updating this preliminary analysis and a more- detailed traffic analysis will be submitted to the Planning Board that further assess the existing and future traffic operating conditions in the vicinity of the Project site. Our traffic analysis will also provide any potential recommendations for other improvements relative to traffic, parking and pedestrian accommodations in the area along Main Street and Eliza Street.

Sincerely,

Colliers Engineering & Design CT, P.C.



Richard D'Andrea, P.E., PTOE
Assistant Department Manager

R:\Projects\2021\21001718A\Correspondence\OUT\210525RGD_O'Donnell Ltr.docx

TABLE NO. 3
SHARED PARKING ANALYSIS
WEEKDAY

Use	Retail		Residential		Total Peak Demand Per Hour	
Size	7,795 Sq. Ft.		27 Units			
Deman Factor	2 /1,000 Sq. Ft.		1 /Unit			
Peak Hour Demand	16 Spaces		27 Spaces			
Time of Day		% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	0%	-	100%	27	27
1:00 AM	2:00 AM	0%	-	100%	27	27
2:00 AM	3:00 AM	0%	-	100%	27	27
3:00 AM	4:00 AM	0%	-	100%	27	27
4:00 AM	5:00 AM	0%	-	100%	27	27
5:00 AM	6:00 AM	0%	-	97%	27	27
6:00 AM	7:00 AM	0%	-	90%	25	25
7:00 AM	8:00 AM	0%	-	77%	21	21
8:00 AM	9:00 AM	15%	3	56%	16	19
9:00 AM	10:00 AM	32%	6	45%	13	19
10:00 AM	11:00 AM	54%	9	40%	11	20
11:00 AM	12:00 PM	71%	12	37%	10	22
12:00 PM	1:00 PM	99%	16	36%	10	26
1:00 PM	2:00 PM	100%	16	36%	10	26
2:00 PM	3:00 PM	90%	15	37%	10	25
3:00 PM	4:00 PM	83%	14	43%	12	26
4:00 PM	5:00 PM	81%	13	45%	13	26
5:00 PM	6:00 PM	84%	14	55%	15	29
6:00 PM	7:00 PM	86%	14	66%	18	32
7:00 PM	8:00 PM	80%	13	73%	20	33
8:00 PM	9:00 PM	63%	11	77%	21	32
9:00 PM	10:00 PM	42%	7	86%	24	31
10:00 PM	11:00 PM	15%	3	92%	25	28
11:00 PM	12:00 AM	0%	-	97%	27	27
				Peak Parking Demand		33

Notes:

- 1) Parking Demand Factors based on City of Beacon Code Requirements for Off-Street Parking within the Central Main Street (CMS) Zoning District.
- 2) Hourly Demand Factors (% of Peak Demand) based on data published by the Institute of Transportation Engineers (ITE) as contain in the "Parking Generation Manual", 5th Edition, dated 2019

TABLE NO. 4
SHARED PARKING ANALYSIS
WEEKEND

Use	Retail		Residential		Total Peak Demand Per Hour	
Size	7,795 Sq. Ft.		27 Units			
Deman Factor	2 /1,000 Sq. Ft.		1 /Unit			
Peak Hour Demand	16 Spaces		27 Spaces			
Time of Day		% of Peak	Parking	% of Peak	Parking	Parking
Start	End	Demand	Spaces	Demand	Spaces	Spaces
12:00 AM	1:00 AM	0%	-	100%	27	27
1:00 AM	2:00 AM	0%	-	100%	27	27
2:00 AM	3:00 AM	0%	-	100%	27	27
3:00 AM	4:00 AM	0%	-	100%	27	27
4:00 AM	5:00 AM	0%	-	100%	27	27
5:00 AM	6:00 AM	0%	-	100%	27	27
6:00 AM	7:00 AM	0%	-	98%	27	27
7:00 AM	8:00 AM	0%	-	96%	26	26
8:00 AM	9:00 AM	27%	5	92%	25	30
9:00 AM	10:00 AM	46%	8	80%	22	30
10:00 AM	11:00 AM	67%	11	78%	22	33
11:00 AM	12:00 PM	85%	14	71%	20	34
12:00 PM	1:00 PM	95%	16	68%	19	35
1:00 PM	2:00 PM	100%	16	66%	18	34
2:00 PM	3:00 PM	98%	16	65%	18	34
3:00 PM	4:00 PM	92%	15	68%	19	34
4:00 PM	5:00 PM	96%	16	70%	19	35
5:00 PM	6:00 PM	79%	13	73%	20	33
6:00 PM	7:00 PM	71%	12	77%	21	33
7:00 PM	8:00 PM	69%	12	81%	22	34
8:00 PM	9:00 PM	60%	10	82%	23	33
9:00 PM	10:00 PM	51%	9	86%	24	33
10:00 PM	11:00 PM	38%	7	87%	24	31
11:00 PM	12:00 AM	0%	-	92%	25	25
				Peak Parking Demand		35

Notes:

- 1) Parking Demand Factors based on City of Beacon Code Requirements for Off-Street Parking within the Central Main Street (CMS) Zoning District.
- 2) Hourly Demand Factors (% of Peak Demand) based on data published by the Institute of Transportation Engineers (ITE) as contain in the "Parking Generation Manual", 5th Edition, dated 2019



<u>CITY OF BEACON:</u>	
1	MASJID-UR-RASHID
2	BEACON 348 CORP.
3	344 MAIN HOLDINGS, LLC
4	CITY OF BEACON
5	JOHN & TARA THOM
6	KIMBERLY L. GARCIA
6	SUSAN & RAYMOND CLARY
7	THE SALVATION ARMY
8	U S POST OFFICE
9	STELLAR KIDS, LLC.
	PO BOX 805, BEACON, NEW YORK 12508
	15 W 81st STREET, NEW YORK, NEW YORK 10024
	344 MAIN STREET, BEACON, NEW YORK 12508
	1 MUNICIPAL PLAZA, BEACON, NEW YORK 12508
	82 SUNRISE HILL ROAD, FISHKILL, NEW YORK 12524
	159 FISHKILL AVENUE, BEACON, NEW YORK 12508
	27 ELIZA STREET, BEACON, NEW YORK 12508
	120-130 W. 14th STREET, NEW YORK, NEW YORK 10011
	369 MAIN STREET, BEACON, NEW YORK 12508
	60 E. 42nd STREET, NEW YORK, NEW YORK 10165

TAX MAP No.:	130200-6054-29-006819 130200-6054-29-004836
PARCEL ADDRESS:	364 MAIN STREET BEACON, NEW YORK 12508
DEED REFERENCE:	LIBER 22017, PAGE 1852 LIBER 22006, PAGE 9740
LOT AREA:	0.54 ACRES (+/-) 0.31 ACRES (+/-)
ZONING:	CENTRAL MAIN STREET (CMS)
WATER:	CITY OF BEACON
SEWER:	CITY OF BEACON

O'DONNELL CONSTRUCTION CORP.
P. O. BOX 526
FISHKILL, NEW YORK 12524

O'DONNELL CONSTRUCTION CORP.
P. O. BOX 526
FISHKILL, NEW YORK 12524

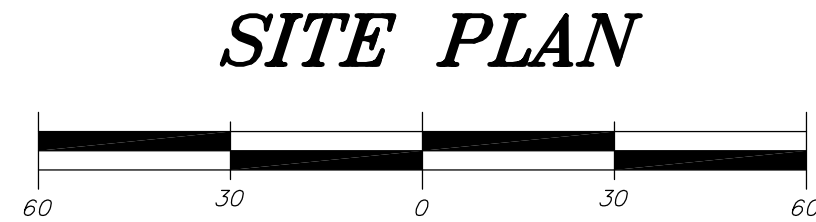
<u>CMS DISTRICT</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>	<u>PROVIDED</u>
LOT AREA	-	-	0.85 Acres
LOT WIDTH	-	-	112.0'
LOT DEPTH	75'	-	210.0'
F.A.R.	-	-	-
FRONT SETBACK	0'	10'	0'
SIDE SETBACK	0'	-	0'
REAR SETBACK	25'	-	0' *
LANDSCAPED AREA	10%	-	12.9%
FRONTAGE OCCUPANCY,	80%	-	89% (Building, Garden & Sidewalk
DETACHED BLDG.	-	-	-
BLDGs. w/SHARED SIDE WALL	-	-	-
PEDESTRIAN CLEARWAY	8'	-	>=/ 9.25'
PROPOSED BUILDING HEIGHT	-	-	48'-6"

CMS DISTRICT:
Residential = 1 Space per Unit
27 Units = 27 Spaces

Retail Commercial = 2 Spaces per 1,000s.f. of Floor Area
7,826s.f. = 16 Spaces

Total Spaces Required = 43 Spaces

Total Spaces Provided = 48 Spaces



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

DATE _____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE
CITY OF BEACON, NEW YORK, ON THE _____
DAY OF _____, _____
2016, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF
SAID RESOLUTION. ANY CHANGES, ERASURES, MODIFICATIONS,
OR REVISIONS OF THIS SITE PLAN AS APPROVED, SHALL VOID
THIS APPROVAL.

SIGNED FOR THE PLANNING BOARD BY:

CHAIRMAN

DATE

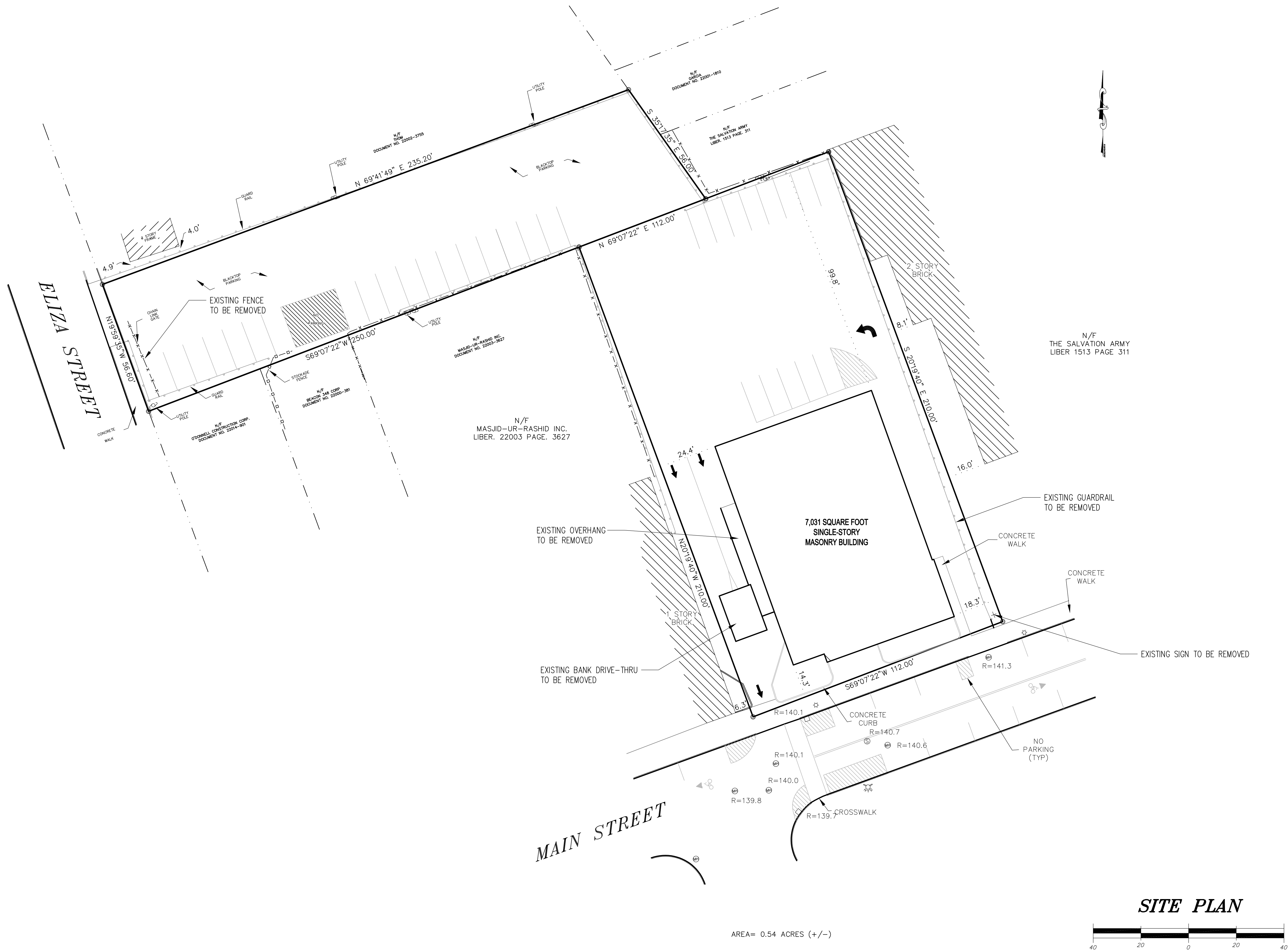
	Mark A. Day, PE
Revisions	
Project No.	2020.475
	License No. 069646

PROJECT

364 Main Street

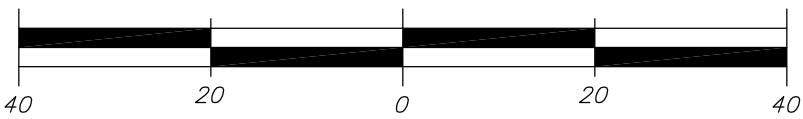
City of Beacon Dutchess County, New York

SCALE 1" = 30'	DRAWN BY MAD	DRAWING No. CS.1 1 of 11
DATE 04-02-21	CHECKED BY MAD	



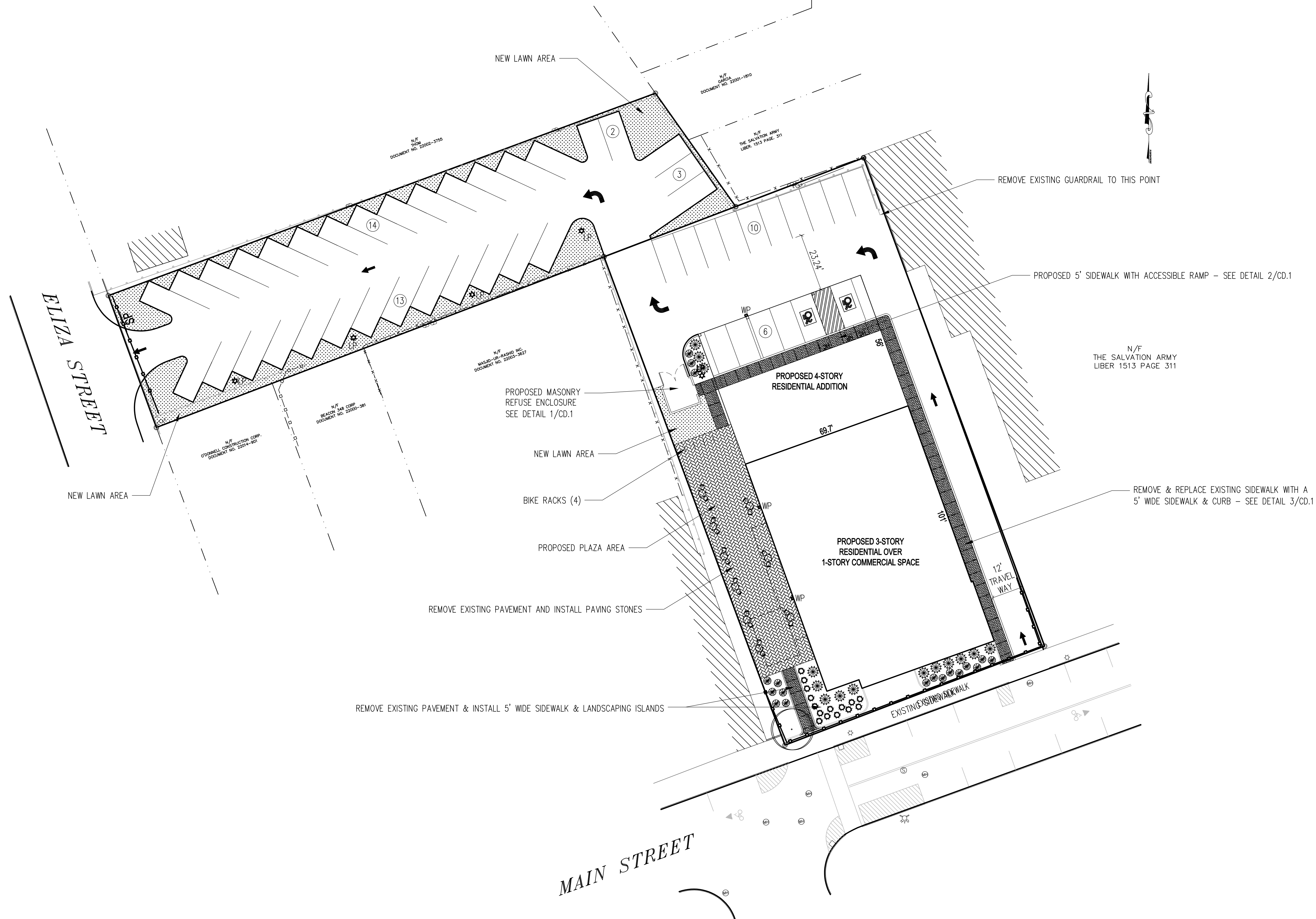
SITE PLAN

AREA= 0.54 ACRES (+/-)

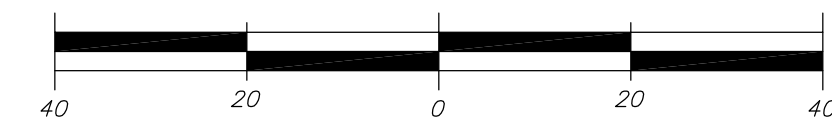


IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
2020.475	
License No. 069646	
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
364 Main Street City of Beacon Dutchess County, New York	
Existing Condtns	
SCALE 1" = 20'	DRAWN BY MAD
DATE 04-02-21	CHECKED BY MAD
EC.1 2 of 11	

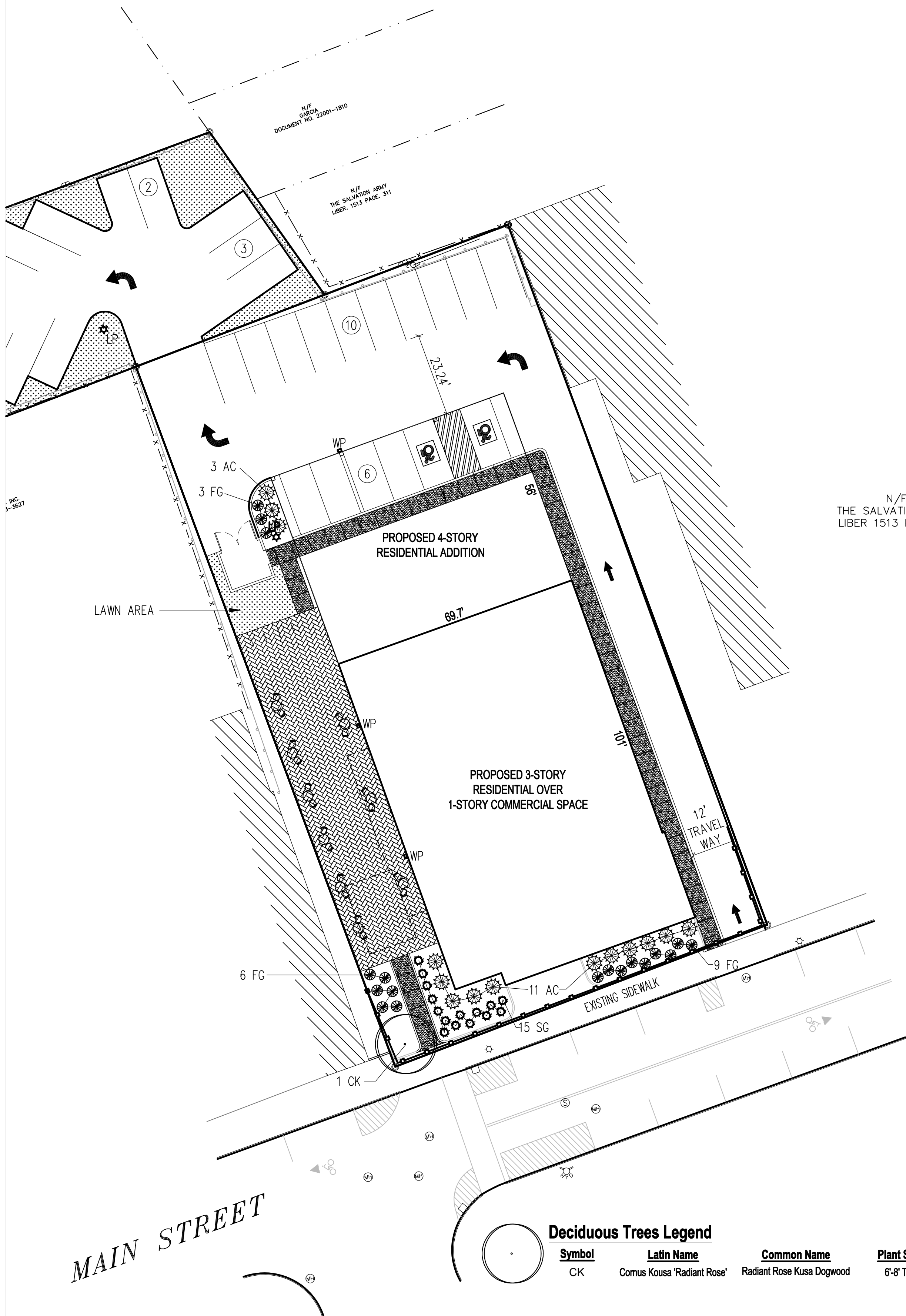


SITE PLAN



IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
Revisions	
Project No.	2020.475
License No.	069646
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
PROJECT 364 Main Street City of Beacon Dutchess County, New York	
DRAWING Site Plan	
SCALE 1" = 20'	DRAWN BY MAD
DATE 04-02-21	CHECKED BY MAD
SP.1 3 of 11	



Deciduous Trees Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Qty.
CK	Cornus Kousa 'Radiant Rose'	Radiant Rose Kusa Dogwood	6'-8' Tall	B&B	1

Shrub Legend

Symbol	Latin Name	Common Name	Plant Size	Condition	Qty.
AC	Viburnum spp.	'American Cranberry' Viburnum	2' - 3'	Container	14
FG	Pennisetum alopecuroides	'Little Bunny' Fountain Grass	1 qt.	Container	18
SG	Panicum virgatum 'Northwind'	'Northwind' Switch Grass	1 qt.	Container	15

TOPSOIL SPECIFICATIONS:

- EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.

SITE PREPARATION:

- COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.
- SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
- REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

TOPSOIL MATERIALS:

- NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
 - ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 - CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.
 - CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
 - CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION	% PASSING
1"	100
1/4"	97-100
NO 200	20-60

APPLICATION AND GRADING:

- TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER.
- TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

GENERAL LANDSCAPING NOTES:

- THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE CITY ENGINEER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
- THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE FOR THEIR REPLACEMENT IF DAMAGED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
- NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY LINES.
- QUALITY ASSURANCE:
 - NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 - SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN), UNLESS OTHERWISE SPECIFIED.
 - NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER 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.
 - 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. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 - UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 - AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.
- EXECUTION:
 - LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.
 - TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL. SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.
 - PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
 - FERTILIZING:
 - THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY. ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE ARCHITECT BEFORE AMENDMENTS ARE MADE.
 - APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.
 - LAWN:
 - LAWN SEED MIX: SEED AT THE RATE OF 5 TO 6 LBS PER 1,000 SF.
 - ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS/ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY A HYDROSEEDER AT A RATE OF 2,000 LBS/ACRE.
 - ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - ALL NEWLY PLANTED AREAS SHALL BE KEPT MOIST BY WATERING UNTIL GRASSES AND GROUND COVERS ARE WELL ESTABLISHED. THE LANDSCAPE CONTRACTOR MUST WATER PLANT MATERIAL WHEN NECESSARY FOR 60 DAYS AFTER INSTALLATION.
 - LAWNS ARE TO BE WARRANTED UNTIL THEY BECOME ESTABLISHED, UNTIL FINAL ACCEPTANCE, AND NOT LESS THAN 60 DAYS AFTER COMPLETION OF ALL WORK. TREES, SHRUBS, GROUND COVERS, AND PERENNIALS SHALL BE WARRANTED AGAINST DEFECTS INCLUDING POOR GROWTH AND DEATH, EXCEPT WHEN RESULTING FROM OWNER NEGLECT, INCIDENTS THAT ARE BEYOND THE CONTROL OF THE LANDSCAPE INSTALLER AND DAMAGE OR ABUSE BY OTHERS, FOR AT LEAST ONE FULL YEAR AFTER PROJECT COMPLETION.

VEGETATIVE COVER SPECIFICATIONS:

PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

- SITE PREPARATION
 - BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS REQUIRED.
 - PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES.
 - REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE SURFACE.
 - LIME TO PH OF 6.5.
 - FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF.
 - INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.
 - SMOOTH AND FIRM THE SEEDBED.
- SEED MIXTURE FOR USE ON LAWN AREAS: PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS.

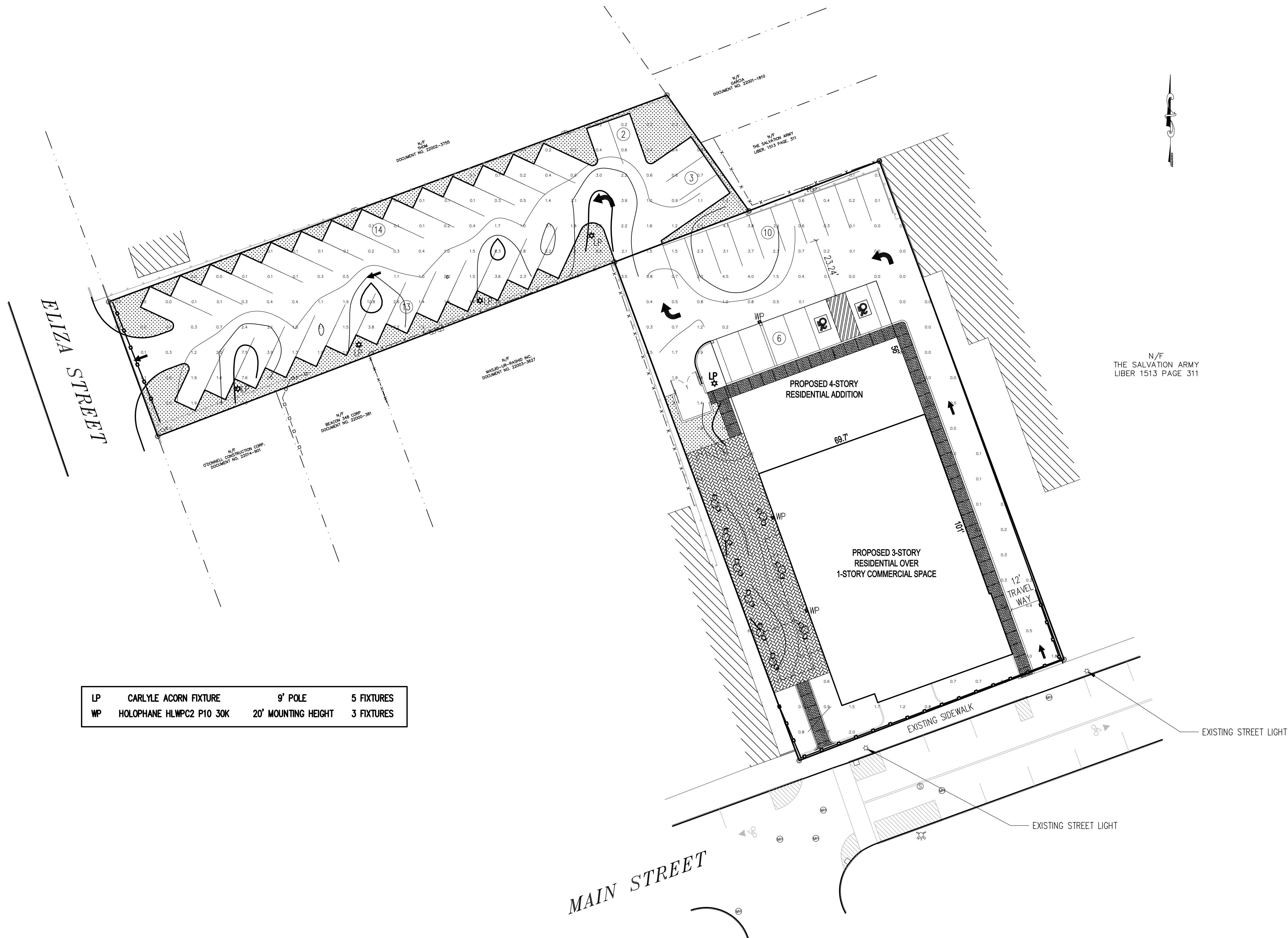
LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

AMOUNT BY:	WEIGHT	SPECIES OR VARIETY	MINIMUM % PURITY	% GERMINATION
40%		KENTUCKY BLUE GRASS	95%	60%
35%		PERENNIAL RYE	98%	90%
25%		RED FESCUE	97%	85%
100%				

- SEEDING
 - APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE INDICATED.
 - ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING METHODS:
 - A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE APPLIED ONCE SEEDING IS COMPLETE.
 - WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000 LBS/ACRE.
 - ALL SEEDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL.
 - IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLodge PLANTING SOIL.
 - UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

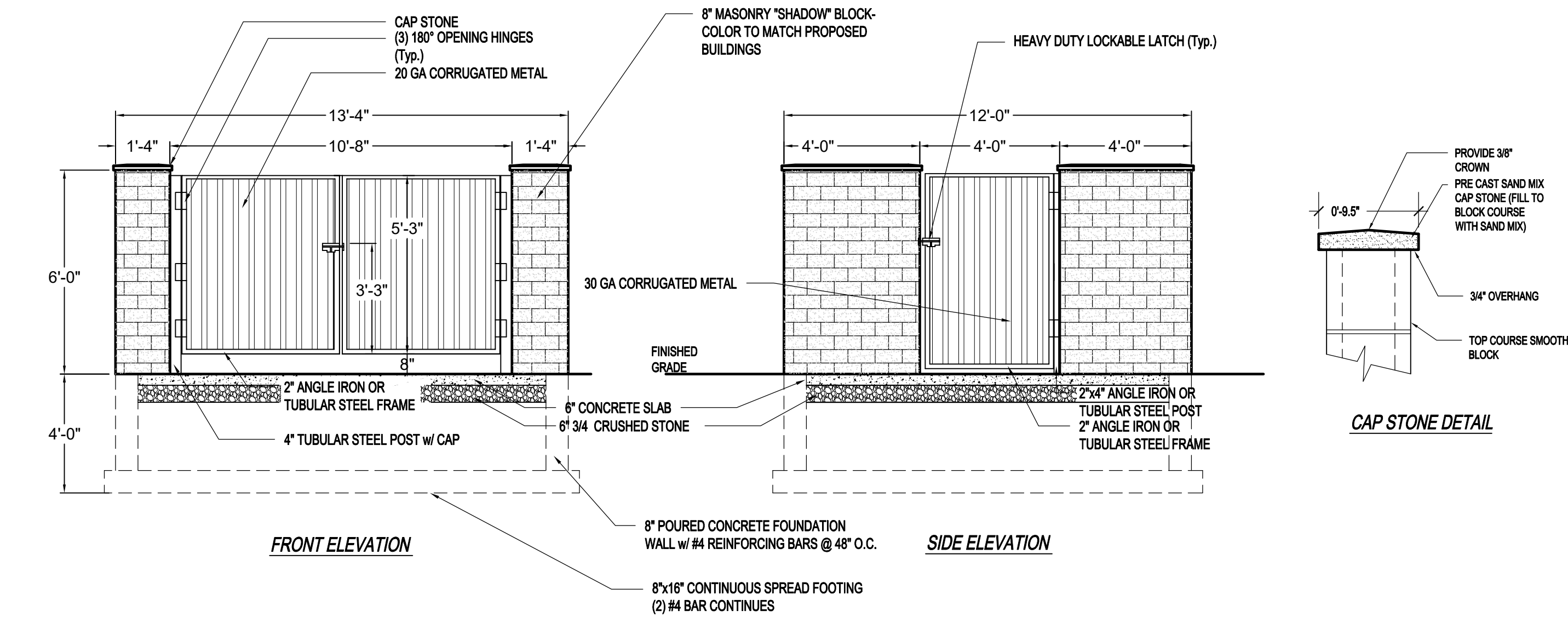
		Mark A. Day, PE	
Revisions			
Project No.		2020.475	License No. 069846
DAY STOKOSA ENGINEERING P.C.			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202			
PROJECT 364 Main Street City of Beacon Dutchess County, New York			
DRAWING Landscaping Plan			
SCALE 1" = 20'	DRAWN BY MAD	DRAWING No. LP.1	
DATE 04-02-21	CHECKED BY MAD	4 of 11	



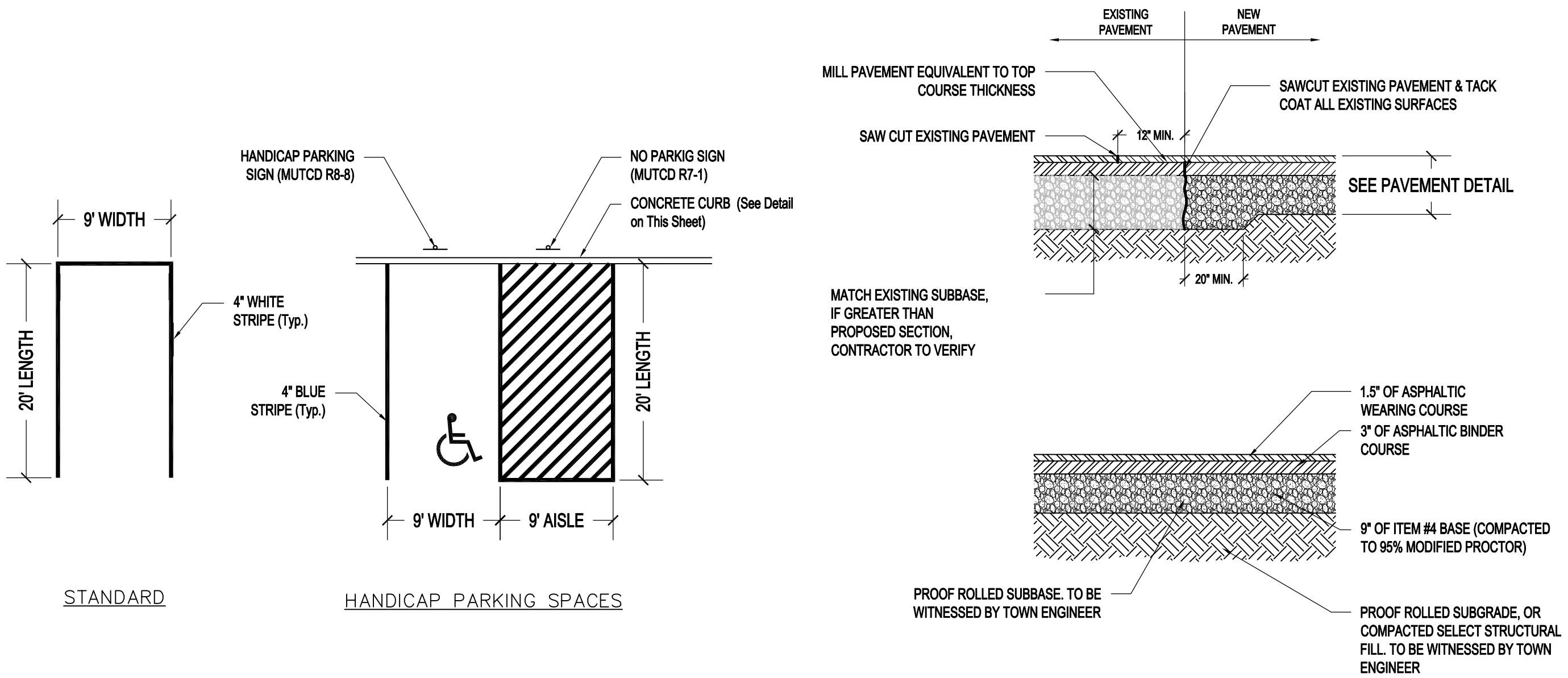
LP	CARLYLE ACORN FIXTURE	9' POLE	5 FIXTURES
WP	HOLOPHANE HLWPC2 P10 30K	20' MOUNTING HEIGHT	3 FIXTURES

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

Mark A. Day, PE	
Revisions	
Project No.	2020.475
License No.	069646
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
PROJECT 364 Main Street City of Beacon Dutchess County, New York	
DRAWING Lighting Plan	
SCALE 1" = 20'	DRAWN BY MAD
DATE 04-02-21	CHECKED BY MAD
DRAWING No. LP.2 5 of 11	

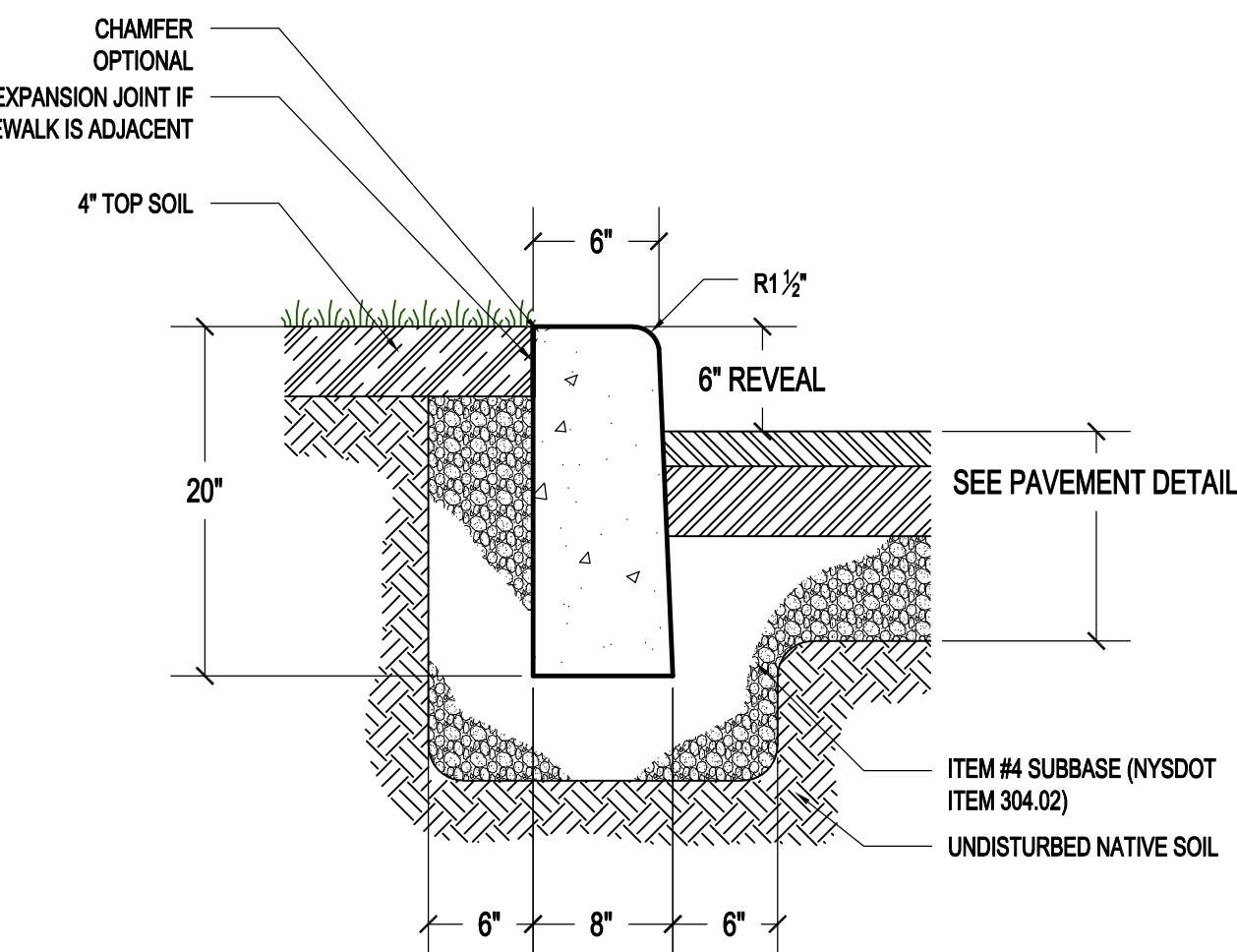


1 REFUSE ENCLOSURE DETAIL
NOT TO SCALE



4 PARKING STALL DETAIL
NOT TO SCALE

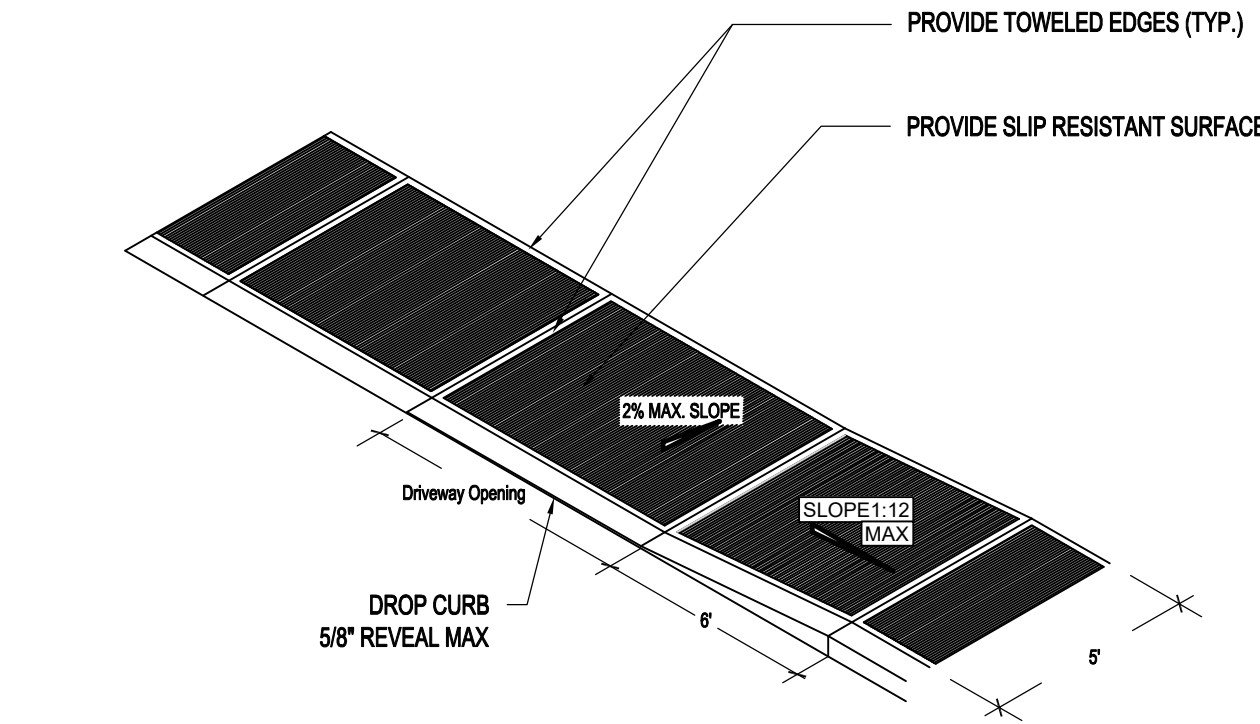
5 PARKING LOT PAVEMENT SECTION
NOT TO SCALE



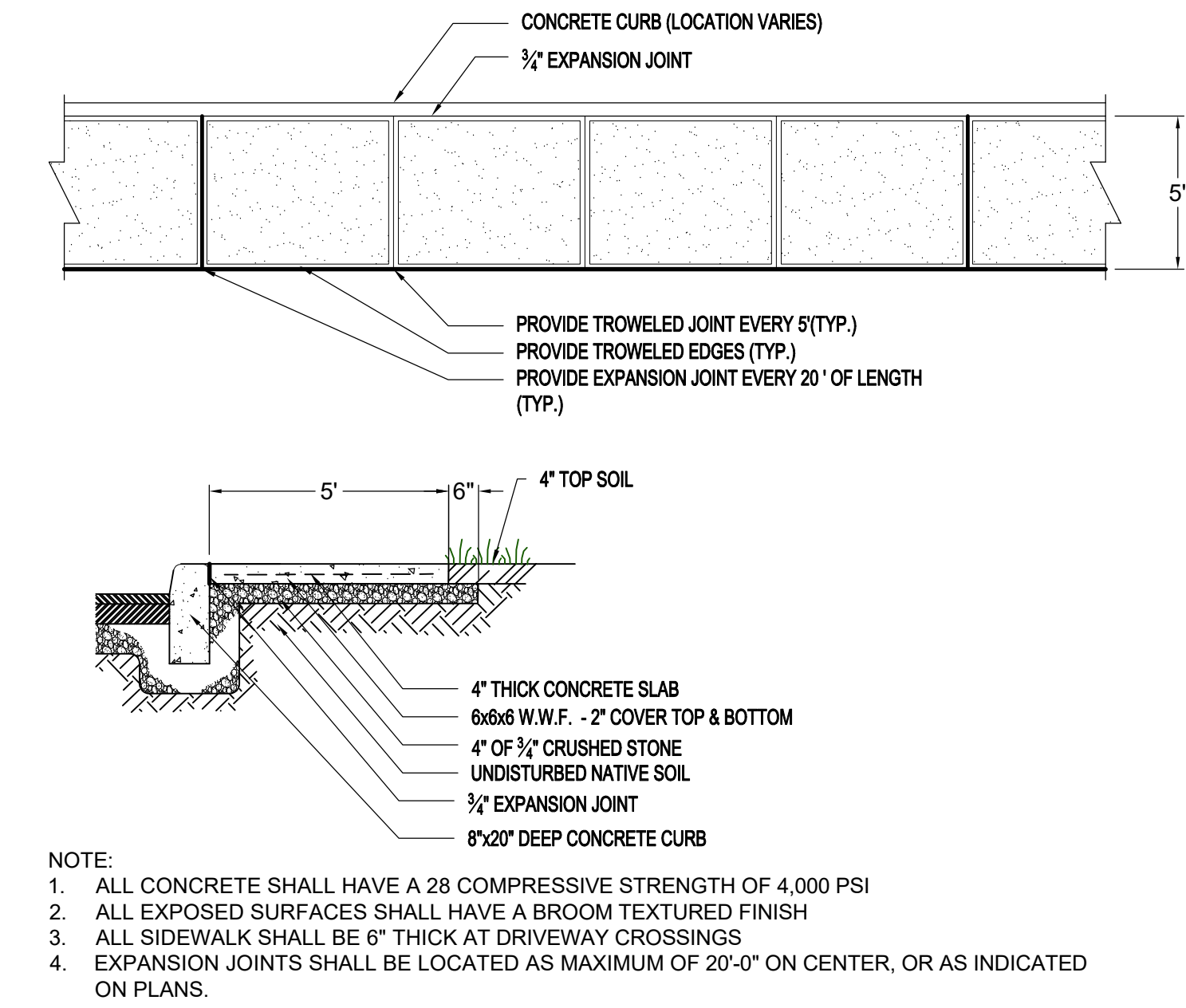
- NOTE:
1. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI
 2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL NE INSTALLED WHERE REQUIRED (AT CURB BOXES, CATCH BASINS, BRIDGES, ETC.). CONSTRUCTION (CONTROL) JOINTS SHALL BE INSTALLED AT 20' INTERVALS

7 CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE

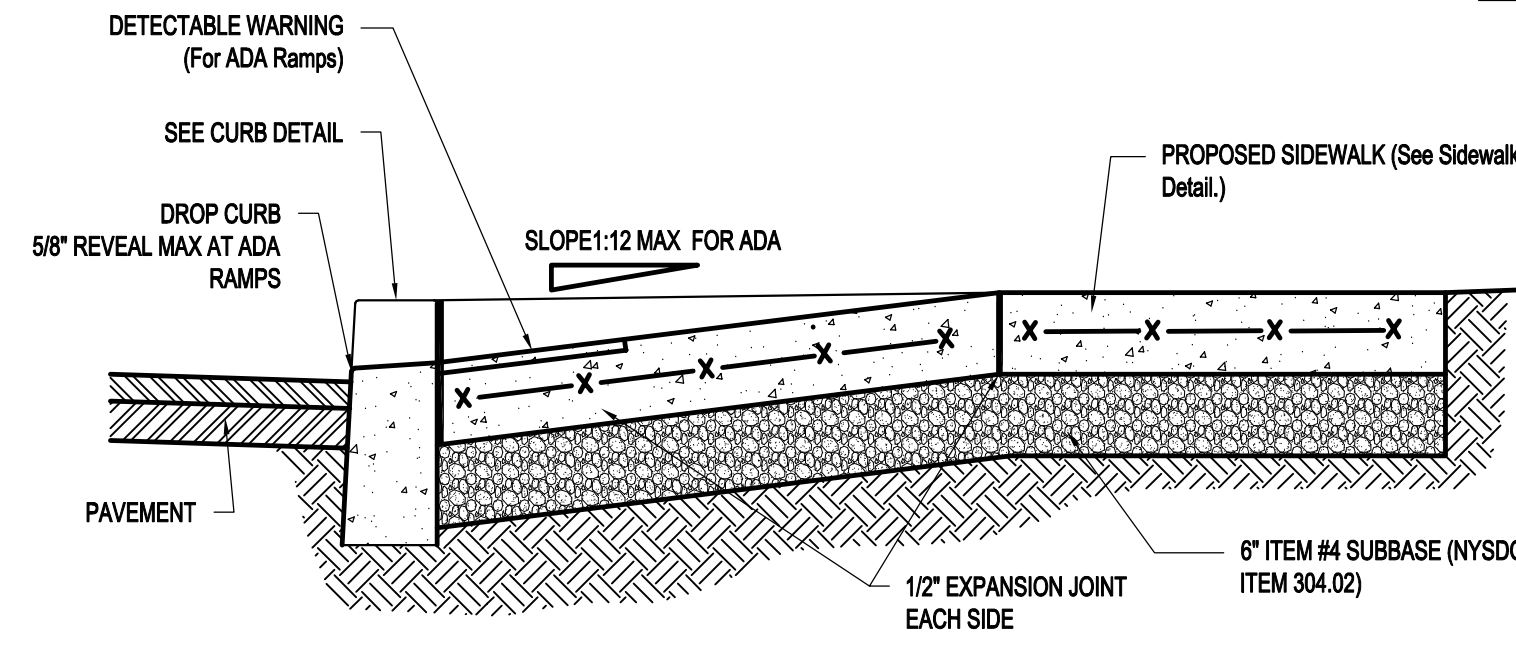
8 BIKE RACK DETAIL
NOT TO SCALE



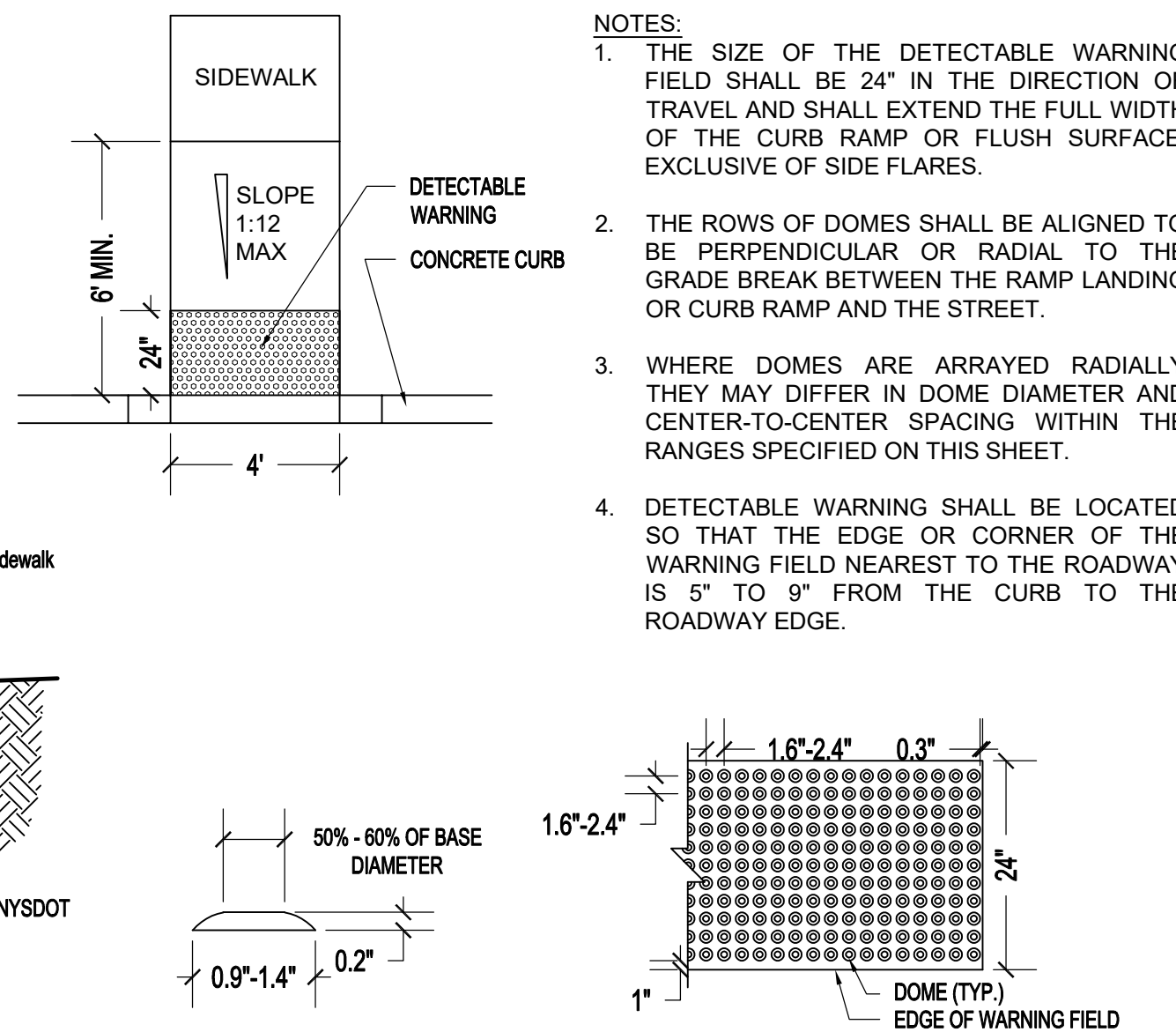
2 ADA RAMP & SIDEWALK DETAIL
NOT TO SCALE



3 SIDEWALK & CURB DETAILS
NOT TO SCALE



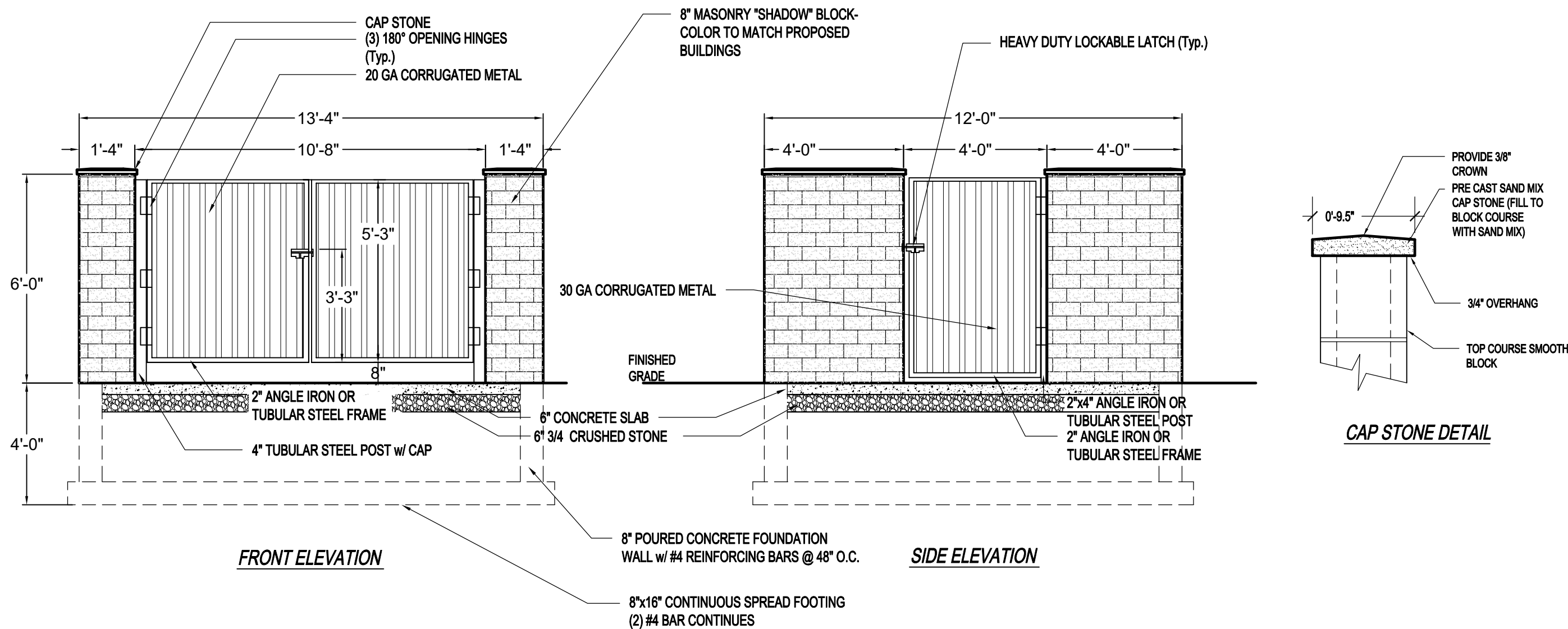
6 ADA RAMP DETAIL
NOT TO SCALE



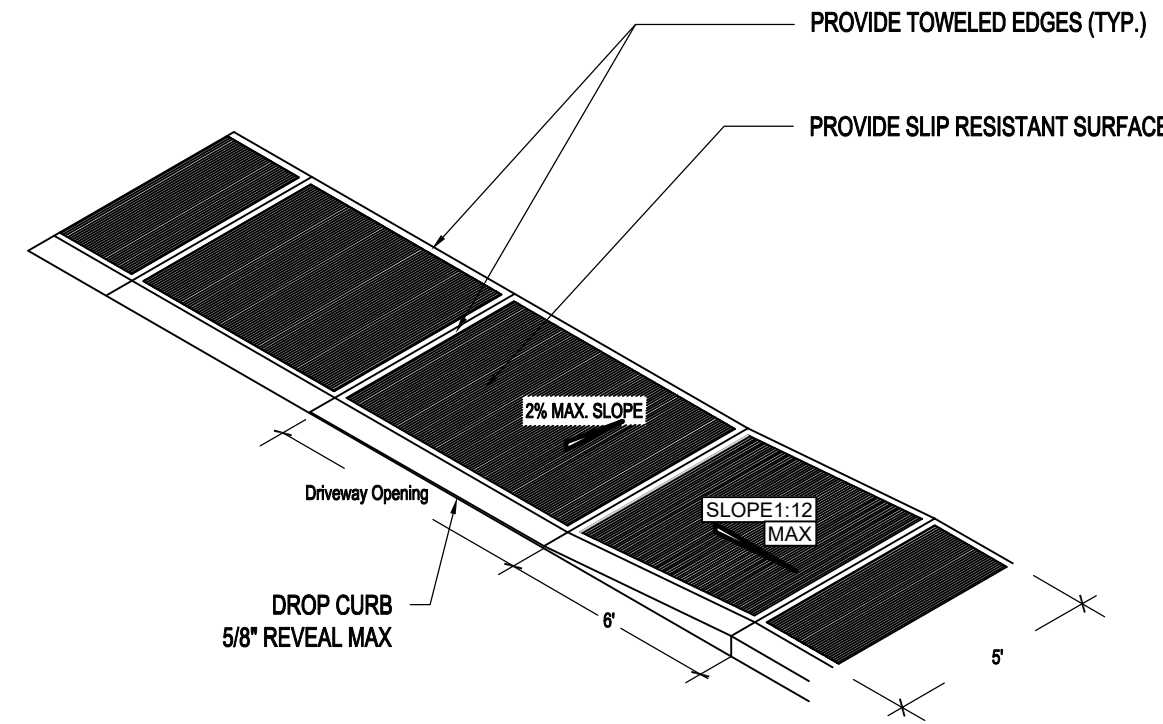
SIGN SCHEDULE				
SYMBOL	MUTCD NUMBER	PANEL	SIZE (WxH)	QUANTITY
HC	NY R7-8	RESERVED PARKING	12 x 18	8
		PERMIT REQUIRED TOW-AWAY ZONE	12 x 6	8
NP	R7-1	NO PARKING ANY TIME	12 x 18	3
SP	R1-1	STOP	36x36	3

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

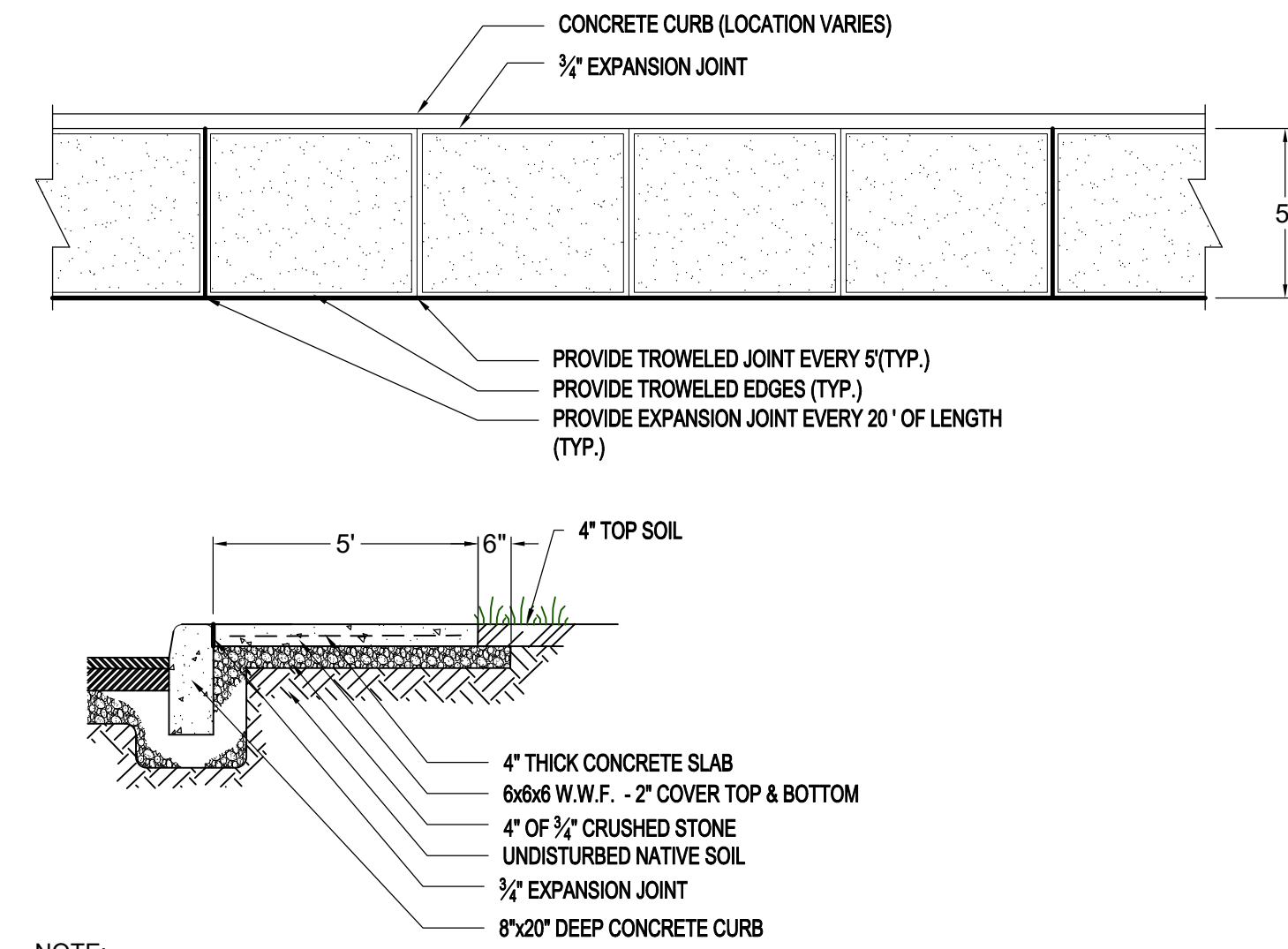
Mark A. Day, PE	
Revisions	
Project No.	2020.475
License No.	069646
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
PROJECT 364 Main Street City of Beacon Dutchess County, New York	
DRAWING Construction Details	
SCALE As Noted	DRAWN BY MAD
DATE 04-02-21	CHECKED BY MAD
DRAWING No. CD.1 6 of 11	



1 REFUSE ENCLOSURE DETAIL
NOT TO SCALE



2 ADA RAMP & SIDEWALK DETAIL
NOT TO SCALE



- NOTE:
- ALL CONCRETE SHALL HAVE A 28 COMPRESSIVE STRENGTH OF 4,000 PSI
 - ALL EXPOSED SURFACES SHALL HAVE A BROOM TEXTURED FINISH
 - ALL SIDEWALK SHALL BE 6" THICK AT DRIVEWAY CROSSINGS
 - EXPANSION JOINTS SHALL BE LOCATED AS MAXIMUM OF 20'-0" ON CENTER, OR AS INDICATED ON PLANS.

3 SIDEWALK & CURB DETAILS
NOT TO SCALE

Carlyle Acorn

The Carlyle Acorn style luminaire is frequently used in urban streetscape and pedestrian lighting applications where greater vertical illumination and a moderate amount uplight is desired.

- Decorative cast aluminum base pod available with a matte black and dark green paint finish.
- Clear refractive acrylic globe with integral downlight reflector.
- High pressure sodium lamping with a Type III distribution.
- Decorative composite pole available for additional monthly charge.



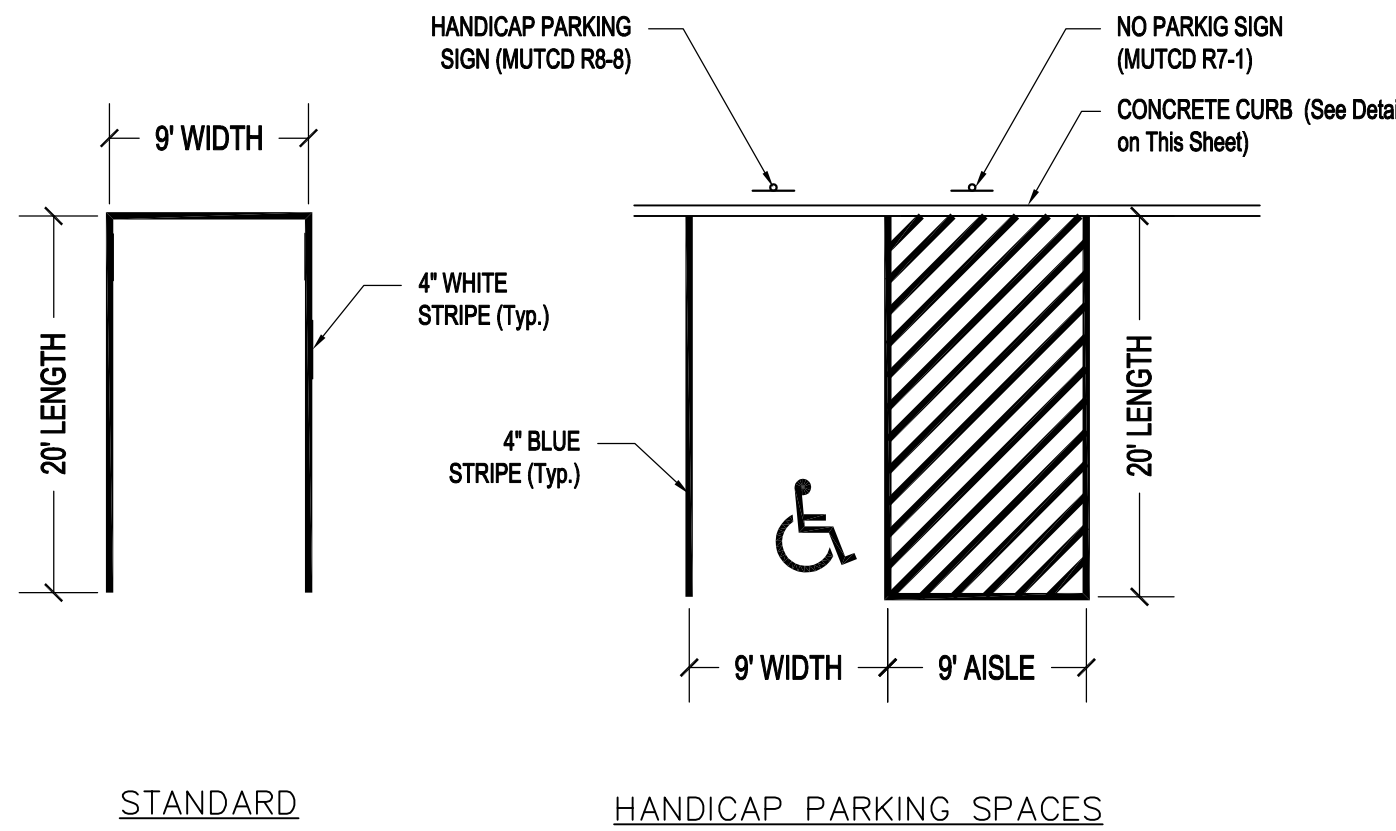
CARLYLE ACORN
70 WATT HPS
PART No. 66392400

4 CARLYLE ACORN FIXTURE
NOT TO SCALE



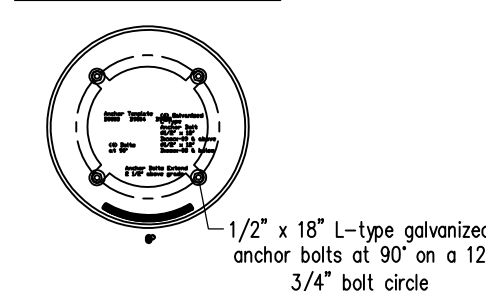
1 LEM PACKAGE - P10, 3,100 LM - 208 VOLTS - BLACK

5 HOLOPHANE HLWPC2 WALLPACK - FULL CUTOFF LED
NOT TO SCALE



4 PARKING STALL DETAIL
NOT TO SCALE

Orientation/Anchor Guide

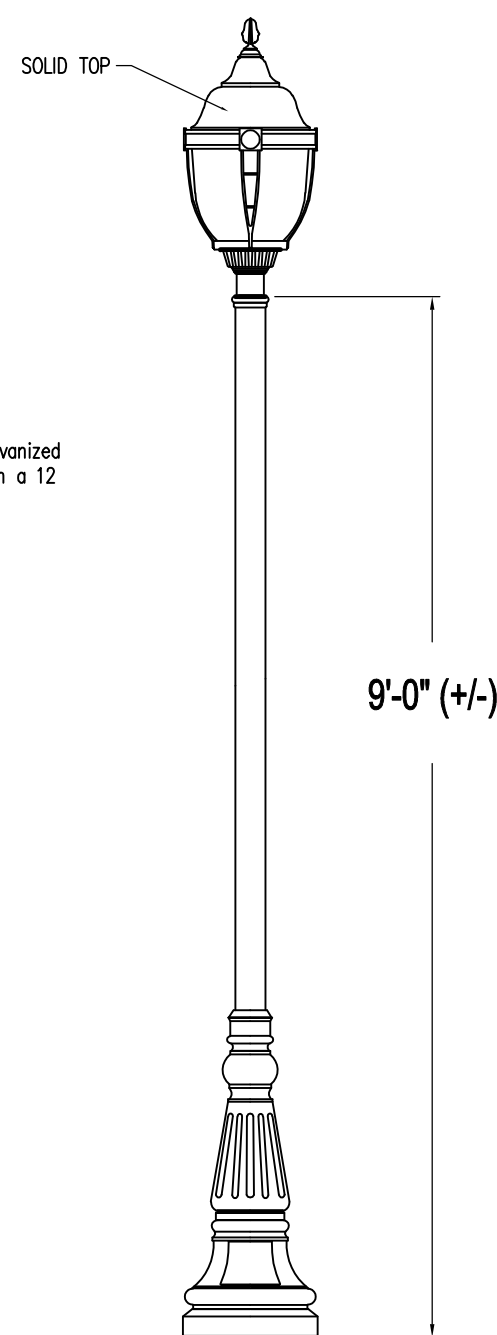


FIXTURE DETAILS

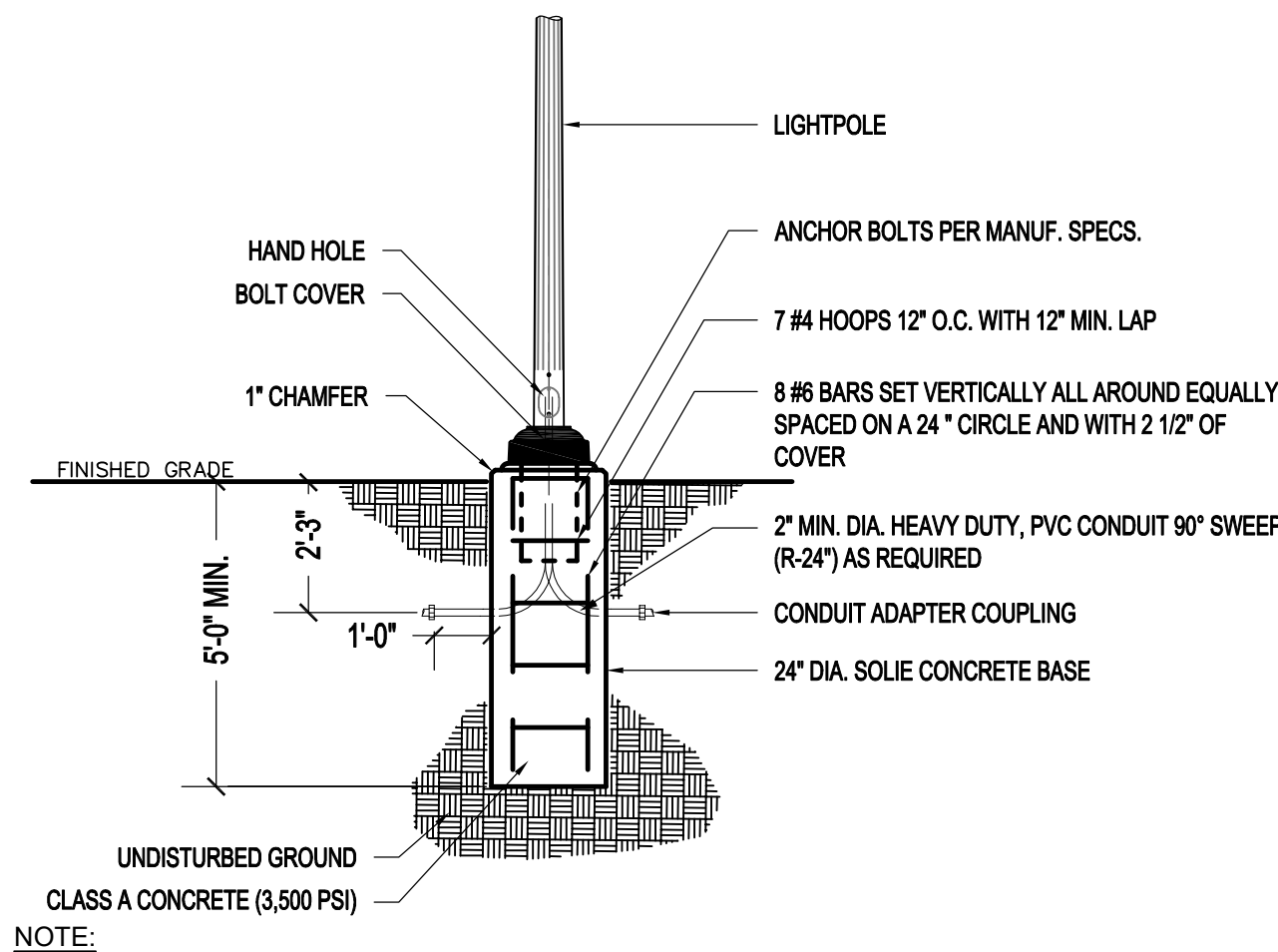
Materials
Cast Aluminum Fitter
Electrical
4kv Pulse Rated Socket
The Ballast used shall be of the High Power Factor design

POLE DETAILS

Shaft
Ø4" Extruded Fluted Aluminum 125 Wall
#6005-T5 Aluminum
Base
Cast Aluminum (a319 Alloy)
Finish
Powder Coat

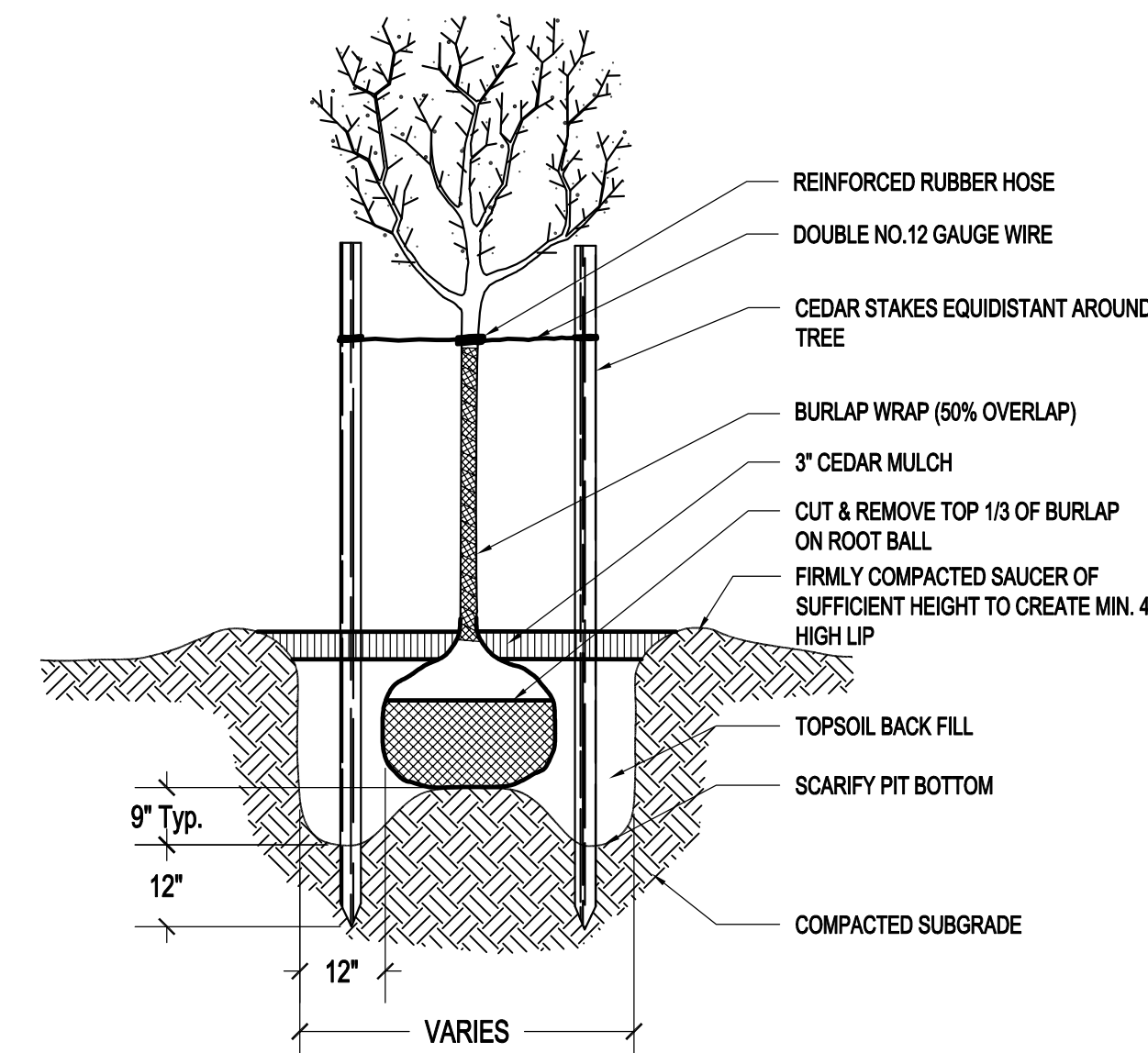


6 LIGHT POLE DETAIL
NOT TO SCALE

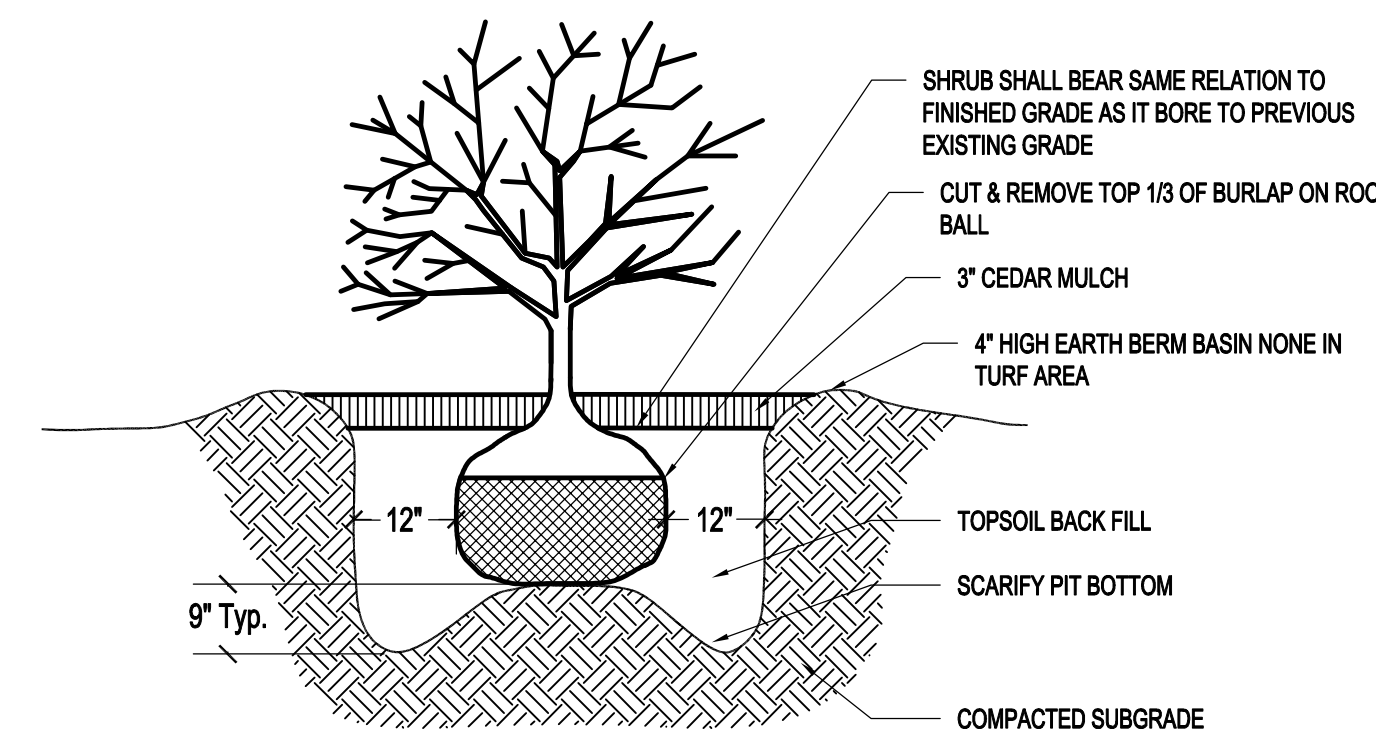


- CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
- CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
- COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

7 LIGHTPOLE DETAIL
NOT TO SCALE



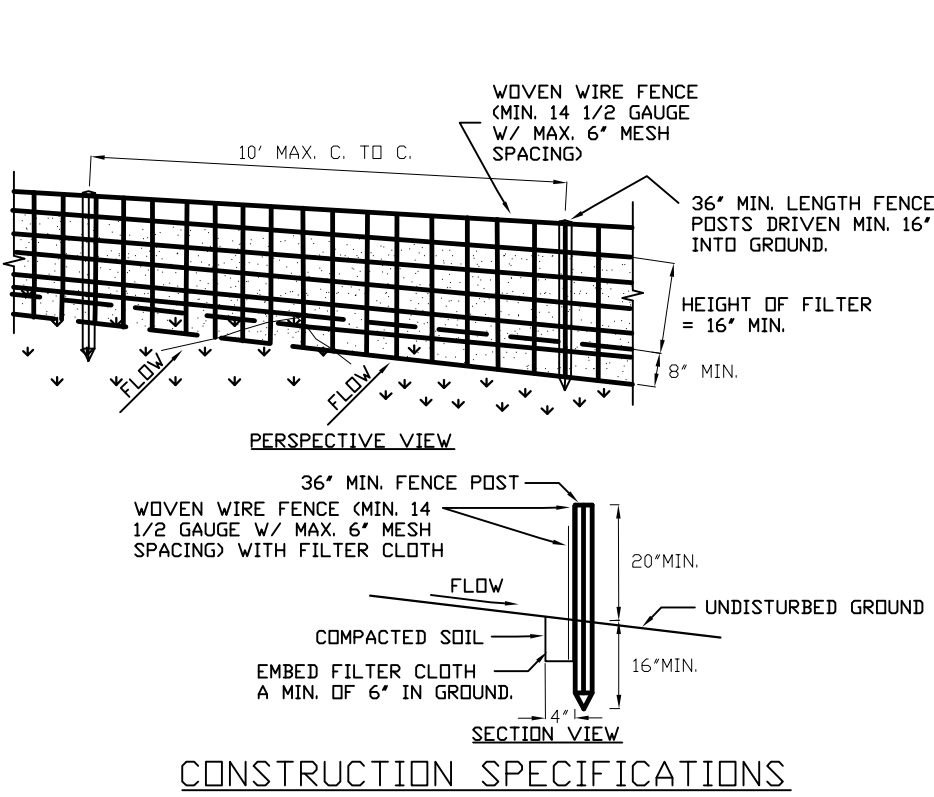
8 PLANTING DETAILS
NOT TO SCALE



- NOTES:
- IF CONTAINERS ARE USED CAREFULLY REMOVE TOP 1/3 OF CONTAINER (IF CONTAINER IS NON-ORGANIC, REMOVE COMPLETELY). CUT VARIOUS SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION (OR REMOVE CONTAINER BOTTOM).
 - DO NOT ALLOW ANY PORTION OF CONTAINER TO REMAIN EXPOSED.
 - WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

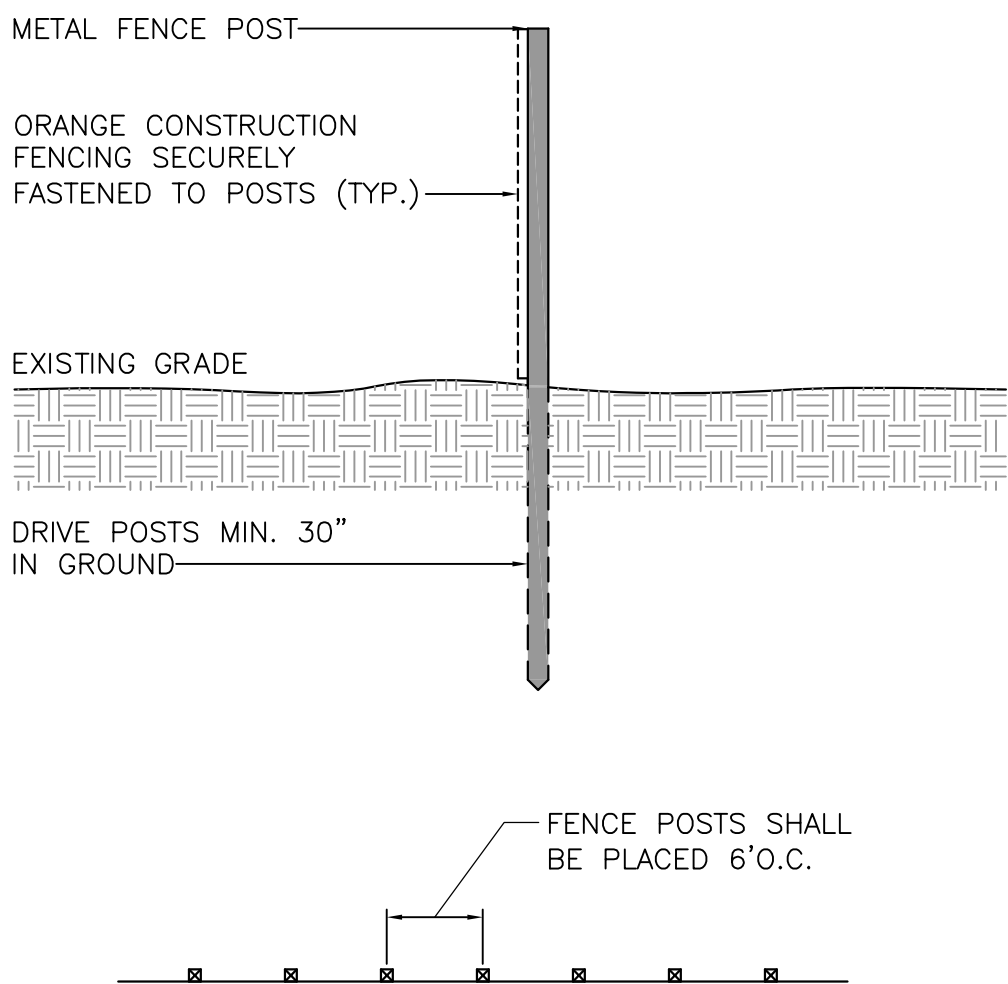
Mark A. Day, PE	
Revisions	
Project No.	2020.475
License No.	069646
DAY STOKOSA ENGINEERING P.C.	
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202	
PROJECT 364 Main Street City of Beacon Dutchess County, New York	
DRAWING Construction Details	
SCALE	DRAWN BY
As Noted	MAD
DATE	CHECKED BY
04-02-21	MAD
CD.2 7 of 11	



- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER 1" OR 1/2" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND TOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFT 100X, STABILINKA 1140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

1 SILT FENCE DETAIL

NOT TO SCALE



3 TYPICAL ORANGE CONSTRUCTION FENCE DETAIL

NOT TO SCALE

- EROSION AND SEDIMENT CONTROL MEASURES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
 - DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 - SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
 - PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
 - SEEDING AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
 - WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:**
- A. PERMANENT AND TEMPORARY VEGETATION:**
- INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.
- B. STABILIZED CONSTRUCTION ENTRANCE:**
- INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND 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.
- C. SILT FENCE:**
- INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 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.
- D. INLET PROTECTION:**
- INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
- E. DUST CONTROL:**
- SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORK. 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.

5 EROSION & SEDIMENT CONTROL NOTES

NOT TO SCALE

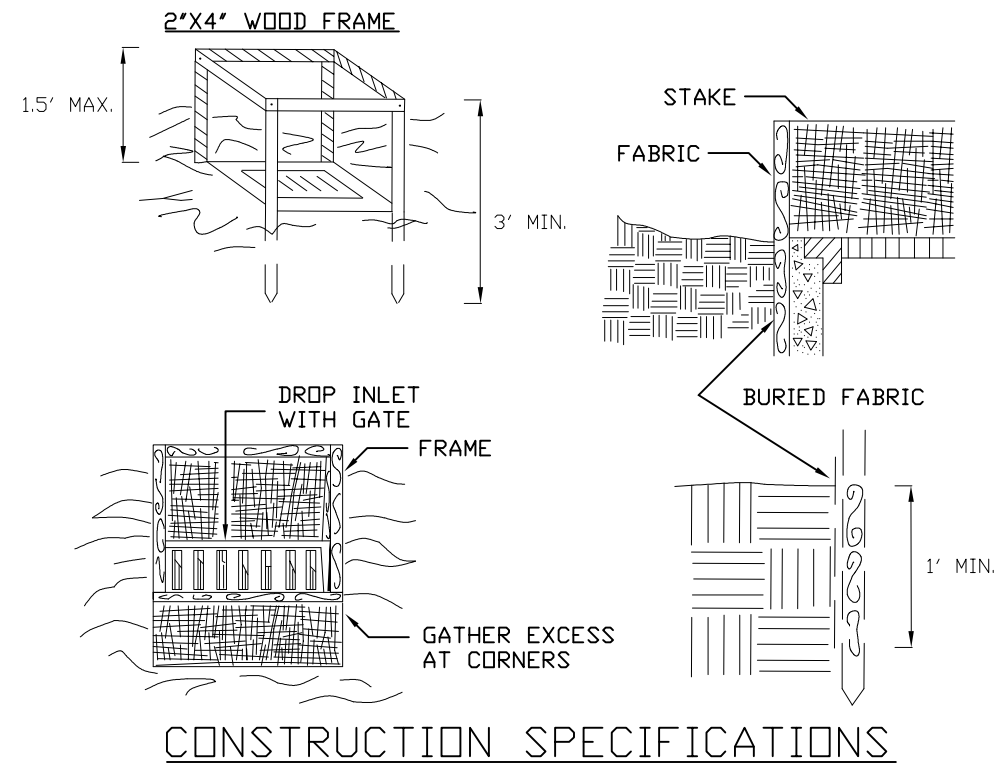
2 ANTI-TRACKING PAD DETAIL

NOT TO SCALE

- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
 - SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
 - EXPOSED SLOPES AND ALL GRAZED AREAS SHALL BE SEED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS. GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:
- | | | |
|--------------------|-----|-----------|
| KENTUCKY BLUEGRASS | 40% | CREeping |
| RED FESCUE | 40% | RYE GRASS |
| | 20% | |
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD NO. 1.
 - SEEDING AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
 - SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
 - DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
 - CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
 - ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
 - EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
 - THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSIDE CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
 - AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY OUT THE INTENT OF THIS PLAN.

4 SEEDING & MULCHING NOTES

NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- FILTER FABRIC SHALL HAVE AN EDS OF 40-85. BURLAP MAY BE USED FOR SHORT TERM APPLICATIONS.
 - CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 - STAKE MATERIALS WILL BE STANDARD 2" x 4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
 - SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18 INCHES DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 - FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 - A 2' x 4' WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.
- MAXIMUM DRAINAGE AREA 1 ACRE

6 FILTER FABRIC DROP INLET PROTECTION DETAIL

NOT TO SCALE

Construction Waste Management Plan

Construction waste management practices are designed to maintain a clean and orderly work environment. This will reduce the potential for significant materials to come into contact with stormwater. A maintenance schedule shall be developed for these areas. The general contractor shall implement the following practices:

- Material resulting from the clearing and grubbing operation will be stockpiled up slope from adequate sedimentation controls.
- Equipment cleaning, maintenance, and repair areas shall be designated and protected by a temporary perimeter berm.
- The use of detergents for large scale washing is prohibited (i.e., vehicles, buildings, pavement surfaces, etc.).
- Spill Prevention and Response**
A Spill Prevention and Response Plan shall be developed for the site by the general contractor. The plan shall detail the steps needed to be followed in the event of an accidental spill and shall identify contact names and phone numbers of people and agencies that must be notified.
- Material Storage**
Construction materials shall be stored in a dedicated staging area. The staging area shall be located in an area that minimizes the impacts of the construction materials effecting stormwater quality.
- Temporary Concrete Washout Facility**
Temporary concrete washout facilities should be located a minimum of 50 ft from storm drain inlets, open drainage facilities, and watercourses. Each facility should be located away from construction traffic or access areas to prevent disturbance or tracking. A sign should be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
- Solid Waste Disposal**
No solid materials, including building materials, are allowed to be discharged from the site with stormwater. All solid waste, including disposable materials incidental to the major construction activities, must be collected and placed in containers. The containers will be emptied periodically by a contract trash disposal service and hauled away from the site.

- When temporary concrete washout facilities are no longer required for the work, the hardened concrete shall be removed and disposed of. Materials used to construct the temporary concrete washout facilities shall be removed from the site and disposed of. Holes, depressions or other ground disturbance caused by the removal of the temporary concrete washout facilities shall be backfilled and/or repaired and seeded and mulched for final stabilization.
- Substances that have the potential for polluting surface and/or groundwater must be controlled by whatever means necessary in order to ensure that they do not discharge from the site. As an example, special care must be exercised during equipment fueling and servicing operations. If a spill occurs, it must be contained and disposed so that it will not flow from the site or enter groundwater, even if this requires removal, treatment, and disposal of soil. In this regard, potentially polluting substances should be handled in a manner consistent with the impact they represent.
- Water Source**
Non-stormwater components of site discharge must be clean water. Water used for construction, which discharges from the site, must originate from a public water supply or private well approved by the Health Department. Water used for construction that does not originate from an approved public supply must not discharge from the site. It can be retained in the ponds until it infiltrates and evaporates.

7 CONSTRUCTION WASTE MANAGEMENT PLAN

NOT TO SCALE

IT IS A VIOLATION OF NEW YORK STATE EDUCATION LAW FOR ANY PERSONS TO ALTER THESE PLANS, SPECIFICATIONS, OR REPORTS IN ANY WAY, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR.

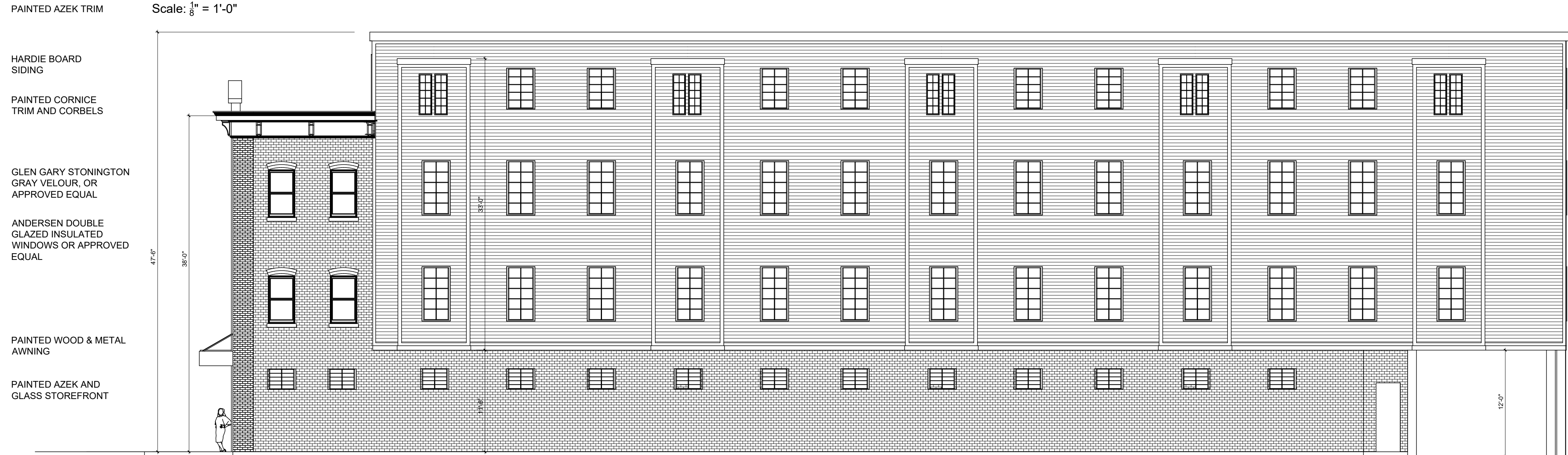
Mark A. Day, PE		
Revisions		
Project No.	2020.475	License No. 069646
DAY STOKOSA ENGINEERING P.C.		
3 Van Wyck Lane Suite 2 Wappingers Falls, New York (845)-223-3202		
364 Main Street City of Beacon Dutchess County, New York		
Erosion & Sediment Control Details		
SCALE	DRAWN BY	DRAWING No.
As Noted	MAD	ESC.2 9 of 11
DATE	CHECKED BY	
04-02-21	MAD	

REVISIONS:			
NO.	DATE	DESCRIPTION	BY



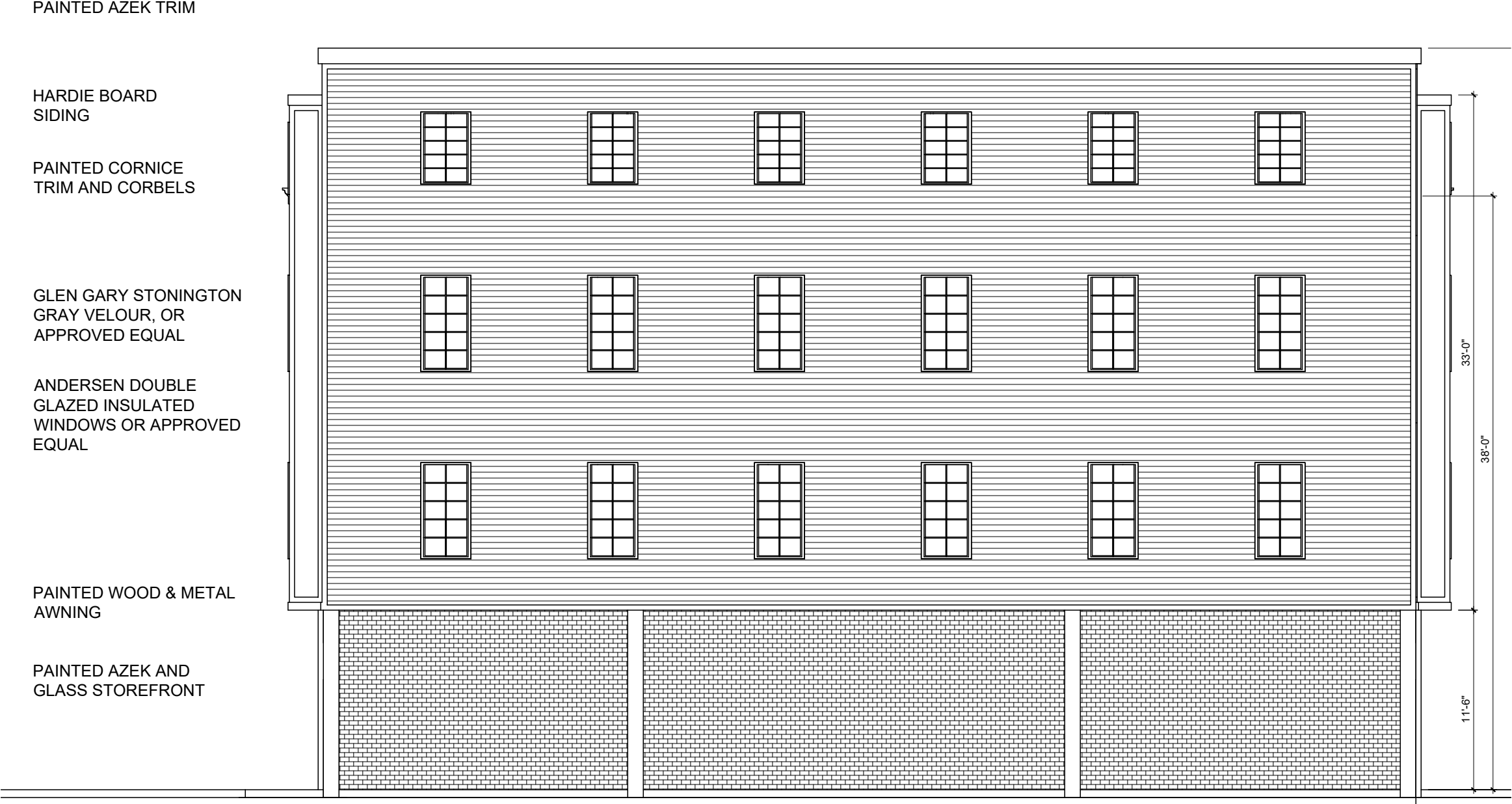
Elevation: South

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



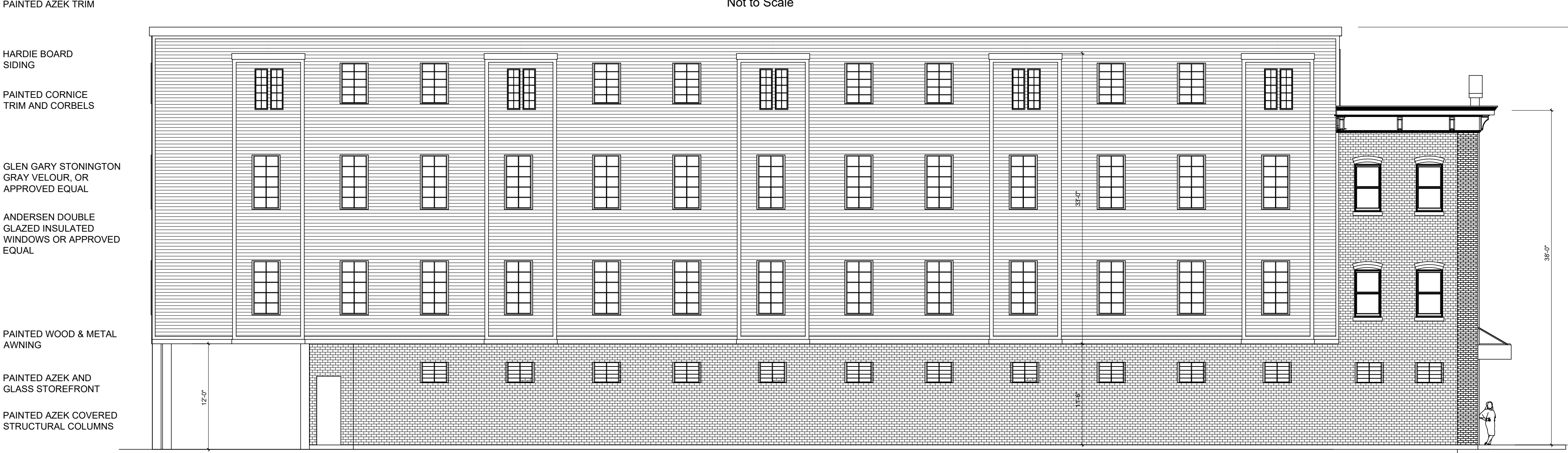
Elevation: East

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



Elevation: North

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



Elevation: West

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



View: From Main Street

Not to Scale



View: From Main Street

Not to Scale

Site Plan Application

Sheet 11 of 11 - Building Elevations

Owner:
O'Donnell Construction Corp.
P.O. Box 526
Fishkill, NY 12524

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

Site / Civil Engineer:
Day & Stokosa Engineering P.C
3 Van Wyck Lane
Wappingers Falls, New York 12590

364 Main Street
Beacon, New York
Scale: $\frac{1}{8}" = 1'-0"$
May 25, 2021

City of Beacon Planning Board Agenda
06/08/2021

Title:

Zoning Board of Appeals

ATTACHMENTS

City of Beacon Planning Board Agenda
06/08/2021

Title:

Review of Small Cell Wireless Facility Design and Review Guideline Policy

ATTACHMENTS

City of Beacon Planning Board Agenda
06/08/2021

Title:

Certificate of Appropriateness - Sign; One East Main Street; Retail Unit #5

ATTACHMENTS

[One East Main Application.pdf](#)

[One East Main Sign.pdf](#)

[One East Main Sign Elevation.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/17/21

Project Address: 1 E Main St, Retail #5, Beacon, NY

Project Architect/Engineer: Signs Ink, Signs & Awnings

Owner/Builder: Philip Green

Contact Phone No.: 914-325-1040

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials: SIGN: 1" thick PVC, Aluminum Plates
2' x 25" Steel Cable

Siding: Brick Walls

Roofing: N/A ' LIQUID FABLES '

Windows: Color: No Color Type: _____

Trim: Black Metal

Garage Door: N/A

Stone/Brick: Brick

Phil Green
Signature of Owner

FOR OFFICE USE ONLY:

The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

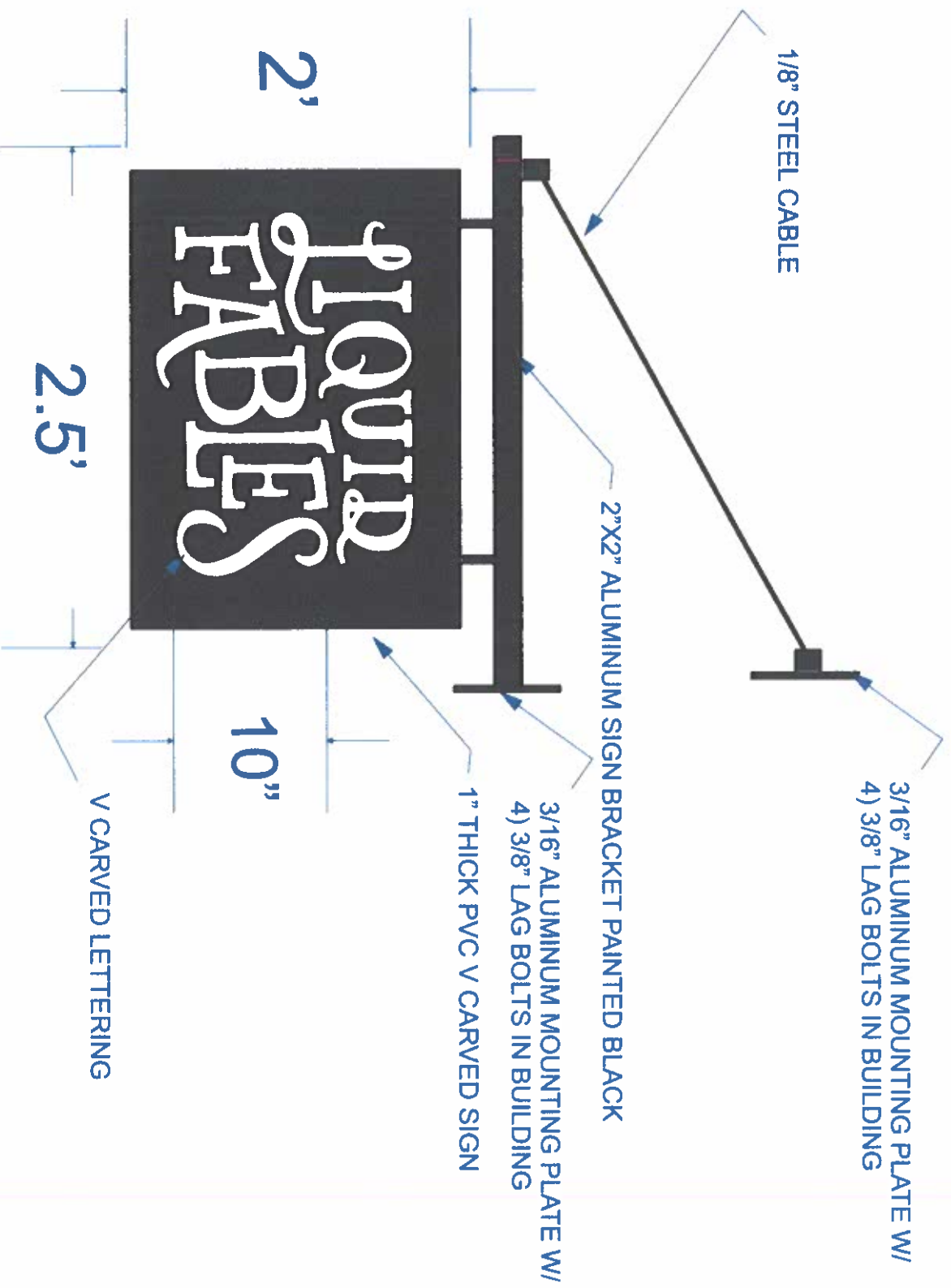
Plan Denied _____
(Date)

Plan Approved _____
(Date)

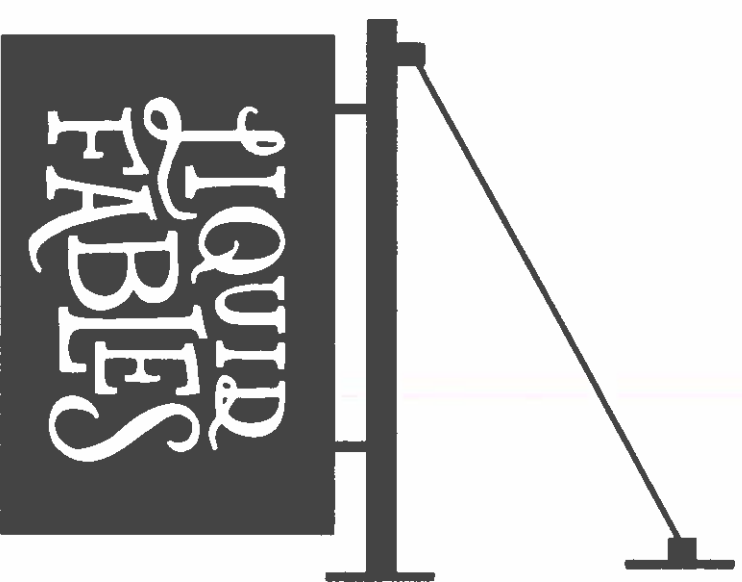
Subject to the following:

FEE: \$100.00

74 2'X2.5' CARVED SIGN DOUBLE SIDED



2'x2.5' CARVED SIGN DOUBLE SIDED



3255 CANTON ROAD NEW YORK, NY 10230
914-779-4028 WWW.SIGNINK.COM

City of Beacon Planning Board Agenda
06/08/2021

Title:

Certificate of Appropriateness - 490-492 Main Street; new facade color

ATTACHMENTS

[490-492 Main Street Application.pdf](#)

[490-492 Main Street Elevation.pdf](#)

[490-492 Main Street Colors.pdf](#)

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 5/24/21

Project Address: 490-492 Main St., Beacon, NY

Project Architect/Engineer: None

Owner/Builder: Mattcawan On Main, Inc.

Contact Phone No.: 845-656-8534

Approval Requested: ☒ Certificate of Appropriateness ☐ New Single Family House

Color/Materials:

Siding: Brick Building

Roofing: _____

Windows: Color: _____ Type: _____

Trim: Deep Charcoal accent with black trim

~~Garage Door:~~ Currently Essex Green : Benjamin Moore HC-190 Black
Benjamin Moore 2126-20 Raccoon Fur

Stone/Brick: _____

Charlotte Guernsey
Signature of Owner

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

