CITY OF BEACON, NEW YORK
COURTROOM, CITY HALL
1 MUNICIPAL PLAZA
BEACON, NY 12508

Mayor Lee Kyriacou
Councilmember Amber J. Grant, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember Air Rhodes, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Dan Aymar-Blair, Ward 4
City Administrator Anthony Ruggiero

November 16, 2020
7:00 PM
City Council Agenda

Call to Order

Pledge of Allegiance

Roll Call

Public Comment:

Notice of Change in Meeting Location November 16, 2020

Public Hearings:

1. Public Hearing to Receive Comment on the Proposed 2021 City of Beacon Budget

City Council and Department Head Reports

Local Laws and Resolutions - Consent Agenda:

1. Resolution Approving the Appointment of J.C Calderon to the City of Beacon Planning Board
2. Resolution Approving the Appointment of Brent Spodek to the City of Beacon Human Relations Commission
3. Resolution Setting a Public Hearing to Receive Comment on a Special Use Permit Application Regarding 416-420 Main Street for December 7, 2020

Local Laws and Resolutions:

1. Resolution to Adopt a Local Law to Amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon Concerning Historic Preservation
2. Resolution Ratifying Award of Contract to Metzger Construction Corporation for Emergency Sewer Line Repair on Creek Drive
3. Resolution Authorizing Sale of Property at 91 Teller Avenue

Approval of Minutes

2nd Opportunity for Public Comments:

Adjournment:

City of Beacon City Council Agenda
11/16/2020

Title:

Notice of Change in Meeting Location November 16, 2020

ATTACHMENTS

Notice of Change in Meeting Location November 16, 2020

NOTICE OF CHANGE IN PUBLIC MEETING LOCATION

PLEASE TAKE NOTICE, that effective immediately and based upon notices and health advisories issued by Federal, State and Local officials related to the COVID-19 virus, the City Council will not hold in-person meetings. Until further notice, all future City Council meetings (including public hearings) will be held via videoconferencing, as permitted by the NYS Open Meetings Law. Due to public health and safety concerns, the public will not be permitted to attend at the remote locations where the City Council members will be situated. The public, however, will be able to fully observe the videoconference meeting and comment during regular City Council meetings (i.e for public hearings and during designated public comment periods) at https://us02web.zoom.us/j/89663824271?pwd=ZE9hUHpWRzdEOFdIbENaS3UyTDEwQT09

Webinar ID: 896 6382 4271 Passcode: 101162.To the extent internet access is not available, the public can attend and comment via telephone by dialing + 1 929 205 6099 and entering the Webinar ID: 896 6382 4271 Passcode: 101162. The City Council's agenda is available online in advance of meetings at http://www.cityofbeacon.org/index.php/agendas-minutes/. The public can email written comments or questions for regular City Council Meetings by 5pm on the day of the meeting addressed to cityofbeacon@cityofbeacon.org. Any member of the public who has questions should contact the City Administrator in advance of the meeting at 845 838 5010 or aruggiero@cityofbeacon.org.

PLEASE TAKE FURTHER NOTICE, that any Executive Session of the Council will be initiated with the Council first convening on the public videoconferencing site, and then adopting a motion to go into Executive Session.

PLEASE TAKE FURTHER NOTICE, that the City Council Meeting of November 16, 2020 at 7:00 pm can be accessed live at https://www.youtube.com/channel/UCvPpigGwZDeR7WYmw-SuDxg

City of Beacon City Council Agenda
11/16/2020

Title:

Public Hearing to Receive Comment on the Proposed 2021 City of Beacon Budget

ATTACHMENTS

Proposed 2021 City of Beacon Budget

CITY OF BEACON

2021

BUDGET

Anthony Ruggiero, MPA, City Administrator
City of Beacon
One Municipal Plaza
Beacon, New York 12508
845-838-5009 - Office

www.cityofbeacon.org

October 5, 2020

City Council
One Municipal Plaza
Beacon, New York 12508

Re: Fiscal Year 2021 Budget Message

Dear City Council:

Mayor's Message:

In my first year as mayor, we have had multiple unprecedented events: first the COVID-19 health crisis, then the quickest and largest economic recession in history, and then what is in effect a new civil rights movement. Two significant components of the first mayor's budget are driven by these extraordinary events.

No Tax Increase, No Layoffs: The mayor's 2021 budget keeps taxes for residents **flat**. The only increase to the tax levy is from "new" properties coming online in the past year, which is the direct benefit of new construction in Beacon. The budget also has no employee layoffs. In this incredibly difficult economic time, we must do our best not to contribute to the economic hardship faced by so many of our residents. This is no easy task – as you can see many other local governments faced with tax increases, layoffs or both. To accomplish this, the "hole" in the general fund budget – due to sales tax and state aid shortfalls – totaling at least $700,000 and up to almost $2 million – will be covered this year by the general fund balance. The city cannot cover this size of a gap indefinitely, but we will do so in 2021.

Public Safety: Two pieces of background information. First, budget data from the NYS Comptroller demonstrates that Beacon has the lowest per capita spend on police of any city in the Mid-Hudson region; hence, we must proceed cautiously to ensure that any budget changes do not reduce safety. Second, our police patrol has a minimum size shift that is subject to collective bargaining, so that any staff reduction simply results in a 150% increase in overtime. Accordingly, the 2021 police budget in the mayor's budget does not reflect significant change. Separately, the Mayor's budget creates two new reserves totaling $90,000 for alternative public safety resources and for recreation. I am also proposing that City of Beacon work with the Town of Fishkill on potentially sharing police and recreation resources, to find safe and affordable ways of reducing expense and increasing community services.

City Administrator's Message:

I want to take this opportunity to thank you and the City Council for giving me the opportunity to continue to serve as the City's Chief Administrative officer and contribute to the City of Beacon. It is my pleasure to present to you for your consideration, the proposed City Operating Budget for Fiscal Year 2021.

Preparing a municipal budget has always had its unknowns and challenges. Preparing the FY 2021 budget in the midst of a global pandemic and an economic downturn caused by the global pandemic has created uncertainties and priorities that have never been anticipated. The City healthy financial position and conservative approach to budgeting serves us well and will assist us into building for the future.

The anticipated short fall for the FY 2021 budget is $2,168,843 million dollars; a number of assumptions were made in preparing this year's budget. The first is that the City will receive zero state-funded Aid and Incentives for Municipalities (AIM) in FY 2021; this year the City's only received 80% of its annual $1,537,478. Second, in FY 2020, the City did not receive the Sales Tax Growth, and it is anticipated that the City will not receive the Sales Tax Growth of $384,000 in FY 2021.

Lastly, it was decided not to go to the full tax cap and not use $186,203 of the Tax Levy Growth Factor to reduce as much as possible any potential tax increases. Other items include contractual obligations. The FY 2021 Budget will be holding the budget lines constant and remaining essentially unchanged from the FY 2020 Budget.

This budget utilizes a fund balance amount of $2,168,843 as explained above. This is an increase of $1,789,001 from what we've utilized in the FY 2020 Budget from Fund Balance. With the continued adding of new developments on the tax rolls, the budget and assessments continue to strengthen. The future non-reliance on fund balance appropriations to balance the annual operating budget will help to provide for a more reliable and sustainable fiscal condition and to better allow the City to adjust during difficult fiscal times, such as now.

The tax cap law established a limit on growth of the annual property taxes levied to two percent or the rate of inflation, whichever is less. This year the tax cap is 1.56%. There are very limited adjustments that are factored in and only PILOT payments apply to the budget this year. As stated above, the cap is on the tax levy, not the tax rate. The tax cap legislation provides for an override of the tax cap with a majority plus one vote in favor of it by the governing body. This is not being recommended.

In our case, the allowable levy at cap is $11,838,606 for the FY 2021 budget, which is an allowable increase over FY 2020 budget of $382,863. This is a 3.3421% increase from the 2020 budget. Not

going to cap values equates to a homestead tax rate increase of .8347% and a non-homestead tax rate decrease of – 7.0699%.

This year the homestead assessed value increased by 1.31% or $13,570,560 million. The non-homestead assessed value has also increased over last year by 8.40% or $24,321,122. This year represents the seventh year since 2010 that the overall assessed values increased, and did so by $37,891,682 million. For only the second time in 11 years, the Homestead values are more than it was in 2009 by $25 million. However, Homestead values remain approximately $2 million less than it was in 2008. The non-homestead assessed value has fluctuated through the years, and while it increased $24,321,122 million this year, it is only the 3nd year in a row that it has been more than in 2008.

Significant factors affecting the proposed FY 2021 budget include the following:

- there are no new positions or vehicles being proposed in the FY 2021 Budget;
- the elimination of the K-9 Patrol Dog from the Police Budget (3120);
- included in the budget is $20,000 in the Recreation budget (7140) for Community Investment which will allow the City to review and respond to some of the opportunities currently not provided by the Recreation Department;
- included in the contingency budget (1990) is $70,000 for a possible contract with Mental Health America of Dutchess County for one (1) Mental Health Worker Intensive Case Management. This is similar to what the City of Poughkeepsie is contracting for;
- the Beacon Free Loop Bus is again included in the Bus Operations budget (5630) for $13,310;
- included in the contingency budget (1990) is $50,000 for possible future COVID related expense.
- general fund health insurance increased and continues to represents 15.3% of all expenses in the general fund;
- a $4,365 or 0.87% increase in pension costs for non-police and fire (ERS) and a $49,248 or 4.77% increase in pension costs for police and fire (PFRS);
- a decrease in general fund long-term debt of $344,982. Debt service comprises almost 11.27% of the general fund budget;

As compared to the FY 2020 budget, total general fund expenditures are up $330,085, water fund expenditures are up $97,006 and sewer fund expenditures are up $278,800. This year, there is a proposed rate increase for both water and sewer operations of 2%; this will allow the City to continue to invest in new technologies and upgrade our aging infrastructure. Revenues in the general fund have decreased by $1,655,576, with revenues for the water fund up $97,006 and revenues for the sewer fund are up $278,800.

On September 21, 2020, the City of Beacon was notified by the New York State Comptroller's Office that the review of the Annual Update Document (AUD) FYE 2019 for the City was completed and indicates that the City for a seventh year in a row is classified as "No Designation" with a score of 5%. The City has been classified as "No Designation" on the environmental scale with a score of 6.7%, which is 16.6% less than FYE 2018. Although environmental factors are outside a locality's control, they can provide some insight to the challenges facing a community. Moody's continues to classify the City with an outstanding bond rating of Aa2, one of the highest in New York State.

All Departments continue to do a fantastic job of holding down annual operating expenditures and have consistently maintained a close relationship between budgeted and actual expenditures and revenues. Despite changes made during each budget year, the City has been able to stay within the annual budget limits, while still providing for necessary operational improvements and sound fiscal planning and management.

We would like to extend our personal thanks to all of the Department Heads for their continued hard work in controlling spending during the year and specifically on bringing the FY 2021 Budget into balance. The City has an incredible management team that you should be proud of. We also want to recognize the efforts of the Director of Finance, Susan Tucker, CPA for her talent and hard work in preparing the budget. The City is fortunate to have her knowledge and experience.

Most importantly, we would like to thank the entire City workforce, along with all City volunteers, for their efforts and dedication in carrying out their duties. We look forward to reviewing the proposed budget with you and the City Council during the next month. Thank you.

Respectfully submitted on this 5th day of October 2020.

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Lee Kyriacou, Mayor

_____
Anthony J. Ruggiero, M.P.A.
City Administrator

CITY OF BEACON

2021 BUDGET

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CITY OF BEACON
2021
MAYOR'S BUDGET SUMMARY

ARTICLE NO. 362 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BEACON THAT THE FOLLOWING SUM COMPRISING THE ANNUAL APPROPRIATION ORDINANCE FOR THE YEAR 2021 BE AND THE SAME IS HEREBY APPROPRIATED TO MEET THE AMOUNT OF MONEY FOR THE YEAR 2021.

DATE: October 5, 2020

		GENERAL	**2% INCREASE WATER**	**SEWER**
APPROPRIATIONS		**22,172,412**	**3,858,167**	**4,662,800**
TOTAL REVENUE		**8,351,166**	**3,858,167**	**4,662,800**
BALANCE OF APPROPRIATIONS		**13,821,246**	**-**	**-**
ADDITIONAL FUNDING NEEDED (Part of tax levy)				
(Will be fund balance appropriation)				
Appropriated from Debt Reserve				
Appropriated from Fund Balance		**(2,168,843)**	**-**	-
Tax Levy:		**11,652,403**		
Allowable levy at tax cap	11,838,606			
Allowable levy without Growth	11,652,403			
Amount below tax cap	186,203			
EXCESS LEVY PER TAX CAP	-			

		HOMESTEAD	**NON-HOMESTEAD**	**TOTALS**
Adjusted Tax Levy Distribution		**8,077,106**	**3,575,297**	**11,652,403**
Base Proportion:		***69.317080***	***30.682920***	***100.00***
Rates:	***2021 Tax Rates***	**7.699977**	**11.392974**	
	2020 Tax Rates	**7.636237**	**12.259726**	
	Percentage Increase/Decrease	***0.8347%***	***-7.0699%***	
Assessed Values:				
10/02/20 - TENTATIVE ROLL		***1,048,977,807***	***313,815,987***	***1,362,793,794***
11/26/19 - FINAL ROLL		***1,035,407,247***	***289,494,865***	***1,324,902,112***
	Percentage Increase	***1.31%***	***8.40%***	***2.86%***
	Dollar change	13,570,560	24,321,122	37,891,682

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1010 CITY COUNCIL											
A1010	101000	REGULAR SALARIES	54,298	54,000	53,982	53,981	54,000	54,000	40,155	54,000	
A1010	120000	HEALTH INSURANCE BUY-OUT	10,000	-	10,000	10,000	-	-	-	-	
A1010	416000	MATERIALS & SUPPLIES	43	500	215	215	6,000	6,100	100	500	
A1010	444100	LICENSE & PERMITS	4,200	4,200	4,200	4,200	4,200	8,100	7,937	9,500	
A1010	452000	CONSULTANT			25,825	25,825	9,500	9,500	8,875	10,500	
A1010	452010	GRANT WRITING CONSULTANT	33,996	34,000	36,519	36,519	40,800	40,800	30,610	40,800	
A1010	452013	CONSERVATION ADVISORY COMMITTEE					500	500	-	-	
A1010	455000	VIDEOGRAPHER	19,900	19,000	19,800	19,800	18,000	18,000	13,650	19,000	
A1010	820000	SOCIAL SECURITY	4,568	4,131	4,545	4,545	4,131	4,131	2,436	4,131	
TOTAL CITY COUNCIL			**127,005**	**115,831**	**155,086**	**155,085**	**137,131**	**141,131**	**103,763**	**138,431**	
1210 MAYOR											
A1210	101000	REGULAR SALARIES	25,137	25,000	25,055	25,055	25,000	25,000	18,750	25,000	
A1210	105000	OVERTIME	-	-		-	-	-	-	-	
A1210	105200	SICK LEAVE BONUS	-	-	-	-	600	600	-	600	
A1210	106000	CLERICAL SALARIES	39,577	43,018	42,617	42,616	43,018	43,018	32,264	43,018	
A1210	120000	HEALTH INSURANCE BUY-OUT	4,615	2,500	4,124	4,123	1,950	1,950	-		
A1210	190000	SEVERANCE/RETIREMENT	-	-	-	-	-	-	-		
A1210	220000	OFFICE EQUIPMENT	-	100	-	-	187	187	149	150	
A1210	416000	MATERIALS & SUPPLIES	496	500	898	897	1,061	1,061	450	1,000	
A1210	443200	TRAINING	45	250	305	305	289	289	-	300	
A1210	467000	ASSOCIATION DUES	375	425	350	350	500	500	350	500	
A1210	820000	SOCIAL SECURITY	5,261	5,203	5,428	5,428	5,249	5,249	3,788	5,249	
TOTAL MAYOR			**75,506**	**76,996**	**78,777**	**78,774**	**77,854**	**77,854**	**55,751**	**75,817**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1230 ADMINISTRATOR											
A1230	101000	REGULAR SALARIES	134,716	138,305	138,609	138,609	204,305	202,305	120,652	140,305	
A1230	105200	SICK LEAVE BONUS	600	600	-	-	1,200	1,200	600	1,200	
A1230	106000	CLERICAL SALARIES	56,366	56,666	57,271	57,270	56,867	56,867	42,979	56,867	
A1230	250000	PURCHASE EQUIPMENT	-	500	495	494	500	2,261	1,674	500	
A1230	413000	GAS & DIESEL	135	200	153	153	200	173	-	102	
A1230	416000	MATERIALS & SUPPLIES	1,307	1,000	370	370	500	1,441	1,406	500	
A1230	440000	EXECUTIVE RECRUITMENT						30,239	6,000		
A1230	443200	TRAINING	273	1,000	1,175	1,175	1,000	144	144	1,000	
A1230	447200	REPAIR OF EQUIPMENT	-	-	-	-				500	
A1230	452000	CONSULTANT	368	-	61,929	61,929	-	-	-		
A1230	462000	TRAVEL	3	500	5	5	200	55	-	100	
A1230	467000	ASSOCIATION DUES	2,197	2,000	1,800	1,800	2,500	2,500	1,400	2,500	
A1230	820000	SOCIAL SECURITY	14,170	14,961	14,446	14,446	20,071	20,071	12,074	15,175	
TOTAL ADMINISTRATOR			**210,135**	**215,732**	**276,253**	**276,251**	**287,343**	**317,256**	**186,929**	**218,749**	
1325 FINANCE											
A1325	101000	REGULAR SALARIES	281,589	289,507	290,156	290,155	292,641	292,641	219,363	295,033	
A1325	105000	OVERTIME	2,773	3,500	3,981	3,980	4,500	4,500	3,057	4,500	
A1325	105200	SICK LEAVE BONUS	1,200	1,800	1,200	1,200	1,200	1,200	1,200	3,000	
A1325	120000	HEALTH INSURANCE BUY-OUT	6,000	5,000	5,000	5,000	5,000	5,000	2,500	5,000	
A1325	250000	EQUIPMENT	1,980	750	-	-	750	3,750	3,663	500	
A1325	416000	MATERIALS & SUPPLIES	3,798	3,200	3,854	3,354	3,500	3,500	2,361	3,500	
A1325	440700	ANNUAL AUDIT	30,500	31,500	31,500	31,500	33,000	33,000	20,000	34,500	
A1325	440702	GASB 45 VALUATION	8,375	4,000	4,875	4,875	18,500	14,625	14,625	4,875	
A1325	441500	SOFTWARE & SUPPORT	42,382	44,472	47,663	47,663	49,965	56,080	17,243	50,670	
A1325	443200	TRAINING	15	2,000	55	55	6,000	760	760	6,000	
A1325	462000	TRAVEL	215	300	-	-	300	300	-	300	
A1325	467000	ASSOCIATION DUES	170	500	492	492	500	500	180	500	
A1325	820000	SOCIAL SECURITY	21,643	22,935	21,998	21,998	23,206	23,206	16,541	23,526	
TOTAL FINANCE			**400,640**	**409,464**	**410,774**	**410,272**	**439,062**	**439,062**	**301,493**	**431,904**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1355 ASSESSMENT											
A1355	105200_	SICK LEAVE BONUS	300	300	300	300	300	300	300	300	
A1355	109100_	PART TIME CLERICAL	17,587	18,007	19,563	19,562	19,087	19,087	14,660	22,023	
A1355	416000_	MATERIALS & SUPPLIES	1,071	1,100	1,100	989	1,100	1,100	117	1,000	
A1355	450200_	APPRAISERS	-	8,000	9,250	9,250	7,000	6,882	-	7,000	
A1355	452009_	JOINT ASSESSOR AGREEMENT	47,956	49,404	49,629	49,629	51,118	51,236	51,236	52,362	
A1355	820000_	SOCIAL SECURITY	1,368	1,378	1,520	1,520	1,460	1,460	1,144	1,708	
TOTAL ASSESSMENT			**68,282**	**78,189**	**81,362**	**81,250**	**80,065**	**80,065**	**67,457**	**84,393**	
1362 TAX ADVERTISING & EXPENSE											
A1362	441500	COMPUTER SUPPORT/DATA PR	10,464	10,500	10,500	10,334	10,500	10,500	-	10,500	
TOTAL TAX ADVERTISING & EXPENSE			**10,464**	**10,500**	**10,500**	**10,334**	**10,500**	**10,500**	**-**	**10,500**	
1364 PROPERTY ACQUIRED											
A1364	468001	EXPENSE ON PROPERTY ACQU	10,950	4,000	8,840	8,839	4,000	8,035	8,034	4,000	
TOTAL PROPERTY ACQUIRED			**10,950**	**4,000**	**8,840**	**8,839**	**4,000**	**8,035**	**8,034**	**4,000**	
1380 FISCAL AGENT FEES											
A1380	461200_	FISCAL AGENT FEE	66,113	25,000	17,500	-	25,000	10,965	6,349	25,000	
A1380	461202_	ANNUAL FILING STATEMENT	2,500	2,500	2,500	2,500	2,500	2,500	-	2,500	
TOTAL FISCAL AGENT FEES			**68,613**	**27,500**	**20,000**	**2,500**	**27,500**	**13,465**	**6,349**	**27,500**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1410 CITY CLERK											
A1410	101000	REGULAR SALARIES	69,514	83,579	83,579	83,740	101,896	101,896	76,170	104,126	
A1410	105000	OVERTIME	1,877	500	200	183	500	500	213	500	
A1410	105200	SICK LEAVE BONUS			300	300	-	-	-	600	
A1410	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	2,500	5,000	
A1410	416000	MATERIALS & SUPPLIES	1,256	1,500	4,201	4,201	2,300	3,100	1,444	2,000	
A1410	440801	FILING FEE COUNTY CLERK	63	100	202	202	100	100	-	100	
A1410	441000	BOOK BINDING	1,000	3,000	2,262	2,262	2,000	2,000	-	1,000	
A1410	441400	CODIFICATION	9,503	10,000	10,000	4,132	9,000	19,000	5,056	12,000	
A1410	441500	SOFTWARE & SUPPORT	4,862	12,322	11,212	11,212	58,022	58,022	39,086	15,272	
A1410	443200	TRAINING	157				1,000	200	-	500	
A1410	447000	RENTAL OF EQUIPMENT	2,064	2,080	2,080	1,646	1,966	1,966	1,474	1,962	
A1410	465000	POSTAGE	11,254	10,000	10,166	10,166	10,000	10,000	7,769	10,552	
A1410	467000	ASSOCIATION DUES	60	100	100	100	100	100	100	100	
A1410	470100	ADVERTISING	7,562	7,500	7,299	6,353	5,500	5,500	2,131	4,000	
A1410	820000	SOCIAL SECURITY	5,653	6,623	6,623	6,634	8,025	8,025	6,024	8,386	
TOTAL CITY CLERK			**117,325**	**139,804**	**140,724**	**133,631**	**202,909**	**212,909**	**141,967**	**166,098**	
1420 LAW											
A1420	450400	ATTORNEYS	108,654	100,000	146,368	146,368	100,000	122,100	72,957	100,000	
A1420	450433	TAX CERTIORARI MATTERS	15,831	12,000	11,707	9,210	10,000	10,000	4,365	7,500	
A1420	450436	IN REM	56,055	75,000	46,823	46,360	68,000	68,000	35,659	65,500	
A1420	450437	PROPERTY ASSESSMENT SETT	-	22,000	-	-	20,000	20,000	-	20,000	
A1420	450439	CSEA MATTERS	8,944	36,500	51,860	51,860	56,250	56,250	18,844	43,625	
A1420	450440	IAFF/FIRE MATTERS	6,806	12,000	12,000	6,243	45,000	45,000	29,885	49,500	
A1420	450442	PBA MATTERS	43,583	60,000	64,294	64,294	45,000	45,000	30,206	45,625	
A1420	450454	EMPLOYEE DISCIPLINE	6,019	20,000	22,050	22,050	20,000	20,000	-	20,000	
A1420	450461	TRAFFIC COURT	24,070	24,000	24,000	24,000	24,000	24,000	12,000	24,000	
A1420	450461	COVID EXPENSES						21,523	21,410		
A1420	450462	POLICE REFORM								11,250	
A1420	450600	ARBITRATORS	6,363	3,000	7,891	7,891	3,000	3,300	3,300	3,000	
A1420	456500	CIVIL ACTION EXPENSE	-	10,000	40,149	40,148	10,000	9,700	4,612	10,000	
TOTAL LAW			**276,325**	**374,500**	**427,142**	**418,424**	**401,250**	**444,873**	**233,238**	**400,000**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1430 HUMAN RESOURCES											
A1430	101000	REGULAR SALARIES	-	-	-	-	-	-	-	88,000	
A1430	105200	SICK LEAVE BONUS	-	-	-	-	-	-	-	-	
A1430	250000	PURCHASE EQUIPMENT	-	-	-	-	-	-	-	-	
A1430	416000	MATERIALS & SUPPLIES	-	-	-	-	-	-	-	600	
A1430	443200	TRAINING	-	-	-	-	-	-	-	9,640	
A1430	453800	WORKPLACE SERVICES	-	-	-	-	-	-	-	8,640	
A1430	467000	ASSOCIATION DUES	-	-	-	-	-	-	-	633	
A1430	470100	ADVERTISING	-	-	-	-	-	-	-	600	
A1430	820000	SOCIAL SECURITY	-	-	-	-	-	-	-	6,732	
TOTAL HUMAN RESOURCES			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**114,845**	
1440 ENGINEERING											
A1440	454000	ENGINEERS	16,410	32,000	32,460	27,470	32,000	32,000	10,718	49,700	
TOTAL ENGINEERING			**16,410**	**32,000**	**32,460**	**27,470**	**32,000**	**32,000**	**10,718**	**49,700**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	101000	REGULAR SALARIES	43,175	43,075	43,184	43,184	45,522	45,522	34,038	48,125	
A1620	105000	OVERTIME	308	600	549	548	1,000	3,594	3,573	1,000	
A1620	105200	SICK LEAVE BONUS					1,000	800	-	-	
A1620	119000	CLOTHING ALLOWANCE	300	650	650	650	650	650	650	650	
A1620	120000	HEALTH INSURANCE BUY-OUT		2,500	2,500	2,500	2,500	2,500	1,250	2,500	
A1620	250000	EQUIPMENT									
A1620	250092	PURCHASE OF PROPERTY			32,500	32,500		4,875	4,875		
A1620	411000	CLEANING SUPPLIES	4,461	5,000	8,897	8,896	8,000	8,000	7,363	9,000	
A1620	412600	MUN.CENTER GAS/OIL FOR HE	9,278	9,200	9,200	8,921	9,504	9,504	5,498	10,224	
A1620	412610	BEACON ENGINE GAS/OIL FOR	3,827	7,500	7,500	2,765	2,374	2,374	2,112	-	
A1620	412620	TOMPKINS HOSE GAS/OIL FOR	4,474	4,500	4,500	3,869	4,707	4,707	2,735	4,848	
A1620	412630	MASE HOOK & LADDER GAS/OI	3,182	3,000	3,728	3,727	4,018	4,018	1,507	2,744	
A1620	412640	MEMORIAL BUILDING GAS/OIL F	4,555	5,200	5,425	5,424	5,478	5,478	2,875	5,422	
A1620	416000	MATERIALS & SUPPLIES	7,434	7,500	9,292	8,359	7,500	7,500	5,476	7,500	
A1620	416008	COVID MATERIALS & SUPPLIES						57,700	53,689		
A1620	422000	MUNICIPAL CENTER ELECTRIC	34,659	45,435	38,364	-	-	-	-	1,451	
A1620	422005	WELCOME CENTER ELECTRIC	1,301	1,302	1,486	1,486	1,569	1,569	813	-	
A1620	422010	BEACON ENGINE ELECTRIC	4,887	5,489	5,500	5,500	5,894	5,894	3,355	-	
A1620	422020	TOMPKINS HOSE ELECTRIC	7,336	9,564	2,064	-	-	-	-	-	
A1620	422030	MASE HOOK & LADDER ELECTR	6,249	6,327	6,327	4,922	5,722	5,722	4,816	5,719	
A1620	422040	MEMORIAL BUILDING ELECTRIC	4,383	5,362	62	-	-	-	-	-	
A1620	422060	AREA LIGHTS ELECTRIC	1,109	1,300	1,600	550	1,045	1,045	473	818	
A1620	442000	EXTERMINATOR	1,107	1,700	2,044	2,044	1,700	1,600	690	1,500	
A1620	444000	COVID - JANITORIAL SERVICE						27,441	16,162	20,000	
A1620	445100	MAINTENANCE OF EQUIPMENT	55,858	55,000	55,929	53,884	55,000	60,810	45,719	65,000	
A1620	446800	PARKING LOT REPAIRS	10,938	18,000	18,334	-	18,000	16,757	-	18,000	
A1620	447300	REPAIR OF REAL PROPERTY	6,694	8,000	7,277	5,393	8,000	21,300	17,002	8,000	
A1620	447301	REPAIR OF MUNICIPAL CENTER	7,613	22,000	20,325	20,139	18,000	53,095	58,996	20,000	
A1620	447302	REPAIR OF MEMORIAL BLDG RI	2,069	2,000	2,000	965	1,000	1,000	-	2,000	
A1620	447307	REPAIR REAL PROP - FIREHOU	5,672	5,000	5,675	5,468	5,000	10,243	8,693	5,000	
A1620	820000	SOCIAL SECURITY	3,306	3,582	3,587	3,587	3,876	3,876	3,023	3,999	
TOTAL PUBLIC BUILDINGS			**234,175**	**278,786**	**298,499**	**225,281**	**217,059**	**367,574**	**285,383**	**243,500**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1650 CENTRAL COMMUNICATION SYSTEMS											
A1650	423000	TELEPHONES	18,924	23,635	23,635	31,451	23,000	23,000	20,516	27,354	
A1650	423001	CELL PHONES	14,053	15,624	22,033	12,307	13,848	13,848	8,668	11,604	
TOTAL CENTRAL COMMUNICATION SYSTEMS			**32,977**	**39,259**	**45,668**	**43,758**	**36,848**	**36,848**	**29,184**	**38,958**	
1670 CENTRAL PRINTING											
A1670	446000	PRINTING/COPIER LEASE (Down	2,286	3,000	3,000	2,294	3,000	3,000	1,238	2,500	
A1670	446002	PRINTING/COPIER LEASE (Upsta	4,651	4,400	4,400	2,562	4,400	4,400	2,381	3,600	
A1670	446003	PRINTING/COPIER LEASE (Polic	7,627	8,000	8,000	7,627	8,000	8,000	4,588	7,800	
TOTAL CENTRAL PRINTING			**14,564**	**15,400**	**15,400**	**12,483**	**15,400**	**15,400**	**8,207**	**13,900**	
1680 TECHNOLOGY											
A1680	250000	PURCHASE EQUIPMENT	24,692	26,266	26,266	26,218	36,837	36,837	32,518	37,415	
A1680	410400	WEB SITE FEES	5,500	5,500	11,000	11,000	11,000	12,535	11,890	11,000	
A1680	444100	PROFESS. LICENSE/PERMITS	28,774	27,719	27,719	27,476	33,506	33,506	28,536	33,231	
A1680	452003	IT CONSULTANT	47,182	49,500	54,405	54,405	54,000	54,000	40,050	54,000	
TOTAL TECHNOLOGY			**106,148**	**108,985**	**119,390**	**119,099**	**135,343**	**136,878**	**112,994**	**135,646**	
1910 INSURANCE											
A1910	430000	INSURANCE PACKAGE POLICY	423,596	421,704	421,704	405,266	429,000	429,000	423,217	437,580	
A1910	432100	INSURANCE VOLUNTEER ACCI	4,108	9,500	9,500	4,330	4,400	4,400	4,318	-	
A1910	434000	INSURANCE DEDUCTIBLES	-	2,000	1,561	-	2,000	465	-	2,000	
TOTAL INSURANCE			**427,704**	**433,204**	**432,765**	**409,596**	**435,400**	**433,865**	**427,535**	**439,580**	
1920 MUNICIPAL ASSOCIATION DUES											
A1920	467000	ASSOCIATION DUES	570	1,000	1,180	1,180	1,100	1,100	415	1,100	
A1920	467100	ASSOCIATION DUES-NYCOM	5,491	5,491	5,491	5,491	5,491	5,491	5,491	5,491	
TOTAL MUNICIPAL DUES			**6,061**	**6,491**	**6,671**	**6,671**	**6,591**	**6,591**	**5,906**	**6,591**	
1980 GENERAL ADMINISTRATION											
A1980	400099	MTA PAYROLL TAX	25,184	26,867	26,869	25,839	28,441	28,441	20,003	29,071	
TOTAL GENERAL ADMINISTRATION			**25,184**	**26,867**	**26,869**	**25,839**	**28,441**	**28,441**	**20,003**	**29,071**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1990 CONTINGENCY											
A1990	400001_	CONTINGENCY FUND	-	187,500	-	-	233,500	4,241	-	448,637	
A1990	400004	CONTINGENCY-RETIREMENT	-	244,616	13,047	-	242,000	-	-	265,000	
A1990	400008	CONTINGENCY COVID								50,000	
TOTAL CONTINGENCY			**-**	**432,116**	**13,047**	**-**	**475,500**	**4,241**	**-**	**763,637**	
3120 POLICE											
A3120	100200_	POLICE CHIEF SALARY	144,481	146,577	148,334	148,334	147,733	147,733	106,480	144,945	
A3120	100300_	POLICE CAPTAIN SALARY	104,402	122,461	120,704	120,469	120,205	90,205	60,565	120,205	
A3120	101000_	REGULAR SALARIES	2,168,745	2,215,017	2,219,166	2,252,687	2,315,341	2,315,341	1,798,838	2,463,580	
A3120	101002	POLICE RETRO	-		64,361	67,563			-		
A3120	102000_	CROSSING GUARD SALARIES	37,808	38,500	39,310	39,310	41,460	41,460	24,547	44,105	
A3120	105000_	OVERTIME	466,188	475,000	475,000	449,685	475,000	475,000	422,127	475,000	
A3120	105001_	OVERTIME-BUCKLE UP NY		4,125	4,125	4,089	3,575	3,575	-	3,575	
A3120	105004_	OVERTIME-STOP DWI	2,301	1,500	1,500	1,325	1,500	1,500	-	1,500	
A3120	105005_	OVERTIME-SCHOOL DISTRICT	5,074			3,856	4,500	4,500	2,008	4,500	
A3120	105008_	OVERTIME-POLICE TRAFFIC SE	10,875	4,950	4,967	4,967	4,950	4,950	4,083	4,920	
A3120	105018	OT - EVENTS	16,972	8,000	8,000	19,032	20,000	20,000	142	21,975	
A3120	105019	OT - COVID							6,318	-	
A3120	105200	SICK LEAVE BONUS	18,050	14,466	14,466	13,407	21,000	20,000	15,890	16,253	
A3120	105201_	OUT OF TITLE	-	1,000	1,000	-	-	-	-	2,000	
A3120	105400_	K-9 CARE	20,081	20,408	20,408	19,803	20,772	20,772	15,264	-	
A3120	106000_	CLERICAL SALARIES	70,362	52,397	52,966	52,966	52,396	52,396	39,297	52,396	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
A3120	106001	POLICE ASSISTANT	27,234	32,292	32,292	31,781	45,373	45,373	29,390	45,373	
A3120	108001	HOLIDAY PAY	91,986	101,781	101,781	94,171	106,406	106,406	-	113,215	
A3120	119000	CLOTHING ALLOWANCE	22,100	21,500	22,958	22,957	22,200	21,500	20,200	20,300	
A3120	120000	HEALTH INSURANCE BUY	17,500	15,000	13,476	13,476	15,000	15,000	-	15,000	
A3120	190000	SEVERANCE/RETIREMENT PAY	9,907		5,623	5,622		185,833	185,833		
A3120	220001	COMPUTER EQUIPMENT	20,227	28,743	28,743	28,645	31,798	27,840	7,479	41,283	
A3120	250000	EQUIPMENT	66,829	12,442	63,271	46,082	60,693	60,693	24,241	29,016	
A3120	250090	EQUIPMENT - BYRNE/JAG	-		10,000	8,402				10,000	
A3120	251200	BODY ARMOR	6,880	8,600	5,600	4,234	8,600	8,600	4,540	9,100	
A3120	412400	FIREARMS	19,236	30,000	45,493	41,313	36,126	36,826	34,885	36,557	
A3120	412401	LESS LETHAL	8,275	7,521	6,521	2,554	8,170	11,395	10,682	3,396	
A3120	413000	GAS & DIESEL	32,100	44,936	36,936	31,017	42,551	42,551	9,911	35,893	
A3120	416000	MATERIALS & SUPPLIES	17,571	14,849	14,128	12,755	16,000	16,000	6,777	16,000	
A3120	416000	COVID - MATERIALS & SUPPLIES						9,800	10,004		
A3120	416700	DOG FOOD & SUPPLIES	1,060	1,600	2,163	1,589	1,750	1,750	1,422	-	
A3120	416800	TICKETS	41,245	40,000	40,000	52,967	42,500	42,500	17,382	42,500	
A3120	417501	CHILD SAFETY PROGRAM-GRA	1,927	2,500	2,500	2,455	1,750	1,750	1,044	1,750	
A3120	418900	TRAFFIC LIGHTS	13,593	15,000	13,000	7,356	11,000	11,000	4,412	11,000	
A3120	419000	CLOTHING REPAIRS	60	250	250	195	250	271	270	350	
A3120	422015	CAMERA ELECTRIC	510	608	608	368	500	500	251	414	
A3120	440200	AUTO BODY REPAIRS	2,788	6,000	23,622	20,742	6,000	6,000	6,434	6,000	
A3120	443200	TRAINING	19,845	10,000	8,500	7,863	10,000	10,000	3,983	10,000	
A3120	443203	CANDIDATE EVALUATION	6,338	4,800	6,600	5,001	8,160	8,139	1,500	8,160	
A3120	445100	MAINTENANCE OF EQUIPMENT	28,346	42,913	49,899	49,898	52,588	48,220	31,059	52,588	
A3120	447000	RENTAL OF EQUIPMENT	36,865	31,016	38,593	33,808	31,776	35,444	27,966	31,776	
A3120	447200	REPAIR OF EQUIPMENT	19,272	26,000	26,303	21,755	26,000	26,000	16,602	26,000	
A3120	453000	MEDICAL EMERGENCY SERVIC	125	400	250	125	400	400	210	350	
A3120	459300	VETERINARY SERVICES	3,214	3,100	3,575	3,549	3,650	3,650	1,734	-	
A3120	462000	TRAVEL	360	500	500	423	500	500	275	500	
A3120	464000	MEALS, LAUNDRY	718	1,000	1,000	629	1,000	1,000	67	1,000	
A3120	467000	ASSOCIATION DUES	2,990	3,500	3,500	2,665	3,580	3,580	3,165	3,580	
A3120	810000	RETIREMENT	680,290	674,010	674,010	742,189	764,725	764,725	-	841,411	
A3120	820000	SOCIAL SECURITY	233,036	249,388	249,388	238,125	260,284	260,284	186,321	270,339	
TOTAL POLICE			**4,497,766**	**4,534,650**	**4,705,390**	**4,732,204**	**4,847,762**	**5,010,962**	**3,143,598**	**5,037,804**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
3130 DETECTIVES											
A3130	101000	REGULAR SALARIES	459,590	470,341	470,341	436,820	451,193	451,193	365,192	590,018	
A3130	101002	Retro			15,628	12,425			-		
A3130	105000	OVERTIME	43,180	70,000	70,000	65,066	70,000	70,000	44,813	70,000	
A3130	105200	SICK LEAVE BONUS	2,750	5,500	5,500	2,500	4,000	5,000	5,000	5,500	
A3130	105202	ON-CALL STIPEND	9,629	10,400	10,400	9,829	10,400	10,400	7,772	10,400	
A3130	106000	CLERICAL SALARIES	18,916	48,689	48,689	48,397	48,689	48,689	36,516	48,897	
A3130	108001	HOLIDAY PAY	16,399	21,708	21,658	21,252	20,824	20,824	2,781	27,232	
A3130	119000	CLOTHING ALLOWANCE	3,400	3,500	3,550	3,550	3,500	4,200	4,200	4,200	
A3130	120000	HEALTH INSURANCE BUY	2,500	5,000	5,000	5,000	5,000	5,000	1,250	7,500	
A3130	190000	SEVERANCE/RETIREMENT PAY	7,972		63,054	63,056					
A3130	250000	EQUIPMENT	2,456	7,765	7,765	7,717	2,000	2,000	1,943	2,489	
A3130	416000	MATERIALS & SUPPLIES	2,004	3,400	3,400	2,979	6,000	6,000	3,365	7,000	
A3130	445100	SOFTWARE & SUPPORT					2,495	2,495	2,495	1,995	
A3130	462002	PRISONER TRANSPORT	341	1,500	1,500	423	1,500	1,500	275	1,500	
A3130	468200	TOWING/IMPOUNDS	4,435	500	4,500	4,000	750	8,250	7,493	750	
A3130	820000	SOCIAL SECURITY	34,348	48,206	48,206	44,051	46,558	46,558	41,469	57,853	
TOTAL DETECTIVES			**607,920**	**696,509**	**779,191**	**727,065**	**672,909**	**682,109**	**524,564**	**835,334**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
3410 FIRE											
A3410	100200	FIRE CHIEF	93,892	95,700	95,912	95,911	95,700	95,700	71,775	95,700	
A3410	101000	REGULAR SALARIES	875,426	830,577	829,152	829,151	1,015,986	1,015,986	734,572	1,030,639	
A3410	103600	CAREER TRAINING OFFICER	8,547	8,500	8,524	8,523	9,000	9,000	3,294		
A3410	103700	TRAINING CERTIFICATION	24,000	26,000	26,000	26,000	32,000	32,000	32,000	32,000	
A3410	105101	OVERTIME	246,391	171,000	225,825	245,273	205,776	222,946	210,213	249,700	
A3410	105200	SICK LEAVE BONUS	1,850	2,750	1,850	1,850	2,000	2,000	1,600	2,600	
A3410	105203	SICK LEAVE SELLBACK	1,003	-	-	-					
A3410	119000	CLOTHING ALLOWANCE	7,500	8,400	8,100	8,100	10,200	10,200	9,600	10,200	
A3410	120000	HEALTH INSURANCE BUY-OUT	6,463	5,000	12,918	12,917	10,000	10,000	-	2,500	
A3410	190000	SEVERANCE/RETIREMENT	30,161	-	111,536	111,535	15,000	55,136	55,064		
A3410	250000	EQUIPMENT	36,241	36,426	43,018	38,203	43,260	43,183	31,143	38,600	
A3410	250013	EQUIPMENT FOR TRAINING	978	1,000	1,000	958	1,000	1,000	-	1,000	
A3410	250028	CONFINED SPACE EQUIPMENT	2,351	2,500	2,500	2,499	2,500	2,577	2,576	2,500	
A3410	413000	GAS & DIESEL	20,103	21,846	22,810	22,810	25,229	25,208	9,628	20,528	
A3410	416000	MATERIALS & SUPPLIES	6,825	8,500	8,992	7,124	8,500	8,500	4,161	8,500	
A3410	416008	COVID- MATERIALS & SUPPLIES						2,437	2,324	500	
A3410	432201	VOLUNTEER SERVICE AWARD	66,477	62,210	62,550	62,550	58,237	58,324	58,324	55,900	
A3410	441500	COMPUTER SUPPORT/DATA	2,665	2,800	2,800	2,745	2,800	2,821	2,821	2,800	
A3410	443200	RECRUIT & OFFICER TRAINING	10,233	10,000	10,000	9,505	20,000	19,913	13,422	34,000	
A3410	447200	REPAIR OF EQUIPMENT	48,651	40,000	40,711	34,824	32,894	32,894	25,914	32,640	
A3410	453700	EMPLOYEE PHYSICALS	4,018	6,000	4,000	3,748	6,000	6,000	2,696	6,000	
A3410	461900	FIRE PREVENTION	1,387	2,000	2,000	1,992	2,000	2,000	845	-	
A3410	462000	TRAVEL	1,708	2,000	1,950	1,009	2,000	2,000	605	1,800	
A3410	467000	ASSOCIATION DUES	509	534	600	600	600	600	375	600	
A3410	810000	RETIREMENT	250,144	247,842	247,842	263,218	268,534	268,534	-	241,096	
A3410	820000	SOCIAL SECURITY	96,162	87,816	96,816	99,398	106,768	109,838	82,321	108,885	
TOTAL FIRE			**1,843,685**	**1,679,401**	**1,867,406**	**1,890,443**	**1,975,984**	**2,038,797**	**1,355,273**	**1,978,688**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
3510 ANIMAL CONTROL											
A3510	103101	ANIMAL WARDEN	720	1,800	1,800	780	1,800	1,800	300	850	
A3510	413000	GAS & DIESEL	-	100	100	-	-	-	-	-	
A3510	416000	MATERIALS & SUPPLIES	463	100	400	135	150	150	65	535	
A3510	443200	TRAINING	-	-	250	250	350	350	-	300	
A3510	445100	MAINTENANCE OF EQUIPMENT	-	200	-	-	200	200	-	250	
A3510	447200	REPAIR OF EQUIPMENT	-		250	-	250	250	-	250	
A3510	459300	VETERINARY SERVICES	-	500	500	-	500	500	-	500	
A3510	459301	DOG HOUSING	630	4,000	3,400	1,155	750	750	250	750	
A3510	462000	TRAVEL	-			-	265	265	-		
A3510	820000	SOCIAL SECURITY	55	138	138	60	138	138	23	65	
TOTAL ANIMAL CONTROL			**1,868**	**6,838**	**6,838**	**2,380**	**4,402**	**4,402**	**638**	**3,500**	
3620 BUILDING DEPARTMENT											
A3620	101000	REGULAR SALARIES	189,176	281,763	281,763	214,859	272,448	272,448	158,496	216,215	
A3620	105000	OVERTIME	306	2,000	2,000	244	2,000	2,000	1,252	1,000	
A3620	105200	SICK LEAVE BONUS	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,800	
A3620	120000	HEALTH INSURANCE BUY-OUT	2,500	2,500	2,500	2,500	2,500	2,500	1,250	2,500	
A3620	250000	EQUIPMENT	-	500	500	-	-	-	-	-	
A3620	411900	EDUCATIONAL SUPPLIES	1,656	2,000	2,000	1,521	5,000	5,000	3,503	2,500	
A3620	413000	GAS & DIESEL	1,565	2,351	2,351	1,450	2,067	2,067	625	1,742	
A3620	416000	MATERIALS & SUPPLIES	1,845	2,500	3,114	1,759	2,500	2,500	1,001	2,000	
A3620	441500	SOFTWARE & SUPPORT	900	2,000	2,000	-	900	900	-	95,000	
A3620	442400	EMERGENCY SECURE BUILDIN	1,403	2,000	2,000	-	2,000	2,000	-	500	
A3620	443200	TRAINING	1,335	2,000	2,000	1,220	2,000	2,000	945	1,500	
A3620	447200	REPAIR OF EQUIPMENT	36	700	700	681	700	700	15	700	
A3620	820000	SOCIAL SECURITY	14,105	21,991	21,991	16,003	21,278	21,278	11,835	16,946	
TOTAL BUILDING DEPT			**216,027**	**323,505**	**324,119**	**241,437**	**314,593**	**314,593**	**180,122**	**342,403**	

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GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
5110 HIGHWAY											
A5110	100401	SUPERINTENDENT SALARY	84,662	89,160	89,160	89,537	89,160	89,160	67,949	90,260	
A5110	101000	REGULAR SALARIES	863,758	985,375	984,487	916,469	978,970	978,970	628,417	970,196	
A5110	103100	TEMPORARY POSITION	27,531	28,000	28,000	26,878	29,120	28,520	1,313	12,480	
A5110	105000	OVERTIME	31,597	32,000	29,023	24,222	32,000	34,000	30,558	32,000	
A5110	105200	SICK LEAVE BONUS	4,200	2,400	3,000	3,000	600	1,200	1,200	3,000	
A5110	112500	MEALS	413	1,000	1,000	203	1,000	1,000	42	500	
A5110	119000	CLOTHING ALLOWANCE	7,078	9,425	9,425	8,550	9,425	9,425	7,775	9,425	
A5110	120000	HEALTH INSURANCE BUY-OUT	10,673	10,000	10,000	5,342	10,000	10,000	2,500	5,000	
A5110	190000	SEVERANCE/RETIREMNT PAY	67,331		510	510		41,328	41,327		
A5110	250000	EQUIPMENT	2,483	1,500	1,500	658	1,500	1,500	-	1,500	
A5110	410100	ANTI-FREEZE	-	500	500	486	500	500	459	500	
A5110	411200	CONCRETE/CEMENT	-	2,000	2,000	1,456	5,500	5,500	707	5,500	
A5110	411300	BLACKTOP	15,044	25,000	20,556	13,308	20,000	20,000	3,954	20,000	
A5110	411400	CEMENT	1,365	1,200	2,455	2,249	-	-	-		
A5110	412300	FENCE	341	500	500	346	500	500	440	500	
A5110	412660	HIGHWAY GAS FOR HEAT	8,989	11,700	9,700	5,715	3,973	3,973	3,251	6,131	
A5110	412801	FLAGS	1,498	1,600	1,600	1,590	1,600	2,496	2,495	2,000	
A5110	412802	FLOWERS & LANDSCAPING	2,200	2,400	2,400	2,200	2,600	3,600	2,572	3,600	
A5110	413000	GAS & DIESEL	59,726	58,845	44,907	39,919	60,421	59,108	6,921	49,590	
A5110	413001	BVAC GAS	8,185	12,073	12,073	8,722	12,773	12,773	2,010	10,238	
A5110	413002	VEHICLE OIL	6,233	6,000	6,000	5,708	6,000	6,000	2,377	6,000	
A5110	413200	GRATES	-	2,000	2,000	1,296	2,000	2,000	-	2,000	
A5110	413500	GREASE & LUBES	526	650	650	590	650	650	591	750	
A5110	415400	TOOLS	1,466	3,000	3,000	2,854	3,000	3,000	776	3,000	
A5110	416000	MATERIALS & SUPPLIES	17,893	19,000	16,013	13,301	19,000	18,417	9,411	19,000	
A5110	416008	COVID - MATERIALS & SUPPLIES						1,734	1,734		
A5110	416300	PAINTS	643	1,000	1,000	712	1,000	900	-	1,000	
A5110	416400	PIPE	285	2,000	500	320	2,000	2,000	314	1,500	
A5110	417000	RADIO SUPPLIES	-	2,000	1,000	883	2,000	2,000	-	2,000	
A5110	417100	ROAD MARKINGS	21,526	25,000	24,325	24,014	25,000	25,000	-	25,000	
A5110	417200	GUARD RAILS			6,438	6,438	6,000	2,344	-	6,000	
A5110	417500	SAFETY SUPPLIES	854	2,000	2,000	1,704	2,000	2,000	1,397	2,000	
A5110	417900	SIGNS & POSTS	19,675	4,000	4,440	3,309	4,000	7,656	6,489	7,000	

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GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
A5110	418200	STONE	-	5,000	238	-	5,000	5,000	-	3,000	
A5110	418600	TUBES & TIRES	11,140	10,000	10,474	9,851	10,000	10,000	406	10,000	
A5110	418800	TAR	30,486	32,000	32,000	32,000	32,000	32,000	-	32,000	
A5110	419000	UNIFORM CLEANING	1,610	1,550	1,550	1,364	1,550	1,550	844	1,550	
A5110	419600	WEED CONTROL	-	950	950	-	4,000	4,000	3,600	4,000	
A5110	419700	WELDING SUPPLIES	1,491	1,500	2,470	2,469	1,500	1,500	-	1,500	
A5110	422081	NEW DPW ELECTRIC	11,158	13,835	6,335	1,568	1,360	1,360	1,188	1,623	
A5110	424001	NEW DPW WATER & SEWER	1,048	1,200	1,421	1,420	1,200	1,200	504	2,000	
A5110	443200	TRAINING	2,360	1,000	1,000	693	1,000	1,000	577	1,000	
A5110	444100	PROFESSIONAL LICENSE & PER	557	600	600	479	600	600	600	600	
A5110	445100	MAINTENANCE OF EQUIPMENT	3,849	29,096	29,446	28,301	30,200	30,200	16,310	30,200	
A5110	447000	RENT OF EQUIPMENT	-	3,300	1,300	697	3,300	3,300	240	3,300	
A5110	447200	REPAIR OF EQUIPMENT	66,743	65,000	45,520	40,718	65,000	65,000	41,947	75,000	
A5110	447213	REPAIR OF MAIN ST CLOCKS	1,030	1,500	1,500	1,077	1,500	1,500	-	1,500	
A5110	447214	REPAIR OF BUS SHELTERS	-				1,500	1,500	-	1,500	
A5110	447300	REPAIR OF REAL PROPERTY	42,244	3,000	4,564	4,564	6,000	6,000	1,713	6,000	
A5110	448000	TREE CARE/REMOVAL	1,875	15,000	15,000	11,912	22,000	23,100	18,500	25,000	
A5110	462000	TRAVEL	104	150	150	58	150	150	116	150	
A5110	820000	SOCIAL SECURITY	80,736	88,538	88,538	77,634	87,996	87,996	56,222	85,899	
TOTAL HIGHWAY			**1,522,606**	**1,614,547**	**1,563,218**	**1,427,294**	**1,608,148**	**1,654,210**	**969,746**	**1,583,492**	
5142 SNOW											
A5142	105000	OVERTIME	56,335	90,000	92,977	92,977	90,000	90,000	8,149	90,000	
A5142	112500	MEALS	2,128	2,500	2,625	2,625	2,500	2,500	175	2,500	
A5142	250000	EQUIPMENT	994	1,000	637	552	1,000	1,000	-	1,000	
A5142	416000	MATERIALS & SUPPLIES	8,654	3,500	3,638	3,137	3,500	3,500	-	3,500	
A5142	417600	SAND & SALT	169,133	160,000	160,100	160,099	160,000	160,000	97,751	130,000	
A5142	447000	RENTAL OF EQUIPMENT	-	3,000	3,000	-	3,000	3,000	-	3,000	
A5142	447200	REPAIR OF EQUIPMENT	24,623	32,000	32,000	27,166	30,000	30,000	12,764	30,000	
A5142	820000	SOCIAL SECURITY	4,284	7,076	7,076	6,999	7,076	7,076	597	7,076	
TOTAL SNOW			**266,151**	**299,076**	**302,053**	**293,555**	**297,076**	**297,076**	**119,436**	**267,076**	

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5182 STREET LIGHTS											
A5182	422090_	STREET LIGHTS LIGHT & POWE	51,941	55,000	14,950	4,794	7,392	7,392	-	-	
A5182	447300_	REPAIR OF REAL PROPERTY	771	2,000	13,961	13,067	24,000	24,000	2,721	15,000	
A5182	470300_	STREET LIGHTS HOLIDAY DEC(	2,400	2,500	2,500	1,522	2,500	2,500	148	1,500	
TOTAL STREET LIGHTS			**55,112**	**59,500**	**31,411**	**19,383**	**33,892**	**33,892**	**2,869**	**16,500**	
5630 BUS OPERATIONS											
A5630	464500	BUS LINE	8,858	11,000	11,259	11,258	24,100	24,100	-	13,310	
TOTAL BUS OPERATIONS			**13,858**	**11,000**	**11,259**	**11,258**	**24,100**	**24,100**	**-**	**13,310**	
7110 PARK											
A7110	101000_	REGULAR SALARIES	92,150	112,534	110,862	105,098	128,126	128,126	71,489	128,869	
A7110	103100	TEMPORARY POSITION	13,828	14,000	15,835	15,834	14,560	14,560	14,625	24,960	
A7110	105000_	OVERTIME	1,442	2,000	1,837	1,829	2,000	2,000	1,594	2,000	
A7110	105200_	SICK LEAVE BONUS	600		-	-	600	600	600	600	
A7110	112500	MEALS	14	160	160	-	100	100	7	100	
A7110	119000_	CLOTHING ALLOWANCE	1,200	1,300	1,300	1,300	1,300	1,300	1,300	1,300	
A7110	120000_	HEALTH INSURANCE BUY-OUT	1,250	-	-	-			-		
A7110	190000_	SEVERANCE/RETIREMENT PAY	-						-		
A7110	250000_	EQUIPMENT	-	2,500	2,145	888	1,500	1,500	840	1,500	
A7110	250093	PARK IMPROVEMENTS			4,875	3,076				-	
A7110	412300_	FENCE	-	250	250	-	250	250	-	250	
A7110	413000	GAS & DIESEL	4,570	5,208	5,208	5,393	5,825	5,825	1,720	4,696	
A7110	415400_	TOOLS	-	500	500	291	500	500	111	500	
A7110	416000_	MATERIALS & SUPPLIES	1,402	2,000	2,000	1,253	2,000	2,000	435	2,000	
A7110	416300_	PAINTS	629	1,000	1,000	208	1,000	1,000	75	1,000	
A7110	417900	SIGNS & POSTS			-	-	-	-	-		
A7110	419600_	WEED CONTROL	160	1,500	700	-	1,500	1,500	215	2,000	
A7110	422095_	PARK ELECTRIC	16,322	21,495	12,470	5,191	5,531	5,531	3,368	5,611	
A7110	447200_	REPAIR OF EQUIPMENT	4,557	2,500	3,441	3,074	3,000	3,000	1,351	2,000	
A7110	447300_	REPAIR OF REAL PROPERTY	-	500	1,219	817	1,500	1,500	255	1,500	
A7110	820000_	SOCIAL SECURITY	7,445	9,945	9,945	8,844	11,221	11,221	6,236	12,074	
TOTAL PARK			**145,569**	**177,392**	**173,747**	**153,096**	**180,513**	**180,513**	**104,221**	**190,960**	

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7112 SETTLEMENT CAMP PROPERTY											
A7112	250000	PURCHASE EQUIPMENT			6,230	6,230	-	-	-	-	
A7112	416000	MATERIAL & SUPPLIES	75	250	250	-	-	-	-	-	
A7112	422096	SETTLEMENT CAMP ELEC 300H	2,982	3,200	3,200	3,142	2,983	2,983	2,882	3,964	
A7112	444000	JANITOR SERVICE	5,675	5,000	4,759	4,675	5,000	3,200	-	5,000	
A7112	445100	MAINTENANCE OF EQUIP	-	1,200	1,140	763	1,200	1,200	32	1,200	
A7112	447300	REPAIR OF REAL PROPERTY	6,800	5,000	5,241	4,866	7,500	22,800	23,850	7,500	
A7112	448000	TREE CARE/REMOVAL	5,000	5,000	5,000	3,080	5,000	6,800	5,000	7,200	
A7112	449100	GARBAGE HAULING & REMOVAL			60	60					
TOTAL USC			**20,532**	**19,650**	**25,880**	**22,816**	**21,683**	**36,983**	**31,764**	**24,864**	
7140 RECREATION											
A7140	101000	REGULAR SALARY	103,476	107,625	108,767	108,766	109,973	109,973	82,975	112,050	
A7140	105000	OVERTIME	1,175	2,000	2,228	2,227	2,000	2,000	-	2,000	
A7140	105200	SICK LEAVE BONUS	1,500	1,500	1,500	600	2,100	2,100	1,200	2,100	
A7140	109102	RECREATION DIRECTOR	57,440	58,546	58,675	58,675	58,546	58,546	43,910	58,546	
A7140	119000	CLOTHING ALLOWANCE	300	325	325	325	975	975	162	975	
A7140	120000	HEALTH BUYOUT	-	-	-	-					
A7140	173100	SUMMER PLAYGROUND COUNS	50,249	57,000	53,801	51,550	55,000	55,000	-	55,000	
A7140	173102	AFTER SCHOOL COUNSELORS	48,312	60,900	60,900	49,889	60,000	60,000	35,936	60,000	
A7140	173103	AFTER SCHOOL ACTIVITY SPEC	24,881	36,000	36,000	26,640	36,000	35,000	6,780	9,000	
A7140	250000	EQUIPMENT	11,133	6,000	6,000	4,979	-	7,642	6,642	-	
A7140	413000	GAS & DIESEL	655	630	630	605	674	674	295	564	
A7140	416000	MATERIALS & SUPPLIES	2,845	2,500	1,915	1,671	2,500	2,492	865	2,500	
A7140	416007	AFTER SCHOOL MAT & SUPPLI	7,921	21,000	21,000	9,569	18,000	18,000	2,115	18,000	
A7140	416008	COVID - MATERIALS & SUPPLIES						546	1,435		
A7140	417601	PLAY SAND	130	1,100	1,100	646	1,000	1,008	1,008	-	
A7140	417602	PLAY SAFETY SURFACE	2,858	6,000	3,500	3,280	6,000	6,000	4,700	7,200	
A7140	417700	23 W CENTER PAPER SUPPLY	1,049	1,000	1,000	899	750	1,000	325	1,000	
A7140	422097	23 W CENTER ELECTRIC	9,517	11,723	5,196	5,089	5,261	5,261	2,934	5,005	
A7140	423202	23 W CENTER ALARM	2,655	2,500	2,500	1,078	2,500	2,500	743	2,500	
A7140	441500	SOFTWARE & SUPPORT	3,595				3,700	3,700	-	3,700	

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
A7140	443200	TRAINING						305	305	-	
A7140	446000_	PRINTING/COPIER LEASE	2,257	2,200	2,914	2,806	2,900	2,900	2,080	2,900	
A7140	446010_	YARD SALE AD PRINTING	463	500	510	314	500	-	-	500	
A7140	447000_	RENTAL OF EQUIPMENT	8,007	9,000	11,059	10,250	9,000	8,945	900	9,000	
A7140	447200_	REPAIR OF EQUIPMENT	1,409	1,500	-	-					
A7140	447300	REPAIR OF PROPERTY	5,278	5,000	15,541	13,331	12,000	12,000	1,425	22,000	
A7140	462000	TRAVEL	96	100	100	102	100	100	-	100	
A7140	470500	COMMUNITY OUTREACH	573	1,500	1,500	1,214	1,500	1,500	-	1,500	
A7140	470600	CELEBRATION	7,972	10,000	8,090	7,630	12,500	12,500	1,705	19,000	
A7140	471500_	FIREWORKS	7,500	7,500	8,500	8,500	8,500	8,500	-		
A7140	476306_	SPORT CAMP	4,050	4,050	4,050	4,050	4,050	3,365	-	4,050	
A7140	477200_	SOFTBALL - WOMENS	2,382	3,200	3,200	2,655	3,200	3,318	2,403	3,200	
A7140	477500_	SUMMER BASKETBALL	6,691	6,500	6,791	6,790	6,500	6,500	-	6,500	
A7140	478100_	SUMMER CAMP PROGRAM	5,107	7,500	7,080	5,237	7,500	8,067	6,290	7,500	
A7140	478400_	SWIMMING PROGRAM	585	-	-	-					
A7140	478700_	TENNIS	2,182	3,500	2,800	2,698	3,500	3,500	-	3,500	
A7140	479600_	WOMENS VOLLEYBALL	177	350	350	-	350	350	-	350	
A7140	479800	YOUTH SERVICE GRANT	8,297	-	6,600	6,600	20,000	20,000	-		
A7140	479900_	COMMUNITY INVESTMENT	-	2,000	2,000	740	1,000	1,000	-	20,000	
A7140	820000_	SOCIAL SECURITY	19,447	22,024	22,070	19,685	22,077	22,077	11,696	22,236	
TOTAL RECREATION			**412,164**	**462,773**	**468,192**	**419,090**	**480,156**	**487,344**	**218,829**	**462,476**	
7141	**SWIMMING POOL FACILITY**										
A7141	173100	LIFEGUARDS	29,427	29,000	27,743	27,743	28,000	28,000	-	28,000	
A7141	250000	EQUIPMENT	510	1,500	-	-	17,500	17,500	-	17,500	
A7141	410900	CHEMICALS	4,458	4,600	8,721	8,721	6,000	6,000	-	6,000	
A7141	416000	MATERIALS & SUPPLIES	658	2,500	2,480	1,792	2,500	2,500	-	2,500	
A7141	443200	TRAINING	674	800	480	300	750	750	-	750	
A7141	444100	LICENSE & PERMIT FEE	-	250	470	470	485	485	235	485	
A7141	445100	MAINTENANCE OF EQUIP	780	1,500	1,193	1,193	4,000	4,000	-	4,000	
A7141	445102	POOL START-UP/CLEANING	6,128	5,000	4,000	4,000	5,000	5,000	-	5,000	
A7141	447200	REPAIR OF EQUIPMENT	811	1,000	9,170	9,170	4,000	4,000	-	7,500	
A7141	820000	SOCIAL SECURITY	2,251	2,219	2,139	2,139	2,142	2,142	-	2,142	
TOTAL SWIMMING POOL FACILITY			**45,697**	**48,369**	**56,396**	**55,528**	**70,377**	**70,377**	**235**	**73,877**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
7620 ADULT RECREATION											
A7620	470600_	SENIOR PROGRAMS	825	2,500	2,500	1,609	2,500	2,500	-	2,500	
A7620	476500	SENIOR ART	3,862	3,900	3,900	3,600	3,600	3,600	825	7,200	
TOTAL ADULT RECREATION			**4,687**	**6,400**	**6,400**	**5,209**	**6,100**	**6,100**	**825**	**9,700**	
8010 ZONING											
A8010	101000_	REGULAR SALARIES	7,046	7,084	7,160	7,159	7,108	7,108	5,373	7,108	
A8010	105000_	OVERTIME	2,023	2,000	1,857	1,785	2,000	2,000	657	2,000	
A8010	416000_	MATERIALS & SUPPLIES	163	300	300	226	300	300	53	300	
A8010	443200	TRAINING		500	500	-	500	500	-	500	
A8010	452000	ENGINEERS	1,038								
A8010	455000	VIDEOGRAPHER	2,400	2,400	2,400	2,400	4,200	4,200	2,800	4,200	
A8010	820000_	SOCIAL SECURITY	692	695	695	682	697	697	460	697	
TOTAL ZONING			**13,362**	**12,979**	**12,912**	**12,252**	**14,805**	**14,805**	**9,343**	**14,805**	
8020 PLANNING											
A8020	101000_	REGULAR SALARIES	7,046	7,084	7,160	7,159	7,108	7,108	5,373	7,108	
A8020	105000_	OVERTIME	2,522	2,400	3,153	3,152	2,500	2,500	2,350	2,750	
A8020	416000_	MATERIALS & SUPPLIES	1,956	1,450	650	555	1,450	2,198	2,197	3,000	
A8020	443200	TRAINING	-	500	500	-	500	500	-	500	
A8020	450400_	ATTORNEYS		-	-	-	-	-	-		
A8020	452000_	CONSULTANT	84,836	65,000	79,564	45,978	65,000	64,252	44,030	65,000	
A8020	454000_	ENGINEERS	-		-						
A8020	455000	VIDEOGRAPHER	2,400	2,400	2,600	2,600	4,200	4,200	3,100	4,200	
A8020	820000_	SOCIAL SECURITY	730	726	787	787	735	735	589	754	
TOTAL PLANNING			**99,490**	**79,560**	**94,414**	**60,231**	**81,493**	**81,493**	**57,639**	**83,312**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8160 SANITATION											
A8160	446600_	REFUSE REMOVAL	91,845	84,463	89,084	89,083	78,000	78,000	49,005	90,000	
A8160	449100_	GARBAGE HAULING & DISPOSA	677,309	685,101	709,827	709,827	710,000	710,000	415,762	710,000	
A8160	449101_	ADD A CAN EXPENSE	33	125	20	20	125	125	-	100	
A8160	449300_	RECYCLING HAULING	235,749	231,331	248,494	247,294	257,000	257,000	137,943	257,000	
A8160	449301_	RECYCLING DISPOSAL	50,029	65,700	94,831	94,831	100,000	100,000	74,763	108,000	
TOTAL SANITATION			**1,054,965**	**1,066,720**	**1,142,256**	**1,141,055**	**1,145,125**	**1,145,125**	**677,473**	**1,165,100**	
8170 STREET CLEANING											
A8170	416000_	MATERIALS & SUPPLIES	2,833	3,000	6,008	6,007	6,500	3,742	-	6,500	
A8170	447200_	REPAIR OF EQUIPMENT	4,131	5,000	9,254	8,091	5,000	7,758	3,133	5,000	
TOTAL STREET CLEANING			**6,964**	**8,000**	**15,262**	**14,098**	**11,500**	**11,500**	**3,133**	**11,500**	
8189 RECYCLING											
A8189	101000_	REGULAR SALARIES	127,988	86,330	86,330	69,698	86,559	86,559	63,759	86,436	
A8189	105000_	OVERTIME	2,930	2,400	2,400	601	2,400	2,400	772	2,400	
A8189	105200_	SICK LEAVE BONUS	600	600	600	600	600	600	600	900	
A8189	112500_	MEALS	21	200	200	-	200	200	7	200	
A8189	119000_	CLOTHING ALLOWANCE	1,200	975	975	650	975	975	650	975	
A8189	190000	SEVERANCE/RETIREMENT PAY							-		
A8189	412650_	RECYCLING CENTER GAS/OIL F	2,474	2,300	2,736	2,735	2,941	2,941	1,572	2,880	
A8189	413000_	GAS & DIESEL	3,070	14,307	11,125	11,125	10,151	10,151	4,300	8,453	
A8189	415400_	TOOLS	-	250	250	-	250	250	-	250	
A8189	416000_	MATERIALS & SUPPLIES	610	500	500	-	500	500	-	500	
A8189	418600_	TUBES & TIRES	-	750	2,504	2,504	750	750	-	750	
A8189	422050_	RECYCLING CENTER ELECTRIC	1,611	1,686	1,686	1,000	965	965	1,121	1,963	
A8189	447200_	REPAIR OF EQUIPMENT	12,949	25,000	23,531	6,657	15,000	32,620	25,561	14,000	
A8189	820000_	SOCIAL SECURITY	9,391	6,924	6,924	5,005	6,941	6,941	4,649	6,955	
TOTAL RECYCLING			**162,844**	**142,222**	**139,761**	**100,575**	**128,232**	**145,852**	**102,991**	**126,662**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
9010 EMPLOYEES RETIREMENT SYSTEM											
A9010	810000_	RETIREMENT	305,343	304,988	304,988	315,255	320,252	320,252	-	323,028	
TOTAL RETIREMENT			**305,343**	**304,988**	**304,988**	**315,255**	**320,252**	**320,252**	**-**	**323,028**	
9040 WORKERS COMPENSATION											
A9040	832000_	WORKERS' COMPENSATION	247,307	290,610	290,610	290,609	275,339	275,339	275,339	263,307	
A9040	832001	VOLUNTEER FIREFIGHTERS		24,596	24,596	24,596	27,399	27,399	27,399	18,355	
TOTAL COMPENSATION			**247,307**	**315,206**	**315,206**	**315,205**	**302,738**	**302,738**	**302,738**	**281,662**	
9050 UNEMPLOYMENT BENEFITS											
A9050	850100_	UNEMPLOYMENT BENEFITS	-	2,000	2,000	76	2,000	4,659	4,658	2,000	
TOTAL UNEMPLOYMENT			**-**	**2,000**	**2,000**	**76**	**2,000**	**4,659**	**4,658**	**2,000**	
9055 DISABILITY											
A9055	850000_	INSURANCE	6,177	5,800	5,800	7,114	5,800	5,800	3,275	7,200	
TOTAL DISABILITY			**6,177**	**5,800**	**5,800**	**7,114**	**5,800**	**5,800**	**3,275**	**7,200**	
9060 HEALTH INSURANCE											
A9060	840000_	HEALTH INSURANCE	2,730,867	2,958,783	2,958,783	3,012,683	3,149,173	3,146,016	1,223,630	3,154,175	
A9060	840100_	MEDICARE REIMBURSEMENT	136,769	140,676	140,676	143,870	147,141	146,141	72,856	149,165	
A9060	840200_	EMPLOYEE ASSISTANCE PROG	2,431	2,500	2,500	2,464	2,500	2,500	1,935	-	
A9060	840400_	EMPLOYEE DRUG TESTING	5,717	3,000	3,000	1,876	3,000	4,528	4,528	3,500	
A9060	840500_	DENTAL INSURANCE	63,240	64,334	64,334	78,843	86,363	86,363	43,668	86,766	
A9060	840600	VISION INSURANCE	9,909	9,814	9,814	10,084	10,125	10,125	7,885	9,108	
A9060	840700	LIFE INSURANCE	964	1,000	1,000	964	970	940	189	-	
TOTAL HEALTH INSURANCE			**2,949,897**	**3,180,107**	**3,180,107**	**3,250,784**	**3,399,272**	**3,396,613**	**1,354,691**	**3,402,714**	

2021 CITY OF BEACON BUDGET

GENERAL FUND EXPENSE (A)			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
9710 SERIAL BONDS											
A9710	601100	2011 (1996 & 2001) PRINCIPAL	322,319	326,252	326,252	326,252	341,976	341,976	341,976	-	
A9710	605500	2014 (2005) PRINCIPAL	619,233	636,925	636,925	636,925	654,618	654,618	654,618	675,849	
A9710	605600	2016 PRINCIPAL	123,207	124,339	124,339	124,339	125,467	125,467	125,467	127,730	
A9710	605700	2018 PRINCIPAL		495,812	495,812	495,812	514,445	514,445	514,445	530,649	
A9710	605800	2008 PRINCIPAL	440,000	460,000	460,000	460,000	475,000	475,000	-	500,000	
A9710	701100	2011 (1996 & 2001) INTEREST	29,716	20,047	20,047	20,047	10,259	10,259	10,259	-	
A9710	705500	2014 (2005) INTEREST	133,670	115,093	115,093	115,093	95,986	95,986	95,986	76,347	
A9710	705600	2016 INTEREST	78,097	75,622	75,622	75,622	73,124	73,124	37,189	70,592	
A9710	705700	2018 INTEREST	232,631	482,312	482,312	482,312	467,159	467,159	237,437	451,482	
A9710	705800	2008 INTEREST	125,669	103,669	103,669	103,669	85,269	85,269	42,634	65,672	
TOTAL SERIAL BONDS			**2,104,542**	**2,840,071**	**2,840,071**	**2,840,071**	**2,843,303**	**2,843,303**	**2,060,011**	**2,498,321**	
9730 BOND ANTICIPATION NOTES											
A9730	607599	BAN Principal	554,975	-	-	167,830					
A9730	707599	BAN Interest	174,821	-	-	-				23,302	
TOTAL BANS			**729,796**	**-**	**-**	**167,830**	**-**	**-**	**-**	**23,302**	
9950 INTERFUND TRANSFERS											
A9950	900003	INTERFUND TRANSFER	2,491,000	-	-	-					
TOTAL INTERFUND TRANSFERS			**2,491,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL EXPENSE			**22,053,797**	**20,722,886**	**20,974,504**	**20,670,861**	**21,842,414**	**21,920,587**	**13,232,983**	**22,172,412**	

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1325 FINANCE											
A1325	100116	2016 TAX REVENUE	582,938								
A1325	100117	2017 TAX REVENUE	2,304			278,212					
A1325	100118	2018 TAX REVENUE	9,974,839			454,240			30,518		
A1325	100119	2019 TAX REVENUE		10,964,181	10,964,181	10,171,445			(6,098)		
A1325	100120	2020 TAX REVENUE					11,455,743	11,455,743	11,462,724		
A1325	102827	BUILDING VIOLATONS	44,663			45,804			35,136		
A1325	108100	PAYMENTS IN LIEU OF TAX	266,233	220,071	220,071	219,897	234,017	234,017	278,818	283,655	
A1325	109006	2016 TAX INTEREST	1								
A1325	109007	2017 TAX INTEREST	2,242			13			46		
A1325	109008	2018 TAX INTEREST	460,811			72,842			8,907		
A1325	109009	2019 TAX INTEREST		95,000	95,000	423,287			16,054		
A1325	109010	2020 TAX INTEREST					100,000	100,000	443,384		
A1325	109011	2021 TAX INTEREST								120,000	
A1325	109050	IN REM INTEREST	143,535			5,921			6,248		
A1325	111000	SALES TAX	4,461,401	4,321,000	4,321,000	4,543,314	4,462,000	4,462,000	1,584,261	4,158,686	
A1325	113000	UTILITY TAX	186,660	134,000	134,000	207,401	146,000	146,000	129,313	146,000	
A1325	117000_	FRANCHISE TAX	240,380	236,000	236,000	236,533	236,000	236,000	170,107	236,000	
A1325	123000	SCHOOL TAX PENALTY	47,896	50,000	50,000	52,762	50,000	50,000	45,520	50,000	
A1325	125520	INREM FEES	3,408	3,000	3,000	9,307	6,500	6,500		6,500	
A1325	126000	HEALTH INSURANCE REIMB	292,730	328,626	328,626	329,351	352,855	352,855	284,306	377,019	
A1325	126001	DENTAL INSURANCE REIMB	54,332	54,764	54,764	55,134	52,007	52,007	44,350	56,781	
A1325	201202	FLEA MARKET FEE	4,180	5,000	5,000	3,300	5,000	5,000	1,980	5,000	
A1325	240100	INTEREST & EARNINGS	76,073	38,000	38,000	61,107	40,000	40,000	5,119	5,000	
A1325	240102	BOND & COUPON INTEREST	1,971	500	500	1,139	-	-	936	-	
A1325	240105	NYCLASS INTEREST				151,724	145,000	145,000	44,127	60,000	
A1325	250100	BUSINESS/OCCUPATIONAL	6,620	8,000	8,000	3,580	7,000	7,000	955	7,000	
A1325	254000	BINGO LICENSES	7,512	4,000	4,000	3,532	5,000	5,000	519	5,000	

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL	2019 ADOPTED BUDGET	2019 REVISED BUDGET	2019 YTD ACTUAL	2020 ADOPTED BUDGET	2020 REVISED BUDGET	2020 YTD ACTUAL	2021 MAYOR'S BUDGET	COMMENTS
			12/31/18		12/31/19	12/31/19		10/01/20	10/01/20		
A1325	254500	OTHER LICENSES	1,630	1,000	1,000	1,688	1,200	1,200	1,002	1,200	
A1325	261000	FINES & FORFEITED BAIL	135,239	145,000	145,000	99,389	80,000	80,000	28,132	80,000	
A1325	265000	SALE OF SCRAP	8,050	-	4,000	84,157	-	7,500	20,941	-	
A1325	265501	BIDS	1,940	1,000	1,000	4,815	1,000	1,000	200	1,000	
A1325	266000	SALE OF REAL PROPERTY	1,217,606	50,000	50,000	18,000	-	4,875	150,024	-	
A1325	268000	INSURANCE RECOVERIES	252	-	-	29,644	-	-	10,545	-	
A1325	268001	INSURANCE REIMBURSEME	34,523	30,000	30,000	84,449	25,000	25,000	39,824	60,000	
A1325	270100	REFUND OF PRIOR YEAR E	20,702			483	-	-	357	-	
A1325	270500	DONATIONS			3,350	3,350	-	-	-	-	
A1325	277000	MISCELLANEOUS REVENUE	13,754	3,000	3,000	8,572	3,000	3,000	34,792	3,000	
A1325	277007	BANNER PERMITS	2,400	2,000	2,000	2,300	2,000	2,000	200	2,000	
A1325	280101	INTERFUND REVENUE - WA	241,520	249,950	249,950	249,950	262,410	262,410	262,410	267,710	
A1325	280102	INTERFUND REVENUE - SE	216,800	224,670	224,670	224,670	237,100	237,100	237,100	240,540	
A1325	300100	STATE AID AIM FUNDING	2,945,548	1,537,478	1,537,478	1,537,478	1,537,478	1,537,478	115,558		
A1325	300500	STATE AID MORTGAGE TAX	548,980	450,000	450,000	611,714	500,000	500,000	240,158	500,000	
A1325	333100	STATE AID O&M COURT FA	46,175	50,000	50,000	-	50,000	50,000	51,526	50,000	
A1325	308900	STATE AID OTHER				2,144					
A1325	396000	ST AID EMERGENCY DISAS	9,287				-	-	-	-	
A1325	496000	FED AID EMERGENCY DISA	-				-	-	-	-	
TOTAL FINANCE			**22,305,135**	**19,206,240**	**19,213,590**	**20,292,648**	**19,996,310**	**20,008,685**	**15,779,999**	**6,722,091**	
1410 CITY CLERK											
A1410	125500	CLERK FEES	8,932	7,500	7,500	10,399	8,000	8,000	8,205	7,500	
A1410	125506	NSF CHECK FEE	240	100	100	580	100	100	814	100	
TOTAL CITY CLERK			**9,172**	**7,600**	**7,600**	**10,979**	**8,100**	**8,100**	**9,019**	**7,600**	
1430 HUMAN RESOURCES											
A1430	239000	SHARED SERVICES								66,023	
TOTAL HUMAN RESOURCES			**-**	**-**	**-**	**-**	**-**	**-**	**-**	**66,023**	

2021 CITY OF BEACON BUDGET

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1620 PUBLIC BUILDINGS											
A1620	221001	CHAMBER WELCOME CTR	1,195	1,302	1,302	1,251	1,569	1,569	927	1,569	
A1620	240100	RENTAL OF REAL PROPERTY						22,100	22,100	22,032	
A1620	302101	STATE AID COURT TELEPH	1,240	1,200	1,200	1,470	1,200	1,200	233	1,200	
TOTAL PUBLIC BUILDINGS			**2,435**	**2,502**	**2,502**	**2,721**	**2,769**	**24,869**	**23,260**	**24,801**	
3120 POLICE											
A3120	152000	POLICE FEES	763	500	500	1,022	500	500	510	700	
A3120	174000	PARKING TICKETS	169,648	160,000	166,528	198,269	170,000	170,000	73,408	170,000	
A3120	200114	EVENT FEE-POLICE OT	19,456	8,000	8,000	15,020	11,700	11,700	-	21,975	
A3120	226001	SCHOOL RESOURCE OFFIC	6,196			1,652	4,500	4,500	2,098	4,500	
A3120	238901	DC DRUG TASK FORCE	163,039	145,580	145,580	71,637	118,279	118,279	-	138,185	
A3120	255000	ALARM PERMIT	200			475	-	-	400	400	
A3120	261200	MISCELLANEOUS							160		
A3120	268000	INSURANCE RECOVERY	1,713		16,203	21,732	-	-	4,910		
A3120	277000	MISC REVENUE	19,698			13,138	-	-	3,923		
A3120	331500	ST AID STOP DWI	5,043	1,500	1,500	900	1,500	1,500	-		
A3120	331508	ST AID POLICE TRAFFIC SE	12,917	9,075	9,075	9,000	9,025	9,025	-	8,925	
A3120	338910	ST AID DCJS	6,000			2,918	-	-	-		
A3120	398900	ST AID CHILD PASSENGERS	-	2,500	2,500	2,455	1,750	1,750	-	1,750	
A3120	432045	FED DCJS GRANT	-				3,081	3,081	-		
A3120	438950	FED AID - Byrne Grant/JAG	-		10,000	9,336	-	-	10,000	10,000	
TOTAL POLICE			**404,673**	**327,155**	**359,886**	**347,554**	**320,335**	**320,335**	**95,409**	**356,435**	
3130 DETECTIVES											
A3130	262500	ASSET FORFEITURE	4,401				-	-	33	-	
TOTAL DETECTIVES			**4,401**	**-**	**-**	**-**	**-**	**-**	**33**	**-**	

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
3410 FIRE											
A3410	268000	INSURANCE RECOVERIES							3,897		
A3410	438912	FEDERAL AID					217,875	217,875	-	217,875	
TOTAL FIRE			**-**	**-**	**-**	**-**	**217,875**	**217,875**	**3,897**	**217,875**	
3510 ANIMAL CONTROL											
A3510	254200	DOG LICENSES	6,220	5,500	5,500	6,010	5,500	5,500	4,625	5,000	
A3510	261100	DOG FINES	1,945	1,500	1,500	2,293	1,900	1,900	886	1,000	
TOTAL ANIMAL CONTROL			**8,165**	**7,000**	**7,000**	**8,303**	**7,400**	**7,400**	**5,511**	**6,000**	
3620 BUILDING DEPARTMENT											
A3620	226000	RECORD SEARCHES	41,878	40,000	40,000	42,550	40,000	40,000	29,700	40,000	
A3620	238000	FIRE INSPECTION FEE	4,475	15,000	15,000	6,975	15,000	15,000	100	15,000	
A3620	238500	SEWER INSPECTION FEE	900	500	500	550	500	500	300	500	
A3620	238900	SECTION 8 INSPECTION FE	6,536	7,245	7,245	3,885	7,000	7,000	4,585	7,000	
A3620	250102	PLUMBING LICENSES	10,650	10,000	10,000	14,750	10,000	10,000	11,550	10,000	
A3620	250103	ELECTRIC LICENSES	28,800	25,000	25,000	35,000	20,000	20,000	22,800	10,000	
A3620	255500	BUILDING PERMITS	180,361	190,000	190,000	93,982	100,000	100,000	140,634	125,000	
A3620	255501	C.O. APPLICATION FEE	15,250	14,000	14,000	16,050	14,000	14,000	10,050	14,000	
A3620	256500	PLUMBERS PERMITS	21,603	15,000	15,000	15,444	10,000	10,000	4,823	10,000	
A3620	257000	RENTAL PERMITS	11,025	7,200	7,200	6,975	7,500	7,500	9,075	7,500	
A3620	257100	VACANT REGISTRATION	42,443	12,000	12,000	39,225	12,000	12,000	12,063	13,000	
A3620	257500	ELECTRICAL PERMITS	7,870	7,000	7,000	9,400	7,000	7,000	5,720	7,000	
A3620	259000	VEHICLE PERMITS	200	250	250	600	250	250	50	250	
A3620	259002	TREE & GRADING PERMITS	250	100	100	900	200	200	-	200	
A3620	259005	CHICKEN PERMITS	75	100	100	75	100	100	100	100	
A3620	259006	SIDE CAFÉ PERMITS	100	100	100	375	100	100	50	1,500	
A3620	261200	MISCELLANEOUS	6,433	5,000	5,000	4,508	4,000	4,000	2,804	4,000	
A3620	261202	SNOW VIOLATIONS	4,137	1,500	1,500	2,251	1,500	1,500	412	1,500	
TOTAL BUILDING DEPARTMENT			**382,986**	**349,995**	**349,995**	**293,495**	**249,150**	**249,150**	**254,816**	**266,550**	

2021 CITY OF BEACON BUDGET

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
5110 HIGHWAY											
A5110	171000	ROAD IMPROVEMENT 15%	175,312	185,295	185,295	212,324	203,000	203,000	172,608	251,000	
A5110	178901	MTA COMMUTER PARKING	57,863	56,000	56,000	60,032	57,000	57,000	43,933	57,000	
A5110	256000	STREET OPENING PERMITS	54,200	15,000	15,000	34,000	18,000	18,000	21,400	23,000	
A5110	268000	INSURANCE RECOVERIES	4,202				-	-	575	-	
A5110	277000	BVAC FUEL REIMBURSEME	9,602	12,073	12,073	15,208	12,773	12,773	-	10,238	
A5110	351000	STATE AID 9D O&M	24,123	24,123	24,123	12,062	24,123	24,123	24,123	24,123	
A5110	351000	STATE AID NATURAL RESOURCES						1,000			
TOTAL HIGHWAY			**325,302**	**292,491**	**292,491**	**333,626**	**314,896**	**315,896**	**262,639**	**365,361**	
A7110 PARK											
A7110	208909	HIDDENBROOK MAINT CHR	2,000	2,000	2,000	-	2,000	2,000	-	2,000	
A7110	270500	DONATIONS					-	-	-	-	
TOTAL PARK			**2,000**	**2,000**	**2,000**	**-**	**2,000**	**2,000**	**-**	**2,000**	
A7112 UNIVERSITY SETTLEMENT											
A7112	200190	USC-USAGE FEE	16,688	35,000	35,000	10,275	20,000	20,000	6,000	20,000	
A7112	208902	PHELPS-USC Donation	-				-	-	-	-	
TOTAL UNIVERSITY			**16,688**	**35,000**	**35,000**	**10,275**	**20,000**	**20,000**	**6,000**	**20,000**	

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
7140	**RECREATION**										
A7140	200100	RECREATION FEES	995	3,000	3,000	7,282	2,000	2,000	685	1,000	
A7140	200101	PARK USE FEES	13,558	7,500	7,500	8,153	7,500	7,500	-	7,500	
A7140	200108	SUMMER CAMP FEE	55,189	57,000	57,000	54,348	57,000	57,000	10	57,000	
A7140	200113	SPORT CAMP FEE	6,260	4,050	4,050	-	4,050	4,050	-	4,050	
A7140	200115	AFTER SCHOOL	103,993	125,000	125,000	102,615	110,000	110,000	38,392	100,800	
A7140	200157	JAZZERCISE FEES		-	-	-	-	-	-	-	
A7140	200160	YARD SALE FEES-NEW	585	500	500	690	500	500	-	500	
A7140	200175	BEACON HOOPS FEES	7,175	6,500	6,500	5,545	6,500	6,500	-	6,500	
A7140	200184	SWIMMING LESSON FEES	585	-	-	-	-	-	-	-	
A7140	200187	TENNIS FEES	4,035	3,500	3,500	3,985	3,500	3,500	-	3,500	
A7140	208900	PLANNING RECREATION FE	17,000	-	-	-	-	6,642	-	-	
A7140	208903	FIREWORKS	15,000	7,500	8,500	8,500	8,500	8,500	-		
A7140	241000	RENTAL OF REAL PROPERT	4,225	3,000	3,000	3,000	3,000	3,000	2,250	3,000	
A7140	270500	DONATIONS	548			100	-	-	200	-	
A7140	270572	WOMENS SOFTBALL FEE	2,000	3,200	3,200	2,400	3,200	3,200	2,160	3,200	
A7140	270596	WOMENS VOLLEYBALL FEE	-	350	350	150	350	350	-	350	
A7140	364300	ST AID FOOD ASSISTANCE	4,905	3,600	3,600	6,403	3,600	3,600	1,958	2,400	
TOTAL RECREATION			**236,053**	**224,700**	**225,700**	**203,171**	**209,700**	**216,342**	**45,655**	**189,800**	
7141	**SWIMMING POOL FACILITY**										
A7141	200183_	POOL TICKET FEES	28,459	32,000	32,000	24,986	28,000	28,000	170	28,000	
A7141	200184_	SWIMMING LESSON FEES	-	2,000	2,000	-	-	-	-		
A7141	238902	DC GRANT SWIM ACADEMY				-	4,000	4,000	-	4,000	
TOTAL SWIMMING POOL FACILITY			**28,459**	**34,000**	**34,000**	**24,986**	**32,000**	**32,000**	**170**	**32,000**	
7197	**GREENWAY & HERITAGE TRAIL**										
A7197	208911	GREENWAY	29,668	-	-	-	-	-	-	-	
TOTAL GREENWAY & HERITAGE TRAIL			**29,668**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	

2021 CITY OF BEACON BUDGET

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
7620	**ADULT RECREATION**										
A7620	200165	SENIOR ART FEES	2,550	3,900	3,900	-	3,600	3,600	-	7,680	
TOTAL ADULT RECREATION			**2,550**	**3,900**	**3,900**	**-**	**3,600**	**3,600**	**-**	**7,680**	
7989	**FARMERS MARKET**										
A7989	201201	FARMERS MARKET PROCE	700			700	700	700	800	800	
TOTAL FARMERS MARKET			**700**	**-**	**-**	**700**	**700**	**700**	**800**	**800**	
8010	**ZONING**										
A8010	211000	ZONING FEES	5,250	3,500	3,500	3,250	3,500	3,500	1,500	3,000	
TOTAL ZONING			**5,250**	**3,500**	**3,500**	**3,250**	**3,500**	**3,500**	**1,500**	**3,000**	
8020	**PLANNING**										
A8020	211500	PLANNING APPLICATION FE	42,100	40,000	40,000	54,075	30,000	30,000	11,544	15,000	
A8020	211503	PLANNING BOARD LAWN S	667	1,000	1,000	950	1,000	1,000	600	1,000	
A8020	390200	ST AID PLANNING STUDY	-	-	-	48,402	-	-	-	-	
TOTAL PLANNING			**42,767**	**41,000**	**41,000**	**103,427**	**31,000**	**31,000**	**12,144**	**16,000**	
8160	**SANITATION**										
A8160	213001	GARBAGE CAN FEE-CITY S	2,406	2,800	2,800	4,316	3,000	3,000	5,310	5,000	
A8160	213002	ADD A CAN FEE	135	150	150	116	150	150	30	150	
TOTAL SANITATION			**2,541**	**2,950**	**2,950**	**4,432**	**3,150**	**3,150**	**5,340**	**5,150**	

2021 CITY OF BEACON BUDGET

GENERAL FUND REVENUE (A)

			2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8189 RECYCLING											
A8189	213000_	GARBAGE/RECYCLING CHA	41,430	50,000	50,000	50,608	40,000	40,000	34,150	42,000	
A8189	213001	RECYCLING REVENUE	4,084	-	-	-	-	-	-	-	
TOTAL RECYCLING			**45,514**	**50,000**	**50,000**	**50,608**	**40,000**	**40,000**	**34,150**	**42,000**	
9950 INTERFUND TRANSFERS											
A9950	503100	INTERFUND TRANSFER	215,439								
TOTAL INTERFUND TRANSFERS			**215,439**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	
TOTAL GENERAL REVENUE			**24,069,898**	**20,590,033**	**20,631,114**	**21,690,175**	**21,462,485**	**21,504,602**	**16,540,342**	**8,351,166**	

WATER FUND EXPENSE (F)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
F1380-461200	FISCAL AGENT FEE	-	10,000	10,000	-	10,000	10,000	6,655	8,000	
TOTAL FISCAL AGENT FEES		**-**	**10,000**	**10,000**	**-**	**10,000**	**10,000**	**6,655**	**8,000**	
1420 WATER LEGAL EXPENSES										
F1420-450400	ATTORNEYS	41,149	42,000	42,000	40,384	42,000	42,000	19,809	42,000	
TOTAL WATER LEGAL EXPENSES		**41,149**	**42,000**	**42,000**	**40,384**	**42,000**	**42,000**	**19,809**	**42,000**	
1680 TECHNOLOGY										
F1680 250000	PURCHASE OF EQUIPMENT	1,840	2,100	2,083	1,910	3,079	2,771	2,700	2,150	
F1680 444100	LICENSES	2,476	1,790	1,807	1,806	1,130	1,438	1,438	1,730	
F1680 452003	IT CONSULTANT	1,642	3,600	3,600	360	3,600	3,600	495	3,600	
TOTAL TECHNOLOGY		**5,958**	**7,490**	**7,490**	**4,076**	**7,809**	**7,809**	**4,633**	**7,480**	
1950 TAXES ON CITY PROPERTY										
F1950-468000	TAXES ON CITY PROPERTY	233,107	237,769	237,769	231,036	237,967	237,967	235,499	240,209	
TOTAL TAXES ON CITY PROPERTY		**233,107**	**237,769**	**237,769**	**231,036**	**237,967**	**237,967**	**235,499**	**240,209**	
1980 MTA PAYROLL TAX										
F1980.400099	MTA PAYROLL TAX	1,849	2,565	2,565	2,336	2,604	2,604	1,492	2,620	
TOTAL MTA PAYROLL TAX		**1,849**	**2,565**	**2,565**	**2,336**	**2,604**	**2,604**	**1,492**	**2,620**	
1990 CONTINGENCY										
F1990-400001	CONTINGENCY FUND	-	10,000	2,750	-	75,000	53,500	26,178	39,307	
F1990-400004	CONTINGENCY-RETIREMENT	-	59,000	-	-				40,500	
F1990-400008	CONTINGENCY FUND COVID								10,000	
TOTAL CONTINGENCY		**-**	**69,000**	**2,750**	**-**	**75,000**	**53,500**	**26,178**	**89,807**	

WATER FUND EXPENSE (F)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-250000	EQUIPMENT	1,642								
F8310-416000	MATERIALS & SUPPLIES	236	350	350	116	350	350	228	350	
F8310-423201	INTRUSION ALARM MONITORS	312	662	662	312	665	665	312	665	
F8310-441500	COMPUTER SUPPORT/DATA PR	2,437	2,500	2,500	2,437	2,500	2,500	2,437	2,500	
F8310-443200	TRAINING	256	1,200	1,200	475	1,200	425	-	1,200	
F8310-446000	PRINTING	200	1,000	769	-	1,000	819	503	1,000	
F8310-446006	WATER/SEWER BILL PRINTING	343	1,000	1,231	1,231	1,000	1,181	1,181	1,000	
F8310-450500	ADMINISTRATION FEE TO GEN	241,520	249,950	249,950	249,950	262,410	262,410	262,410	267,710	
F8310-452000	CONSULTANT	199,433	34,000	58,420	60,343	60,000	81,500	11,054	35,000	
F8310-462000	TRAVEL	15	500	500	38	500	500	46	300	
F8310-465000	POSTAGE	11,151	10,000	10,000	6,504	4,500	5,275	5,275	4,500	
F8310-467000	ASSOCIATION DUES	220	220	220	220	220	220	220	220	
TOTAL WATER ADMINISTRATION		**457,765**	**301,382**	**325,802**	**321,626**	**334,345**	**355,845**	**283,666**	**314,445**	
8320 WATER SUPPLY										
F8320-422085	SUPPLY ELECTRIC	1,752	1,489	2,442	2,442	2,732	2,732	1,820	3,038	
F8320-424000	WATER FROM OTHER GOVERN	207,788	700,000	699,047	421,110	700,000	700,000	-	678,000	
TOTAL WATER SUPPLY		**209,540**	**701,489**	**701,489**	**423,552**	**702,732**	**702,732**	**1,820**	**681,038**	
8330 WATER PURIFICATION										
F8330-101000	REGULAR SALARIES	135,993	183,151	183,151	191,249	199,503	199,503	149,230	204,945	
F8330-105000	OVERTIME	22,193	25,000	25,000	24,074	25,250	25,250	11,939	25,250	
F8330-105200	SICK LEAVE BONUS	600	600	600	600	600	600	600	600	
F8330-105202	ON CALL	5,000	5,400	5,480	5,480	10,400	10,400	4,000	10,400	
F8330-112500	MEALS	133	300	220	133	300	300	-	300	
F8330-119000	CLOTHING ALLOWANCE	1,200	1,950	1,950	1,950	1,950	1,950	1,950	1,950	
F8330-190000	SEVERANCE/RETIREMENT PAY									
F8330-410900	CHEMICALS	25,310	40,000	40,000	26,789	40,000	40,000	19,711	40,000	
F8330-412685	GAS/OIL FOR HEAT	10,287	11,000	11,000	10,474	9,841	9,841	7,475	13,749	
F8330-416000	MATERIALS & SUPPLIES	1,469	2,000	4,000	1,913	4,000	4,000	1,061	4,000	
F8330-422045	PURIFICATION ELECTRIC	216,367	218,700	218,700	189,341	213,721	213,721	108,421	267,957	
F8330-423000	TELEPHONES	2,018	2,200	2,200	2,219	2,200	2,200	1,372	2,200	

WATER FUND EXPENSE (F)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
F8330-423001	CELL PHONES	3,552	4,524	4,524	3,841	4,632	4,632	2,894	4,164	
F8330-441300	CHEMICAL ANALYSIS/LAB WOR	13,085	11,000	11,000	9,550	12,000	17,000	13,460	56,000	
F8330-445100	MAINTENANCE OF EQUIPMENT	26,498	40,000	44,169	31,741	40,000	35,000	7,014	65,000	
F8330-820000	SOCIAL SECURITY	11,946	16,555	16,555	16,171	18,207	18,207	12,062	18,624	
TOTAL WATER PURIFICATION		**475,651**	**562,380**	**568,549**	**515,525**	**582,604**	**582,604**	**341,189**	**715,139**	
8340 WATER DISTRIBUTION										
F8340-100401	SUPERINTENDENT SALARY	-	86,131	86,131	85,137	86,131	86,131	64,598	86,131	
F8340-101000	REGULAR SALARIES	378,578	401,312	401,213	326,548	388,492	388,492	222,914	387,290	
F8340-103100	TEMPORARY POSITION	5,534	13,250	13,250	16,194	13,250	13,250	-	13,250	
F8340-105000	OVERTIME	18,188	20,500	20,500	16,521	20,500	20,500	6,933	20,500	
F8340-105200	SICK LEAVE BONUS	600	1,800	1,800	1,200	1,800	1,800	1,800	2,400	
F8340-105202	ON CALL	5,200	5,400	5,400	1,000	10,400	10,400	3,800	10,400	
F8340-112500	MEALS	301	200	200	119	200	200	70	200	
F8340-119000	CLOTHING ALLOWANCE	3,600	4,550	4,550	3,575	4,550	4,550	2,925	4,550	
F8340-120000	HEALTH INSURANCE BUY-OUT	481	5,000	5,000	822	2,500	2,500	1,250	2,500	
F8340-190000	SEVERANCE/RETIREMENT			66,349	66,349					
F8340-250000	EQUIPMENT	6,383	70,480	69,566	28,114	70,000	70,000	7,293	25,000	
F8340-250031	PURCHASE HYDRANTS	5,127	6,000	6,000	5,811	6,000	6,000	3,714	6,000	
F8340-250400	PURCHASE WATER METERS	17,193	20,000	23,000	22,373	20,000	20,000	11,887	20,000	
F8340-413000	GAS & DIESEL	20,566	19,387	19,387	16,600	21,317	21,317	9,042	17,455	
F8340-415100	METER PARTS	8,591	10,000	14,000	13,100	14,000	14,000	5,949	14,000	
F8340-416000	MATERIALS & SUPPLIES	16,951	13,000	12,934	11,001	20,000	20,000	8,527	32,000	
F8340-416008	MATERIALS & SUPPLIES							782		
F8340-416300	PAINTS	304	500	566	220	500	500	-	1,000	
F8340-416400	PIPE	2,029	3,000	2,982	2,098	3,000	3,000	-	3,000	
F8340-417400	ROADSIDE DEVELOPMENT	3,127	5,000	4,918	4,918	5,000	5,000	-	5,000	
F8340-417500	SAFETY SUPPLIES	2,556	4,000	5,014	5,014	4,000	4,000	1,663	6,000	
F8340-418600	TUBES & TIRES	1,475	3,000	3,000	1,945	3,000	3,000	-	3,000	
F8340-443200	TRAINING	-	650	650	100	650	650	301	650	
F8340-445200	MAINTENANCE SERVICE	418	12,980	12,980	2,439	3,000	3,000	1,243	3,000	
F8340-447000	RENTAL OF EQUIPMENT	637	1,000	1,000	725	1,000	1,000	-	1,000	
F8340-447200	REPAIR OF EQUIPMENT	33,943	40,000	218,690	114,816	55,000	55,000	18,408	55,000	

WATER FUND EXPENSE (F)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
F8340-447300	REPAIR OF REAL PROPERTY	10,000	15,000	20,052	13,728	20,000	19,700	-	20,000	
F8340-447700	RENTAL OF RIGHT OF WAY	1,124	1,130	1,130	1,124	1,130	1,130	1,124	1,130	
F8340-454000	ENGINEERS	31,899	20,000	29,207	9,759	20,000	20,000	116	20,000	
F8340-454004	ENGINEERS-DAM INSPECTION	4,675		218	-					
F8340-457600	LEAK DETECTION	9,600		-	-	9,600	9,900	9,900	10,000	
F8340-820000	SOCIAL SECURITY	29,634	41,168	41,168	37,254	40,378	40,378	21,518	40,332	
TOTAL WATER DISTRIBUTION		**618,714**	**824,438**	**1,090,855**	**808,604**	**845,398**	**845,398**	**405,757**	**810,788**	
9010 EMPLOYEES RETIREMENT SYSTEM										
F9010-810000	RETIREMENT	76,533	76,450	76,450	74,266	80,277	80,277	-	80,973	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**76,533**	**76,450**	**76,450**	**74,266**	**80,277**	**80,277**	**-**	**80,973**	
9040 WORKERS COMPENSATION										
F9040-830000	WORKERS' COMPENSATION	39,049	39,049	55,446	55,446	49,243	49,243	49,243	52,724	
TOTAL WORKERS COMPENSATION		**39,049**	**39,049**	**55,446**	**55,446**	**49,243**	**49,243**	**49,243**	**52,724**	
9055 DISABILITY										
F9055-850000	INSURANCE	708	700	700	721	700	700	324	730	
TOTAL DISABILITY		**708**	**700**	**700**	**721**	**700**	**700**	**324**	**730**	
9060 HEALTH INSURANCE										
F9060-840000	HEALTH INSURANCE	283,966	332,083	332,083	341,383	340,522	340,522	112,109	354,270	
F9060-840100	MEDICARE REIMBURSEMENT	5,402	6,730	6,730	8,455	8,455	8,455	4,338	8,676	
F9060-840500	DENTAL	6,974	5,150	5,150	7,777	6,264	6,264	3,437	6,264	
F9060-840600	VISION	1,114	1,113	1,113	1,127	1,157	1,157	835	1,175	
TOTAL HEALTH INSURANCE		**297,456**	**345,076**	**345,076**	**358,742**	**356,398**	**356,398**	**120,719**	**370,385**	

WATER FUND EXPENSE (F)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
9710 SERIAL BONDS										
F9710-601100	2011 (1996 & 2001) PRINCIPAL	15,265	15,450	15,450	15,450	16,194	16,194	16,194		
F9710-605500	2014 (2005) PRINCIPAL	135,566	139,439	139,439	139,439	143,312	143,312	143,312	147,960	
F9710-605600	2016 PRINCIPAL	157,010	158,451	158,451	158,451	159,892	159,892	159,892	162,772	
F9710-607501	2011 (1998) PRINCIPAL (EFC)									
F9710-701100	2011 (1996 & 2001) INTEREST	1,407	949	949	949	486	486	486		
F9710-705500	2014 (2005) INTEREST	29,264	25,197	25,197	25,197	21,014	21,014	21,014	16,714	
F9710-705600	2016 INTEREST	99,523	96,369	96,369	96,369	93,185	93,185	47,392	89,959	
F9710-707501	2011 (1998) INTEREST (EFC)									
TOTAL SERIAL BONDS		**438,035**	**435,855**	**435,855**	**435,855**	**434,083**	**434,083**	**388,290**	**417,405**	
9730 BOND ANTICIPATION NOTES										
F9730-607599	BAN Principal	201,034	-	-	-	-	-	-	-	
F9730-707599	BAN Interest	5,493	-	-	-	-	-	-	24,424	
TOTAL BOND ANTICIPATION NOTES		**206,527**	**-**	**-**	**-**	**-**	**-**	**-**	**24,424**	
9950 INTERFUND TRANSFERS										
F9950-900001	INTERFUND TRANSFER	932,000			57,000					
TOTAL INTERFUND TRANSFERS		**932,000**	**-**	**-**	**57,000**	**-**	**-**	**-**	**-**	
TOTAL WATER EXPENSES		**4,034,041**	**3,655,643**	**3,902,796**	**3,329,169**	**3,761,161**	**3,761,160**	**1,885,274**	**3,858,167**	

CITY OF BEACON 2021 BUDGET

WATER FUND REVENUE (F)

		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8310 WATER ADMINISTRATION										
F8310-126000-	HEALTH INSURANCE REIMBURSEMENT	36,612	52,670	52,670	46,022	55,510	55,510	36,634	60,816	
F8310-126001	DENTAL INSURANCE	6,314	6,302	6,302	6,394	6,009	6,009	4,768	6,096	
F8310-214000-	WATER RESIDENTIAL & COMMERCIAL	1,655,948	1,930,642	1,930,642	1,731,379	1,930,642	1,930,642	1,613,309	1,969,255	
F8310-214001-	WATER CORRECTIONAL FACILITIES	1,102,299	1,100,000	1,100,000	1,279,038	1,200,000	1,200,000	710,914	1,250,000	
F8310-214002-	WATER TOWN OF FISHKILL	484,417	500,000	500,000	517,148	500,000	500,000	219,576	510,000	
F8310-214400-	WATER SERVICE CHARGES	17,816	20,000	27,000	15,049	24,000	24,000	17,068	20,000	
F8310-214800-	WATER PENALTY	56,131	20,000	20,000	65,860	20,000	20,000	14,641	30,000	
F8310-240100-	INTEREST & EARNINGS	11,412	5,000	5,000	25,201	25,000	25,000	4,506	5,000	
F8310-240105-	INTEREST & EARNINGS - NYCLASS							1,707	7,000	
F8310-265000-	SALE OF SCRAP/EQUIPMENT	2,657								
F8310-268000-	INSURANCE RECOVERIES	1,270	-	-	-	-	-	-	-	
TOTAL WATER ADMINISTRATION		**3,374,876**	**3,634,614**	**3,641,614**	**3,686,091**	**3,761,161**	**3,761,161**	**2,623,123**	**3,858,167**	
TOTAL WATER REVENUES		**3,374,876**	**3,634,614**	**3,641,614**	**3,686,091**	**3,761,161**	**3,761,161**	**2,623,123**	**3,858,167**	

CITY OF BEACON 2021 BUDGET

SEWER FUND EXPENSE (G)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
1380 FISCAL AGENT FEES										
G1380-461200	FISCAL AGENT FEE	15,508	10,000	10,000	-	10,000	14,027	14,026	14,000	
G1380-461201	FISCAL AGENT FEE-EFC	1,386	1,050	1,050	1,050	712	712	712	362	
TOTAL FISCAL AGENT FEES		**16,894**	**11,050**	**11,050**	**1,050**	**10,712**	**14,739**	**14,738**	**14,362**	
1420 SEWER LEGAL EXPENSES										
G1420-450400	ATTORNEYS	53,664	52,000	52,000	53,203	52,000	52,000	34,505	52,000	
TOTAL LEGAL EXPENSES		**53,664**	**52,000**	**52,000**	**53,203**	**52,000**	**52,000**	**34,505**	**52,000**	
1680 TECHNOLOGY										
G1680 250000	EQUIPMENT	-	600	600	550	3,079	3,079	987	2,150	
G1680 444100	LICENSE AND PERMITS	1,841	1,730	1,730	1,108	1,790	1,790	848	1,910	
G1680 452003	IT CONSULTANT	1,283	3,600	3,600	360	3,600	3,600	1,260	3,600	
TOTAL TECHNOLOGY		**3,124**	**5,930**	**5,930**	**2,018**	**8,469**	**8,469**	**3,095**	**7,660**	
1980 MTA PAYROLL TAX										
G1980-400099	MTA PAYROLL TAX	2,522	2,783	2,783	2,422	2,833	2,833	1,769	2,462	
TOTAL MTA PAYROLL TAX		**2,522**	**2,783**	**2,783**	**2,422**	**2,833**	**2,833**	**1,769**	**2,462**	
1990 CONTINGENCY										
G1990-400001	CONTINGENCY FUND	-	75,000	75,000	-	200,000	53,224	-	162,765	
G1990-400004	CONTINGENCY FUND - RETIREMENT						-		10,000	
G1990-400008	CONTINGENCY FUND - COVID								25,000	
TOTAL CONTINGENCY		**-**	**75,000**	**75,000**	**-**	**200,000**	**53,224**	**-**	**197,765**	
8110 SEWER ADMINISTRATION										
G8110-450500	ADMINISTRATION FEE TO GI	216,800	224,670	224,670	224,670	237,100	237,100	237,100	240,540	
TOTAL SEWER ADMINISTRATION		**216,800**	**224,670**	**224,670**	**224,670**	**237,100**	**237,100**	**237,100**	**240,540**	

CITY OF BEACON 2021 BUDGET

SEWER FUND EXPENSE (G)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8120 SANITARY SEWER										
G8120-250000	PURCHASE EQUIPMENT	882	1,000	1,000	994	1,000	1,000	-	25,000	
G8120-416000	MATERIALS & SUPPLIES	3,184	4,500	4,500	3,587	4,500	4,500	288	4,500	
G8120-422075	SANITARY SEWER ELECTRI	364	365	464	463	463	463	308	518	
G8120-447000	RENTAL OF EQUIPMENT	3,000	3,000	3,000	430	3,000	3,000	-	3,000	
G8120-447200	REPAIR OF EQUIPMENT	11,876	12,000	20,245	19,951	12,000	12,000	5,561	25,000	
G8120-454000	ENGINEERS	1,196	4,000	4,000	3,598	4,000	26,400	26,400	25,000	
TOTAL SANITARY SEWER		**20,502**	**24,865**	**33,209**	**29,023**	**24,963**	**47,363**	**32,557**	**83,018**	
8130 WATER POLLUTION CONTROL										
G8130-100401	SUPERINTENDENT SALARY	84,464	80,000	72,500	1,223	80,000	4,500	-	-	
G8130-101000	REGULAR SALARIES	572,795	604,568	605,629	605,628	620,459	620,459	463,221	631,929	
G8130-103100	TEMPORARY POSITION		7,000	-	-	7,000	6,400	-		
G8130-105000	OVERTIME	107,262	110,000	125,285	125,284	110,000	110,000	73,770	80,000	
G8130-105200	SICK LEAVE BONUS	3,600	3,000	3,600	3,600	1,800	2,400	2,400	1,200	
G8130-112500	MEALS	1,917	2,500	2,500	2,492	2,500	2,500	1,372	2,000	
G8130-119000	CLOTHING ALLOWANCE	6,000	6,500	6,500	6,500	6,500	6,500	6,500	6,500	
G8130-120000	HEALTH BUYOUT	5,000	5,000	5,000	5,000	5,000	5,000	2,500	2,500	
G8130-190000	SEVERANCE/RETIREMENT PAY			-						
G8130-250000	PURCHASE EQUIPMENT	32,489	35,000	33,616	22,043	35,000	35,000	1,504	48,900	
G8130-410900	CHEMICALS	87,603	100,000	97,601	93,483	100,000	132,571	108,873	130,000	
G8130-410901	CARBON FILTERS	24,870	26,000	26,000	22,900					
G8130-411000	CLEANING SUPPLIES	1,791	2,200	2,200	655	2,200	2,200	1,472	2,200	
G8130-412680	GAS/OIL FOR HEAT	7,643	9,850	9,850	4,131	5,913	5,913	3,136	6,455	
G8130-413000	GAS & DIESEL	2,740	2,600	3,066	3,066	2,813	2,813	1,230	2,449	
G8130-413002	VEHICLE OIL	-	1,000	1,000	-					
G8130-414500	LAB SUPPLIES	8,713	10,500	10,500	10,284	10,500	10,500	6,084	10,500	
G8130-415400	TOOLS	-	1,000	1,000	905	1,000	1,000	853	1,000	
G8130-416000	MATERIALS & SUPPLIES	2,935	3,500	3,500	2,120	3,500	3,180	2,752	3,500	
G8130-416008	MATERIALS & SUPPLIES COVID						320	320		
G8130-416300	PAINTS	424	500	500	490	500	500	-	500	
G8130-417500	SAFETY SUPPLIES	1,540	15,000	15,000	426	2,500	2,300	123	2,500	
G8130-417700	SANITARY AND PAPER SUPF	290	850	850	851	850	1,050	548	850	

CITY OF BEACON 2021 BUDGET

SEWER FUND EXPENSE (G)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
G8130-422065	WPC ELECTRIC	191,412	196,000	192,436	184,922	209,283	209,283	106,486	265,260	
G8130-423000	TELEPHONES	2,558	2,200	2,972	2,972	2,700	2,700	2,193	2,700	
G8130-423001	CELL PHONES	632	684	684	582	648	648	314	588	
G8130-441300	CHEMICAL ANALYSIS/LAB W	15,840	16,000	16,000	15,685	16,000	16,000	9,505	16,000	
G8130-443200	TRAINING	875	1,500	1,500	473	4,000	2,429	125	4,000	
G8130-444100	PROFESSIONAL LICENSE FE	15,671	17,500	17,500	15,950	17,500	17,500	100	17,500	
G8130-444103	DEC FINES	-								
G8130-445100	MAINTENANCE OF EQUIPME	13,704	18,952	18,739	13,924	19,000	20,485	11,909	16,700	
G8130-446006	PRINTING BILLS	343	1,018	1,231	1,231	1,100	1,181	1,181	1,100	
G8130-446600	REFUSE REMOVAL	595,203	640,000	640,000	753,377	660,000	660,000	424,146	660,000	
G8130-447200	REPAIR OF EQUIPMENT	83,867	120,000	120,753	95,494	120,000	118,515	50,842	120,000	
G8130-447211	PROJECTS	205,940	20,900	19,459	19,459	50,000	60,833	10,832	50,000	
G8130-452016	WASTEWATER OPERATIONS CONSULTANT						68,000	23,725	68,000	
G8130-454000	ENGINEERS	46,566	25,000	85,298	58,849	70,000	170,916	128,704	70,000	
G8130-462000	TRAVEL	954	1,250	1,192	664	3,125	3,044	-	1,500	
G8130-465000	POSTAGE	4,140	4,100	4,158	4,158	4,100	4,100	3,339	4,100	
G8130-820000	SOCIAL SECURITY	56,728	62,620	62,620	54,482	63,744	63,744	39,804	55,396	
TOTAL WATER POLLUTION CONTROL		**2,186,509**	**2,154,292**	**2,210,239**	**2,133,303**	**2,239,235**	**2,374,484**	**1,489,863**	**2,285,827**	
9010 EMPLOYEES RETIREMENT SYSTEM										
G9010-810000	RETIREMENT	98,112	97,996	97,996	104,908	102,900	102,900	-	103,792	
TOTAL EMPLOYEES RETIREMENT SYSTEM		**98,112**	**97,996**	**97,996**	**104,908**	**102,900**	**102,900**	**-**	**103,792**	
9040 WORKERS COMPENSATION										
G9040-830000	WORKERS' COMPENSATION	39,048	49,041	49,041	49,041	49,411	49,411	49,411	49,404	
TOTAL WORKERS COMPENSATION		**39,048**	**49,041**	**49,041**	**49,041**	**49,411**	**49,411**	**49,411**	**49,404**	
9055 DISABILITY										
G9055-850000	INSURANCE	790	600	600	895	600	600	396	600	
TOTAL DISABILITY		**790**	**600**	**600**	**895**	**600**	**600**	**396**	**600**	

CITY OF BEACON 2021 BUDGET

SEWER FUND EXPENSE (G)		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
9060 HEALTH INSURANCE										
G9060-840000	HEALTH INSURANCE	390,407	416,471	416,471	431,854	393,065	393,065	146,784	387,993	
G9060-840100	MEDICARE REIMBURSEMEN	15,148	16,662	16,662	18,535	18,535	18,535	9,890	19,781	
G9060-840500	DENTAL	8,759	9,285	9,285	7,956	10,278	10,278	4,988	10,163	
G9060-840600	VISION	1,730	1,714	1,714	1,630	1,555	1,555	1,113	1,484	
TOTAL HEALTH INSURANCE		**416,044**	**444,132**	**444,132**	**459,975**	**423,433**	**423,433**	**162,775**	**419,421**	
9710 SERIAL BONDS										
G9710-601100	2011 (2001) PRINCIPAL	72,416	73,299	73,299	73,299	76,831	76,831	76,831	-	
G9710-605500	2014 (2005) PRINCIPAL	120,201	123,636	123,636	123,636	127,070	127,070	127,070	131,191	
G9710-605600	2016 PRINCIPAL	264,783	267,210	267,210	267,210	269,641	269,641	269,641	274,498	
G9710-605700	2018 PRINCIPAL		116,188	116,188	116,188	120,555	120,555	120,555	124,351	
G9710-608000	2012 (2002) PRINCIPAL	135,000	135,000	135,000	135,000	140,000	140,000	140,000	145,000	
G9710-701100	2011 (2001) INTEREST	6,676	4,504	4,504	4,504	2,305	2,305	2,305	14,820	
G9710-705500	2014 (2005) INTEREST	25,947	22,341	22,341	22,341	18,632	18,632	18,632	-	
G9710-705600	2016 INTEREST	167,836	162,516	162,516	162,516	157,147	157,147	79,922	151,706	
G9710-705700	2018 INTEREST	54,514	113,024	113,024	113,024	109,473	109,473	55,641	105,799	
G9710-708000	2012 (2002) INTEREST	24,070	17,472	17,472	17,472	10,690	10,690	7,078	3,612	
TOTAL SERIAL BONDS		**871,443**	**1,035,190**	**1,035,190**	**1,035,190**	**1,032,344**	**1,032,344**	**897,675**	**950,977**	
9730 BOND ANTICIPATION NOTES										
G9730-607599	BAN Principal	116,754	-	-	-	-	-	-	203,496	
G9730-707599	BAN Interest	40,762	-	-	-	-	-	-	51,476	
TOTAL BOND ANTICIPATION NOTES		**157,516**	**-**	**-**	**-**	**-**	**-**	**-**	**254,972**	
9950 INTERFUND TRANSFERS										
G9950-900001	INTERFUND TRANSFER	683,300	-	-	140,500	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**683,300**	**-**	**-**	**140,500**	**-**	**-**	**-**	**-**	
TOTAL SEWER EXPENSES		**4,766,268**	**4,177,550**	**4,241,840**	**4,236,198**	**4,384,000**	**4,398,900**	**2,923,884**	**4,662,800**	

CITY OF BEACON 2021 BUDGET

SEWER FUND REVENUE (G)

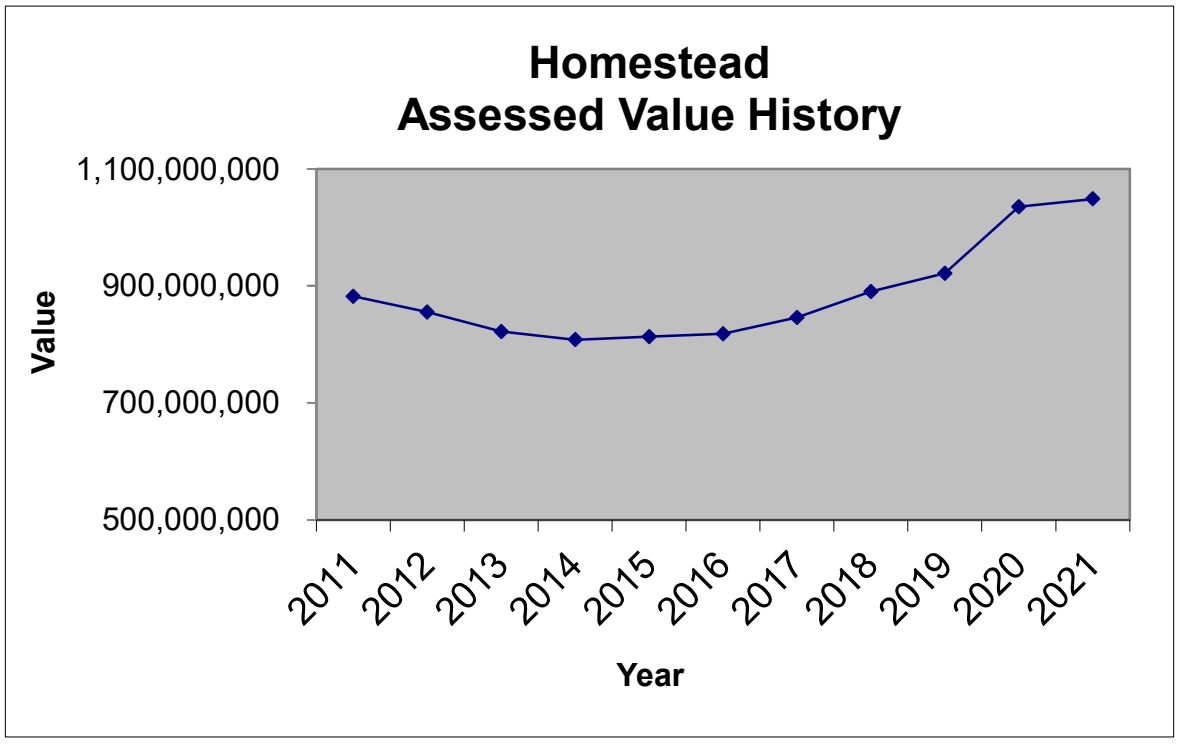
		2018 YTD ACTUAL 12/31/18	2019 ADOPTED BUDGET	2019 REVISED BUDGET 12/31/19	2019 YTD ACTUAL 12/31/19	2020 ADOPTED BUDGET	2020 REVISED BUDGET 10/01/20	2020 YTD ACTUAL 10/01/20	2021 MAYOR'S BUDGET	COMMENTS
8110 SEWER ADMINISTRATION										
G8110-126000	HEALTH INSURANCE REIMBURSEMI	45,610	50,733	50,733	38,624	34,760	34,760	26,699	36,810	
G8110-126001	DENTAL INSURANCE	9,515	10,536	10,536	9,237	8,982	8,982	5,904	12,323	
G8110-212000	SEWER RENTS	823,036	1,175,568	1,175,568	1,039,403	1,175,568	1,175,568	969,544	1,199,079	
G8110-212001	CORRECTIONAL FACILITY	890,273	850,000	850,000	970,120	925,000	925,000	573,416	925,000	
G8110-212003	TOWN OF FISHKILL SEWER	1,226,702	1,010,000	1,010,000	1,168,135	1,100,000	1,100,000	504,828	1,100,000	
G8110-212007	BEACON SCHOOL BUS GARAGE	178	-	-	243	-	-	606		
G8110-212008	DUTCHESS STADIUM SEWER	4,255	-	-	5,547	-	-	322		
G8110-212009	DC TRANSPORT CENTER SEWER	751	-	-	-	-	-			
G8110-212800	SEWER PENALTY	6,878	5,000	5,000	5,777	5,000	5,000	5,721	5,000	
G8110-240100	INTEREST & EARNINGS	4,373	1,800	1,800	5,938	8,000	8,000	945	1,000	
G8110-240101	EFC INTEREST/SUBSIDY	21,969	17,472	17,472	17,472	10,690	10,690	7,078	15,588	
G8110-240105	INTEREST & EARNINGS - NYCLASS							248	1,000	
TOTAL SEWER ADMINISTRATION		**3,033,540**	**3,121,109**	**3,121,109**	**3,260,496**	**3,268,000**	**3,268,000**	**2,095,311**	**3,295,800**	
8130 WATER POLLUTION CONTROL										
G8130-212200	HAULER FEES	392,270	300,000	300,000	380,112	398,000	398,000	233,826	330,000	
G8130-212201	NEW WINDSOR TREATMENT	148,538	150,000	150,000	174,250	153,000	153,000	212,500	300,000	
G8130-212204	HAULER FEES BILLED MONTHLY	452,626	600,000	600,000	648,808	565,000	565,000	532,009	737,000	
TOTAL WATER POLLUTION CONTROL		**993,434**	**1,050,000**	**1,050,000**	**1,203,170**	**1,116,000**	**1,116,000**	**978,335**	**1,367,000**	
9950 INTERFUND TRANSFERS										
G9950-503100	INTERFUND TRANSFERS	-	-	-	-	-	-	-	-	
TOTAL INTERFUND TRANSFERS		**-**								
TOTAL SEWER REVENUES		**4,026,974**	**4,171,109**	**4,171,109**	**4,463,666**	**4,384,000**	**4,384,000**	**3,073,646**	**4,662,800**	

CITY OF BEACON
TAX CAP CALCULATION
2011-2021

	no levy growth **2021** Budget	Allowable **2021** Budget
Prior year tax levy	11,455,743	11,455,743
Tax base growth factor	1.0215	1.0215
	11,702,041	**11,702,041**
Prior Year PILOTS	234,017	234,017
	11,936,058	11,936,058
Allowable Levy Growth factor	1	1.0156
	11,936,058	12,122,261
Current year PILOTS	(283,655)	(283,655)
Tax Levy limit	11,652,403	11,838,606
Dollar growth	196,660	382,863
Effective percent	1.72%	3.34%
Difference	186,203	

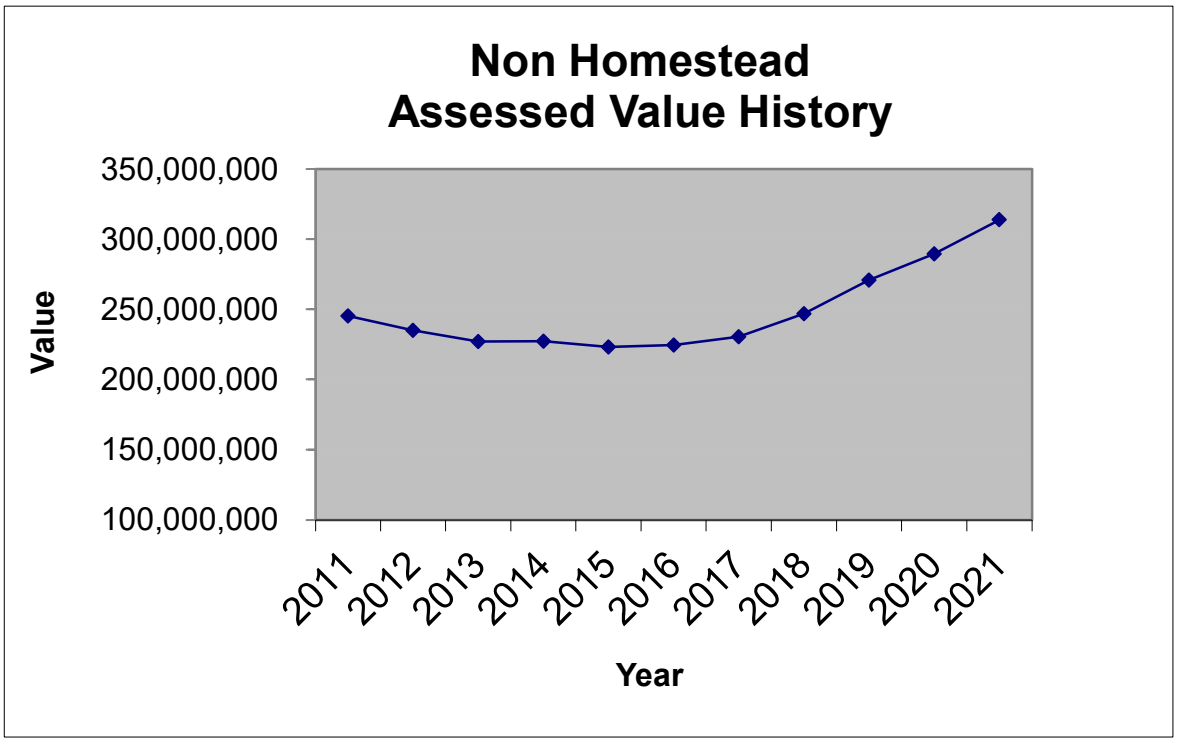
CITY OF BEACON
HOMESTEAD
ASSESSED VALUES
2011-2021

YEAR	VALUE	
2011	882,174,740	
2012	855,098,018	
2013	821,822,287	
2014	808,113,801	
2015	813,005,888	
2016	817,959,464	
2017	846,174,024	
2018	890,121,552	
2019	921,272,380	
2020	1,035,407,247	
2021	1,048,977,807	as of 10/02/20



CITY OF BEACON
NON HOMESTEAD
ASSESSED VALUES
2011-2021

Tax YEAR	VALUE	
2011	245,365,328	
2012	234,984,661	
2013	227,050,371	
2014	227,215,482	
2015	223,226,443	
2016	224,589,575	
2017	230,385,626	
2018	246,894,305	
2019	270,710,226	
2020	289,494,865	
2021	313,815,987	as of 10/02/20

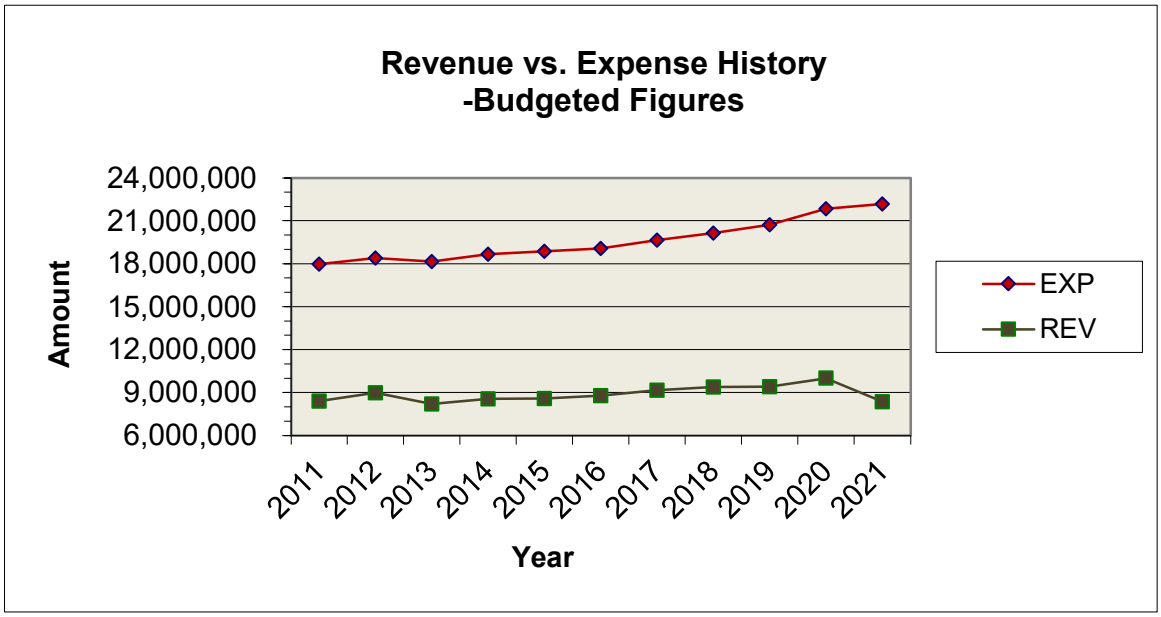


CITY OF BEACON
TAX LEVY
HISTORY
2011-2021

		LEVY	FUND BALANCE
	YEAR	AMOUNT	TO OFFSET LEVY
	2011	8,640,748	1,261,902
	2012	9,055,118	600,000
	2013	9,716,109	500,000
	2014	9,871,042	500,000
	2015	10,054,918	500,000
	2016	10,188,230	400,000
	2017	10,319,219	247,500
	2018	10,593,191	162,980
	2019	10,964,181	148,317
	2020	11,455,743	379,842
Proposed	2021	11,652,403	2,168,843

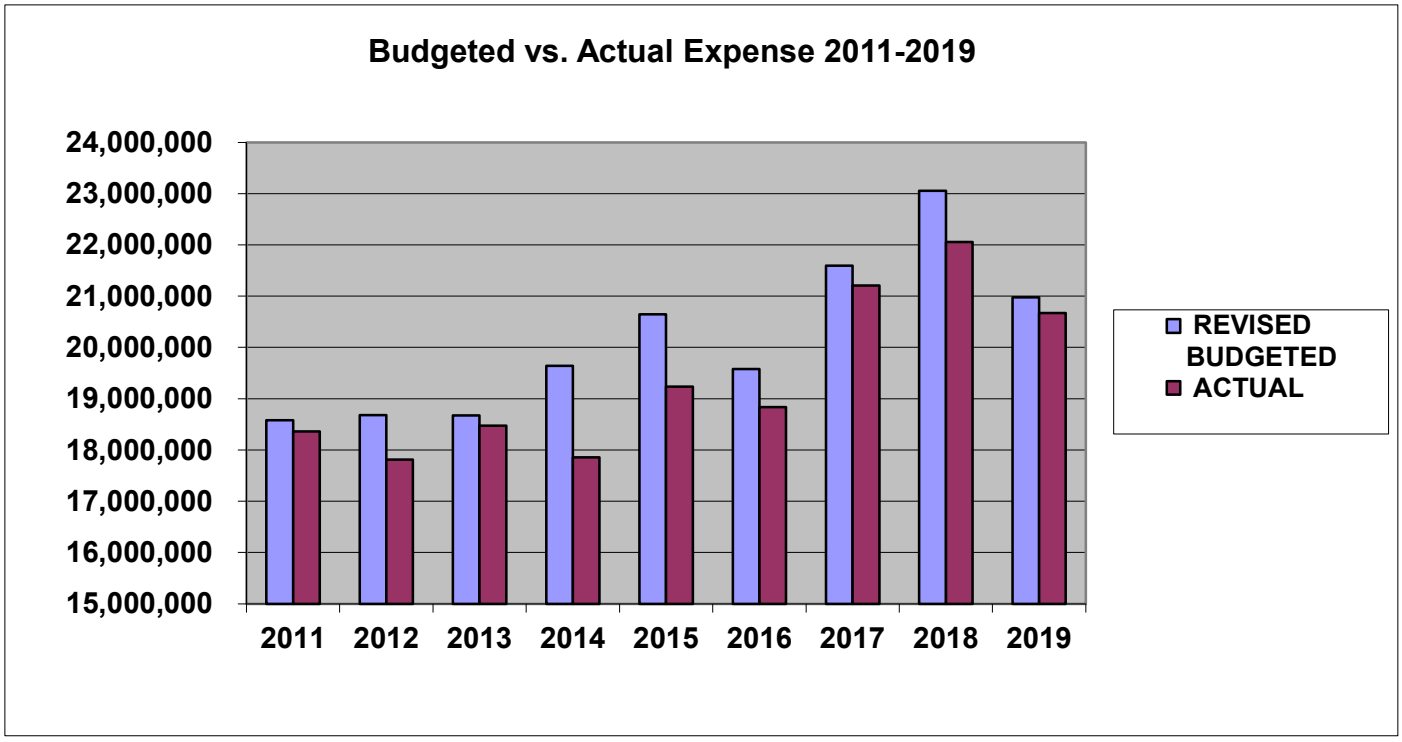
CITY OF BEACON
GENERAL FUND
BUDGETED REVENUE vs. EXPENSE HISTORY
2011-2021

	EXPENSE BUDGET			REVENUE BUDGET (without tax levy)		
	YEAR	AMOUNT	% INCREASE (DECREASE)	YEAR	AMOUNT	% INCREASE (DECREASE)
	2011	17,978,372		2011	8,397,973	
	2012	18,392,638	2.30%	2012	8,994,263	7.10%
	2013	18,157,204	-1.28%	2013	8,210,774	-8.71%
	2014	18,660,746	2.77%	2014	8,551,508	4.15%
	2015	18,855,163	1.04%	2015	8,578,889	0.32%
	2016	19,062,665	1.10%	2016	8,777,590	2.32%
	2017	19,653,153	3.10%	2017	9,170,954	4.48%
	2018	20,143,593	2.50%	2018	9,377,818	2.26%
	2019	20,723,533	2.88%	2019	9,405,781	0.30%
	2020	21,842,414	5.40%	2020	10,006,742	6.39%
Anticipated	2021	22,172,412	1.51%	2021	8,351,166	-16.54%



CITY OF BEACON
GENERAL FUND
REVISED BUDGETED vs. ACTUAL EXPENSES
2011-2019

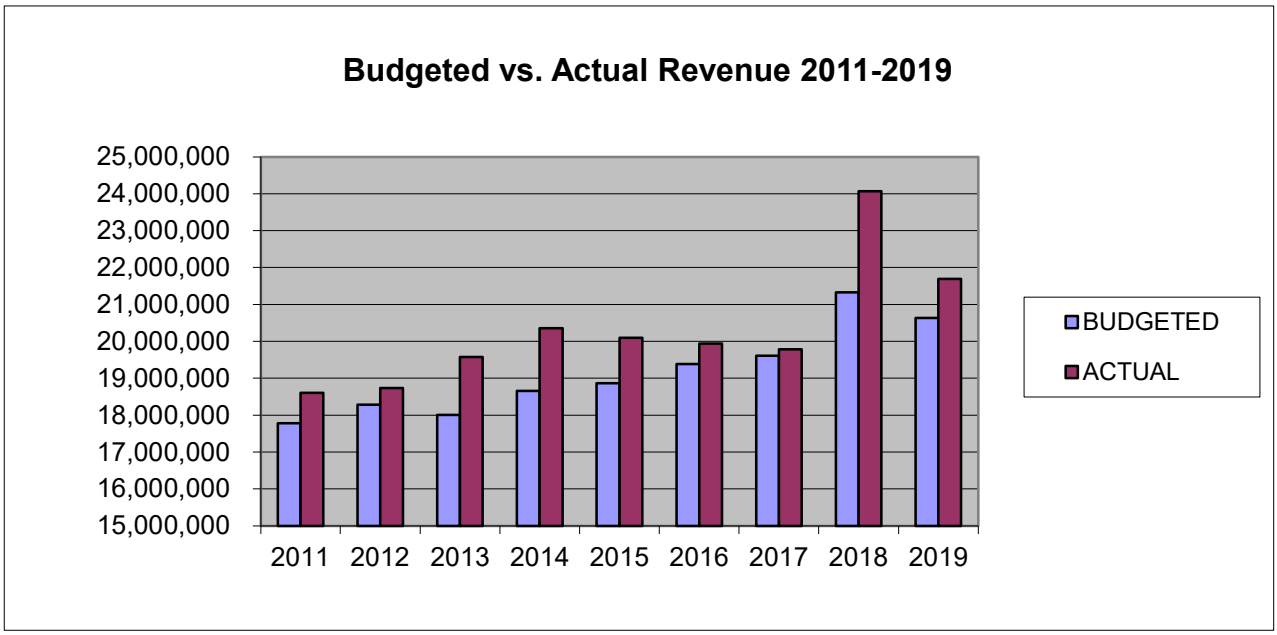
REVISED BUDGETED EXPENSES			ACTUAL EXPENSES		
YEAR	AMOUNT	% INCREASE (DECREASE)	YEAR	AMOUNT	% INCREASE (DECREASE)
2011	18,576,697		2011	18,362,395	
2012	18,677,813	0.54%	2012	17,812,128	-3.00%
2013	18,670,176	-0.04%	2013	18,471,844	3.70%
2014	19,638,447	5.19%	2014	17,854,996	-3.34%
2015	20,642,503	5.11%	2015	19,232,749	7.72%
2016	19,579,938	-5.15%	2016	18,837,931	-2.05%
2017	21,594,681	10.29%	2017	21,206,826	12.58%
2018	23,053,994	6.76%	2018	22,053,797	3.99%
2019	20,974,504	-9.02%	2019	20,670,861	-6.27%



Budget reflects final revised budget.

CITY OF BEACON
GENERAL FUND
BUDGETED vs. ACTUAL REVENUES
2011-2019

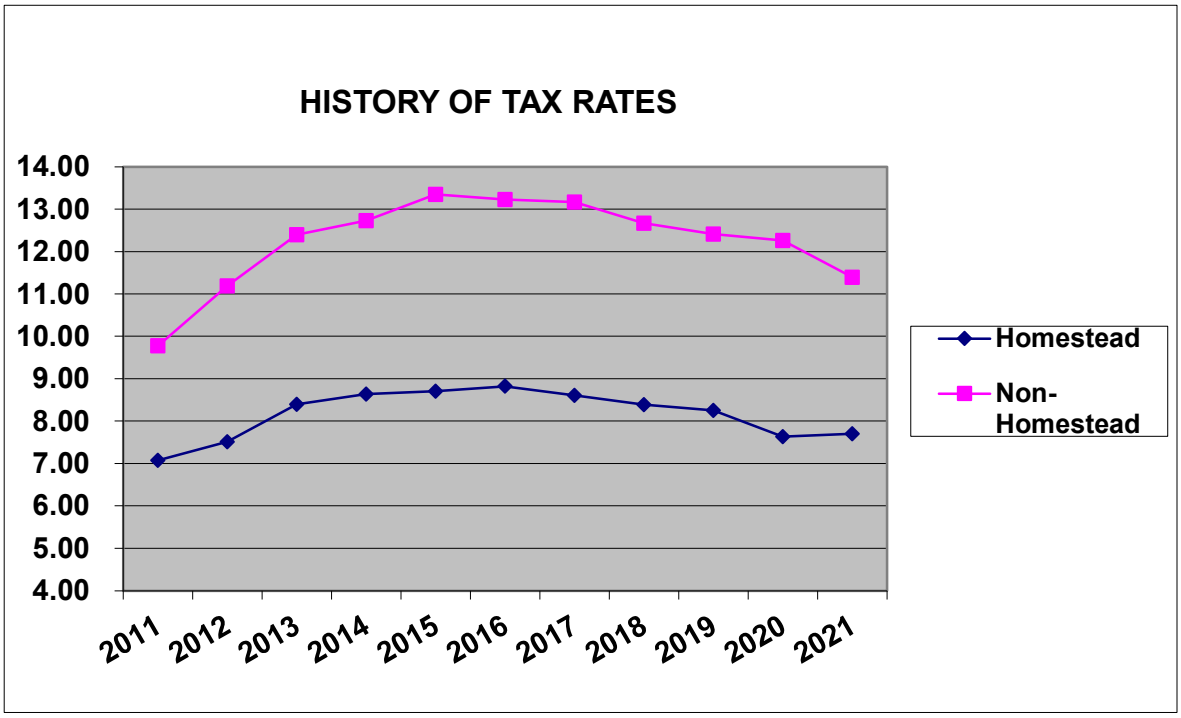
BUDGETED REVENUES (includes tax levy)			ACTUAL REVENUES		
YEAR	AMOUNT	% INCREASE (DECREASE)	YEAR	AMOUNT	% INCREASE (DECREASE)
2011	17,783,201		2011	18,599,242	
2012	18,278,889	2.79%	2012	18,729,604	0.70%
2013	18,003,967	-1.50%	2013	19,577,441	4.53%
2014	18,654,572	3.61%	2014	20,356,882	3.98%
2015	18,865,279	1.13%	2015	20,094,273	-1.29%
2016	19,385,715	2.76%	2016	19,942,253	-0.76%
2017	19,610,754	1.16%	2017	19,783,253	-0.80%
2018	21,322,086	8.73%	2018	24,069,898	21.67%
2019	20,631,114	-3.24%	2019	21,690,175	-9.89%



Budget reflects final revised budget.

CITY OF BEACON
HISTORY OF TAX RATES
2011-2021

	Homestead		Non-Homestead	
	YEAR	RATE	YEAR	RATE
	2011	7.07	2011	9.78
	2012	7.52	2012	11.19
	2013	8.40	2013	12.40
	2014	8.63	2014	12.73
	2015	8.70	2015	13.35
	2016	8.82	2016	13.23
	2017	8.61	2017	13.17
	2018	8.39	2018	12.67
	2019	8.25	2019	12.41
	2020	7.64	2020	12.26
Anticipated	2021	7.70	2021	11.39



NUMBER OF EMPLOYEES PER DEPARTMENT - ALLFUNDS

Department	2011	2012	2013	2014	2015	BUDGETED 2016	2017	2018	2019	2020	2021	Budget to Budget Change
Administrator	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	2.0	(1.0)
Assessor	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	-
Building	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	(1.0)
City Clerk	3.0	3.0	3.0	1.0	1.0	1.0	1.0	1.0	1.5	2.0	2.0	-
Council	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0	-
Finance	3.0	3.0	3.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	-
Fire	13.0	13.0	13.0	14.0	14.0	14.0	14.0	14.0	14.0	17.0	17.0	-
Highway	14.0	14.0	14.0	14.0	15.0	15.0	15.0	16.0	17.0	17.0	17.0	-
Human Resource										-	1.0	1.0
Mayor	2.0	1.5	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Park	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	-
Police	35.0	31.0	31.0	32.0	34.0	34.0	35.0	36.0	36.0	37.0	37.0	-
Police Office	2.0	3.0	3.0	3.0	2.5	3.0	3.0	3.0	3.0	3.0	3.0	-
Public Buildings	1.0	1.0	1.0	1.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-
Recreation	0.5	0.5	0.5	1.0	1.5	1.5	3.0	3.5	3.5	3.5	3.5	-
Recycle	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.5	1.5	1.5	-
Water	7.0	9.0	10.0	9.0	8.0	10.0	11.0	11.0	11.0	11.0	11.0	-
Sewer	10.0	9.0	10.0	9.0	11.0	11.0	11.0	11.0	11.0	11.0	10.0	(1.0)
Totals	107.0	104.5	107.0	108.0	111.5	114.0	117.5	119.0	121.0	126.5	124.5	(2.0)

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution Approving the Appointment of J.C Calderon to the City of Beacon Planning Board

ATTACHMENTS

Resolution Approving the Appointment of J.C Calderon to the City of Beacon Planning Board

CITY OF BEACON
CITY COUNCIL

Resolution No.__ of 2020

RESOLUTION APPROVING THE APPOINTMENT OF J.C CALDERON TO THE CITY OF BEACON PLANNING BOARD

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby approves the Mayor's appointment of J.C Calderon to the City of Beacon Planning Board to fulfill the remainder of a term set to conclude on December 31, 2022.

Resolution No.____of 2020			**Date: November 16, 2020**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution Approving the Appointment of Brent Spodek to the City of Beacon Human Relations Commission

ATTACHMENTS

Resolution Approving the Appointment of Brent Spodek to the City of Beacon Human Relations Commission

CITY OF BEACON
CITY COUNCIL

Resolution No.__ of 2020

RESOLUTION APPROVING THE APPOINTMENT OF BRENT SPODEK TO THE CITY OF BEACON HUMAN RELATIONS COMMISSION

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby approves the Mayor's appointment of Brent Spodek to the City of Beacon Human Relations Commission to fulfill the remainder of a term set to conclude on December 31, 2022.

Resolution No.____of 2020			**Date: November 16, 2020**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution Setting a Public Hearing to Receive Comment on a Special Use Permit Application Regarding 416-420 Main Street for December 7, 2020

ATTACHMENTS

Resolution Setting a Public Hearing to Receive Comment on a Special Use Permit Application for December 7, 2020

11-4-20 416-420 Main Street - Cover Letter - City Council Special Permit Supplemental Submission

416-420 Main Street Application for SUP

Memorandum from the City of Beacon Planning Board

Revised Site Plans 9-28-20

416-420 Main Street Sheet 1 Site Plan

416-420 Main Street Sheet 1 Subdivision Plan

416-420 Main Street Sheet 2 Existing Condition Demolition Plan

416-420 Main Street Sheet 3 Landscape and Lighting Plan

416-420 Main Street Sheet 4 Floor Plans

416-420 Main Street Sheet 5 Building Elevations and Views

Exhibit A - Planning Board Negative Declaration and Environmental Findings dated October 14, 2020

Exhibit B - Traffic Impact Study & Parking Analysis Prepared by Maser Consulting Revised June 29, 2020 - Including On Street Parking Plan

CITY OF BEACON
CITY COUNCIL

Resolution No.__ of 2020

RESOLUTION SETTING A PUBLIC HEARING TO RECEIVE COMMENT ON A SPECIAL USE PERMIT APPLICATION FOR 416-420 MAIN STREET FOR DECEMBER 7, 2020

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby sets a Public Hearing to Receive Comment on a Special Use Permit Application for 416-420 Main Street for December 7, 2020.

Resolution No.____of 2020			**Date: November 16, 2020**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

CUDDY +FEDER LLP

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White Plains, New York 10601
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Taylor M. Palmer, Esq.
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November 4, 2020

VIA E-MAIL

Hon. Mayor Lee Kyriacou
And Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Special Use Permit Approval
Office, Commercial, Residential & Green Space Mixed-Use Development
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Mayor Kyriacou and Members of the City Council:

This letter is respectfully submitted on behalf of 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC (collectively, the "Applicant"), the owners of the above-referenced Premises, in furtherance of its Application for a Special Use Permit (the "SUP Application") for the stepped-back fourth-story component of the Applicant's mixed-use office, commercial and limited residential development, including a large green space (the "Project"). For the reasons set forth herein, we respectfully submit that the Project provides specific public benefits including two (2) upper floors of commercial office space and a large public green space, and that this SUP Application demonstrates compliance with all applicable Special Use Permit criteria for the proposed stepped-back fourth story.

PROJECT BACKGROUND

As you know, the Applicant first appeared at the City Council's June 29, 2020 Work Session for an informal discussion the Project. After our Work Session with the City Council, the Applicant spent a great deal of time working with the Planning Board and its consultants to further refine the building program and enhance the proposed green space and landscaping at the site. The Applicant made significant changes to the building program, some of which include:

- Reduced the size and scale of the proposed mixed-use building and the artist/live work space;
- Removed the corner tower and refined the architecture of the proposed mixed-use building to provide variation and prominence in the design of the corner;
- Reduced the proposed fourth story to one (1) unit (reduced from 2 units) and revised the layout of the fourth floor to square off the building; and
- Prepared new renderings that include the artist/live work space as the site transitions to South Street, which incorporate the significant landscape plan for the green space.

The Project as refined represents a unique opportunity for the City of Beacon – incorporating both public green space and two (2) upper floors of commercial office space right on Main Street. As we discussed with the Council at its June 29th Work Session, the Applicant is a local Beacon developer who is committed to producing a product that the community supports. The Project is very important to the Applicant who desires to redevelop the Premises in a productive manner that compliments the character of Main Street and the surrounding area. Accordingly, the significantly refined building program, including the limited fourth story improvement, is designed to be consistent with the traditional character of Main Street, the City's Historic District Overlay ("HDLO") Zone and the surrounding neighborhood, including the Beacon Hotel.

PROCEDURAL INFORMATION:

At this time, the Applicant is requesting to appear again before this Council in connection with the continued review of its SUP Application regarding the stepped back fourth story, which is on referral from the Planning Board.[1] As this Council is aware, the Applicant has been appearing at the Planning Board since May 12, 2020 as the Planning Board is the approval authority that reviews the Applicant's requests for Site Plan Approval and Subdivision Approval.

The Applicant's collective Application(s), including the instant SUP Application are considered an Unlisted Action under the State Environmental Quality Review Act ("SEQRA") Regulations. Accordingly, the proposed action underwent a Coordinated Review with the Planning Board acting as Lead Agency. The Planning Board opened the SEQRA Public Hearing on August 11, 2020, and further considered SEQRA comments regarding the Project, including the proposed fourth story at the Planning Board's September 9, and Ocotber 14, 2020 meetings, at which time the SEQRA Public Hearing was closed. Over several months of SEQRA Public Hearings, the Planning Board took the requisite "hard look" at the Applicant's detailed submissions, including the Applicant's site plans, landscaping plans and a Traffic Impact Study & Parking Analysis.[2] On Ocotber 14, 2020, the Planning Board confirmed that the proposed Project will not have any potentially significant adverse environmental impacts, and accordingly issued a Negative Declaration. *See* **Exhibit A**.

The Planning Board has ample authority, under its Site Plan and Subdivision review jurisdiction

[1] Zoning Code Section 223-18(B)(1), provides that an "[a]pplication for required special permits shall be made to the Planning Board as agent for the City Council..." and that "[t]he Planning Board shall, upon receiving such application, forward a copy of the application to the City Council for the Council's use..."

[2] *See* enclosed Traffic Impact Study & Parking Analysis, including a revised response to comments letter and referenced on-street parking plan that highlights the updated on-street parking along Schenck Avenue, as recommended by the Planning Board.

to discuss and further evaluate the Project as the review moves forward. Indeed, additional Site Plan and Subdivision Public Hearings will be held before the Planning Board in connection with the Project. Accordingly, as will be more fully discussed herein, it is respectfully submitted that the only item for consideration before the City Council regarding the proposed Project is the SUP Application for the limited stepped-back fourth story.

THE PROPOSED LIMITED STEPPED-BACK FOURTH STORY IMPROVEMENT 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.

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'...[3]

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.

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[3] 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)).

(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.

(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.[4] 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 the commercial and office uses proposed in this Project further these goals. **See Exhibit A** - SEQRA Negative Declaration.

Additionally, the Project is also built to be consistent with the character of the existing Beacon Hotel and the uses along the Main Street frontage that the Premises share. As noted in the Negative Declaration for the Project, "[t]he project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon hotel and the properties located in the HDLO..." and "[t]he Project will not have a significant adverse impact on aesthetic resources." *See* **Exhibit A.**

In addition to its design-compatibility with the historic character of adjacent and nearby buildings in the 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 B** – Traffic & Parking Study. *See also* **Exhibit A**. As noted above, the Applicant's Traffic Consultant, Maser Consulting P.A., prepared a Traffic Impact Study & Parking Analysis that the Lead Agency considered during the SEQRA review process. The Traffic Impact Study & Parking Analysis evaluated the proposed entry and exit points of the Premises and the potential traffic and parking impacts associated with the proposed Project. Ultimately, the Traffic Impact Study & Parking Analysis concludes that similar levels of service and delays will be experienced at the area intersections under the future No-Build and Build Conditions. *See* **Exhibit B**. Additionally, the Traffic Impact Study & Parking Analysis concludes

[4] *See* ZONING CODE Section 223-41.16.

that parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Premises during both Weekday and Weekend peak parking periods. *See* **Exhibit B**. As noted in the enclosed Negative Declaration, the Lead Agency determined that "[b]ased on professional traffic impact review, the Project will not create a significant adverse traffic impact... [and] the Project will not create a significant adverse parking impact". *See* **Exhibit A**.[5]

It is also important to note that even in these uncertain times, the Applicant proposes to further the City's efforts to bring office space to Main Street through the development of the proposed Project. At the same time, 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. Accordingly, the development program for the Project also incorporates public benefits, including green building designs, green space between the mixed-use building and the proposed residential building and the development of two (2) upper floors of commercial office space right on Main Street. *See* attached Site Plans & Renderings. 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:

In support of this supplemental submission, we respectfully submit copies of the revised site plans and renderings entitled "Site Plan Application – 416-420 Main Street", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., dated April 28, 2020, last revised September 28, 2020 and numbered and titled as follows:

- Sheet 1 of 1 – Preliminary Subdivision Plat;
- Sheet 1 of 10 – Site Plan;
- Sheet 2 of 10 – Existing Conditions & Demolition Plan;
- Sheet 3 of 10 – Landscape Plan & Planting Schedule;
- Sheet 4 of 10 – Building Plans;
- Sheet 5 of 10 – Building Plans & Renderings;
- Sheet 6 of 10 – Grading & Utility Plan;

[5] Note: 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 as-of-right. As noted above, the updated Project is also fully zoning-compliant, and does not require any variances from the Zoning Board of Appeals. Indeed, the Planning Board took a straw poll-vote in support of granting a parking waiver specific to the commercial (non-residential) parking for the Project. We understand that a positive referral letter regarding the Project is also forthcoming from the Planning Board to the Council for its review and consideration.

- Sheet 7 of 10 – Erosion and Sediment Control Details;
- Sheet 8 of 10 – Utility Profiles;
- Sheet 9 of 10 – Construction Details; and
- Sheet 10 of 10 – Construction Details.

INDEX OF ENCLOSURES:

Additionally, in further support of this Application and for ease of reference, in addition to the updated site plan sheets referenced above, the following documents are enclosed in advance of the City Council's November 9th Work Session Agenda:

Exhibit A: Planning Board Negative Declaration and Environmental Findings, dated Ocotber 14, 2020; and

Exhibit B: Traffic Impact Study & Parking Analysis prepared by Maser Consulting P.A., dated April 28, 2020, last revised June 29, 2020 – including on-street parking plan;

For all the reasons set forth herein, and as will be further discussed at the City Council's Work Session on November 9th, the Applicant respectfully submits that the Project meets and or exceeds the applicable criteria for a Special Use Permit for the limited stepped back fourth floor.

We look forward to appearing at the City Council's, November 9th Work Session for our continued review of the Project. In the meantime, should the City Council or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer
Enclosures
Cc: Nicholas M. Ward-Willis, Esq.
Jennifer L. Gray, Esq.
Anthony Ruggiero – City Administrator
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Maser Consulting P.A.
Debra Adamsons

APPLICATION FOR SPECIAL USE PERMIT

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

IDENTIFICATION OF APPLICANT

Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Address: 688 Broadway, New York, NY 10012

Signature: _____

Date: April 28, 2020

Phone: (347) 559-0880

(For Official Use Only)	Date	Initials
Application & Fee Rec'd		
Initial Review		
PB Public Hearing		
Sent to City Council		
City Council Workshop		
City Council Public Hearing		
City Council Approve/Disapprove		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PREFESSIONAL

Name: Cuddy + Feder LLP

Address: 445 Hamilton Avenue, 14th Floor, White Plains, NY 10601

Phone: (914) 761-1300

Fax: (914) 761-5372

Email address: tpalmer@cuddyfeder.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 416-420 Main Street, Beacon, NY 12508

Tax Map Designation: 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Land Area: 0.245 Zoning District(s) CMS / PB (Note: PB Zoning Changing to Transitional)

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Mixed-Use Commercial, Office & Residential Development

Gross Non-Residential Floor Space: Existing (Former Ellas Bella's Space) 1,675 sq. ft. Proposed 10,813 sq. ft.

TOTAL: 12,488 sq. ft.

Dwelling Units (by type): Existing 0 Proposed 3

TOTAL: 2 Apartments in Mixed-Use Building & 1 Unit in the Single-Family Live/Work Structure in the Rear of the Premises.

ITEMS TO ACCOMPANY THIS APPLICATION

a. Five (5) folded copies and One (1) digital copy of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. Five (5) folded copies and One (1) digital copy of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. Five (5) folded copies and One (1) digital copy of additional sketches, renderings or other information.

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

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

_____
Chairman, City Planning Board Date

APPLICATION FEES

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

* *if required by Chairman*	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)***

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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

Thomas Lee

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

Applicant Address: 319 Lafayette #151, New York, NY 10012

Project Address: 416-420 Main Street, Beacon, NY 12508

Project Tax Grid # 130200-6054-29-056780-0000 and 130200-6054-29-056774-0000

Type of Application Special Permit and Subdivision (Lot Line Removal) for Mixed-Use Project

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, Thomas Lee, 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 _____
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 _____
5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon _____
6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current X

416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

By:

Signature of Owner (Thomas Lee)

Principal

Title if owner is corporation

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

4444635.

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

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

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

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

****Please see attached project narrative in connection with this Application Form ****

Applicant/Sponsor Name: 416 Main Street Beacon, LLC and 420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC

Signature: _____

BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman

October 15, 2020

Mayor Kyriacou & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit – Mixed Use Building & Artist Live/Work Building
416-420 Main Street
Applicant: 416 Main Street Beacon, LLC & 420 Main Street, LLC (d/b/a 420 Main Street, LLC)

Dear Mayor Kyriacou & Council Members:

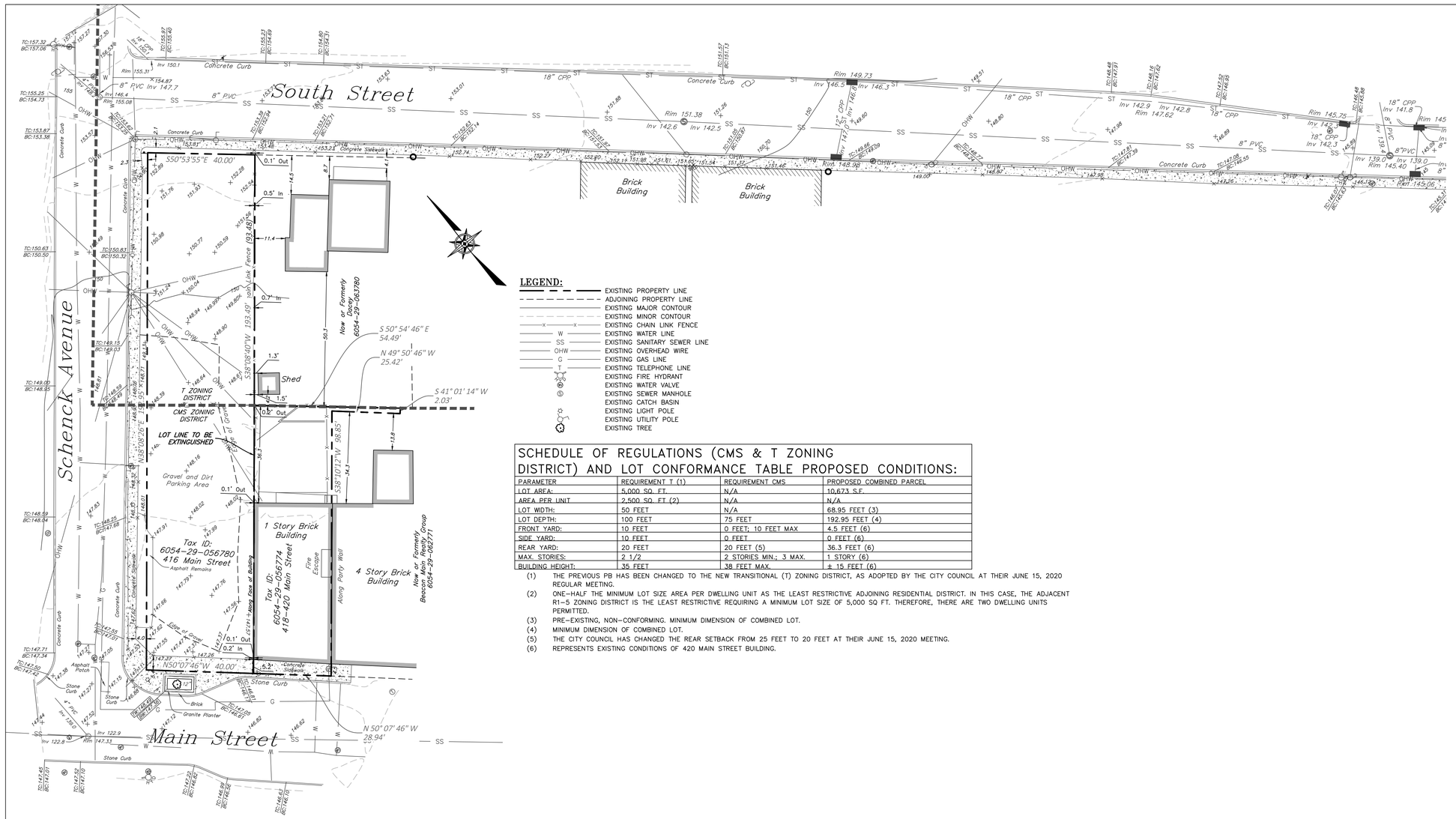
At its May 2020, July 2020, August 2020 and October 2020 meetings the Planning Board reviewed applications for Site Plan and Special Use Permit approvals for a project at 416-420 Main Street located in the Central Main Street (CMS) district, submitted by 420 Main Street, LLC. The applicant is proposing to construct a 11,715 sq. ft. building fronting on Main Street, comprised of a 4,295 sq. ft. ground floor retail space, 6,220 square feet of commercial office space on the second and third floors, and 1,200 sq. ft. of residential space containing one (1) residential apartment unit on a stepped back fourth floor. The proposal also includes a 1,440 square foot live/work building on the rear portion of the parcel in the Transition (T) district. The entire property lies in the Historic District and Landmark Overlay Zone which requires a Certificate of Appropriateness. The action includes a request for a site plan and subdivision (lot merger) from the Planning Board and a Special Permit from the City Council for the proposed fourth story. This is an Unlisted Action under SEQR and on October 14, 2020 the Planning Board, acting as Lead Agency, adopted a SEQR Negative Declaration finding the project will not result in any significant adverse environmental impacts.

After careful review, members in attendance voted unanimously in support of the Special Use Permit and believed that the office space would be a benefit to the Beacon community. They felt the pocket park space could be improved in terms of size and location. The park is located off the side street rather than Main Street and members felt the park could be improved with enhanced design and positioning that results in a space that is more inviting to the public. The Planning Board members recommended emphasizing the design of an outdoor space that will be inviting and useful to members of the public. A copy of the application and Site Plan are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

John Gunn

John Gunn, Chairman



LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

SCHEDULE OF REGULATIONS (CMS & T ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT T (1)	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	5,000 SQ. FT.	N/A	10,673 S.F.
AREA PER UNIT	2,500 SQ. FT (2)	N/A	N/A
LOT WIDTH:	50 FEET	N/A	68.95 FEET (3)
LOT DEPTH:	100 FEET	75 FEET	192.95 FEET (4)
FRONT YARD:	10 FEET	0 FEET; 10 FEET MAX	4.5 FEET (6)
SIDE YARD:	10 FEET	0 FEET	0 FEET (6)
REAR YARD:	20 FEET	20 FEET (5)	36.3 FEET (6)
MAX. STORIES:	2 1/2	2 STORIES MIN.; 3 MAX.	1 STORY (6)
BUILDING HEIGHT:	35 FEET	38 FEET MAX.	± 15 FEET (6)

(1) THE PREVIOUS PB HAS BEEN CHANGED TO THE NEW TRANSITIONAL (T) ZONING DISTRICT, AS ADOPTED BY THE CITY COUNCIL AT THEIR JUNE 15, 2020 REGULAR MEETING.
(2) ONE-HALF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. IN THIS CASE, THE ADJACENT R1-5 ZONING DISTRICT IS THE LEAST RESTRICTIVE REQUIRING A MINIMUM LOT SIZE OF 5,000 SQ FT. THEREFORE, THERE ARE TWO DWELLING UNITS PERMITTED.
(3) PRE-EXISTING, NON-CONFORMING. MINIMUM DIMENSION OF COMBINED LOT.
(4) MINIMUM DIMENSION OF COMBINED LOT.
(5) THE CITY COUNCIL HAS CHANGED THE REAR SETBACK FROM 25 FEET TO 20 FEET AT THEIR JUNE 15, 2020 MEETING.
(6) REPRESENTS EXISTING CONDITIONS OF 420 MAIN STREET BUILDING.

PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SITE LOCATION MAP SCALE: 1" = 400'

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C..

SURVEY NOTES:

1. COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.

2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.

4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.

5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.

6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.

7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.

8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.

9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.

10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.

11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2016 8895
DTE Diverified LLC
To
McDermott Properties
December 15, 2016

Doc. #02 2014 5391
Fir Properties, Inc.
To
EB 1 LLC
September 10, 2014

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6054-29-056774
6054-29-056780

AREA

6054-29-056744
2,947 Square Feet
0.068 Acres

6054-29-056780
7,726 Square Feet
0.177 Acre

DATE OF SURVEY

Field Completion: December 22, 2019

OWNERS

416 Main Street Beacon, LLC
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 22, 2019.

BY: _____
Tom E. Cerchiara N.Y. State Lic. no. 050732

DCDOH STANDARD NOTE:

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				

OWNER'S CONSENT:

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

_____ _____
TOM LEE DATE

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

PRELIMINARY SUBDIVISION PLAT

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	SUB-1
SHEET:	1 OF 1

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

Bulk Zoning Regulations Table - Main Building

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' - 192'-11"	3 | 38' & 4th Story w/ Special Permit	4 Stories ***	10% 5% if open to public	25% (2,743 sf)	10,673 SF	11,715 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** Seeking special permit for 4th-Story w/ 15' Building stepback

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	9.24***	10'	20'	10'	10'/10'	146'	100'	192'-11"	2.5 | 35'	2 stories | 34'	10,673 SF	1,440 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.
*** To align with the average front yard setback of houses within 250' along the south side of South Street

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Location Map
Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 720 SF (Back Building) = 5,336 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(1) Apartments in Front Building	1 parking spaces
(1) space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area	(1) one-bedroom Artist Live Work with retail	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	4,295 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	6,220 sf	12 parking spaces
Total Required		**23 parking spaces**
Total Provided		**4 parking spaces** See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses. A Zoning Variance to provide 6 parking spaces where 36 were required was granted for a previously approved project in 2013. Zoning Variance #2013-09
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1	Subdivision Plat
Sheet 1 of 10	Site Plan
Sheet 2 of 10	Existing Conditions & Demolition Plan
Sheet 3 of 10	Landscape Plan & Planting Schedule
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Building Elevations & Renderings
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Utility Profiles
Sheet 9 of 10	Construction Details
Sheet 10 of 10	Construction Details

Site Plan Application

Sheet 1 of 10 - Site Plan

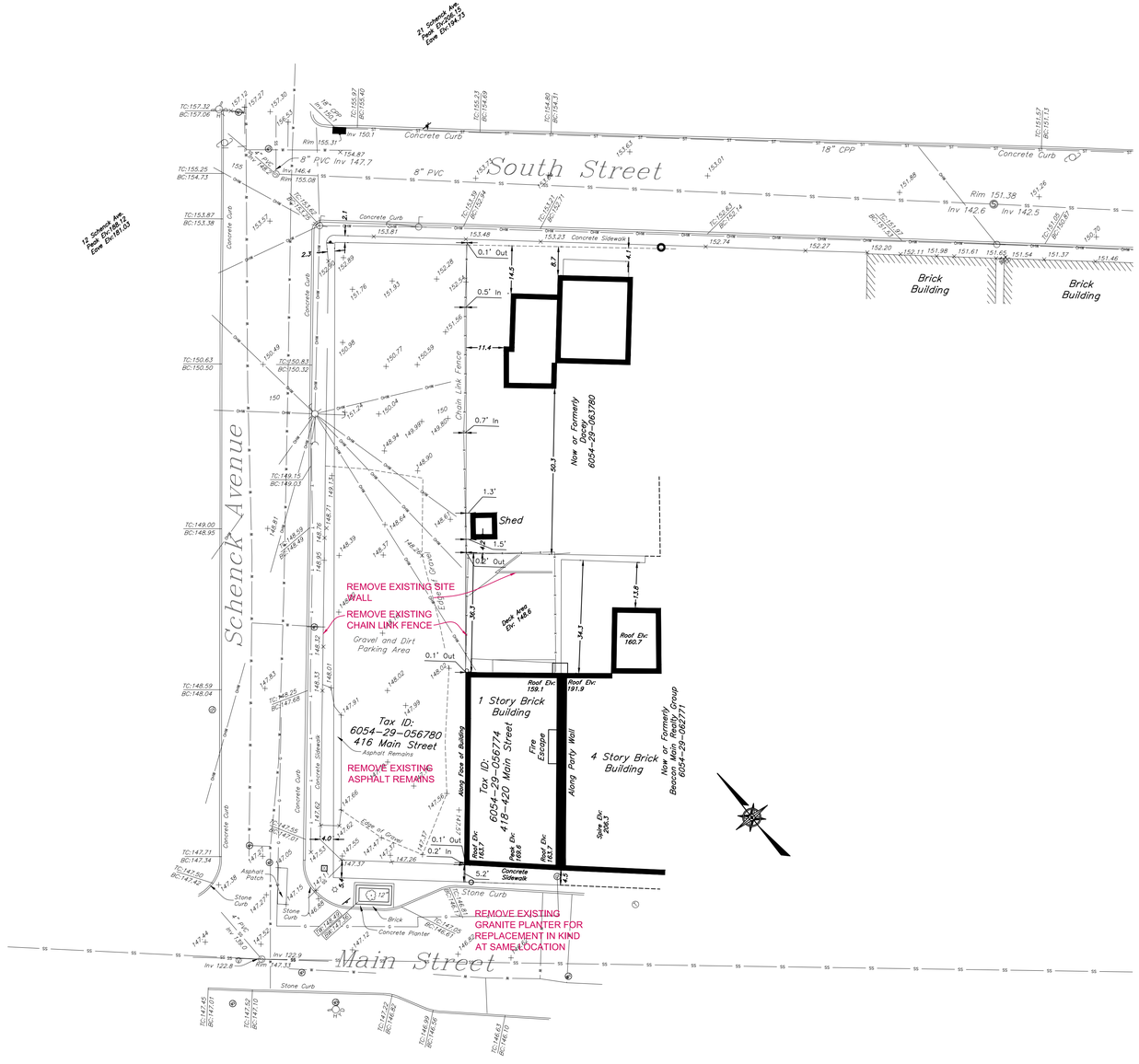
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1" = 10'
September 9, 2020



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	NO CHANGE	AJS
4	08/25/20	NO CHANGE	AJS
6	09/28/20	NO CHANGE	AJS

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Site Plan Application

Sheet 2 of 10 -Existing Conditions & Demolition Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019

LIGHTING NOTES:

ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B. EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS: [AMENDED 12-9-2019 BY L.L. NO. 11-2019]

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.

(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.

(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:

(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.

(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.

(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.

(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.

(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

POLE MOUNTED LIGHT (L1)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LED FIXTURE. MODEL #BPC/L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET. CRI = 80 MINIMUM. COLOR TEMPERATURE = 3000K

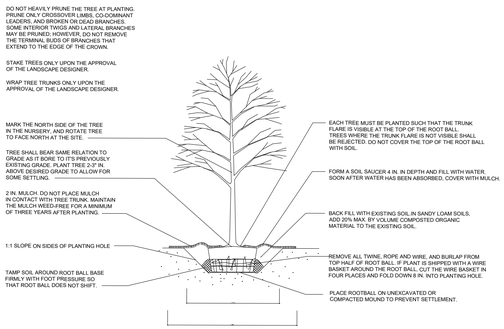
WALL MOUNTED HOUSE LIGHT (L2)

BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W. COLOR: DARK GREEN METAL SHADE. OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

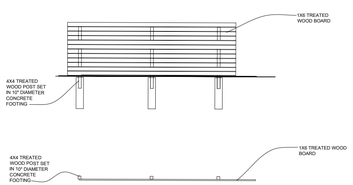
Garden Rendering

Scale: NTS



Tree Planting Detail

Scale: NTS



Horizontal Fence Detail

Scale: NTS

MEADOW SPECIES PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	TYPE	PLANTING TIME	SPREAD	SIZE	REMARKS
F-Di	tbd	Dryopteris intermedia	Evergreen Woodfern	Fern	Spring or Fall	12-24"	1 gal	
F-Pa	tbd	Polystichum acrostichoides	Christmas fern	Fern	Spring or Fall	12-24"	1 gal	
EL	tbd	Eco Lawn	Eco Grass	Grass	Spring or Fall		seed	
G-Ca	tbd	Carex appalachica	Appalachian Sedge	Grass	May-September	12-18"	plug	
G-Cp	tbd	Carex pennsylvanica	Pennsylvania Sedge	Grass	May-September	6-12"	plug	
CG-Cr	tbd	Carex rosea	Rosy sedge	Grass	May-September	12"	plug	
G-Pv	tbd	Panicum Virgatum Shenandoah	Indian Switch Grass	Grass	May-August	3 - 4"	plug	
H-Ac	tbd	Aquilegia canadensis	Columbine	Herbaceous	Spring or Fall	12-18"	pint	
H-Fv	tbd	Fragaria virginiana	Wild Strawberry	Herbaceous	May-September	9-18"	pint	
H-Gm	tbd	Geranium maculatum	Wild Geranium	Herbaceous	May-September	12-18"	quart	
H-Pt	tbd	Porteranthus trifoliatus	Indian Physic	Herbaceous	May- September	18-36"	quart	
H-Vp	tbd	Viola pedata	Birdfoot Violet	Herbaceous	May-September	3-6"	pint	
S-Aa	5	Aronia arbutifolia	Chokeberry	Shrub	Spring or Fall	3 - 6'	5 gal	
S-Cp	15	Comptonia peregrina	Sweet Fern	Shrub	Spring or Fall	4 - 8'	1 gal	
S-Cs	3	Cornus sericea	Red-twig Dogwood	Shrub	Spring or Fall	8 - 12'	3 gal	
S-Ig	3	Ilex Glabra	Inkberry	Shrub	Spring or Fall	5 - 8'	3 gal	2 female 1 male
S-Iv	3	Ilex verticillata 'Sparkleberry'	Winterberry 'Sparkleberry'	Shrub	May to June	6 - 10'	3 gal	or 'Red Sprite'
	1	Ilex verticillata male	Winterberry'Jim Dandy'	Shrub	Spring or Fall	3-5'	3 gal	Male
S-Ra	12	Rhus aromatica Lo Gro	Fragrant Sumac	Shrub	Spring or Fall	3-5'	3 gal	
T-Ac	4	Amelanchier canadensis 'Autumn	Serviceberry	Tree	Spring or Fall	15 - 25'	6-8'	B&B
T-Bp	3	Betula papyrifera (Single Stem)	Paper Birch	Tree	Spring or Fall	25-50'	8-10'	Single-stem, B&B
T-BpM	2	Betula papyrifera (Multi-stem)	Paper Birch	Tree	Spring or Fall	25 - 50'	8-10'	Multi-stem, B&B
T-Cc	1	Crataegus crus-galli	Hawthorn	Tree	Spring or Fall	25 -35'	8-10'	B&B
T-Ns	3	Nyssa sylvatica	Blackgum	Tree	Spring or Fall	20 - 30'	8-10'	B&B
T-Qi	1	Quercus ilicifolia	Bear Oak	Tree	Spring or Fall		6=7'	B&B
V-Cv	3	Clematis virginiana	Woodbine	Vine	Spring or Fall	3 - 6'	1 gal	Overflowing
V-Ls	2	Lonicera sempervirens	Trumpet Honeysuckle	Vine	Spring or Fall	3 - 6 '	1 gal	Overflowing
V-Pq	5	Parthenocissus quinquefolia	Virginia Creeper	Vine	Spring or Fall	5 - 10'	1 gal	Overflowing

Landscaping & Lighting Plan

Scale: 1" = 20'

TREE, SHRUB, VINE, SHADE BED PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	TYPE	PLANTING TIME	SIZE	REMARKS
		Coreopsis tinctoria	Golden Tickseed	Annual Wildflower	June to September	Seed	Cover Crop
		Bouteloua curtipendula	Sideoats Grama	Grass	Spring/Summer	Plugs	
		Bouteloua gracilis	Blue Grama	Grass	Spring/Summer	Plugs	
		Carex appalachica	Appalachian Sedge	Grass	May	Plugs	
		Carex pennsylvanica	Pennsylvania Sedge	Grass	Spring/Summer	Plugs	
		Carex rosea	Rosy sedge	Grass	Spring/Summer	Plugs	
		Danthonia spicata	Poverty Oat Grass	Grass	June	Plugs	
		Panicum Virgatum Shenando	Indian Switch Grass	Grass	Spring/Summer	Plugs	
		Schizachyrium scoparium	Little Blue Stem	Grass	Spring/Summer	Plugs	
		Sporobolus heterolepis	Prairie Dropseed	Grass	August to October	Plugs	
		Boltonia asteroides	False Aster	Herbaceous	Spring/Summer	Plugs	
		Crysogonum virginianum	Green and Gold	Herbaceous	Spring/Summer	Plugs	
		Allium cernuum	Nodding Onion	Herbaceous	Spring/Summer	Plugs	
		Aquilegia canadensis	Columbine	Herbaceous	Spring/Summer	Plugs	
		Asclepias tuberosa	Butterfly Weed	Herbaceous	Spring/Summer	Plugs	
		Aster divaricatus	White Wood Aster	Herbaceous	Spring/Summer	Plugs	
		Coreopsis lanceolata	Tickseed	Herbaceous	Spring/Summer	Plugs	
		Echinacea purpurea sp.	Purple Coneflower	Herbaceous	Spring/Summer	Plugs	
		Fragaria virginiana	Wild strawberry	Herbaceous	Spring/Summer	Plugs	
		Geranium maculatum	Wild Geranium	Herbaceous	Spring/Summer	Plugs	
		Helianthus angustifolius sp.	Narrow Leaved Sunflower	Herbaceous	Spring/Summer	Plugs	
		Liatris spicata	Blazing Star	Herbaceous	Spring/Summer	Plugs	
		Monarda didyma	Beebalm	Herbaceous	Spring/Summer	Plugs	
		Monarda fistulosa	Beebalm	Herbaceous	Spring/Summer	Plugs	
		Monarda punctata	Dotted Beebalm	Herbaceous	Spring/Summer	Plugs	
		Penstemon hirsutus	Hairy Beardstongue	Herbaceous	Spring/Summer	Plugs	
		Phlox stolifera	Creeping Phlox	Herbaceous	Spring/Summer	Plugs	
		Porteranthus trifoliatus	Indian Physic	Herbaceous	Spring/Summer	Plugs	
		Sedum ternatum	Stonecrop	Herbaceous	Spring/Summer	Pints	
		Solidago tenufolia	Grass leaved Goldenrod	Herbaceous	Spring/Summer	Plugs	
		Sysyrhinchium angustifolium	Blue Eyed Grass	Herbaceous	Spring/Summer	Plugs	
		Tradescanthia virginana	Spider Wort	Herbaceous	Spring/Summer	Plugs	
		Verbana canadensis 'Homest	Rose Vervain	Herbaceous	Spring/Summer	Plugs	
		Vernonia lettermanii 'Iron Bu	Narrowleafed Ironeweed	Herbaceous	Spring/Summer	Plugs	
		Vernonia noveborecensis	New York Iron Weed	Herbaceous	Spring/Summer	Plugs	
		Veronicastrum virginicum	Culver's Root	Herbaceous	Spring/Summer	Plugs	
		Viola pedata	Birdfoot Violet	Herbaceous	Spring/Summer	Plugs	
		Zizia aurea	Golden Alexander	Herbaceous	Spring/Summer	Plugs	

PLANTING and LANDSCAPE NOTES

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process, and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons in order to succeed.
30. See separate Green Roof Notes.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	NO CHANGE	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 3 of 10 - Landscaping & Lighting Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

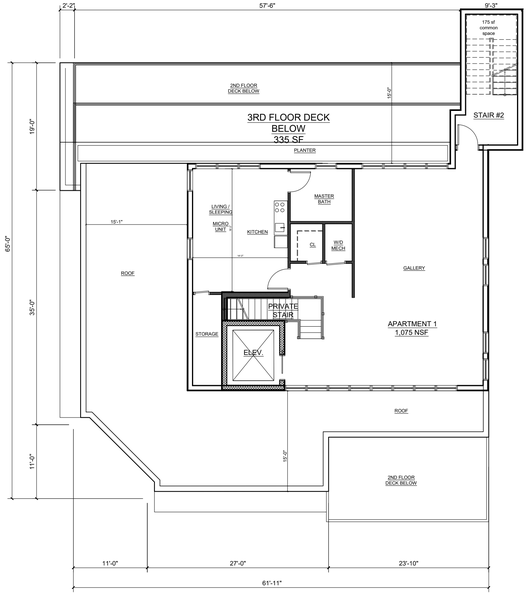
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

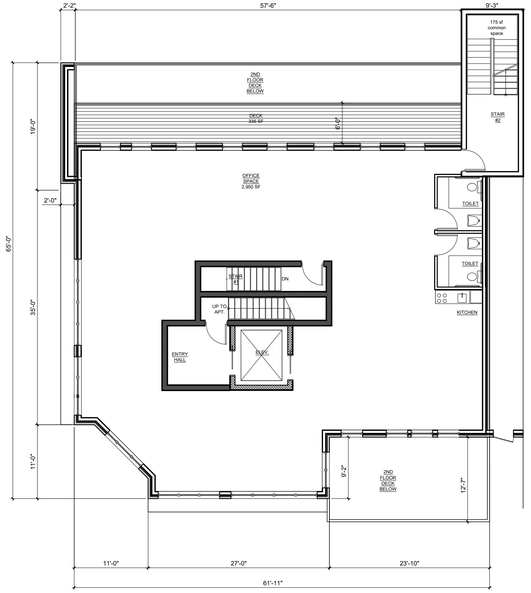
Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1" = 20'
September 9, 2020

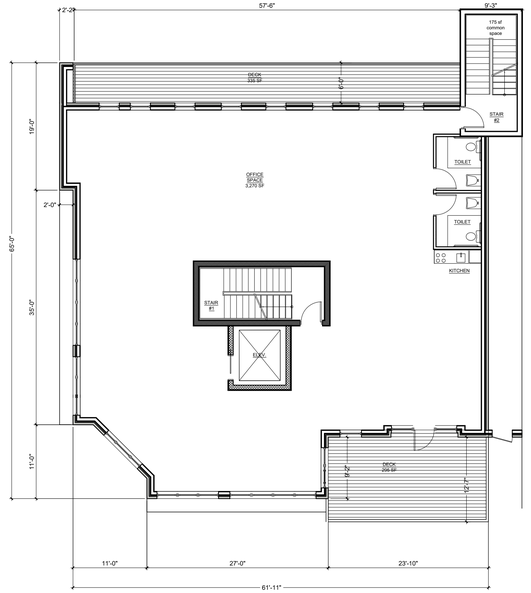
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	NO CHANGE	AJS



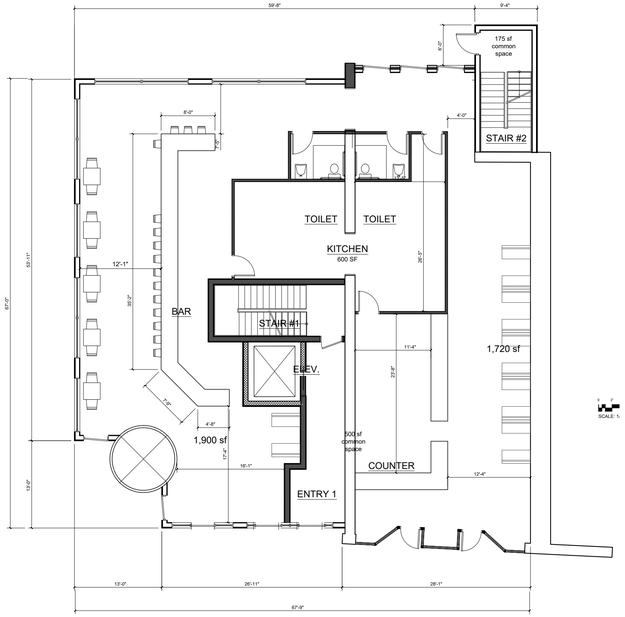
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $^{3}/_{32}$" = 1'-0"
April 28, 2019

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

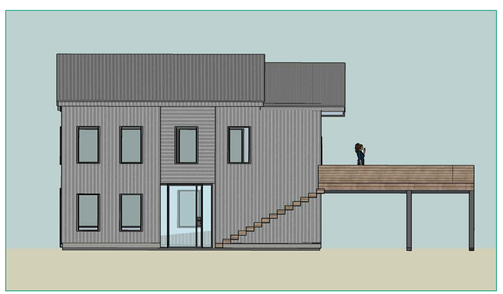
GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN

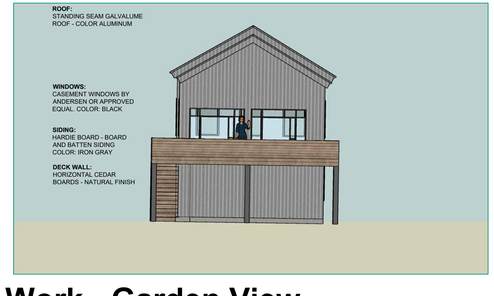
Elevation: Main Street

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



Live Work - Schenck Avenue

Live Work - South Street



Live Work - Garden View

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

RAILINGS:
CABLE RAILINGS AND
POSTS - BRUSHED
STAINLESS FINISH

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN

Elevation: Rear

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

View from Schenck Avenue at Rear

View from Main Street

View from Schenck Avenue

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

Elevation: Schenck Avenue

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

View from Corner

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

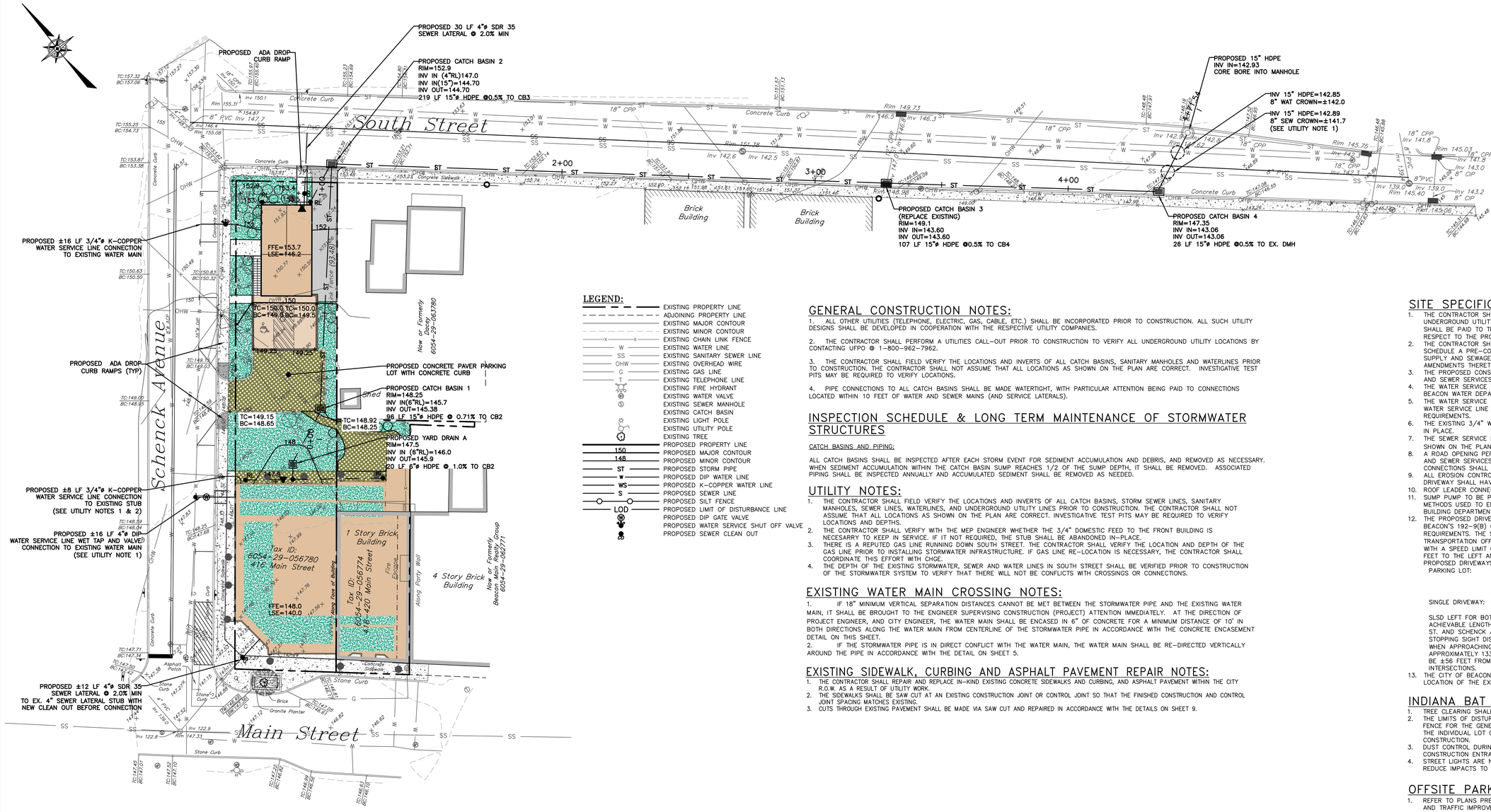
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019



GRADING AND UTILITY PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

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).

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

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 CONTRACTOR SHALL VERIFY WITH THE MEP ENGINEER WHETHER THE 3/4" DOMESTIC FEED TO THE FRONT BUILDING IS NECESARRY TO KEEP IN SERVICE. IF IT NOT REQUIRED, THE STUB SHALL BE ABANDONED IN-PLACE.
3. THERE IS A REPUTED GAS LINE RUNNING DOWN SOUTH STREET. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF THE GAS LINE PRIOR TO INSTALLING STORMWATER INFRASTRUCTURE. IF GAS LINE RE-LOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE THIS EFFORT WITH CHGE.
4. THE DEPTH OF THE EXISTING STORMWATER, SEWER AND WATER LINES IN SOUTH STREET SHALL BE VERIFIED PRIOR TO CONSTRUCTION OF THE STORMWATER SYSTEM TO VERIFY THAT THERE WILL NOT BE CONFLICTS WITH CROSSINGS OR CONNECTIONS.

EXISTING WATER MAIN CROSSING NOTES:

1. IF 18" MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MET BETWEEN THE STORMWATER PIPE AND THE EXISTING WATER MAIN, IT SHALL BE BROUGHT TO THE ENGINEER SUPERVISING CONSTRUCTION (PROJECT) ATTENTION IMMEDIATELY. AT THE DIRECTION OF PROJECT ENGINEER, AND CITY ENGINEER, THE WATER MAIN SHALL BE ENCASED IN 6" OF CONCRETE FOR A MINIMUM DISTANCE OF 10' IN BOTH DIRECTIONS ALONG THE WATER MAIN FROM CENTERLINE OF THE STORMWATER PIPE IN ACCORDANCE WITH THE CONCRETE ENCASEMENT DETAIL ON THIS SHEET.
2. IF THE STORMWATER PIPE IS IN DIRECT CONFLICT WITH THE WATER MAIN, THE WATER MAIN SHALL BE RE-DIRECTED VERTICALLY AROUND THE PIPE IN ACCORDANCE WITH THE DETAIL ON SHEET 5.

EXISTING SIDEWALK, CURBING AND ASPHALT PAVEMENT REPAIR NOTES:

1. THE CONTRACTOR SHALL REPAIR AND REPLACE IN-KIND EXISTING CONCRETE SIDEWALKS AND CURBING, AND ASPHALT PAVEMENT WITHIN THE CITY R.O.W. AS A RESULT OF UTILITY WORK.
2. THE SIDEWALKS SHALL BE SAW CUT AT AN EXISTING CONSTRUCTION JOINT OR CONTROL JOINT SO THAT THE FINISHED CONSTRUCTION AND CONTROL JOINT SPACING MATCHES EXISTING.
3. CUTS THROUGH EXISTING PAVEMENT SHALL BE MADE VIA SAW CUT AND REPAIRED IN ACCORDANCE WITH THE DETAILS ON SHEET 9.

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 CONSOLIDATED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE FOR THE SINGLE FAMILY HOUSE SHALL BE 3/4"ø K-COPPER, AND THE WATER SERVICE LINE TO THE FRONT BUILDING SHALL BE PER MEP ENGINEER TO MEET SPRINKLER REQUIREMENTS.
6. THE EXISTING 3/4" WATER SERVICE STUB TO THE FRONT BUILDING MAY BE USED OR ABANDONED IN PLACE.
7. THE SEWER SERVICE LINE FOR BOTH BUILDINGS SHALL BE 4"ø SCH-40 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR EACH LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. 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.
12. THE PROPOSED DRIVEWAY SIGHT DISTANCE MEETS OR EXCEEDS COMPLIANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE AT THE PROPOSED DRIVEWAYS ARE AS FOLLOWS:
    - PARKING LOT: SLSD LEFT = ±133 FEET (TO INTERSECTION OF MAIN STREET); SLSD RIGHT = ±324 FEET (TO CREST IN HILL); SSD LEFT = ±133 FEET (TO INTERSECTION OF MAIN STREET); SSD RIGHT = ±324 FEET (TO CREST IN HILL)
    - SINGLE DRIVEWAY: SLSD LEFT = ±56 FEET (TO INTERSECTION OF SCHENCK AVENUE); SLSD RIGHT = N/A – ONE WAY STREET

    SLSD LEFT FOR BOTH DRIVEWAYS ARE DEFICIENT; HOWEVER THESE WERE THE MAXIMUM ACHIEVABLE LENGTHS AS THE SLSD LEFT WAS MEASURED TO A T-TYPE INTERSECTION WITH MAIN ST. AND SCHENCK AVENUE.

    STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED PARKING LOT DRIVEWAY FROM THE RIGHT, AND APPROXIMATELY 133 FEET FROM THE LEFT. SSD FOR THE SINGLE DRIVEWAY WAS OBSERVED TO BE ±56 FEET FROM THE LEFT. BOTH SSD FROM THE LEFT ARE MEASURED FROM T-TYPE INTERSECTIONS.
13. 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.

INDIANA BAT PROTECTION NOTES:

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

OFFSITE PARKING AND TRAFFIC IMPROVEMENT NOTE:

1. REFER TO PLANS PREPARED BY MASER CONSULTING DATED 7/16/2020 FOR OFFSITE PARKING AND TRAFFIC IMPROVEMENTS.

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

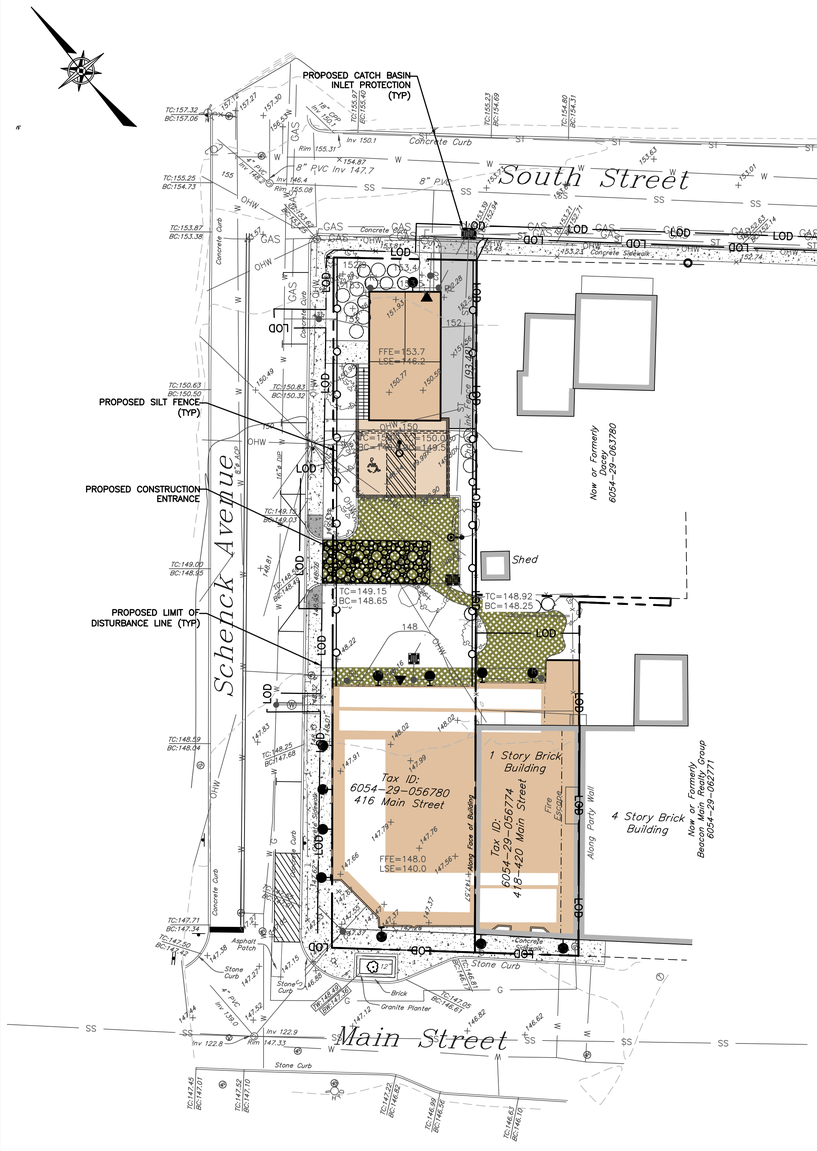
GRADING & UTILITY PLAN

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	GU-1
SHEET:	6 OF 10

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



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE
- PROPOSED PROPERTY LINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED STORM PIPE
- PROPOSED DIP WATER LINE
- PROPOSED K-COPPER WATER LINE
- PROPOSED SEWER LINE
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE LINE
- PROPOSED DIP GATE VALVE
- PROPOSED WATER SERVICE SHUT OFF VALVE
- PROPOSED SEWER CLEAN OUT

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.

3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.

5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.

6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.

8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.

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.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

STABILIZED CONSTRUCTION ENTRANCE:

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

SILT FENCE:

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

SOIL STOCKPILE:

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

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF 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.

DEWATERING PITS:

(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION AND DEBRIS, AND REMOVED AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	NO CHANGE	MAB				
2	07/28/2020	NO CHANGE	MAB				
3	09/28/2020	NO CHANGE	MAB				

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SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

EROSION AND SEDIMENT CONTROL PLAN

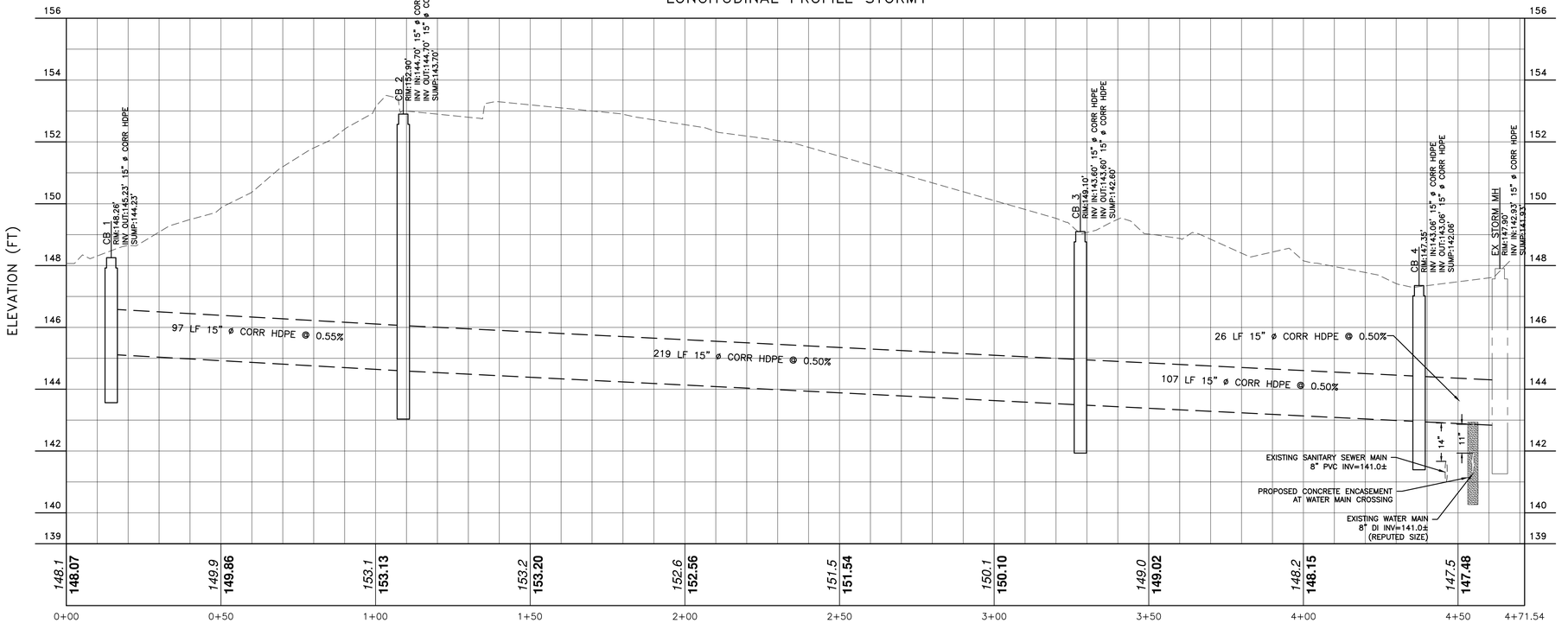
416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	ESC-1
SHEET:	7 OF 10

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

LONGITUDINAL PROFILE STORM1



PROPOSED STORM PROFILE
SCALE: 1" = 20' H
1" = 2' V

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	NO CHANGE	MAB				

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

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HUDSON LAND DESIGN
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UTILITY PROFILES

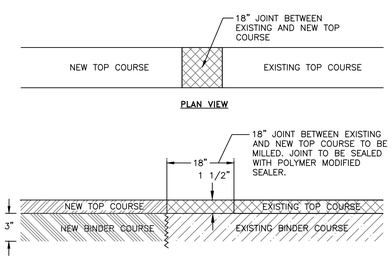
416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	PR-1
SHEET:	8 OF 10

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

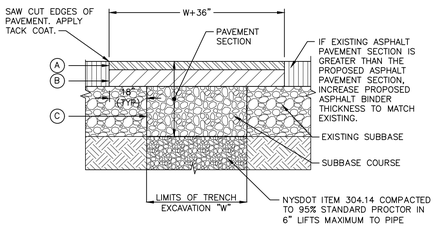
SITE DETAILS



NOTES:

1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE



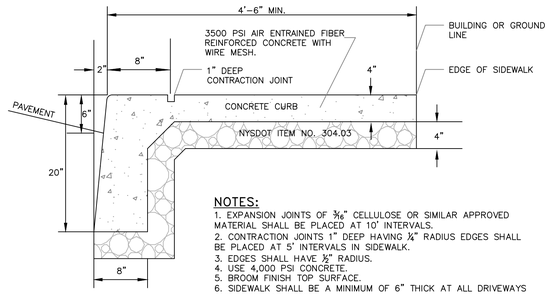
LEGEND

- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

NOTES:

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

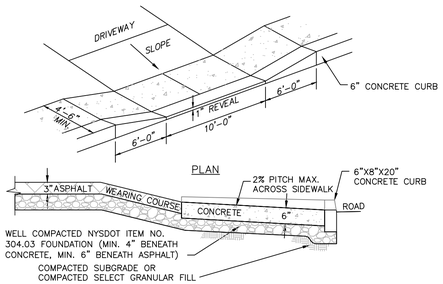
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



NOTES:

1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS.
2. CONTRACTION JOINTS 1" DEEP HAVING ¼" RADIUS EDGES SHALL BE PLACED AT 5' INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE ½" RADIUS.
4. USE 4,000 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.
7. MAXIMUM SLOPE OF 1 ON 12 TO BE USED WHERE SIDEWALK TERMINATES AT HANDICAP RAMPS.

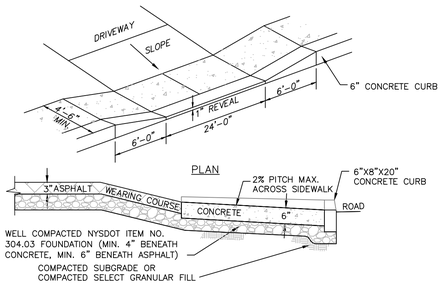
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



NOTE:

1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

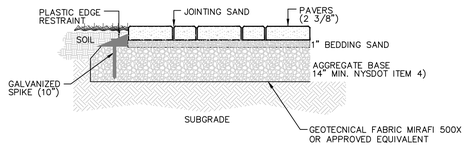
ONE WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:

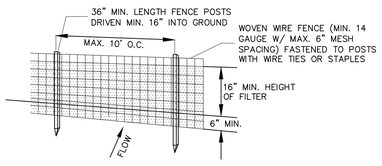
1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

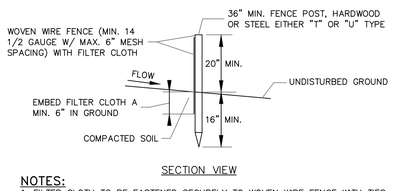
TWO WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:
THE CONCRETE PAVER DRIVE SHALL SUPPORT A MINIMUM OF 75,000 POUNDS PER APPENDIX "D" OF THE 2015 INTERNATIONAL BUILDING CODE

CONCRETE PAVER DETAIL
NOT TO SCALE

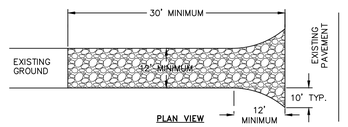




NOTES:

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

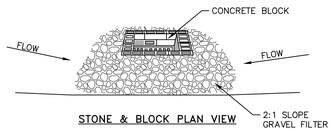
SILT FENCE DETAIL
NOT TO SCALE

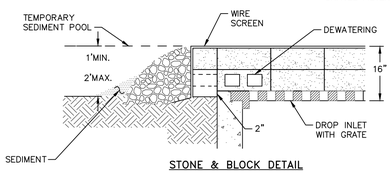


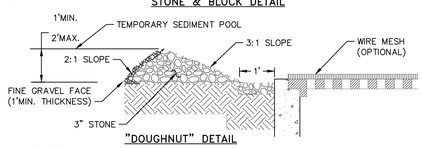
NOTES:

1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE





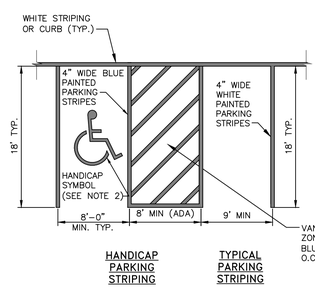


NOTES:

1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS.

MAXIMUM DRAINAGE AREA 1 ACRE

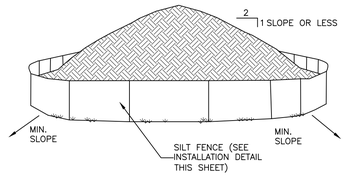
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



NOTES:

1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
2. PAINTED HANDICAP SYMBOL TO BE IN ACCORDANCE WITH NYSDOT AND ADA STANDARDS.
3. IF PARKING ABUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

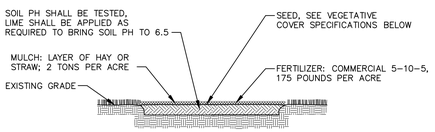
DRIVEWAY PARKING AND STRIPING DETAIL
NOT TO SCALE



NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:

1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:

65% KENTUCKY BLUE GRASS BLEND	114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS	35 POUNDS PER ACRE
15% FINE FESCUE	26 POUNDS PER ACRE
	175 POUNDS PER ACRE

3. SEED MIXTURE FOR USE IN SHADY AREAS:

80% BLEND OF SHADE TOLERANT	
KENTUCKY BLUEGRASS	138 POUNDS PER ACRE
20% FINE FESCUE	37 POUNDS PER ACRE
	175 POUNDS PER ACRE

4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20%. TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK — MICHAEL A. BODENSTEIN — 084468 — LICENSED PROFESSIONAL ENGINEER

SEAL

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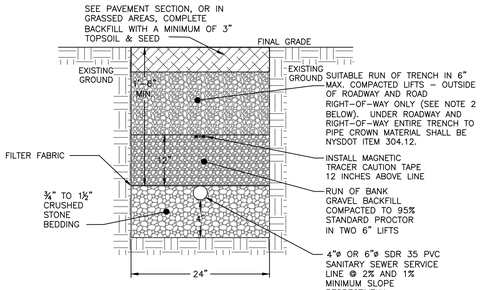
CONSTRUCTION DETAILS

416 MAIN STREET

416–420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–29–056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD–1
SHEET:	9 OF 10

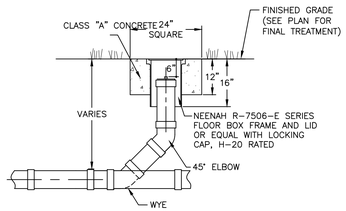
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



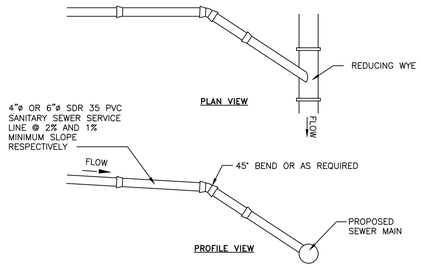
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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



CLEANOUT DETAIL
NOT TO SCALE



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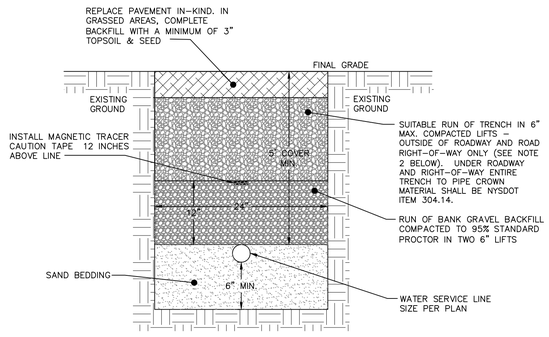
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

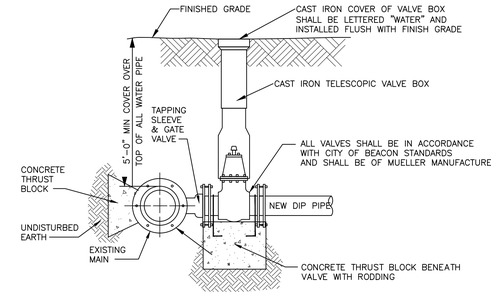


NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, 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.

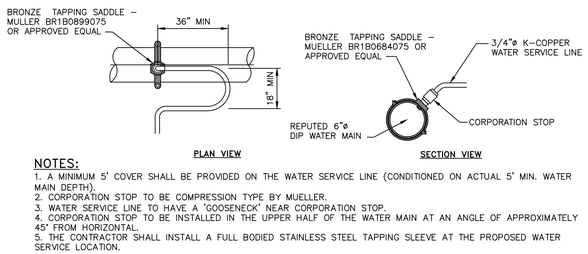
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



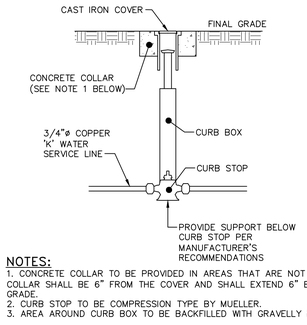
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
4. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE



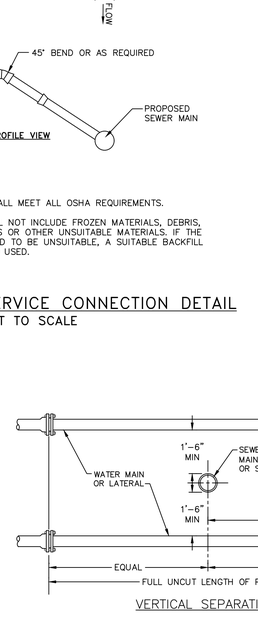
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



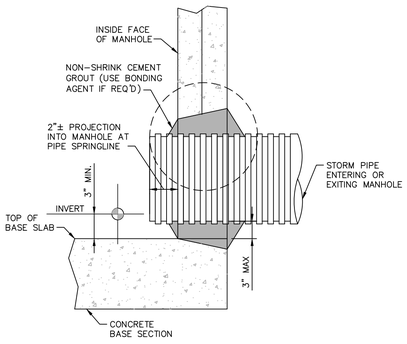
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



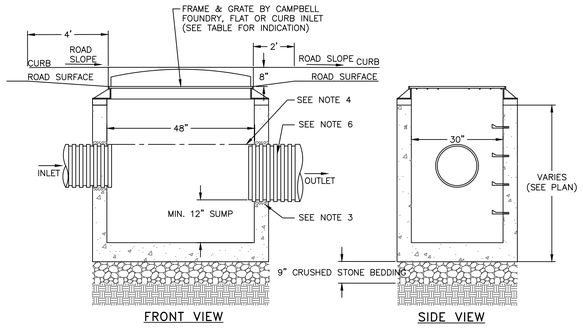
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



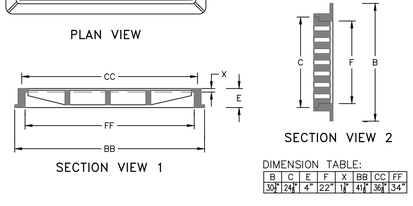
NOTE:
1. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

CORED HOLE AND STORM PIPE CONNECTION TO EXISTING MANHOLE
NOT TO SCALE



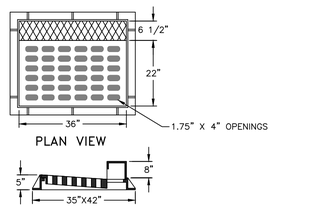
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE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

CATCH BASIN DETAIL
NOT TO SCALE



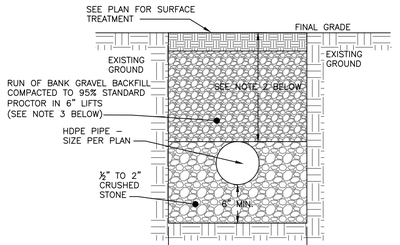
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CB 1 SHALL RECEIVE A FLAT INLET. CATCH BASINS 2 & 3 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 3)

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



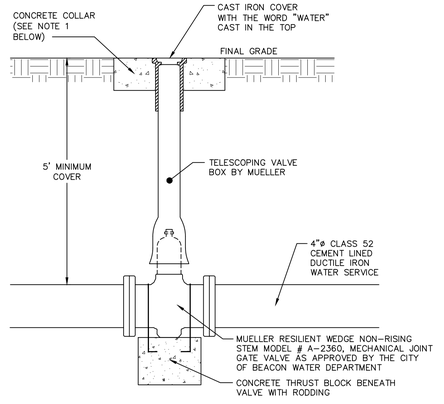
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE CB 2 AND CB 3 WITHIN SOUTH STREET.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. MINIMUM COVER SHALL BE 18 INCHES WITHIN THE SOUTH STREET RIGHT-OF-WAY.
3. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE NYSDOT ITEM 304.14 SUBBABSE COURSE TYPE 2 FROM THE TOP OF THE PIPE TO THE BOTTOM OF THE PAVEMENT OR GRASS, PLACED IN 8" MAXIMUM LIFTS AND COMPACTED TO 95% STANDARD PROCTOR.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	NO CHANGE	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				

Dig Safely. New York Call 811 before you dig

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

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	NTS
TITLE:	CD-2
SHEET:	10 OF 10

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

Bulk Zoning Regulations Table - Main Building

	Required Setbacks			Proposed Setbacks			Main Street Frontage Required	Main Street Frontage Required	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Minimum Landscaped Area	Proposed Landscaped Area	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CMS*	0'-10'	0'	20'	6'-3" - 7'-3" **	0'	118'	100%	100%	75'	Varies: 105' - 192'-11"	3 | 38' & 4th Story w/ Special Permit	4 Stories ***	10% 5% if open to public	25% (2,743 sf)	10,673 SF	11,715 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Main Building lies within the CMS District
** Front setback varies along Main Street
*** Seeking special permit for 4th-Story w/ 15' Building stepback

Bulk Zoning Regulations Table - Live/Work Residence

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear						
Zoning District												
T*	9.24***	10'	20'	10'	10'/10'	146'	100'	192'-11"	2.5 | 35'	2 stories | 34'	10,673 SF	1,440 SF

Lot 6054-29-056780 (416 Main Street) is located in both CMS & T Zoning Districts
* Live/Work Residence lies within the T District.
** 10' side yard towards neighbor. 10' side yard towards Schenck Ave.
*** To align with the average front yard setback of houses within 250' along the south side of South Street

Site Plan
Scale: 1" = 10'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Location Map
Scale: 1" = 400'

Zoning Summary

Zoning District:	CMS (Central Main Street) & T (Transition Zone)
Tax Map No.:	6054-29-056780 (416 Main Street) & 6054-29-056774 (418-420 Main Street)
Lot Area:	0.177 Acres & 0.068 Acres = 0.245 Acres Total
Building Footprint:	4,616 SF (Front Building) & 720 SF (Back Building) = 5,336 SF Total Footprint
Historical Overlay District:	Yes
Parking Overlay District:	Partial, not the portion of the lot in the T District where the Back Building will be located.
Existing Use:	Vacant (416 Main Street) & Commercial (Restaurant/Coffee House)
Proposed Use:	Mixed-Use: Retail/Office/Residential (Front Building) & Artist Live Work Residential (Back Building)

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
(1) space per unit (CMS)	(1) Apartments in Front Building	1 parking spaces
(1) space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area	(1) one-bedroom Artist Live Work with retail	2 parking spaces
Commercial		
(2) spaces per 1,000 SF (CMS) for Retail	4,295 sf	8 parking spaces
(2) spaces per 1,000 SF (CMS) for Office	6,220 sf	12 parking spaces
Total Required		**23 parking spaces**
Total Provided		**4 parking spaces** See Note 1

Notes:

1. The Applicant proposes to provide 4 parking spaces for the residential uses and requests a waiver of the parking for commercial uses. A Zoning Variance to provide 6 parking spaces where 36 were required was granted for a previously approved project in 2013. Zoning Variance #2013-09
2. There are public parking lots within 800' of the property.
3. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage

Index of Drawings

Sheet 1 of 1	Subdivision Plat
Sheet 1 of 10	Site Plan
Sheet 2 of 10	Existing Conditions & Demolition Plan
Sheet 3 of 10	Landscape Plan & Planting Schedule
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Building Elevations & Renderings
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion and Sediment Control Plan
Sheet 8 of 10	Utility Profiles
Sheet 9 of 10	Construction Details
Sheet 10 of 10	Construction Details

Site Plan Application
Sheet 1 of 10 - Site Plan

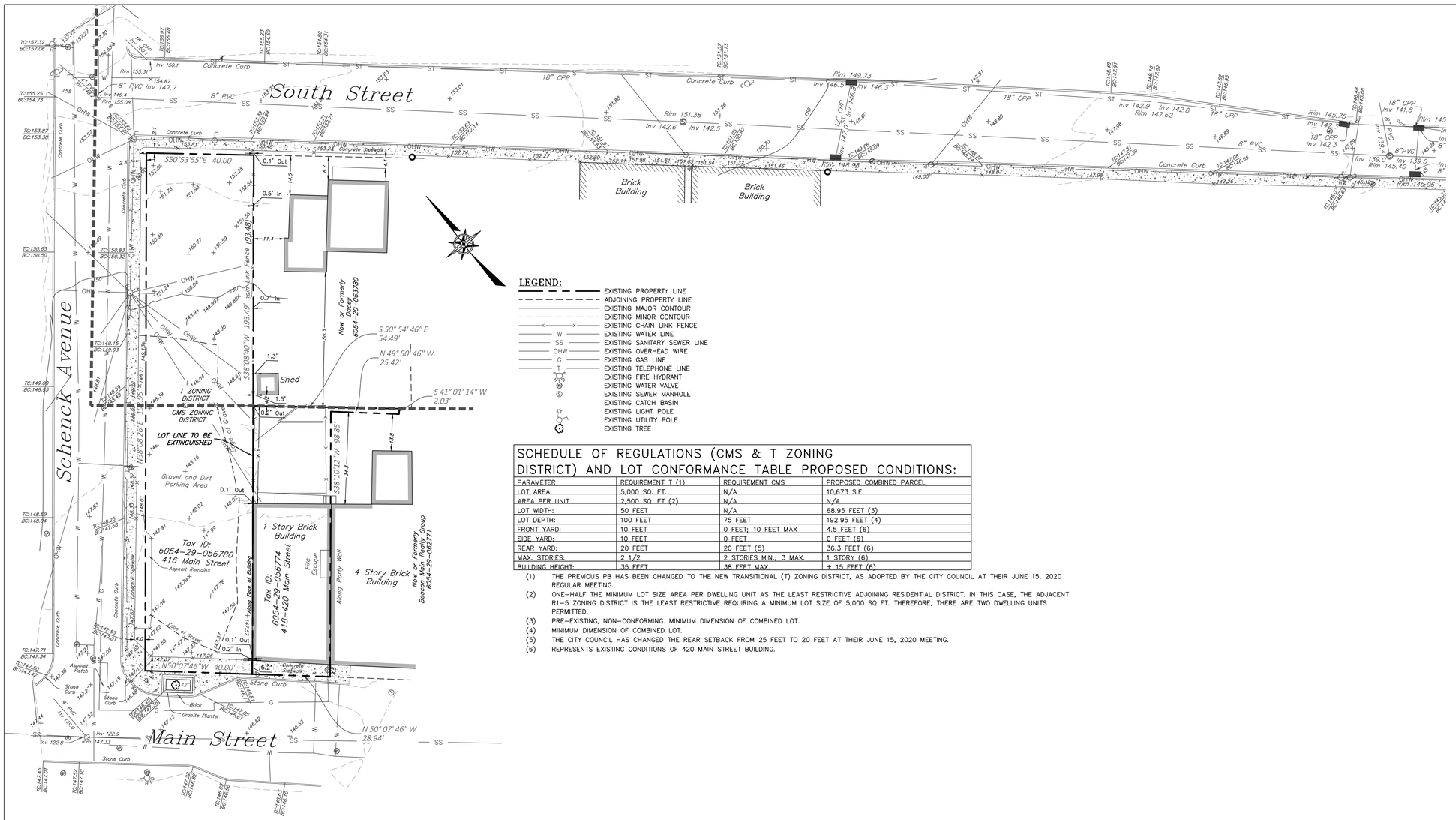
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1" = 10'
September 9, 2020



SITE LOCATION MAP SCALE: 1" = 400'

LEGEND:

- EXISTING PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CHAIN LINK FENCE
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING OVERHEAD WIRE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- EXISTING TREE

SCHEDULE OF REGULATIONS (CMS & T ZONING DISTRICT) AND LOT CONFORMANCE TABLE PROPOSED CONDITIONS:

PARAMETER	REQUIREMENT T (1)	REQUIREMENT CMS	PROPOSED COMBINED PARCEL
LOT AREA:	5,000 SQ. FT.	N/A	10,673 S.F.
AREA PER UNIT	2,500 SQ. FT (2)	N/A	N/A
LOT WIDTH:	50 FEET	N/A	68.95 FEET (3)
LOT DEPTH:	100 FEET	75 FEET	192.95 FEET (4)
FRONT YARD:	10 FEET	0 FEET; 10 FEET MAX	4.5 FEET (6)
SIDE YARD:	10 FEET	0 FEET	0 FEET (6)
REAR YARD:	20 FEET	20 FEET (5)	36.3 FEET (6)
MAX. STORIES:	2 1/2	2 STORIES MIN.; 3 MAX.	1 STORY (6)
BUILDING HEIGHT:	35 FEET	38 FEET MAX.	± 15 FEET (6)

(1) THE PREVIOUS PB HAS BEEN CHANGED TO THE NEW TRANSITIONAL (T) ZONING DISTRICT, AS ADOPTED BY THE CITY COUNCIL AT THEIR JUNE 15, 2020 REGULAR MEETING.
(2) ONE-HALF THE MINIMUM LOT SIZE AREA PER DWELLING UNIT AS THE LEAST RESTRICTIVE ADJOINING RESIDENTIAL DISTRICT. IN THIS CASE, THE ADJACENT R1-5 ZONING DISTRICT IS THE LEAST RESTRICTIVE REQUIRING A MINIMUM LOT SIZE OF 5,000 SQ FT. THEREFORE, THERE ARE TWO DWELLING UNITS PERMITTED.
(3) PRE-EXISTING, NON-CONFORMING. MINIMUM DIMENSION OF COMBINED LOT.
(4) MINIMUM DIMENSION OF COMBINED LOT.
(5) THE CITY COUNCIL HAS CHANGED THE REAR SETBACK FROM 25 FEET TO 20 FEET AT THEIR JUNE 15, 2020 MEETING.
(6) REPRESENTS EXISTING CONDITIONS OF 420 MAIN STREET BUILDING.

PRELIMINARY SUBDIVISION PLAT

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PROVIDED BY A SURVEY COMPLETED IN DECEMBER 22, 2019, BY TEC LAND SURVEYING P.C..

SURVEY NOTES:

1. COPYRIGHT TEC LAND SURVEYING. ALL RIGHTS RESERVED. REPRODUCTION OR COPYING OF THIS DOCUMENT MAY BE A VIOLATION OF COPYRIGHT LAW UNLESS PERMISSION OF THE AUTHOR AND / OR COPYRIGHT HOLDER IS OBTAINED.
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR RED INKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. A COPY OF THIS DOCUMENT WITHOUT A PROPER APPLICATION OF THE SURVEYOR'S EMBOSSED OR RED INKED SEAL SHOULD BE ASSUMED TO BE AN UNAUTHORIZED COPY.
4. CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE TITLE COMPANY, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP.
5. THE CERTIFICATIONS HEREIN ARE NOT TRANSFERABLE.
6. THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS EXIST OR ARE SHOWN, THE IMPROVEMENTS OR ENCROACHMENTS ARE NOT COVERED BY THIS CERTIFICATE.
7. SUBJECT TO THE FINDINGS OF A CURRENT TITLE SEARCH.
8. SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD.
9. SUBJECT TO ANY RIGHT, TITLE OR INTEREST THE PUBLIC MAY HAVE FOR HIGHWAY USE.
10. BEARINGS AND NORTH SHOWN HEREON ARE REFERENCED TO NAD 83-NY EAST USING NYSNET RTN GPS.
11. CONTOUR INTERVAL IS ONE FOOT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD 88 USING NYSNET RTN GPS.

DEED REFERENCE

Doc. #02 2016 8895
DTE Diverified LLC
To
McDermott Properties
December 15, 2016

Doc. #02 2014 5391
Fir Properties, Inc.
To
EB 1 LLC
September 10, 2014

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6054-29-056774
6054-29-056780

AREA

6054-29-056744
2,947 Square Feet
0.068 Acres

6054-29-056780
7,726 Square Feet
0.177 Acre

DATE OF SURVEY

Field Completion: December 22, 2019

OWNERS

416 Main Street Beacon, LLC
420 Main Street, LLC D/B/A 420 Main Street Beacon, LLC

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.

SURVEYOR CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON DECEMBER 22, 2019.

BY: _____
Tom E. Cerchiara N.Y. State Lic. no. 050732

DCDOH STANDARD NOTE:

FOR PERMISSION TO FILE

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	06/30/2020	PER PLANNING BOARD COMMENTS	MAB				
2	07/28/2020	PER PLANNING BOARD COMMENTS	MAB				
3	09/28/2020	PER PLANNING BOARD COMMENTS	MAB				

OWNER'S CONSENT:

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

_____ _____
TOM LEE DATE

SEAL

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

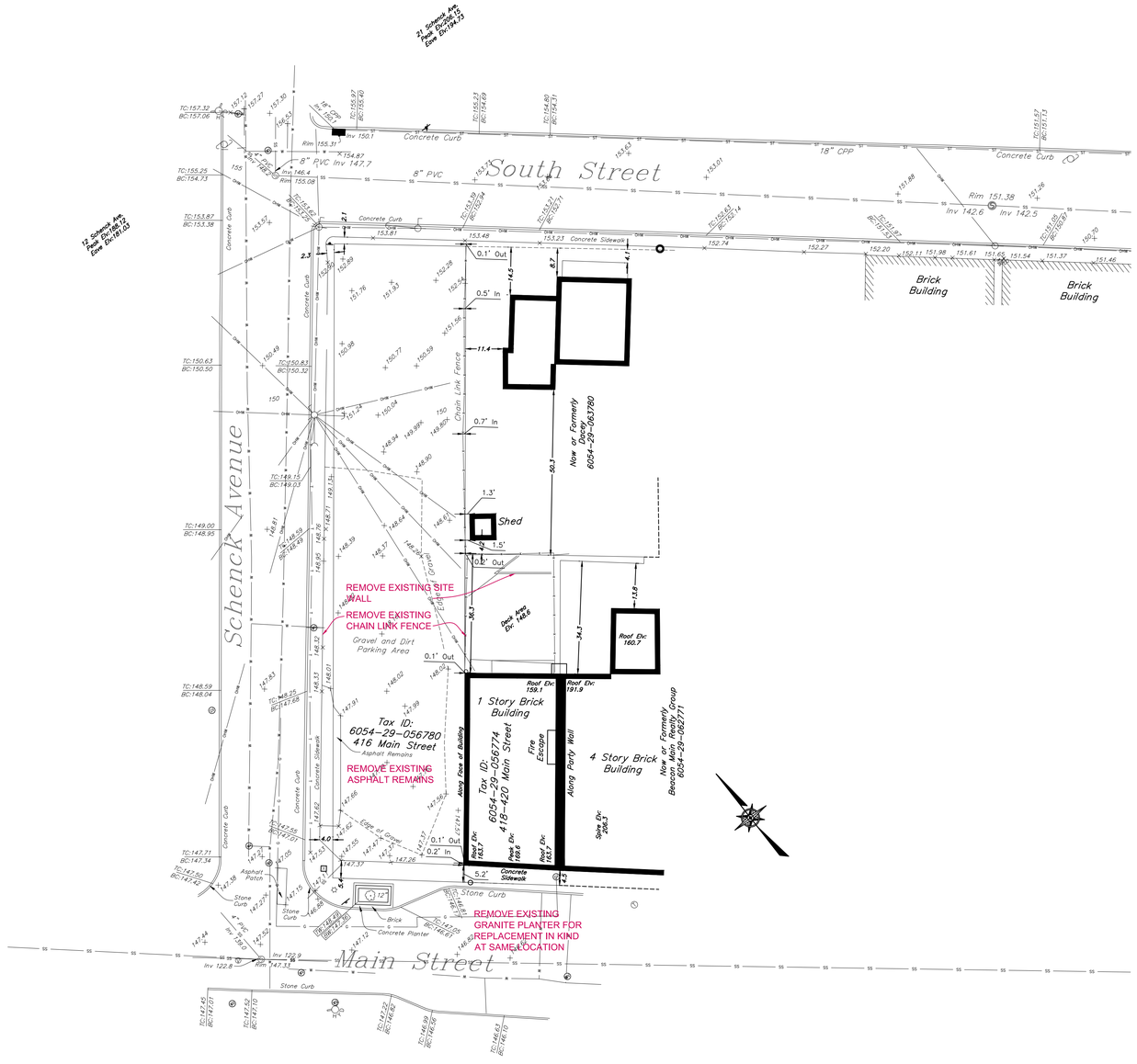
PRELIMINARY SUBDIVISION PLAT

416 MAIN STREET

416-420 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-29-056780 & 056774

JOB #:	2020:005
DATE:	4/28/2020
SCALE:	1" = 20'
TITLE:	SUB-1
SHEET:	1 OF 1

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



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	NO CHANGE	AJS
4	08/25/20	NO CHANGE	AJS
6	09/28/20	NO CHANGE	AJS

Existing Conditions & Demolition Plan

Scale: 1" = 20'

Site Plan Application

Sheet 2 of 10 -Existing Conditions & Demolition Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1/16" = 1'-0"
April 28, 2019

LIGHTING NOTES:

ALL EXTERIOR LIGHTING ON THE SITE SHALL CONFORM TO BEACON ZONING CODE SECTION 223-14B: EXTERIOR LIGHTING. ALL EXTERIOR LIGHTING ACCESSORY TO A RESIDENTIAL, INDUSTRIAL, MULTIFAMILY OR NONRESIDENTIAL USE, INCLUDING THE LIGHTING OF SIGNS, SHALL BE SUBJECT TO THE FOLLOWING STANDARDS: [AMENDED 12-9-2019 BY L.L. NO. 11-2019]

(1) THE TYPE, LOCATION, AND SHADING OF SUCH LIGHTING SHALL PREVENT THE SPILLOVER OF LIGHT ONTO ANY ADJACENT RESIDENTIAL OR MULTIFAMILY PROPERTY OR DIRECT GLARE ONTO ANY PUBLIC SIDEWALK OR STREET.

(2) SUCH LIGHTING SHALL USE FULL CUTOFF FIXTURES THAT DO NOT EMIT LIGHT ABOVE THE HORIZONTAL PLANE INTO THE NIGHT SKY, EXCEPT FOR LIGHTING FOR SHORT-TERM EVENTS OR HOLIDAYS, FLAGPOLE LIGHTING, DECORATIVE LIGHT SOURCES UNDER 600 LUMENS, PUBLIC PARKS AND OTHER PUBLIC SPECIALTY LIGHTING, AS DETERMINED BY THE BUILDING INSPECTOR.

(3) HOURS OF LIGHTING AND FIXTURE HEIGHT, TYPE, DESIGN, INTENSITY, AND COLOR TEMPERATURE MAY BE DETERMINED BY THE PLANNING BOARD IN ACTING ON ANY SITE DEVELOPMENT PLAN UPON CONSIDERATION OF THE FOLLOWING CONSIDERATIONS:

(a) LIGHTING FIXTURES IN PEDESTRIAN AREAS SHOULD BE A MAXIMUM OF 15 FEET IN HEIGHT AND PARKING LOT LIGHTING FIXTURES SHOULD BE A MAXIMUM OF 20 FEET.

(b) PEDESTRIAN AND PARKING LOT AREAS SHOULD AVERAGE APPROXIMATELY ONE FOOTCANDLE. ONLY HIGH SECURITY AREAS MAY REQUIRE LIGHTING IN THE TWO TO FIVE FOOTCANDLE RANGE, WHILE OVER FIVE FOOTCANDLES IS USUALLY A WASTE OF ENERGY AND A SOURCE OF GLARE.

(c) COLOR TEMPERATURES SHOULD BE IN THE RANGE OF 2,400 TO 4,000 KELVIN DEGREES.

(d) THE COLOR RENDERING INDEX SHOULD BE IN THE RANGE OF 80 TO 100.

(e) ADAPTIVE CONTROLS, SUCH AS DIMMERS, TIMERS, AND MOTION SENSOR SHUT-OFF LIGHTING, SHOULD BE USED WHENEVER APPROPRIATE.

POLE MOUNTED LIGHT (L1)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED LED FIXTURE. MODEL #BPC/L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET. CRI = 80 MINIMUM. COLOR TEMPERATURE = 3000K

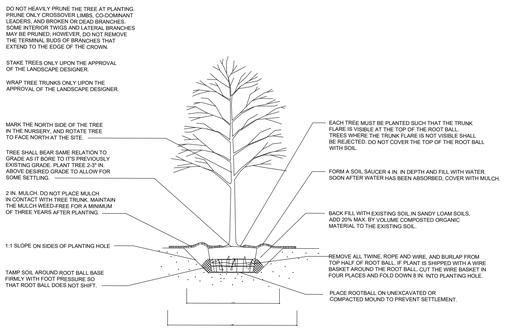
WALL MOUNTED HOUSE LIGHT (L2)

BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W. COLOR: DARK GREEN METAL SHADE. OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

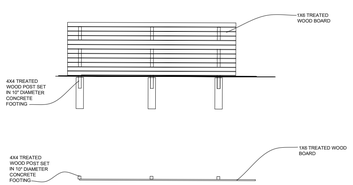
Garden Rendering

Scale: NTS



Tree Planting Detail

Scale: NTS



Horizontal Fence Detail

Scale: NTS

MEADOW SPECIES PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	TYPE	PLANTING TIME	SPREAD	SIZE	REMARKS
F-Di	tbd	Dryopteris intermedia	Evergreen Woodfern	Fern	Spring or Fall	12-24"	1 gal	
F-Pa	tbd	Polystichum acrostichoides	Christmas fern	Fern	Spring or Fall	12-24"	1 gal	
EL	tbd	Eco Lawn	Eco Grass	Grass	Spring or Fall		seed	
G-Ca	tbd	Carex appalachica	Appalachian Sedge	Grass	May-September	12-18"	plug	
G-Cp	tbd	Carex pennsylvanica	Pennsylvania Sedge	Grass	May-September	6-12"	plug	
CG-Cr	tbd	Carex rosea	Rosy sedge	Grass	May-September	12"	plug	
G-Pv	tbd	Panicum Virgatum Shenandoah	Indian Switch Grass	Grass	May-August	3 - 4"	plug	
H-Ac	tbd	Aquilegia canadensis	Columbine	Herbaceous	Spring or Fall	12-18"	pint	
H-Fv	tbd	Fragaria virginiana	Wild Strawberry	Herbaceous	May-September	9-18"	pint	
H-Gm	tbd	Geranium maculatum	Wild Geranium	Herbaceous	May-September	12-18"	quart	
H-Pt	tbd	Porteranthus trifoliatus	Indian Physic	Herbaceous	May- September	18-36"	quart	
H-Vp	tbd	Viola pedata	Birdfoot Violet	Herbaceous	May-September	3-6"	pint	
S-Aa	5	Aronia arbutifolia	Chokeberry	Shrub	Spring or Fall	3 - 6'	5 gal	
S-Cp	15	Comptonia peregrina	Sweet Fern	Shrub	Spring or Fall	4 - 8'	1 gal	
S-Cs	3	Cornus sericea	Red-twig Dogwood	Shrub	Spring or Fall	8 - 12'	3 gal	
S-Ig	3	Ilex Glabra	Inkberry	Shrub	Spring or Fall	5 - 8'	3 gal	2 female 1 male
S-Iv	3	Ilex verticillata 'Sparkleberry'	Winterberry 'Sparkleberry'	Shrub	May to June	6 - 10'	3 gal	or 'Red Sprite'
	1	Ilex verticillata male	Winterberry'Jim Dandy'	Shrub	Spring or Fall	3-5'	3 gal	Male
S-Ra	12	Rhus aromatica Lo Gro	Fragrant Sumac	Shrub	Spring or Fall	3-5'	3 gal	
T-Ac	4	Amelanchier canadensis 'Autumn	Serviceberry	Tree	Spring or Fall	15 - 25'	6-8'	B&B
T-Bp	3	Betula papyrifera (Single Stem)	Paper Birch	Tree	Spring or Fall	25-50'	8-10'	Single-stem, B&B
T-BpM	2	Betula papyrifera (Multi-stem)	Paper Birch	Tree	Spring or Fall	25 - 50'	8-10'	Multi-stem, B&B
T-Cc	1	Crataegus crus-galli	Hawthorn	Tree	Spring or Fall	25 -35'	8-10'	B&B
T-Ns	3	Nyssa sylvatica	Blackgum	Tree	Spring or Fall	20 - 30'	8-10'	B&B
T-Qi	1	Quercus ilicifolia	Bear Oak	Tree	Spring or Fall		6=7'	B&B
V-Cv	3	Clematis virginiana	Woodbine	Vine	Spring or Fall	3 - 6'	1 gal	Overflowing
V-Ls	2	Lonicera sempervirens	Trumpet Honeysuckle	Vine	Spring or Fall	3 - 6 '	1 gal	Overflowing
V-Pq	5	Parthenocissus quinquefolia	Virginia Creeper	Vine	Spring or Fall	5 - 10'	1 gal	Overflowing

Landscaping & Lighting Plan

Scale: 1" = 20'

TREE, SHRUB, VINE, SHADE BED PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	TYPE	PLANTING TIME	SIZE	REMARKS
		Coreopsis tinctoria	Golden Tickseed	Annual Wildflower	June to September	Seed	Cover Crop
		Bouteloua curtipendula	Sideoats Grama	Grass	Spring/Summer	Plugs	
		Bouteloua gracilis	Blue Grama	Grass	Spring/Summer	Plugs	
		Carex appalachica	Appalachian Sedge	Grass	May	Plugs	
		Carex pennsylvanica	Pennsylvania Sedge	Grass	Spring/Summer	Plugs	
		Carex rosea	Rosy sedge	Grass	Spring/Summer	Plugs	
		Danthonia spicata	Poverty Oat Grass	Grass	June	Plugs	
		Panicum Virgatum Shenando	Indian Switch Grass	Grass	Spring/Summer	Plugs	
		Schizachyrium scoparium	Little Blue Stem	Grass	Spring/Summer	Plugs	
		Sporobolus heterolepis	Prairie Dropseed	Grass	August to October	Plugs	
		Boltonia asteroides	False Aster	Herbaceous	Spring/Summer	Plugs	
		Crysogonum virginianum	Green and Gold	Herbaceous	Spring/Summer	Plugs	
		Allium cernuum	Nodding Onion	Herbaceous	Spring/Summer	Plugs	
		Aquilegia canadensis	Columbine	Herbaceous	Spring/Summer	Plugs	
		Asclepias tuberosa	Butterfly Weed	Herbaceous	Spring/Summer	Plugs	
		Aster divaricatus	White Wood Aster	Herbaceous	Spring/Summer	Plugs	
		Coreopsis lanceolata	Tickseed	Herbaceous	Spring/Summer	Plugs	
		Echinacea purpurea sp.	Purple Coneflower	Herbaceous	Spring/Summer	Plugs	
		Fragaria virginiana	Wild strawberry	Herbaceous	Spring/Summer	Plugs	
		Geranium maculatum	Wild Geranium	Herbaceous	Spring/Summer	Plugs	
		Helianthus angustifolius sp.	Narrow Leaved Sunflower	Herbaceous	Spring/Summer	Plugs	
		Liatris spicata	Blazing Star	Herbaceous	Spring/Summer	Plugs	
		Monarda didyma	Beebalm	Herbaceous	Spring/Summer	Plugs	
		Monarda fistulosa	Beebalm	Herbaceous	Spring/Summer	Plugs	
		Monarda punctata	Dotted Beebalm	Herbaceous	Spring/Summer	Plugs	
		Penstemon hirsutus	Hairy Beardstongue	Herbaceous	Spring/Summer	Plugs	
		Phlox stolifera	Creeping Phlox	Herbaceous	Spring/Summer	Plugs	
		Porteranthus trifoliatus	Indian Physic	Herbaceous	Spring/Summer	Plugs	
		Sedum ternatum	Stonecrop	Herbaceous	Spring/Summer	Pints	
		Solidago tenufolia	Grass leaved Goldenrod	Herbaceous	Spring/Summer	Plugs	
		Sysyrhinchium angustifolium	Blue Eyed Grass	Herbaceous	Spring/Summer	Plugs	
		Tradescanthia virginana	Spider Wort	Herbaceous	Spring/Summer	Plugs	
		Verbana canadensis 'Homest	Rose Vervain	Herbaceous	Spring/Summer	Plugs	
		Vernonia lettermanii 'Iron Bu	Narrowleafed Ironeweed	Herbaceous	Spring/Summer	Plugs	
		Vernonia noveborecensis	New York Iron Weed	Herbaceous	Spring/Summer	Plugs	
		Veronicastrum virginicum	Culver's Root	Herbaceous	Spring/Summer	Plugs	
		Viola pedata	Birdfoot Violet	Herbaceous	Spring/Summer	Plugs	
		Zizia aurea	Golden Alexander	Herbaceous	Spring/Summer	Plugs	

PLANTING and LANDSCAPE NOTES

1. Contractors shall enter and exit site through pre-approved routes only.
2. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
3. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
4. No plants will be accepted that display mechanical injury, disease or specie irregularities.
5. Soil shall be prepped by removing all construction debris, loose roots and stones larger than 3".
6. All plants must be labeled when delivered to site.
7. Areas to be planted shall be marked and labeled by designer.
8. All plant locations and orientations in the field require approval from designer and owner prior to installation.
9. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
10. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
11. All trees shall be ball and burlap unless otherwise specified on Plant List.
12. Each new tree hole tree shall be twice the width of the rootball.
13. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
14. Plant all plants so top of rootball is slightly above surrounding soil(small and large plants)
15. No planting shall be done in muddy, rainy or frozen conditions.
16. All plants calling for 'Overflowing" in the notes shall not be accepted by designer if plants are thin.
17. If planting is delayed for more than 3 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants. Store all unplanted plant material away from damaging sun.
19. If site conditions conflict with intended design, contractor shall alert Owner and designer.
20. No substitutions are to be made without the written or verbal consent of landscape designer and owner.
21. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
22. Water thoroughly after planting each plant. Water schedule to be determined.
23. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.
24. Keep planting areas weed-free until plant is established.
25. Eco Lawn seeding shall be implemented by contractor familiar with this specie mix and with the process, and approved by designer. This is not the same as casting contractor grass seed.
26. Pervious/Permeable Pavers and associated grass seeding shall be installed by contractor with experience in this process. This process requires establishment maintenance, in order to succeed.
27. Bermed areas shall be built with designer directing construction.
28. Street tree and surrounding tree-pit shall be installed by contractor experienced with these materials and approved by designer.
29. All plants require regular watering for the first two seasons in order to succeed.
30. See separate Green Roof Notes.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	NO CHANGE	AJS
5	09/09/20	SUPPLEMENTAL LANDSCAPE INFORMATION	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 3 of 10 - Landscaping & Lighting Plan

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

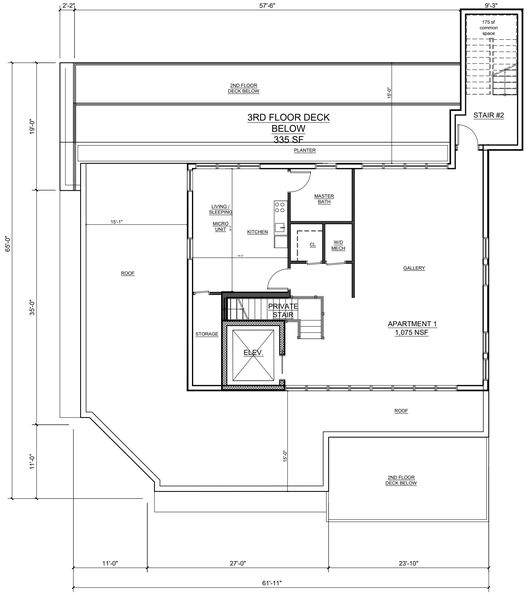
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

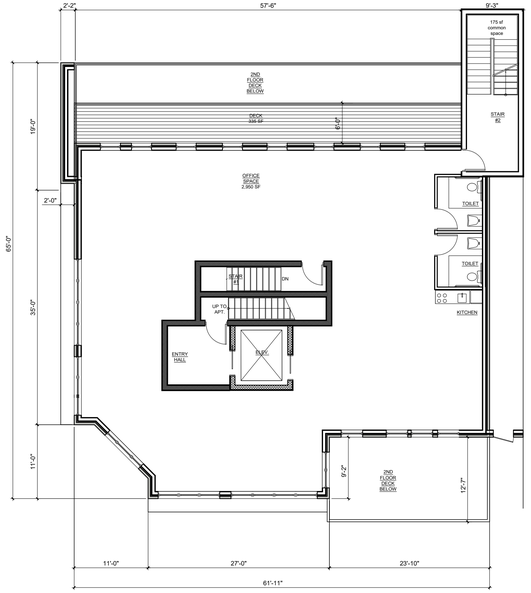
Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: 1" = 20'
September 9, 2020

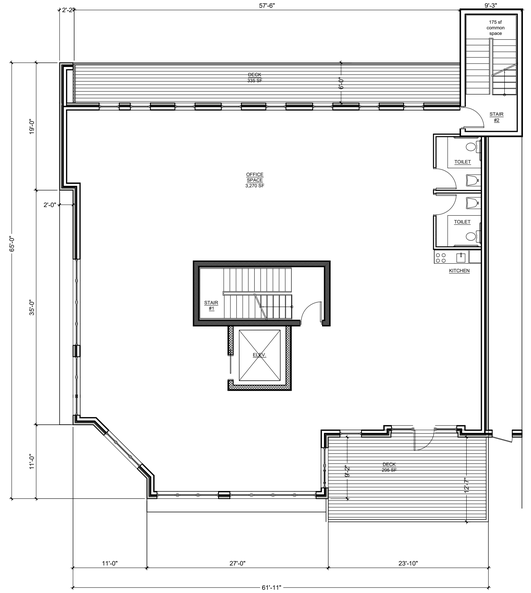
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	NO CHANGE	AJS



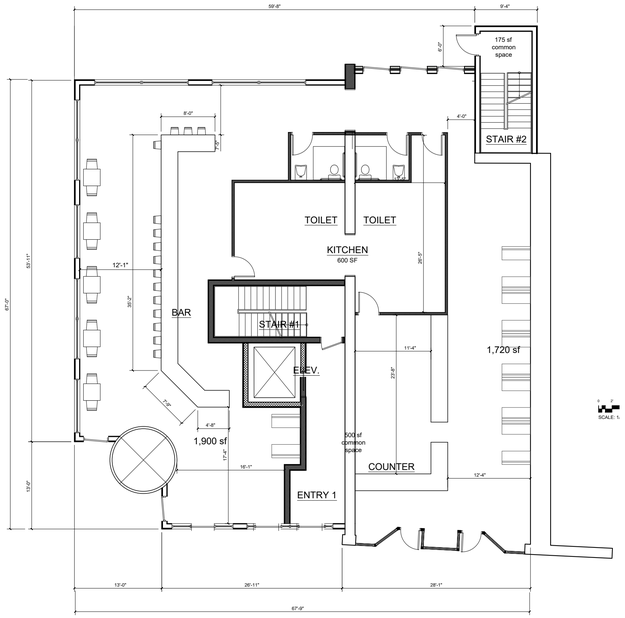
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $^{3}/_{32}$" = 1'-0"
April 28, 2019

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN

Elevation: Main Street

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

RAILINGS:
CABLE RAILINGS AND
POSTS - BRUSHED
STAINLESS FINISH

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

STOREFRONTS:
ALUMINUM & GLASS.
COLOR: MOSS GREEN

Elevation: Rear

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

ROOF:
GREENHOUSE ENCLOSURE.
COLOR: COPPER GREEN

CORNICE:
PAINTED AZEK TRIM AND
PAINTED STEEL CORBELS.
COLOR: DARK GRAY

WINDOWS:
CASEMENT WINDOWS BY
ANDERSEN OR APPROVED
EQUAL. COLOR: BLACK

SIDING:
CORTEN STEEL PANELS

GLEN GARY 56DD BRICK
AT EXTERIOR WALLS

CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN

Elevation: Schenck Avenue

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
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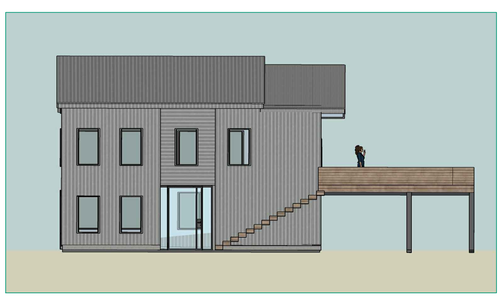
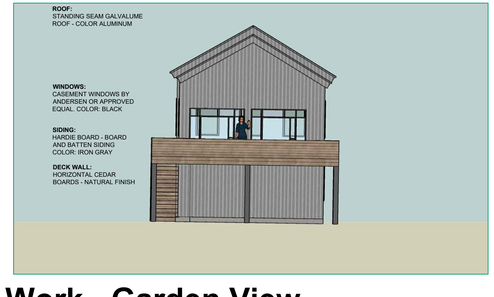


Live Work - Schenck Avenue

Live Work - South Street



Live Work - Garden View

View from Schenck Avenue at Rear

View from Main Street

View from Schenck Avenue

View from Corner

Site Plan Application

Sheet 5 of 10 - Building Elevations & Renderings

Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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

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

Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

416-420 Main Street
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
April 28, 2019

Agency Use Only [If Applicable]

Project: 416-420 Main Street

Date: 10-14-20

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts and Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
All application materials submitted by the Applicant, memoranda from City staff and consultants, agency and public comment, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the City of Beacon Planning Board as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 416-420 Main Street

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: Date: 10/15/2020

Signature of Preparer (if different from Responsible Officer) Date: 10-14-20

For Further Information:

Contact Person: Etha Grogan, Planning Board Secretary

Address: 1 Municipal Plaza, Beacon, New York 12508

Telephone Number: 845-838-5002

E-mail: egrogan@cityofbeacon.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR SPECIAL PERMIT, SUBDIVISION (LOT LINE ADJUSTMENT), SITE PLAN AND CERTIFICATE OF APPROPRIATENESS APPROVALS FOR 416-420 MAIN STREET

Parcel Nos. 6054-29-056780 and 6054-29-056774

CONCLUSIONS

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action (Unlisted), along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the City of Beacon Planning Board, undergoing an coordinated review, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is the construction of a 11,715 s.f. mixed-use building fronting on Main Street, comprised of a 4,295 s.f. ground floor retail space, as well as 6,220 s.f. of commercial office space on the second and third floors and 1,200 s.f. of residential space containing one (1) apartment unit on the stepped back fourth floor, as well as an 1,440 s.f. artist live-work space in the rear of the Premises fronting on South Street (the "Proposed Action" or "Project") on property consisting of approximately 0.245 acres, combined, and identified as Parcel Nos. 6054-29-056780 and 6054-29-056774 (collectively, the "Property"). The Property is proposed to be subdivided to remove the existing lot line and merge the two lots. The Property will provided off-street parking facilities with one driveway connection to Schenck Avenue providing parking for the residential components of the Proposed Action. The proposed 11,715 s.f. mixed use building is proposed for the area of the Property in the Central Main Street (CMS) District and the 1,440 s.f. artist live/work home is proposed at the rear of the Property in the Transition (T) District. The entire Property is also located in the Historic District and Landmark Overlay Zone (HDLO).

The Proposed Action includes a request for approval of a Special Permit, Subdivision (lot line adjustment), Site Plan and Certificate of Appropriateness. The City Council is the approval authority for the Special Permit for the proposed fourth story and the Planning Board is the approval authority for the Subdivision, Site Plan and Certificate of Appropriateness.

The Proposed Action is an Unlisted action. The Planning Board opened a public hearing to consider comments on the SEQRA review of the Proposed Action on August 11, 2020

which was continued to September 9, 2020 and October 14, 2020. The public hearing was closed on October 14, 2020.

Summary of Rationale for Negative Declaration

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

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

  Lot 056774 is currently improved with a one story brick building. Lot 056780 is currently vacant but was previously developed and was the subject of land use approvals for a 144-seat movie theater which were never implemented. The Project would include disturbance of the entire site except for the area of the existing one story brick building which will remain and is currently occupied by "Kitchen + Coffee." There are no steep slopes or wetlands on the site. In its developed condition, 25% of the site is proposed to be landscaped. Based on the information set forth herein, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

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

  There are no unique geological features on the Property.

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

  The Project proposes to install a yard drain, two catch basins and associated piping for the collection and distribution of stormwater to the City's existing stormwater system.

  The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Water usage and liquid waste generation is anticipated to be 4,060 gallons per day. Adequate water supply and sewer capacity exist for these flows. The artist live/work building at the corner of South Street and Schenck Avenue proposes new service lines from the existing mains to the building. The new mixed-use building will re-connect to existing service lines that run from the existing mains to the Site.

  The Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

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

  No portion of the Property is within the 100 year flood plain. The Project will not have a significant adverse impact on or alter drainage flows or patterns, or surface water runoff.

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

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes and is expected to continue for approximately 8 months.

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

  No trees are proposed to be removed from the Property although a street tree is proposed to be removed and replaced within the City right-of-way. The City of Beacon Tree Committee recommends the replacement tree should be a 5.0-6.0' caliper eastern redbud (*Cercis canadensis*). The particular species of tree will be determined during site plan review. The Tree Committee also recommended that a new public bench should be installed, the planting well should be flush with the new sidewalk and installed with permeable pavers, the old planter stones should be retained by the City of Beacon and maintenance of the tree should be the responsibility of the applicant for a period of one year and should include weekly watering. A Landscape Plan has been prepared which will be finalized during the Site Plan review stage, including details for the proposed green roof.

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

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

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

The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views, including the proposed stepped back fourth story. Based on the plans submitted by the applicant and reviewed by the City's professional consultants, the height of the proposed building is approximately the same height as the neighboring building to the east. The project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel, and will continue to undergo architectural review by the Planning Board.

Therefore, the Project will not have a significant adverse impact on aesthetic resources.

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

The Project is located in close proximity to sites listed or eligible for listing on the State and National Register. In particular, there are several eligible properties as listed in the EAF Mapper. The project has been designed to be consistent with the character of the surrounding neighborhood, including the Beacon Hotel and the properties located in the HDLO, and will continue to undergo architectural review by the Planning Board.

Based on the historic disturbance and development on the Property, the potential for archeological resources present on-site is very low.

Therefore, the Project will not have a significant adverse impact on historic or archeological resources.

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

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource. In its built condition, the Project proposes to retain 25% open space on the site.

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

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

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

The Applicant submitted a Traffic Impact Study prepared by Maser Consulting P.A., dated April 28, 2020 to review the traffic impacts associated with the Project.

Based on data provided by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 10th Edition dated 2017, the Project is estimated to generate a nominal number of total trips during the AM Peak Hour and PM Peak Hour. Capacity analyses were conducting utilizing Existing, No-Build and Build Traffic Volumes to determine the existing and future operating conditions in the vicinity of the Property. The results indicate that the site generated traffic can be accommodated on the area roadways without significant impacts to operating conditions at the study area intersections. The study area intersections included: (1) Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street and (2) Main Street and Schenck Avenue. The traffic report by Maser Consultant was reviewed by the City's Traffic Engineer, Creighton Manning Engineering, LLP. Creighton Manning generally concurred with the results.

Based on the professional traffic impact review, the Project will not create a significant adverse traffic impact.

Manual parking counts of the available and occupied parking spaces were collected by Maser Consulting PA for all on-street and off-street public parking spaces within 500 feet of the Site to identify the existing parking conditions in the area. The parking counts were conducted pre-COVID-19, in early February 2020. The data indicated that during the weekday periods there are in excess of 125 available, unoccupied parking spaces within 500 feet of the Site. However, during the Saturday and Sunday peak periods there were as few as 30 available parking spaces.

The Applicant is proposing four (4) off-street parking spaces on-site to accommodate the parking requirements for the residential components of the commercial buildings. Also, as part of the Project, the applicant is proposing to stripe new on-street parking spaces on Schenck Avenue between Main Street and South Street in order to better define parking in this area. One of the two existing curb cuts on Schenck Avenue is proposed to be removed which will provide additional space for parking on the east side of Schenck Avenue. The proposed re-striping would maintain the two-way traffic on Schenck Avenue but relocate parking to the east side of the street only. Other proposals were suggested by the Applicant, but this configuration is the Planning Board's preference in order to maintain two-way traffic and enhance on-street parking.

Beyond the four (4) off-street spaces proposed, an additional twenty (20) parking spaces are required by the Zoning Code for the proposed commercial uses (8 for retail; 12 for office). The Applicant has requested a waiver from the Planning Board for the twenty spaces based on Section 223-41.18.G(3) of the Zoning Code which permits the

Planning Board to waive required parking spaces under several conditions, including where public parking is available within 800 feet of the Site.

It is anticipated, and ITE parking data confirms, that the office use will not be fully active on the weekend when parking availability is limited. Further, the proposed striping improvements to Schenk Avenue will result in no net loss of parking spaces between Main Street and South Street. Lastly, although not part of this project, the Planning Board is aware that the City is undertaking a corridor improvement project along NYS Route 52 which will increase the number of parking spaces available within 500 feet of this Site. While the Planning Board is not relying on the results of that project in this SEQRA determination, it is further evidence that the Project will not create a significant impact on parking during the weekend peak hours.

Based on the professional studies presented to the Board, the Project will not create a significant adverse parking impact.

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

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new substation, or an upgrade to any existing substation.

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

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical Main Street lighting and will include building mounted lights and pole mounted lights. All lighting shall be shielded and pointed downward. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours permitted by the City of Beacon Code. Construction activities are anticipated to continue for approximately 8 months. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

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

The EAF references two projects within 2,000 feet of the site that are in the NYSDEC Environmental Site Remediation database: C314118, B00130. C314118 is located at 1

East Main Street and is a Class N site. B00130 is located at 33 North Cedar Street, is identified as a Class C site and has been remediated. Any contamination discovered during construction which requires remediation shall be remediated in accordance with all State and local laws, rules and regulations. The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.

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

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Full Environmental Assessment Form, the Planning Board finds that the Proposed Action will not have any significant adverse impacts upon the environment. .

Adopted: October 14, 2020
Beacon, New York

Motion by Mr. Willams, seconded by Mr. Byrne:

Kevin Byrne	Voting AYE	Leonard Warner	Voting EXCUSED
Karen Quiana	Voting AYE	J. Randall Williams	Voting AYE
Jill Reynolds	Voting EXCUSED	John Gunn, Chairman	Voting AYE

Approved: 4-0

Received in the Office of the
City Clerk
October 16, 2020

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September 18, 2020

VIA E-MAIL

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

Re: 416-420 Main Street
City of Beacon, Dutchess County, New York
MC Project No. 20000282A

Dear Chairman Gunn and Members of the Planning Board:

We are writing on behalf of the Applicant for the proposed 416-420 Main Street project in order to provide additional information regarding the parking associated with the proposed development in response to comments received from Creighton Manning Engineering (CME) in their letter dated September 8, 2020.

Based on the CME letter and discussions at the most resent Planning Board Meeting held on September 9, 2020 it was determined that the proposed concept for on-street parking on the east side of Schenck Avenue only is the City's preferred parking concept. This concept plan has been finalized based on the CME comments and meeting discussions.

Two specific changes were made to this concept (attached) based on the CME comments as identified below.

1. The "Pedestrian Ahead" (W11-2/W16-9P) signs have been shown and noted to be installed 200 feet east and west of the subject crosswalk crossing Main Street at Schenck Avenue.
2. The existing "No Parking Here to Corner" sign at the south end of the southerly-most parking space on the west side of Schenck Avenue is now shown to remain and the "No Parking Any Time" sign to be added at the same location in order to indicate the no parking condition along the west side of Schenck Avenue. .

These proposed modifications to the Schenck Avenue on-street parking, signing and striping as well as the additional crosswalk signing along Main Street will be reflected on the Site Plans for the proposed project as well.

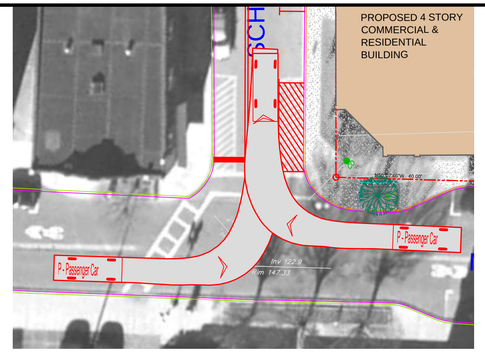
Very truly yours,

MASER CONSULTING CONNECTICUT, P.C.

Richard G. D'Andrea, P.E., PTOE
Principal Associate/Project Manger

RGD/ces
Enclosures

R:\Projects\2020\20000282A_416-420 Main Street\Correspondence\OUT\200918RGD_CME 9.8.20 Response.docx



PASSENGER CAR
TURNING RADIUS DIAGRAM

SCHENCK AVENUE

200 FT. STOPPING SIGHT DISTANCE

200 FT. STOPPING SIGHT DISTANCE

SOUTH STREET

INSTALL SIGN
PARKING ANY TIME
NYP1-2 (12"x18")

PROPOSED 2 STORY LIVE WORK RESIDENCE

REMOVE SIGN
NO PARKING BETWEEN SIGNS

3 PROPOSED STRIPED SPACES EAST SIDE OF SCHENCK, NO PARKING WEST SIDE OF SCHENCK

STRIPED DOUBLE YELLOW CENTERLINE FOR DELINEATION OF TRAVEL LANES

3 EXISTING SPACES WEST SIDE OF SCHENCK TO REMOVED, 3 NEW SPACES EAST SIDE OF SCHENCK TO BE ADDED

INSTALL SIGN
PARKING ANY TIME
NYP1-2 (12"x18")

SIGN TO REMAIN
NO PARKING HERE TO CORNER

INSTALL SIGN
STOP
R1-1 (30"x30")

INSTALL SIGNS BACK-TO-BACK
W11-2(R) (30"x30")
W16-7P(R) (24"x12")
W11-2(L) (30"x30")
W16-7P(L) (24"x12")

REMOVE SIGN
NO PARKING HERE TO CORNER
NO PARKING BETWEEN SIGNS

4 Story Brick
Now or Formerly Beacon Main Realty Group
6054-29-062771

Now or Formerly Dacey
6054-29-063780

Brick Building

Brick Building

Shed

POST 200' PRIOR TO CROSSWALK
W11-2(L) (30"x30")
AHEAD
W16-9P (24"x12")

MAIN STREET

EXIST. HATCHED STRIPING TO BE RESTRIPED AS 4" WHITE STRIPING. NEW MARKINGS TO BE ROTATED 90° FROM EXISTING

140 FT. SIGHT DISTANCE

EXIST. HATCHED STRIPING TO BE REMOVED

INSTALL PAINTED WHITE STOP BAR TO BE PLACED 4 FT. PRIOR TO CROSSWALK LINE

POST 200' PRIOR TO CROSSWALK
W11-2(L) (30"x30")
AHEAD
W16-9P (24"x12")

NOTES:

1. SCHENCK AVENUE ON-STREET PARKING SPACES SHALL BE 20 FT. LONG BY 7 FT. WIDE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED STRIPING SHALL BE 4" WIDE STRIPES WITH EXCEPTION OF THE PAINTED WHITE STOP BAR WHICH SHALL BE 18" WIDE.
3. ALL PROPOSED SIGNS SHALL BE INSTALLED ON BREAKAWAY SIGN POSTS.

20 0 20 40
SCALE 1" = 20'

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REV	DATE	DRAWN BY	DESCRIPTION
1	9/30/20	RGD	REVISED PER CME/SDRD COMMENTS

STATE OF NEW YORK
RICHARD G. D'ANDREA
No. 090241
LICENSED PROFESSIONAL ENGINEER
RICHARD G. D'ANDREA
NEW YORK LICENSED PROFESSIONAL ENGINEER - LICENSE NUMBER: 090241-1

CONCEPT PLAN
FOR
416-420 MAIN STREET

MAIN STREET AT SCHENCK AVENUE

CITY OF BEACON
DUTCHESS COUNTY
NEW YORK

WESTCHESTER OFFICE
400 Columbus Avenue
Suite 180E
Valhalla, NY 10595
Phone: 914.347.7500
Fax: 914.347.7266

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	7/16/20	RGD	PJG

PROJECT NUMBER:	DRAWING NAME:
20000282A	R-CNPT

SHEET TITLE:
SIGNING & STRIPING PLAN
MAIN STREET AT SCHENCK AVENUE

SHEET NUMBER:
SP-01

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

2020\20000282A\Transportation\Concept\R-CNPT.dwg 8-01-50:01 (FOR SITE PLAN) By: RDANDREA

MASER CONSULTING P. A.

Engineers Planners Surveyors Landscape Architects Environmental Scientists

Traffic Impact Study

416-420 Main Street

City of Beacon, Dutchess County, New York

April 28, 2020
Revised June 29, 2020

Prepared For

416 Main Street, LLC
420 Main Street, LLC, D/B/A 420 Main St. Beacon, LLC
319 Lafayette #151
New York, NY 101

Prepared By

Maser Consulting P.A.
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MC Project No. 20000282A

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I. INTRODUCTION

A. PROJECT DESCRIPTION AND LOCATION

(Figure No. 1)

This report, which is an update of our original April 28, 2020 report, has been prepared to evaluate the potential traffic and parking impacts associated with the proposed 416-420 Main Street Mixed-Use Development, which is proposed to be developed on the property located on the northeast corner of the Main Street/Schenck Avenue intersection and extended to South Street in the City of Beacon, Dutchess County, New York. The Site, which currently consist of an existing one (1)-story retail building and a vacant adjoining lot, is proposed to consist of two (2) buildings totaling 14,595 sq. ft. including 13,155 sq. ft. at the front mixed-use building (fronting on Main Street) and 1,440 sq. ft. at the rear building (fronting on South Street). This represents a reduction in the overall building size since the time of our original traffic study. The mixed-use building fronting on Main Street will consist of a total of 4,295 sq. ft. of first floor retail space, which will include the existing 1,720 sq. ft. Kitchen & Coffee (formerly Ella's Bellas Café) that will remain, as well as 6,220 sq. ft. of commercial office space on the second and third floors and approximately 1,200 sq. ft. of residential space containing one (1) residential apartment unit on the fourth floor. The rear lot building will consist of a 1,440 sq. ft. residential live/work building that will contain one (1) residential unit. The Site will provide limited off-street parking facilities with one (1) driveway connection to Schenck Avenue for two (2) off-street parking spaces for use by the mixed-use building tenants while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site, which will also provide two (2) off-street parking spaces.

A Design Year of 2025 has been utilized in completing the traffic analysis in order to evaluate future traffic conditions associated with this proposed development.

B. SCOPE OF STUDY

This study has been prepared to identify current and future traffic operating conditions on the surrounding roadway network and to assess the potential traffic impacts of the proposed 416-420 Main Street Mixed-Use Development. Existing and future parking conditions were also evaluated.

All available traffic count data for the study area intersections were obtained from previous reports prepared by our office. These data were supplemented with new traffic counts collected by representatives of Maser Consulting, P.A. These data were also compared to count data obtained from the New York State Department of Transportation (NYSDOT). Together these data were utilized to establish the Year 2020 Existing Traffic Volumes representing existing traffic conditions in the vicinity of the site.

The Year 2020 Existing Traffic Volumes were then projected to the 2025 Design Year to take into account background traffic growth. In addition, traffic for other specific potential or approved developments in the area were estimated and then added to the Projected Traffic Volumes to obtain the Year 2025 No-Build Traffic Volumes.

Estimates were then made of the potential traffic that the proposed development would generate during each of the peak hours (see Section III-C for further discussion). The resulting site generated traffic volumes were then added to the roadway system and combined with the Year 2020 No-Build Traffic Volumes resulting in the Year 2020 Build Traffic Volumes.

The Existing, No-Build and Build Traffic Volumes were then compared to roadway capacities based on the procedures from the Highway Capacity Manual to determine existing and future Levels of Service and operating conditions. Recommendations for improvements were made where necessary to serve the existing and/or future traffic volumes.

In addition to the traffic analysis summarized above, a detailed parking analysis has also been conducted, which identifies the current available parking supply in the vicinity of the site based on observations of the occupied and available parking spaces during weekday and weekend peak periods. The available parking supply was then compared to the required parking spaces as determined by the City of Beacon Zoning Code parking requirements.

II. EXISTING ROADWAY AND TRAFFIC DESCRIPTIONS

A. DESCRIPTION OF EXISTING ROADWAYS

(Figure No. 1)

As shown on Figure No. 1, the proposed 416-420 Main Street Mixed-Use Development will be accessed from Main Street, Schenck Avenue and South Street. One driveway connection will be provided to Schenck Avenue for parking to be provided for the building with Main Street frontage while a second driveway connection will be provided to South Street for use by the residential building to the rear of the Site. The following is a brief description of the roadways located within the study area. In addition, Section III-F provides a further description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service and any recommended improvements for each of the study area intersections. Appendix "D" contains copies of the capacity analyses which indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Main Street

Main Street is a City street that consists of one lane in each direction and traverses in a northwest/southeast direction between NYS Route 9D and Churchill Street. Beyond Churchill Street, Main Street continues in a more northeasterly direction. Northwest of Fishkill Avenue, the roadway is classified as an Urban Major Collector, southeast of Fishkill Avenue it is classified as a local roadway. In the vicinity of the site, the roadway intersects with Schenck Avenue at an unsignalized "T" shaped intersection as well as with Fishkill Avenue/Teller Avenue (NYS Route 52) at a signalized full movement intersection. Sidewalks are provided on both sides of the street and striped pedestrian crossings are provided at the Schenck Avenue intersection. Signalized pedestrian crossings are provided at the Fishkill Avenue/Teller Avenue intersection. Parking is permitted on both sides of Main Street for its entire length with the parking limited to two-hour parking between 9AM and 5PM seven days a week. Main Street has a City Speed Limit of 30 MPH northeast of Fishkill Avenue, while the speed limit southwest of Fishkill Avenue is 25 MPH.

2. Schenck Avenue

Schenck Avenue is a local City street that consists of one lane in each direction and traverses in a north/south direction. Within the study area, the roadway intersects with Main Street and South Street at two unsignalized "T" shaped intersections. Sidewalks and on-street parking, with no parking restrictions, are provided on both sides of the roadway between Main Street and Van Nydeck Avenue. South of Van Nydeck Avenue a sidewalk is only provided on the west side of the roadway.

3. Fishkill Avenue/Teller Avenue (NYS Route 52)

Fishkill Avenue and Teller Avenue are classified as Urban Minor Arterials. These roadways are also known as NYS Route 52 but are owned and maintained by the City. Fishkill Avenue and Teller Avenue each consist of one lane in each direction and traverse in a generally north/south direction. The roadway intersects Main Street at a full movement signalized intersection. Sidewalks are provided on both sides of the roadway to the north and south of Main Street. On street parking is not permitted along Teller Avenue, while limited on street parking is permitted along the east side of Fishkill Avenue. Fishkill Avenue and Teller Avenue each have a posted City Speed Limit of 30 MPH.

B. YEAR 2019 EXISTING TRAFFIC VOLUMES

(Figures No. 2, 3 and 4)

Manual traffic counts were collected by representatives of Maser Consulting, P.A. on Tuesday February 4, 2020 for the AM and PM Peak Hours and Saturday February 1, 2020 for the Saturday Midday Peak Hour to determine the existing traffic volume conditions at the study area intersections. These traffic counts were then compared to traffic volume data from previous traffic studies conducted by our office and to traffic volume data available from the New York State Department of Transportation (NYSDOT) for the Fishkill Avenue/Teller Avenue (NYS Route 52) Corridor. Based on this information, the Year 2020 Existing Traffic Volumes were established for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours at the following study area intersections.

- Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
- Main Street and Schenck Avenue

Based upon a review of the traffic counts, the peak hours were generally identified as follows:

- Weekday Peak AM Hour 8:30 AM – 9:30 AM
- Weekday Peak PM Hour 3:45 PM – 4:45 PM
- Saturday Peak Hour 12:00 PM – 1:00 PM

The resulting Year 2020 Existing Traffic Volumes are shown on Figures No. 2, 3 and 4 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

III. EVALUATION OF FUTURE TRAFFIC CONDITIONS

A. YEAR 2025 NO-BUILD TRAFFIC VOLUMES

(Figure No. 5 through 13)

The Year 2020 Existing Traffic Volumes were increased by a growth factor of 2.0% per year to account for general background growth resulting in the Year 2025 Projected Traffic Volumes, which are shown on Figures No. 5, 6 and 7 for each of the Peak Hours. In addition, traffic associated with the proposed 13 Creek Drive Development was also accounted for. The resulting Other Development traffic volumes associated with that development are shown on Figures No. 8, 9 and 10 for each of the peak hours. These volumes were added to the 2025 Projected Traffic Volumes resulting in the Year 2025 No-Build Traffic Volumes, which are shown on Figures No. 11, 12 and 13 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

B. SITE GENERATED TRAFFIC VOLUMES

(Table No. 1)

Estimates of the amount of traffic to be generated by the proposed residential development during each of the peak hours were developed based on information published by the Institute of Transportation Engineers (ITE) as contained in the report entitled "Trip Generation", 10th Edition, 2017, based on Land Use Category – 820 – Retail, 710 – Office Building and 220 – Multifamily Home and 210 – Single Family Home. Table No. 1 summarizes the trip generation rates and corresponding site generated traffic volumes for the Weekday Peak AM, Weekday Peak PM and Saturday Hours.

It should be noted that the Kitchen & Coffee use (formerly Ella's Bellas Café), which consists of 1,675 sq. ft. is an existing operating use that will be incorporated into the overall development but will remain upon completion. Traffic associated with this use has been captured in the existing traffic volume counts identified above, therefore no additional traffic generation associated with this use has been accounted for in the analysis.

In addition, the rear lot which is currently zoned PB – Business Off-Street, may be rezoned into to the T-Transitional Zone in the near future. Under this zoning, even if the proposed single-family home artist/live work space was be modified to two (2) artist live-work units, it is expected that this would result in similar traffic generation to the single live-work space and therefore no separate analysis has been conducted for this condition.

C. ARRIVAL/DEPARTURE DISTRIBUTIONS

(Figures No. 14 and 15)

It was necessary to establish arrival and departure distributions to assign the site generated traffic volumes to the surrounding roadway network. Based on a review of the Existing Traffic Volumes and the expected travel patterns on the surrounding roadway network, the distributions were identified. The anticipated arrival and departure distributions are shown on Figures No. 14 and 15, respectively.

D. 2020 BUILD CONDITIONS TRAFFIC VOLUMES

(Figures No. 16 through 21)

The Site Generated Traffic Volumes were assigned to the roadway network based on the arrival and departure distributions referenced above. The resulting site generated traffic volumes for each of the study area intersections are shown on Figures No. 16, 17 and 18 for each of the peak hours, respectively. The site generated traffic volumes were then added to the Year 2025 No-Build Traffic Volumes to obtain the Year 2025 Build Traffic Volumes. The resulting Year 2025 Build Traffic Volumes are shown on Figures No. 19, 20 and 21 for the Weekday Peak AM, Weekday Peak PM and Saturday Peak Hours, respectively.

E. DESCRIPTION OF ANALYSIS PROCEDURES

It was necessary to perform capacity analyses in order to determine existing and future traffic operating conditions at the study area intersections. The following is a brief description of the analysis method utilized in this report:

- Signalized Intersection Capacity Analysis
  The capacity analysis for a signalized intersection was performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*, published by the Transportation Research Board. The terminology used in identifying traffic flow conditions is Levels of Service. A Level of Service "A" represents the best condition and a Level of Service "F" represents the worst condition. A Level of Service "C" is generally used as a design standard while a Level of Service "D" is acceptable during peak periods. A Level of Service "E" represents an operation near capacity. In order to identify an intersection's Level of Service, the average amount of vehicle delay is computed for each approach to the intersection as well as for the overall intersection.

- Unsignalized Intersection Capacity Analysis
  The unsignalized intersection capacity analysis method utilized in this report was also performed in accordance with the procedures described in the *Highway Capacity Manual, 6th Edition*. The procedure is based on total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular critical movement is a function of the service rate or capacity of the approach and the degree of saturation. In order to identify the Level of Service, the average amount of vehicle delay is computed for each critical movement to the intersection.

Additional information concerning signalized and unsignalized Levels of Service can be found in Appendix "C" of this report.

F. RESULTS OF ANALYSIS

(Tables No. 2AM, 2PM and 2SAT)

Capacity analyses which take into consideration appropriate truck percentages, pedestrian activity, roadway grades and other factors were performed at the study area intersections utilizing the procedures described above to determine the Levels of Service and average vehicle delays. Summarized below are a description of the existing geometrics, traffic control and a summary of the existing and future Levels of Service as well as any recommended improvements.

Tables No. 2AM, 2PM and 2SAT, contained in Appendix "B" summarize the results of the capacity analysis for the 2020 Existing, 2025 No-Build and 2025 Build Conditions for each of the peak hours analyzed, respectively. Appendix "D" contains copies of the capacity analysis which also indicate the existing geometrics (including lane widths) and other characteristics for each of the individual intersections studied.

1. Fishkill Avenue/Teller Avenue (NYS Route 52) and Main Street
   Fishkill Avenue/Teller Avenue and Main Street intersect at a full movement signalized intersection. Each of the approaches to the intersection consist of a single lane and signalized pedestrian crosswalks are provided on all four intersection approaches. "Right Turns on Red" are also prohibited on all four approaches. On-street parking is also provided on each of the Main Street intersection approaches as well as the east side of Fishkill Avenue within approximately 250 ft. of the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" during each of the peak hours and will remain under all analysis conditions (existing, no-build and build).

2. Main Street and Schenck Avenue

Main Street and Schenck Avenue intersect at a "T" shaped unsignalized intersection. Main Street consists of one lane in each direction and on-street parallel parking is provided on both sides of the street. Schenck Avenue also consists of one lane in each direction and is controlled by a "Stop" sign approaching the intersection. On-street parallel parking is provided on the west side of Schenck Avenue only. Painted pedestrian crosswalks are provided on the eastbound and southbound approaches to the intersection.

Capacity analysis was conducted for this intersection utilizing the 2020 Existing, 2025 No-Build and 2025 Build Traffic Volumes. The analysis results indicate that the intersection is currently operating at an overall Level of Service "B" or better during all time periods and that this level of service will be maintained under future No-Build and Build conditions.

Associated with the project, additional signing and striping will be installed at the Main Street/Schenck Avenue intersection including new crosswalk warning signs for the crosswalk spanning Main Street. A new "Stop" sign and painted white stop bar will also be installed on Schenck Avenue at its intersection with Main Street. These proposed signing and striping modifications area identified in Exhibit No. 1 below. It should be noted that in order to accommodate the installation of the painted white stop bar, the existing yellow hatching on either side of Schenck Avenue will be required to be removed to provide sufficient roadway width for the stop bar and to maintain two-way traffic. The yellow hatching, which is non-standard was installed to reinforce the no parking condition in this area, however the existing "No Parking Here to Corner" signs are proposed to remain to designate this no parking area.

EXHIBIT NO. 1
MAIN STREET/SCHENCK AVENUE SIGNING & STRIPING IMPROVEMENTS

IV. PARKING ANALYSIS

A. EXISTING PARKING CONDITIONS

(Figure 1P, Tables P-1, P-2, P-3)

Manual parking counts of the available and occupied parking spaces were collected by representatives of Maser Consulting, P.A. for all on-street and off-street public parking spaces found within 500± ft. of the proposed project Site location, in order to identify the existing parking conditions in the area. These parking counts included the following areas, which are also identified on Figure 1P contained in Appendix "A":

- Main Street between Tioronda Avenue & Veterans Place (On-Street)
- Van Nydeck Avenue between Tioronda Avenue & Fishkill Avenue (On-Street)
- Schenck Avenue between Main Street & North Street (On-Street)
- South Street between Schenck Avenue & Locust Place (On-Street)
- North Street between Schenck Avenue & North Street (On-Street)
- Main Street/Van Nydeck Street Public Lot (70 Spaces Off-Street)
- Van Nydeck Street Public Lot (23 Spaces Off-Street)
- Veterans Place/Henry Street Public Lot (70 Spaces Off-Street)

Figure No. 1P also provides a summary of the parking restrictions for the study area including in the off-street public parking lots and all area roadways listed above with on-street parking provided. It should also be noted that alternate side of the street parking is enforced from 4:00 AM to 9:00AM along Main Street.

The parking counts were conducted on Wednesday February 5th, 2020 during the AM (7AM-9AM), Midday (11AM-2PM) and PM (3:30PM-7PM) peak periods, on Saturday February 8th, 2020 between 11:00 AM and 2:30 PM and Sunday February 9th, 202 between 11:00 AM and 2:00 PM.

The parking counts are summarized in Tables P-1, P-2 and P-3, contained in Appendix "B", for the Weekday, Saturday and Sunday parking counts respectively. The tables identify the total parking spaces, the total occupied spaces and the total available (unoccupied) spaces within the studied area. The parking count data indicates that during the Weekday periods there are in excess of 125 available (unoccupied) parking spaces within the 500± ft. study area, while during the Saturday and Sunday peak periods there are as few as 30 available parking spaces in the vicinity of the site.

B. FUTURE PARKING CONDITIONS

The parking requirements for the proposed development based on the City of Beacon Code as identified in Section 223-26.F and 223-41.18.G.(2) were reviewed in order to determine the required parking supply for the development. The below summarizes the required City Code parking supply ratios and the equivalent required number of parking spaces for each use within the proposed development. Note that the below parking requirements does not account for the parking required for the existing Kitchen & Coffee (formerly Ella's Bellas Café) since this is an existing use and any parking currently associated with this use is already accounted for in the parking counts discussed above.

SUMMARY OF OFF-STREET PARKING REQUIREMENTS PER CITY OF BEACON CITY CODE		
USE	**REQUIRED PARKING RATIO**	**REQUIRED PARKING SPACES**
MIXED-USE BUILDING FRONTING MAIN STREET (CMS – CENTRAL MAIN STREET ZONING DISTRICT)		
NEW RETAIL (2,575 SQ.FT.)	2 SPACE/1,000 SQ. FT.	6 SPACES
OFFICE (6,220 SQ.FT.)	2 SPACE/1,000 SQ. FT.	13 SPACES
APARTMENTS (1 UNITS)	1 SPACE/DWELLING UNIT	1 SPACES
REAR LOT BUILDING (PB- BUSINESS OFF-STREET ZONING DISTRICT)		
RESIDENTIAL (1 UNIT)	2 SPACES/DWELLING UNIT	2 SPACES
	TOTAL	**22 SPACES**

The proposed development will be provided a total of four (4) off-street parking spaces, two (2) spaces for the use of the mixed-use building's tenants and two (2) spaces for the rear residential building. No designated parking will be provided for the retail or commercial office space in the mixed-use building. The rear lot building will be provided with two (2) off-street parking spaces in the driveway for the one (1) live/work unit. The remaining of the required 18 parking spaces would have to be accommodated by public parking, both on-street and in City of Beacon Public Parking lots in the area. In addition, as part of the proposed development, the Applicant proposes to stripe new on-street parking spaces along the east side of Schenck Avenue between Main Street and South Street and along both sides of South Street in the vicinity of the Site in order better define parking in

this area. Furthermore, the elimination of one (1) of the two (2) existing curb cuts to the subject property from Schenck Avenue will provide for an additional parking space along the east side of Schenck Avenue.

As indicated previously, during a typical weekday, greater than 125 parking spaces were found to be available within 500 ft. of the proposed development, which would more than accommodate the required parking that is not captured by the on-site parking provided. During the Weekend (Saturday & Sunday) peak parking periods, as few as 30 parking spaces were found to be available within 500 ft. of the proposed development. However, on Saturday and Sunday the second and third floor office uses are anticipated to be closed and/or have very limited activity. In fact, based on Institute of Transportation Engineers (ITE) data contained in their publication entitled Parking Generation Manual, 5th Edition, an office use of this size can be expected to generate a peak parking demand of between 2 (based on average parking rate) and 5 vehicles (based on 85th percentile parking rate) on a Saturday. Using the ITE parking data for a Saturday, the development would require 14 total parking spaces on Saturday and a similar total would be required on Sunday. Including the four (4) parking spaces provided on-site the net parking demand on the weekend would be approximately 10 spaces, which can be accommodated by the available public parking in the vicinity of the site.

In addition to the above, per Section 223-26C(6) of the City Code *"…the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment."* Shared on-street parking can be expected to occur within 500 ft. of the Site between the proposed project and other uses along Main Street where patrons may park along the Main Street area to visit multiple properties/uses in the same trip and/or spaces occupied by residential tenants during the nighttime hours may be available for use by retail and commercial patrons during the daytime hours. While shared parking may occur as indicated, no credit for this has been accounted for in the parking analysis discussed above.

Finally, it should also be noted that as indicate in the City Code Section 223-41.18.G.(3) the CMS Zone parking requires identified in Section 223-41.18.G.(2) may be modified by the Planning, in its discretion, based on information provided demonstrating one or more of the following.

(a) That the projected operational characteristics of the proposed use require a different amount of parking.
(b) That adequate shared parking, contractually obligated for the duration of the proposed use, is available within 500 feet of the site and within the CMS or PB Districts.
(c) That the applicant has provided sufficient bicycle parking to reduce anticipated vehicular travel demand.
(d) That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.
(e) That the applicant will voluntarily dedicate land for public parking on site or will acquire land by purchase or long-term lease (for the duration of the proposed use) within 800 feet of the site and within the CMS or PB Districts and voluntarily dedicate such land to the City for public parking.
(f) That a professional parking study of the proposed use and the surrounding area demonstrates that a different amount of parking would be appropriate for the use in its particular location and/or that existing and/or proposed off-site parking is sufficient.

The information presented herein demonstrates that items (b), (d), (e) and (f) are met for this development. The Applicant is also proposing to provide two (2) sets of bicycle racks at the rear of the front lot building for public use, which satisfies item (c) as well.

C. OTHER PARKING RELATED CONSIDERATIONS

1. Off-Street Loading – No separate off-street loading space is provided as part of the proposed development. Per City Code Section 233-26H.2.(a) and (b) no off-street loading spaces are required for retail buildings with a gross floor of less than 5,000 sq. ft. and for office establishments of less than 10,000 sq. ft.

2. Rear Lot Zoning – As previously indicated the rear lot is currently zoned PB – Business Off-Street but may be rezoned to the T-Transitional Zone in the future by the City. Under this zoning, even if the proposed single-family artist live/work space was modified to one (1) artist live-work unit with two bedrooms, the unit would require the same number of parking spaces (two (2) spaces - 1 space per dwelling unit + 1/4 for

each bedroom + 1/2 for the live/work space) as the apartment unit, which results in the same parking conclusions as discussed above.

3. Schenck Avenue One-Way – Schenck Avenue is currently a two-way roadway with on-street parking on both sides of the roadway. Between Main Street and South Street, the roadway has an approximate width of 26 ft. curb-to-curb. Assuming a 7 ft. parking lane on each side of the street this leaves an approximately 12 ft. travel lane between parked vehicles to accommodate two-way traffic. While hourly volumes on this road are relatively low, less than 70 cars per hour, the City could consider making this roadway a one-way roadway from Main Street to South Street. This would result in southbound traffic traveling towards Main Street being redirected to other local roadways, but it is not anticipated that this would result in any significant traffic impacts. Appropriate signing would be necessary at the Main Street/Schenck Avenue and Schenck Avenue/South Street intersections would be required to accommodate this modification. A modification to one-way flow on this portion of Schenck Avenue would better accommodate the existing two-sided parking.

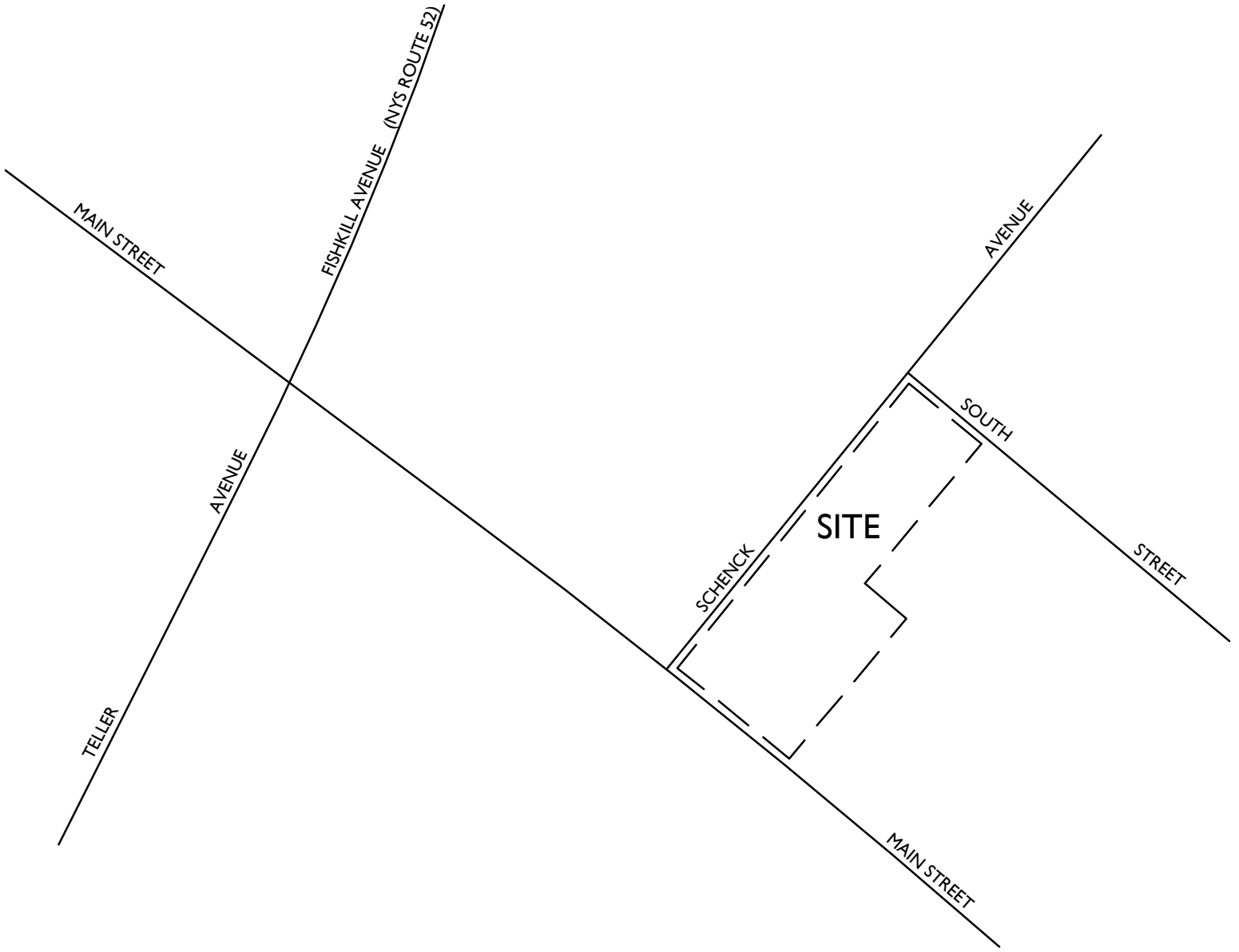
V. SUMMARY AND CONCLUSION

Based on the above analysis, similar Levels of Service and delays will be experienced at the area intersections under the future No-Build and future Build Conditions. Thus, the traffic associated with the proposed 416-420 Main Street Mixed-Use Development is not expected to cause any significant impact in overall operation. Furthermore, based on the observations of the existing available parking in the vicinity of the Site as well as the analysis of the required parking demand of the development, the parking needs for the proposed development can be accommodated by the public parking in the vicinity of the Site during both Weekday and Weekend peak parking periods.

416 – 420 MAIN STREET

APPENDIX A

FIGURES



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SITE LOCATION MAP

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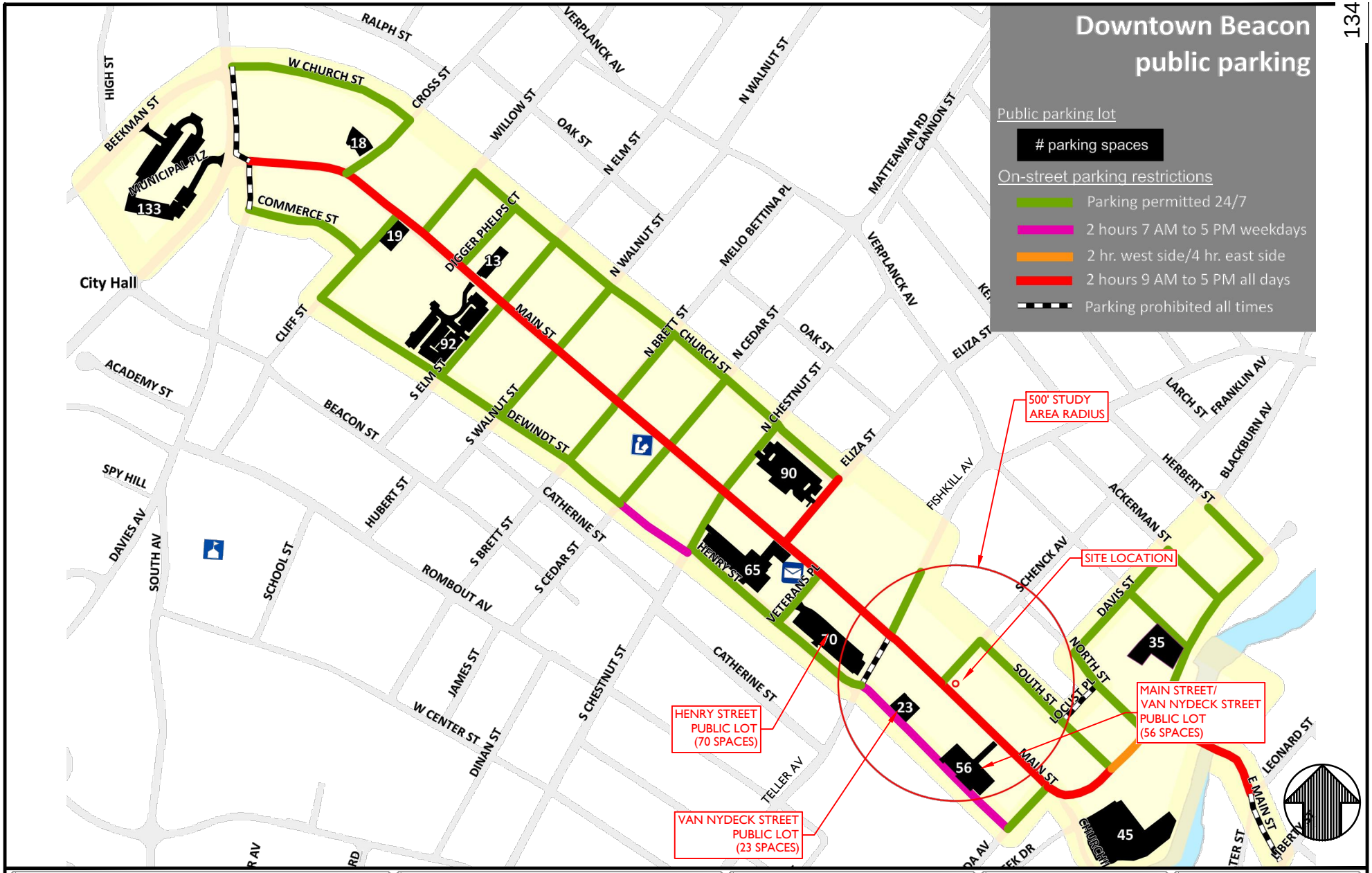

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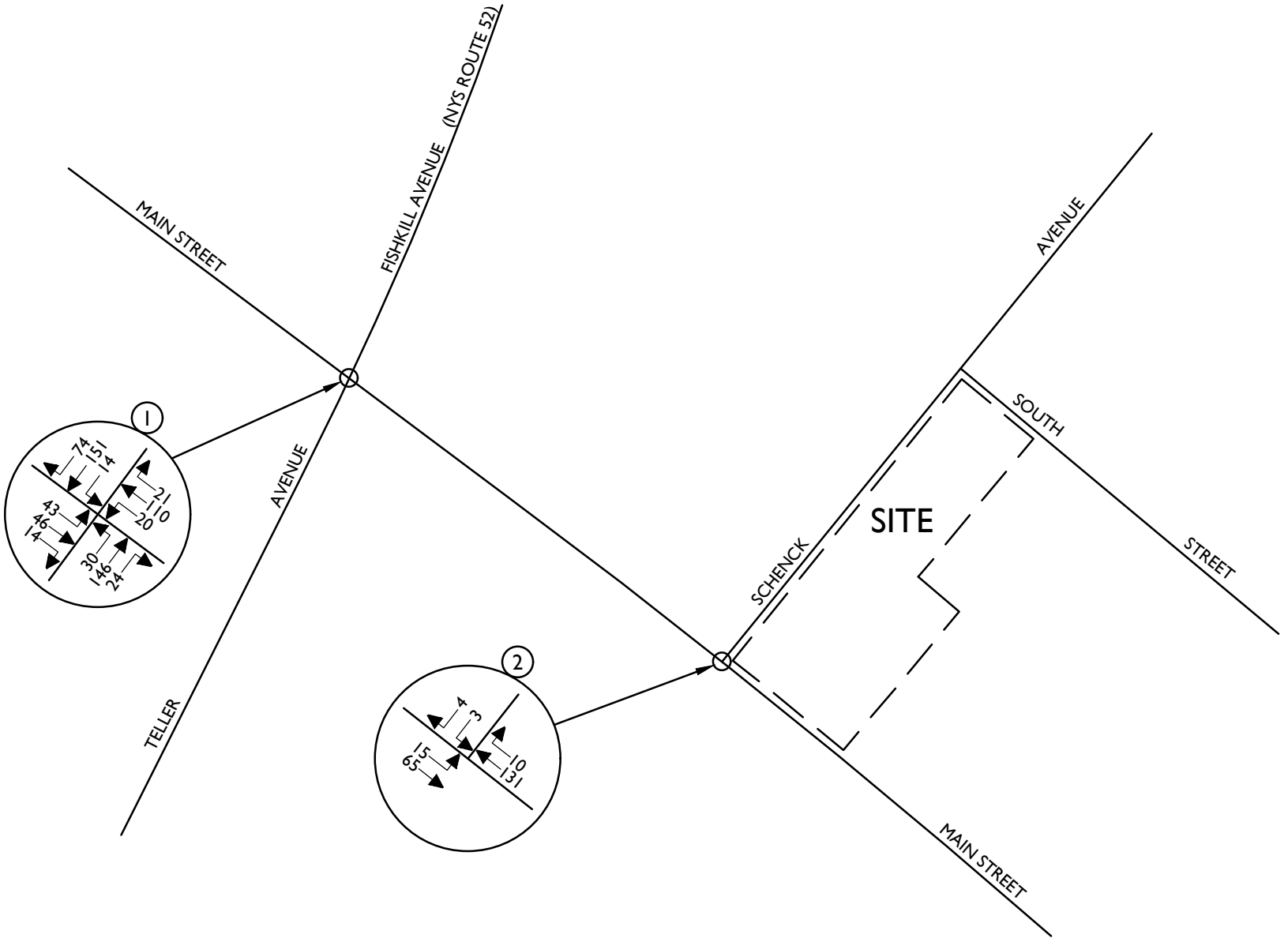

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2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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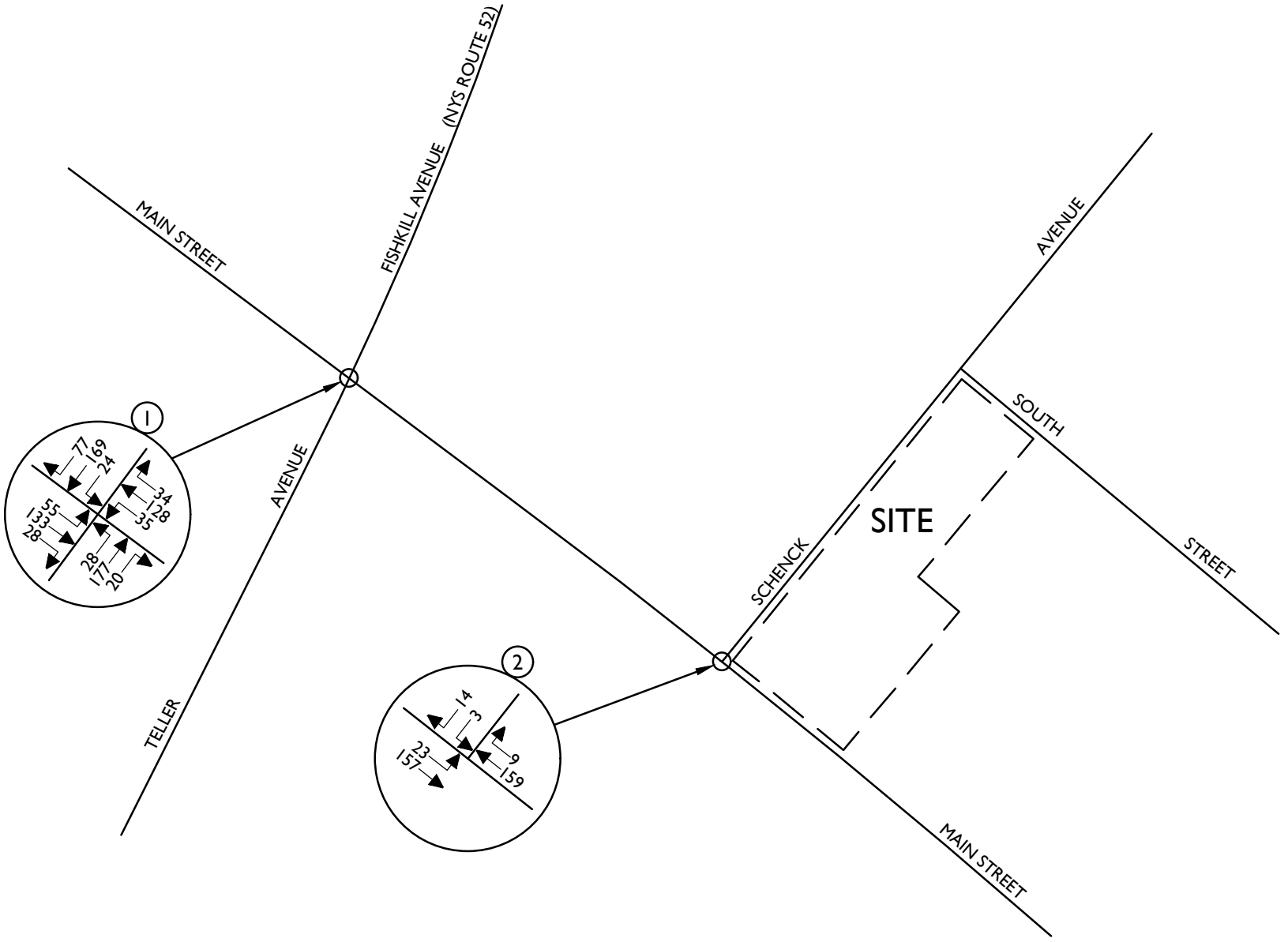

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PROJECT NUMBER: 20000282A

DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
2020 EXISTING TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

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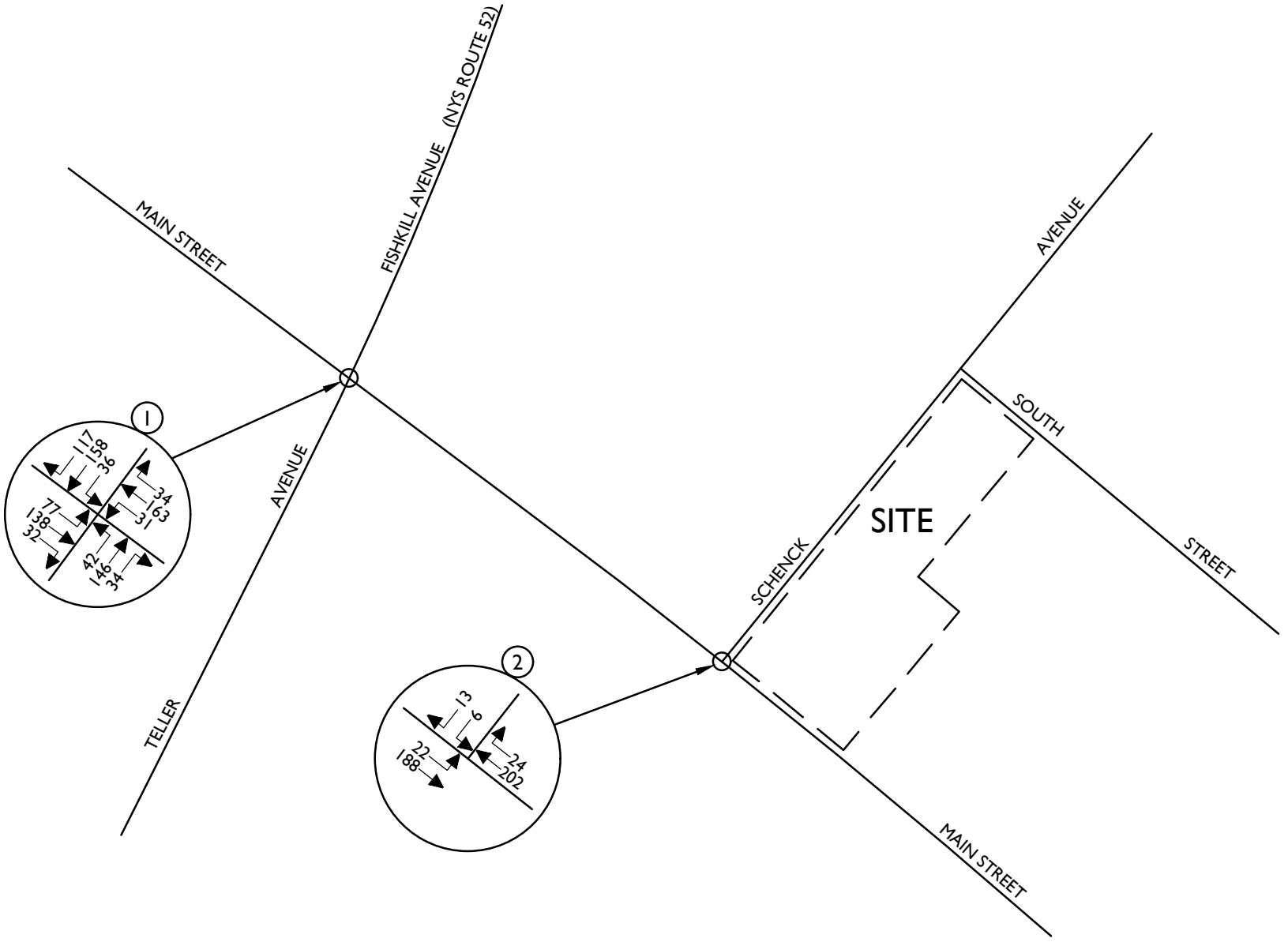

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1	6/26/20	RGD	REVISED DEVELOPMENT SIZES
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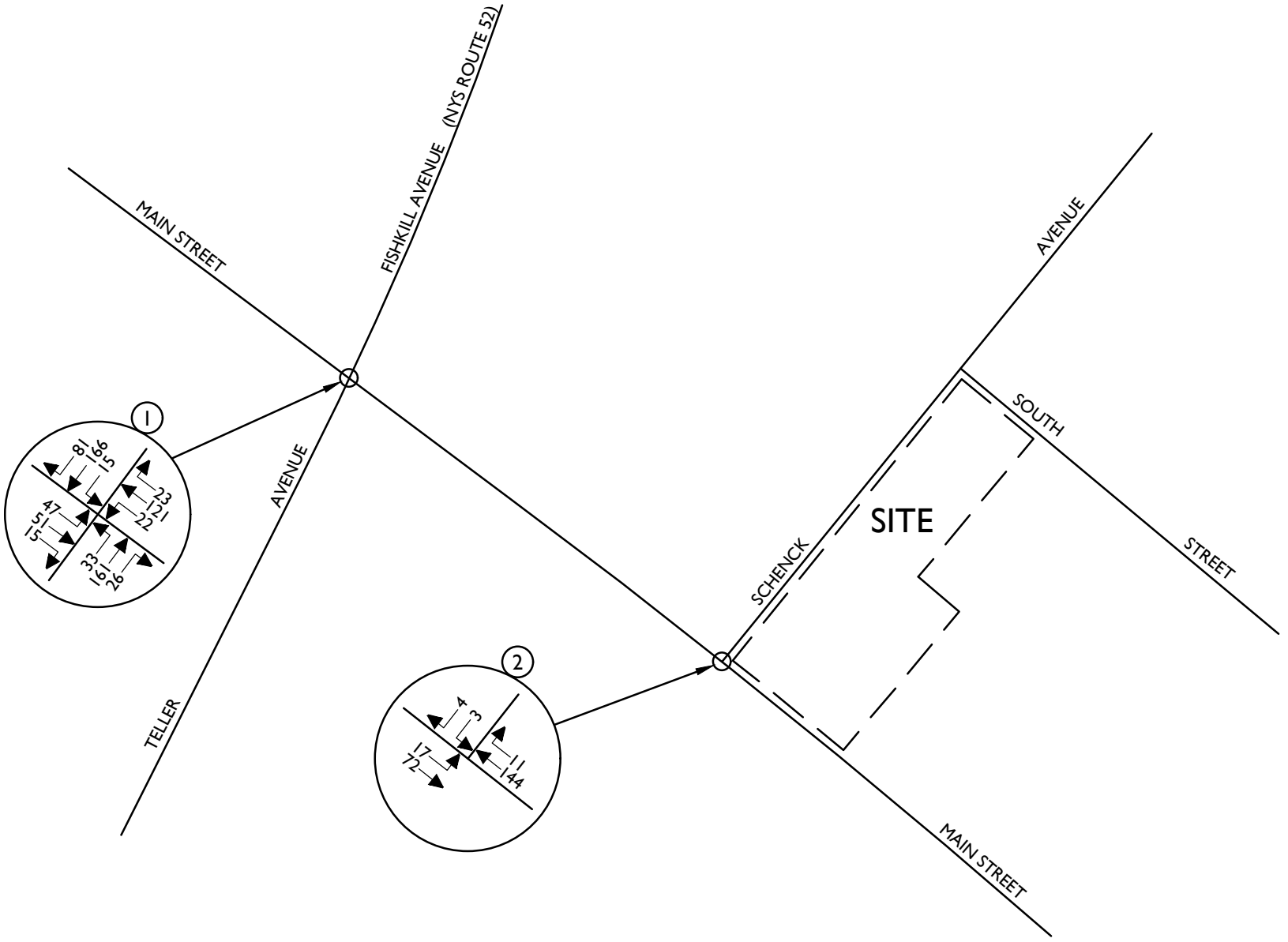
SCALE:	DATE:	DRAWN BY:	CHECKED BY:
AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER:	DRAWING NAME:
20000282A	200626RGD_FIGURE

SHEET TITLE:
2020 EXISTING TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
4



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PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
2025 PROJECTED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
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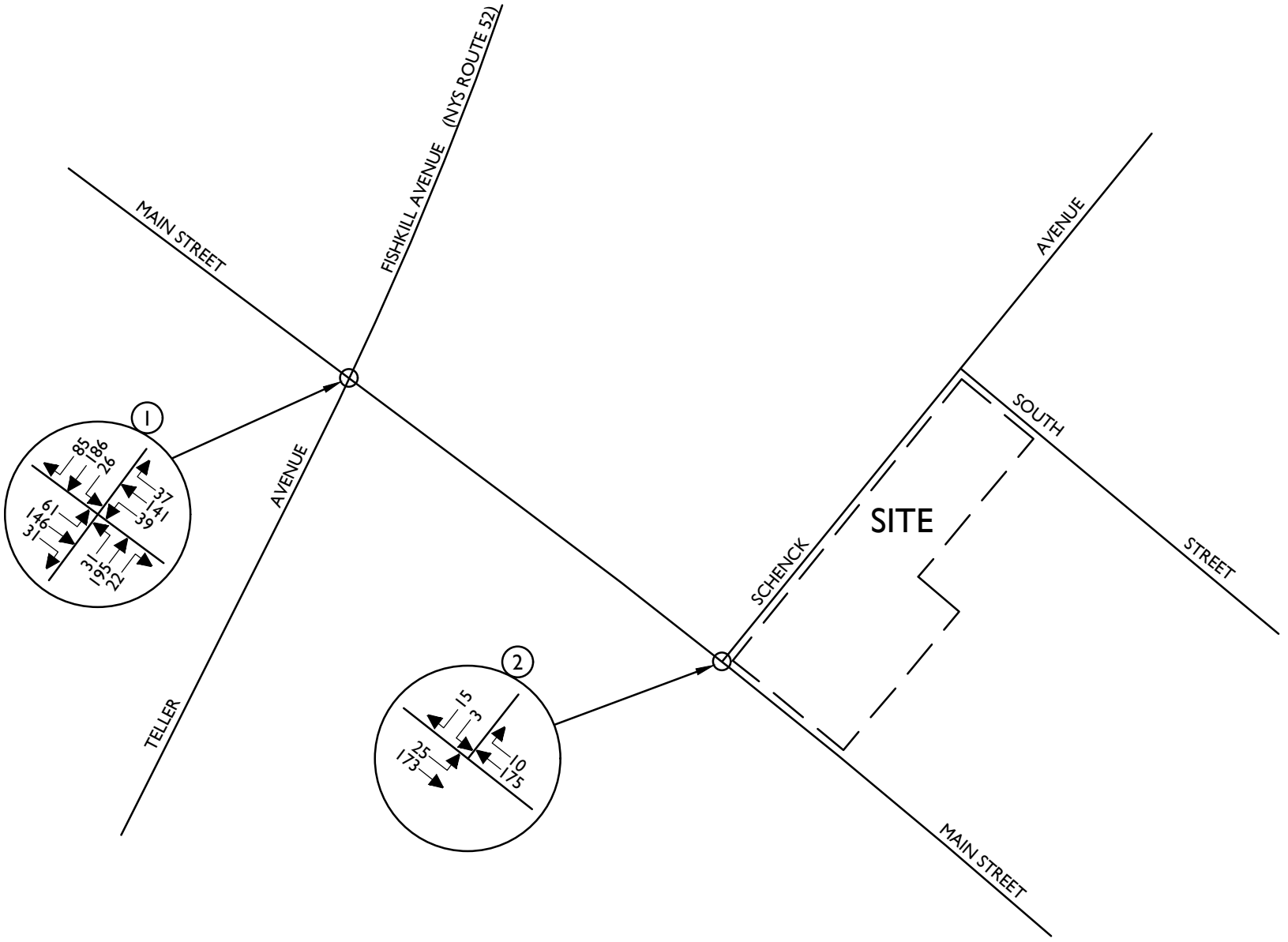

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20000282A	200626RGD_FIGURE

SHEET TITLE:
2025 PROJECTED
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
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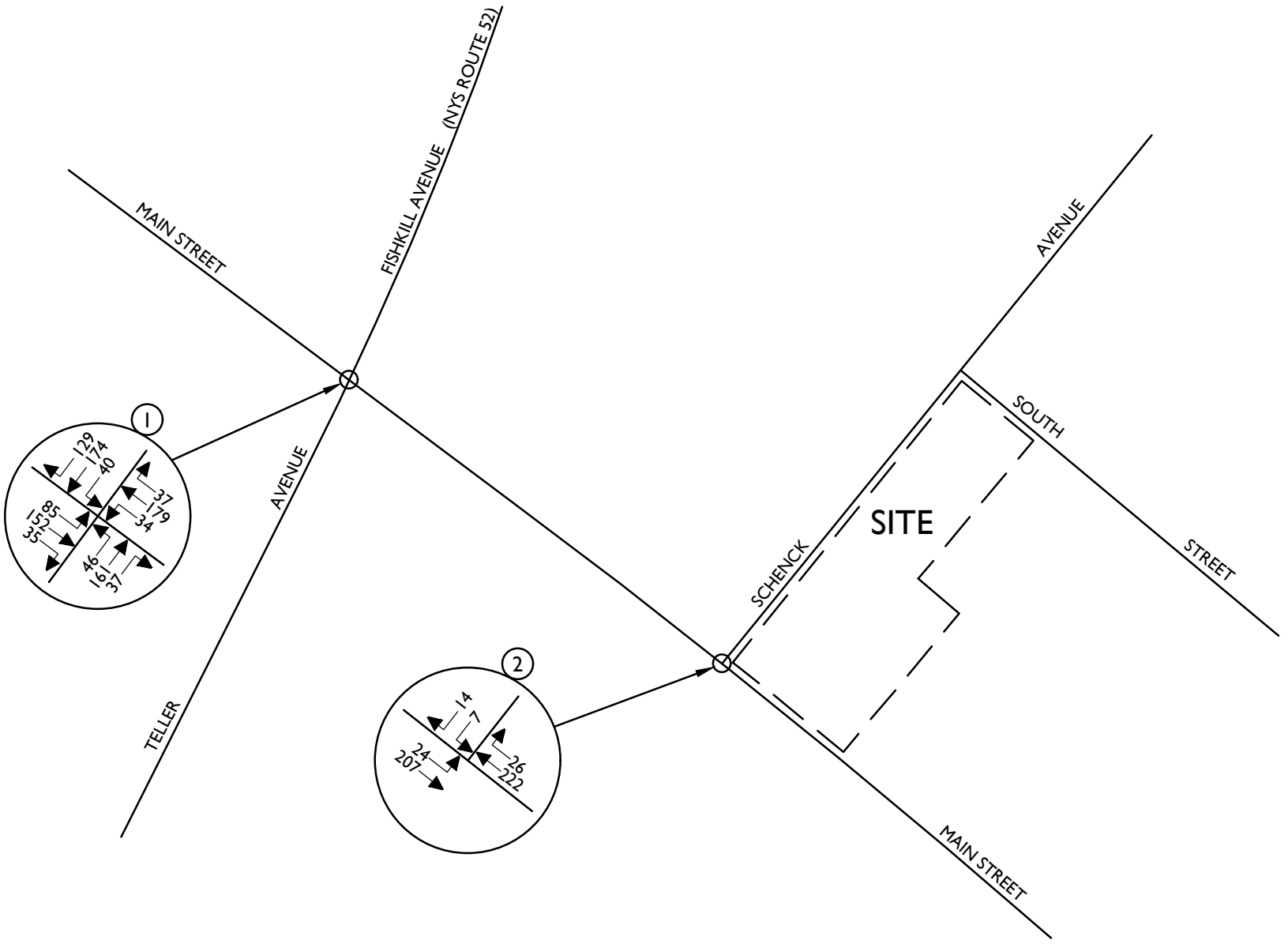

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DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
2025 PROJECTED
TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
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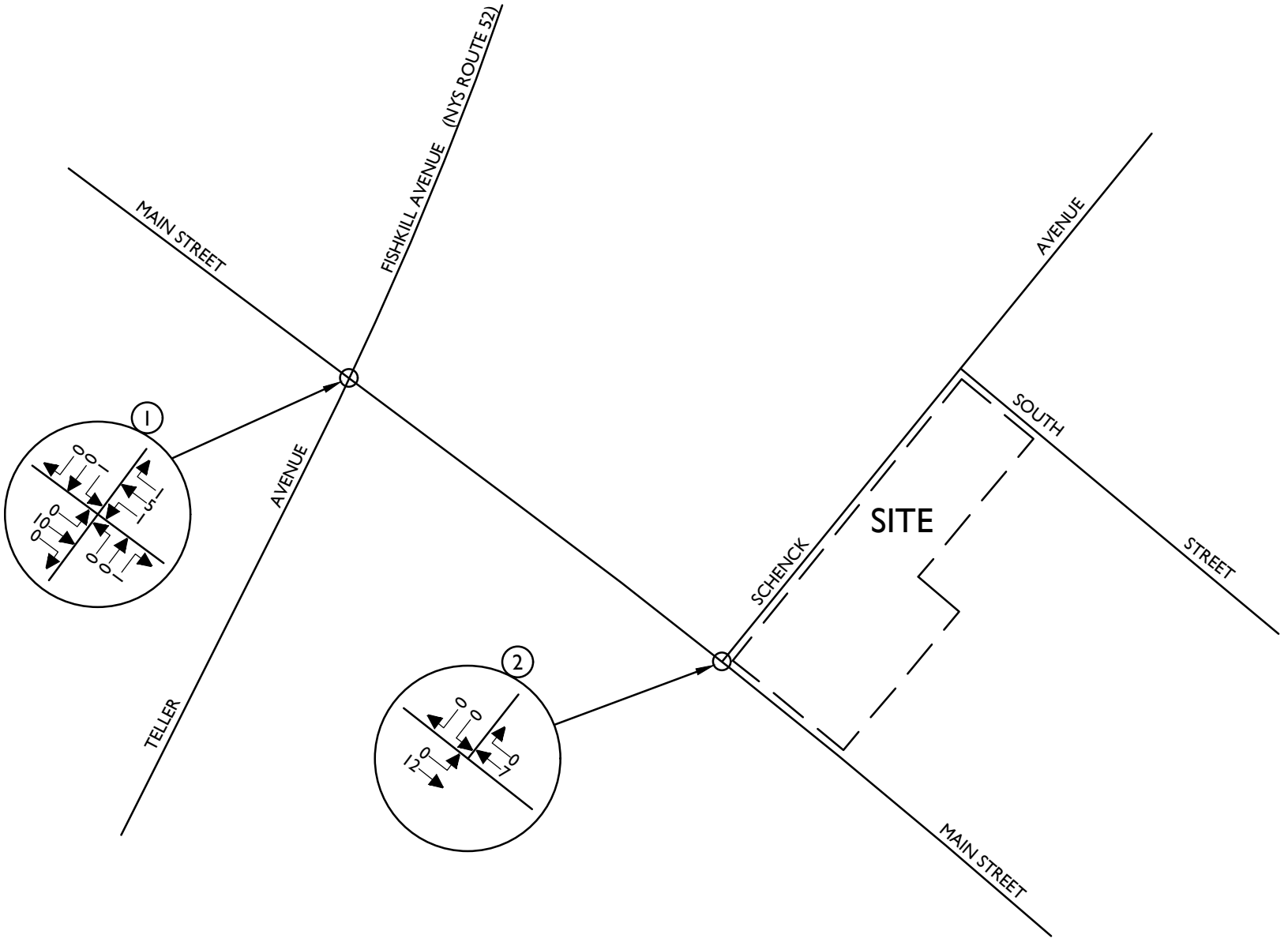

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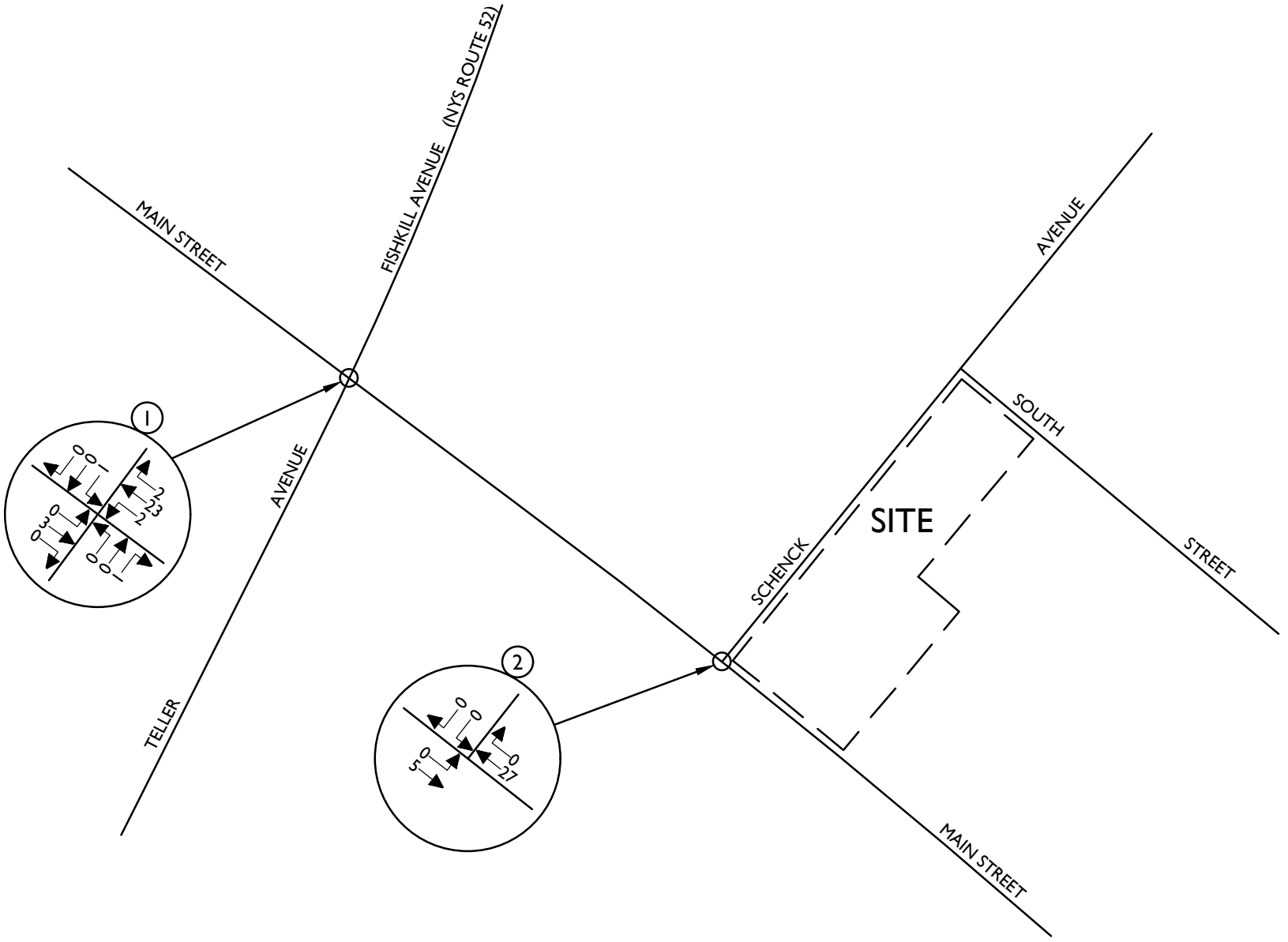
PROJECT NUMBER:	DRAWING NAME:
20000282A	200626RGD_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
8



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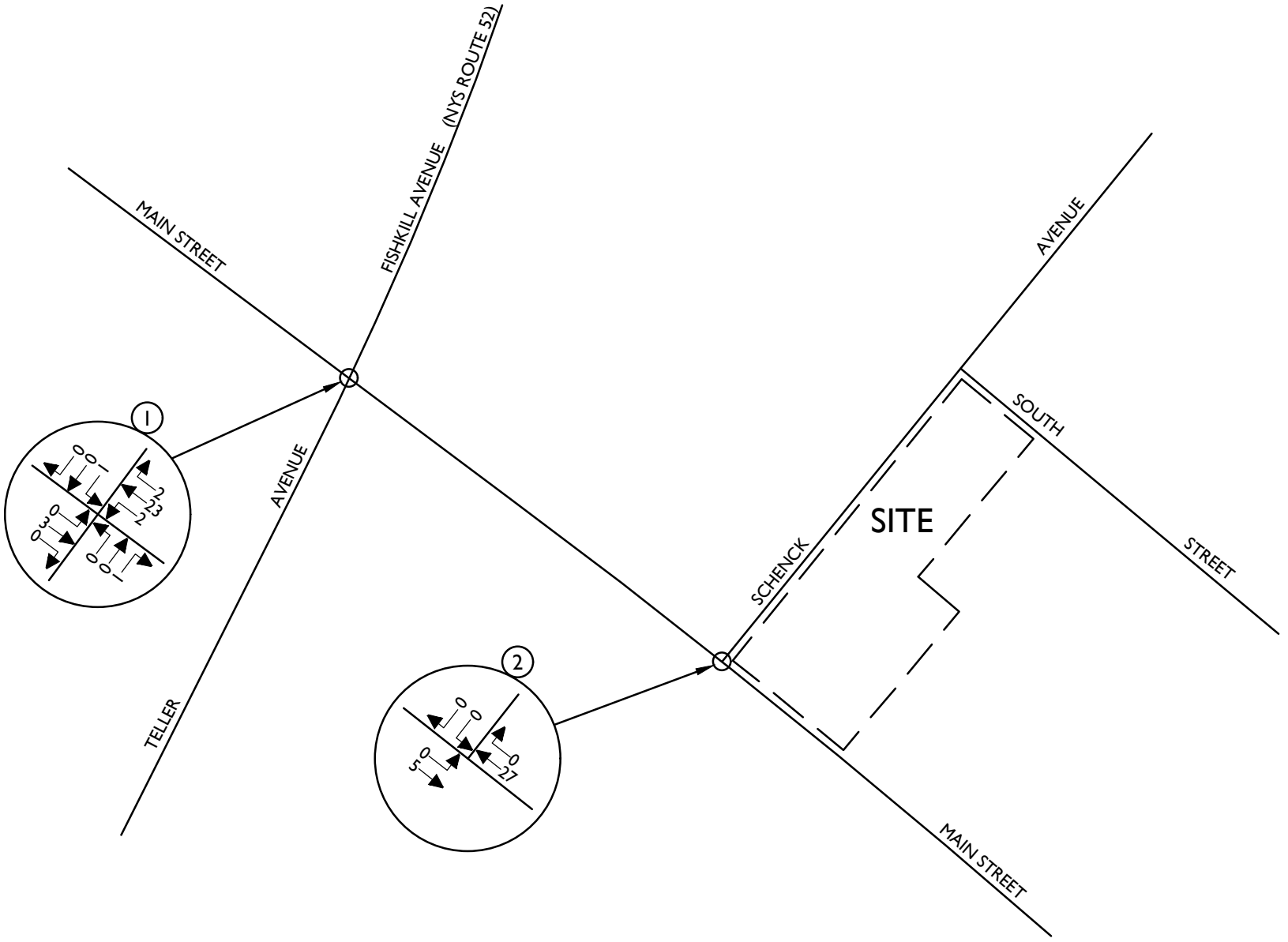
PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
OTHER DEVELOPMENT
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
9



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SHEET TITLE:
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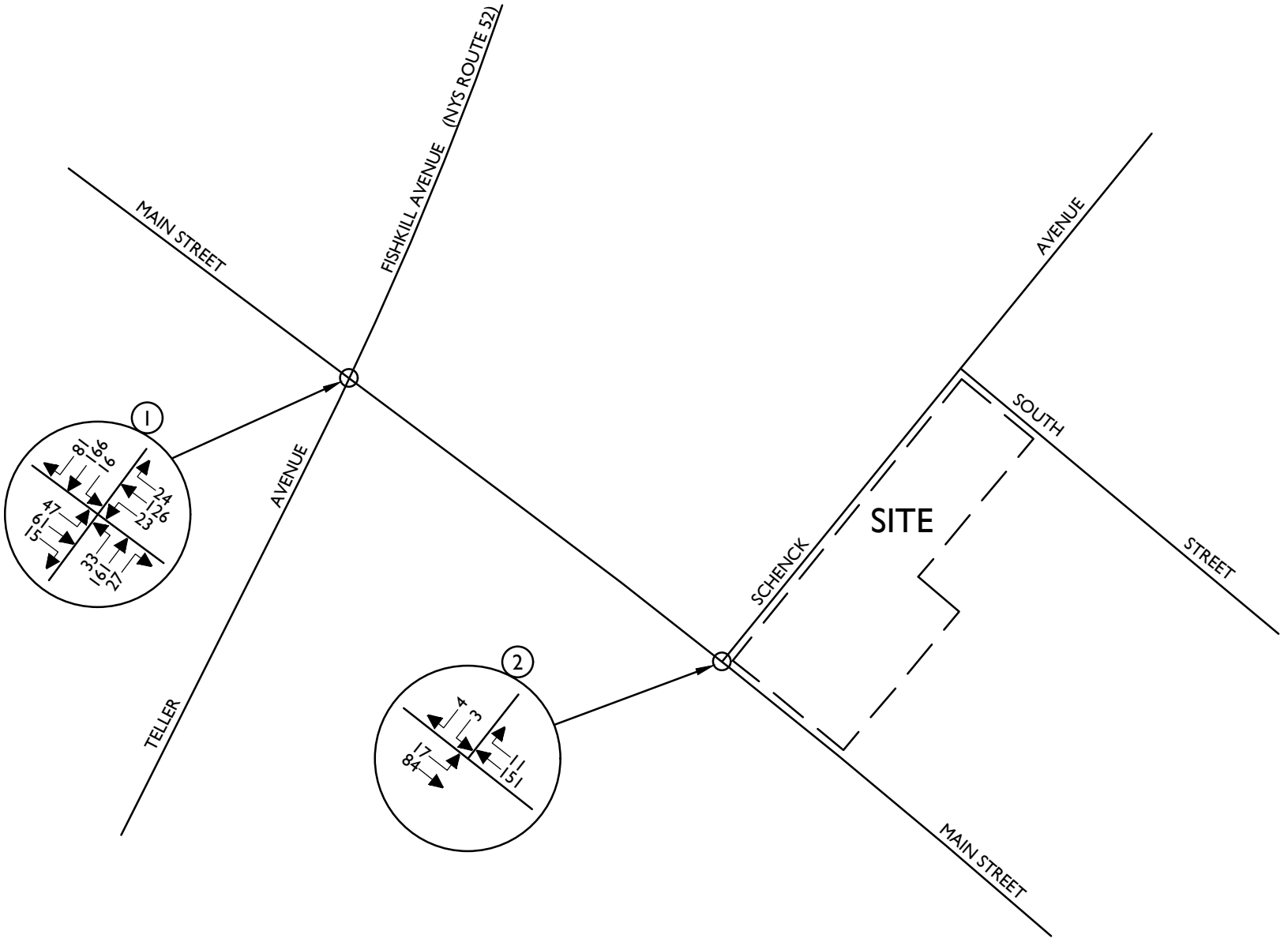
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
10



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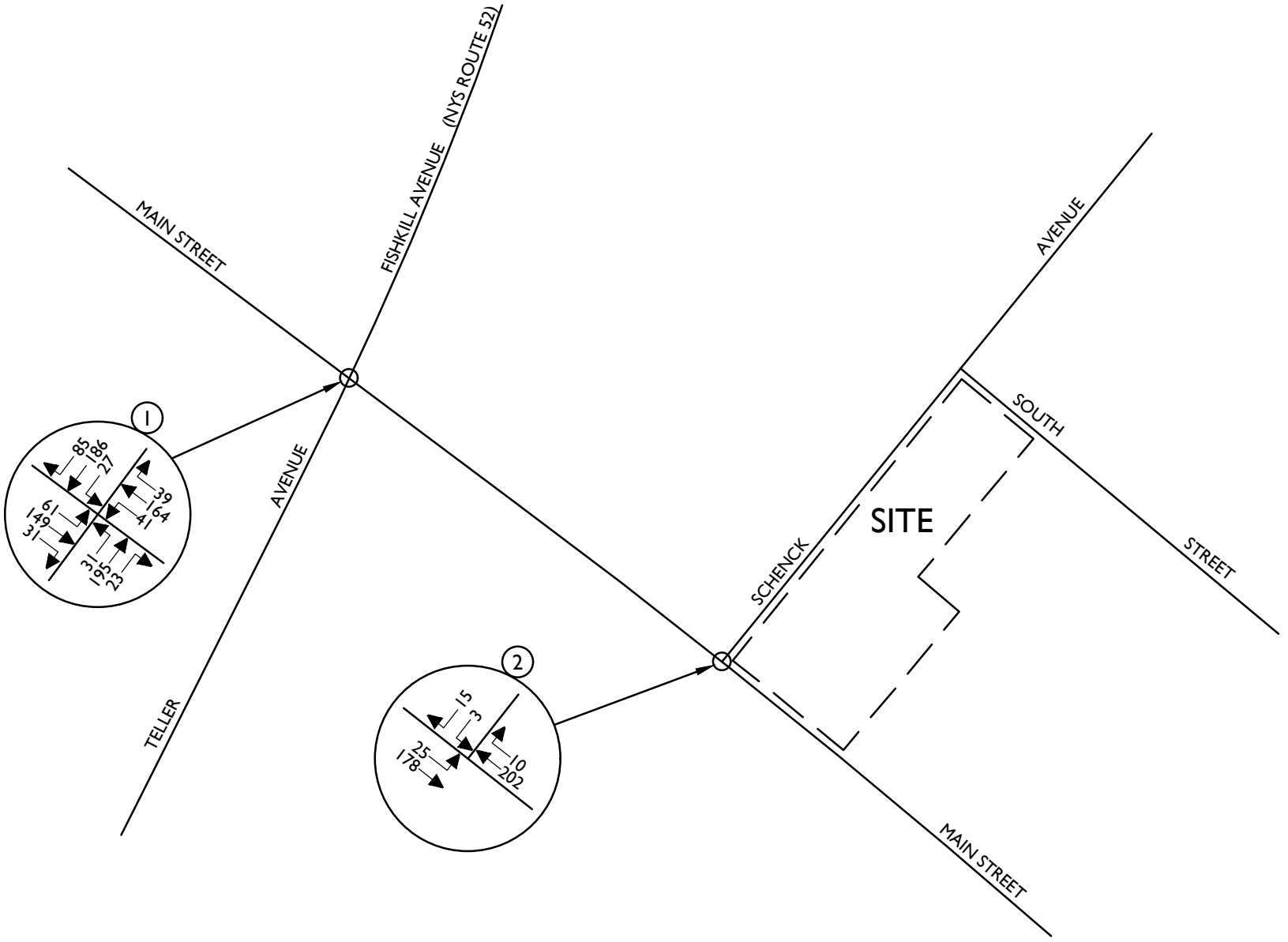
PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
2025 NO-BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
11



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SHEET NUMBER:
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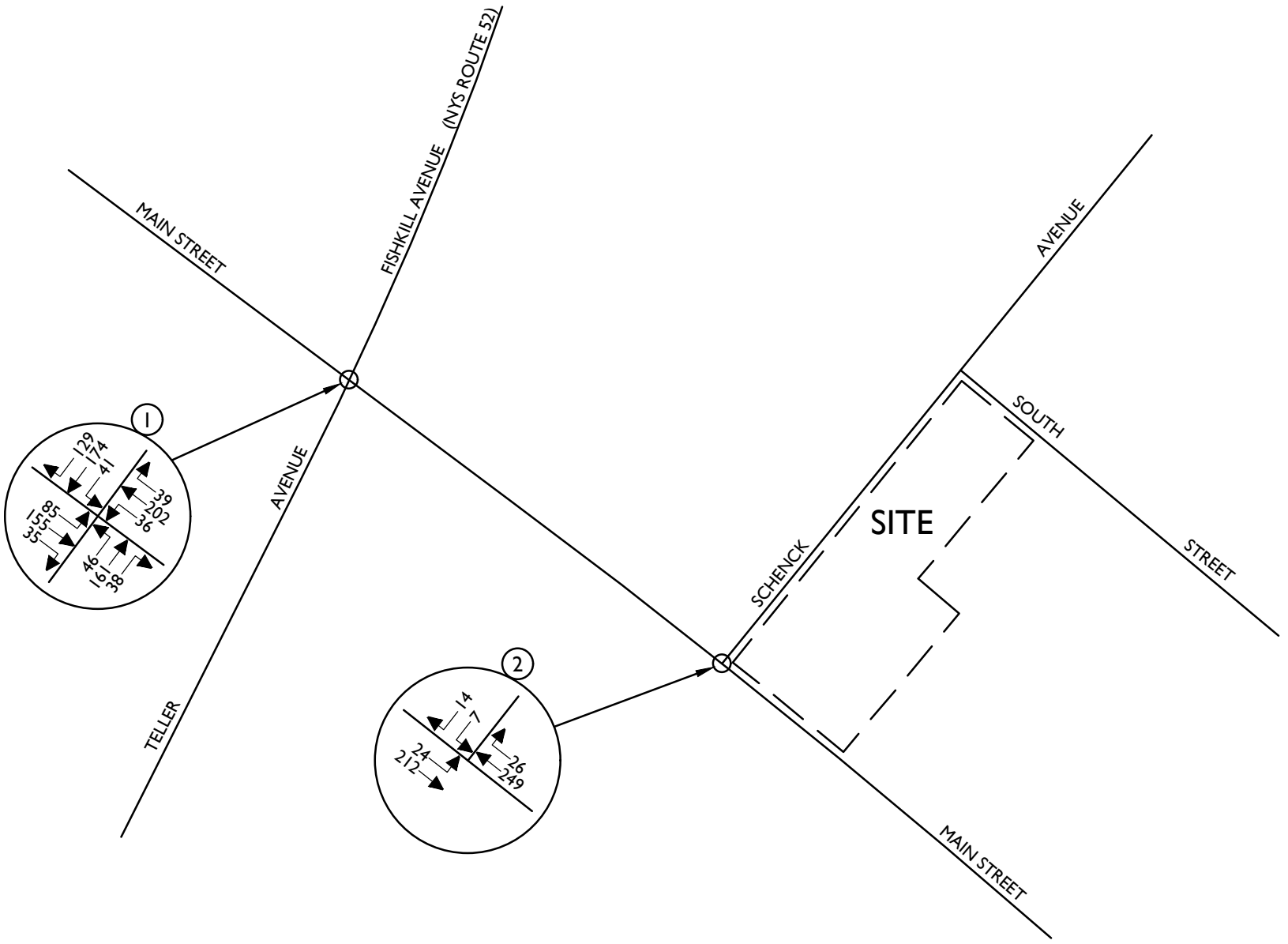

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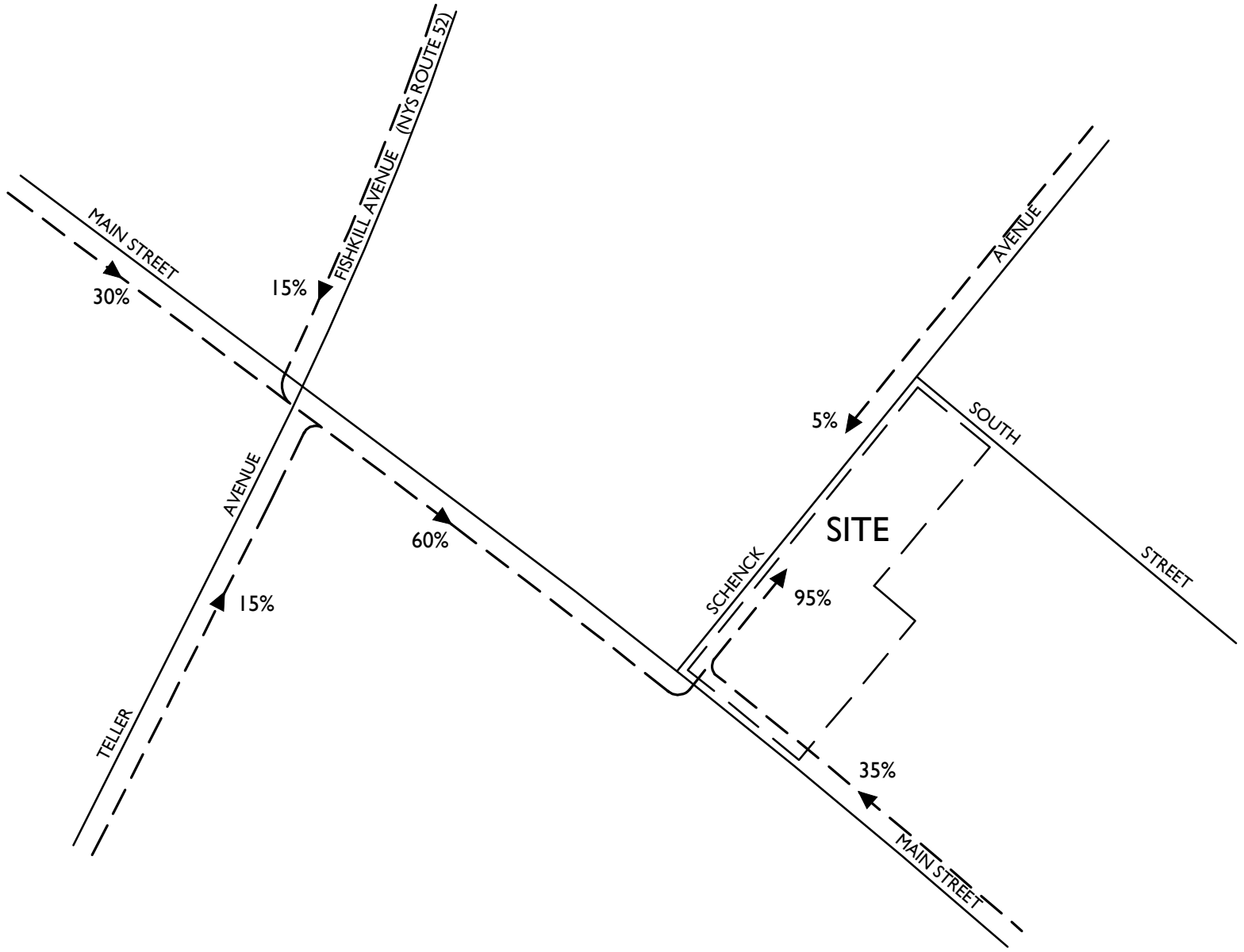

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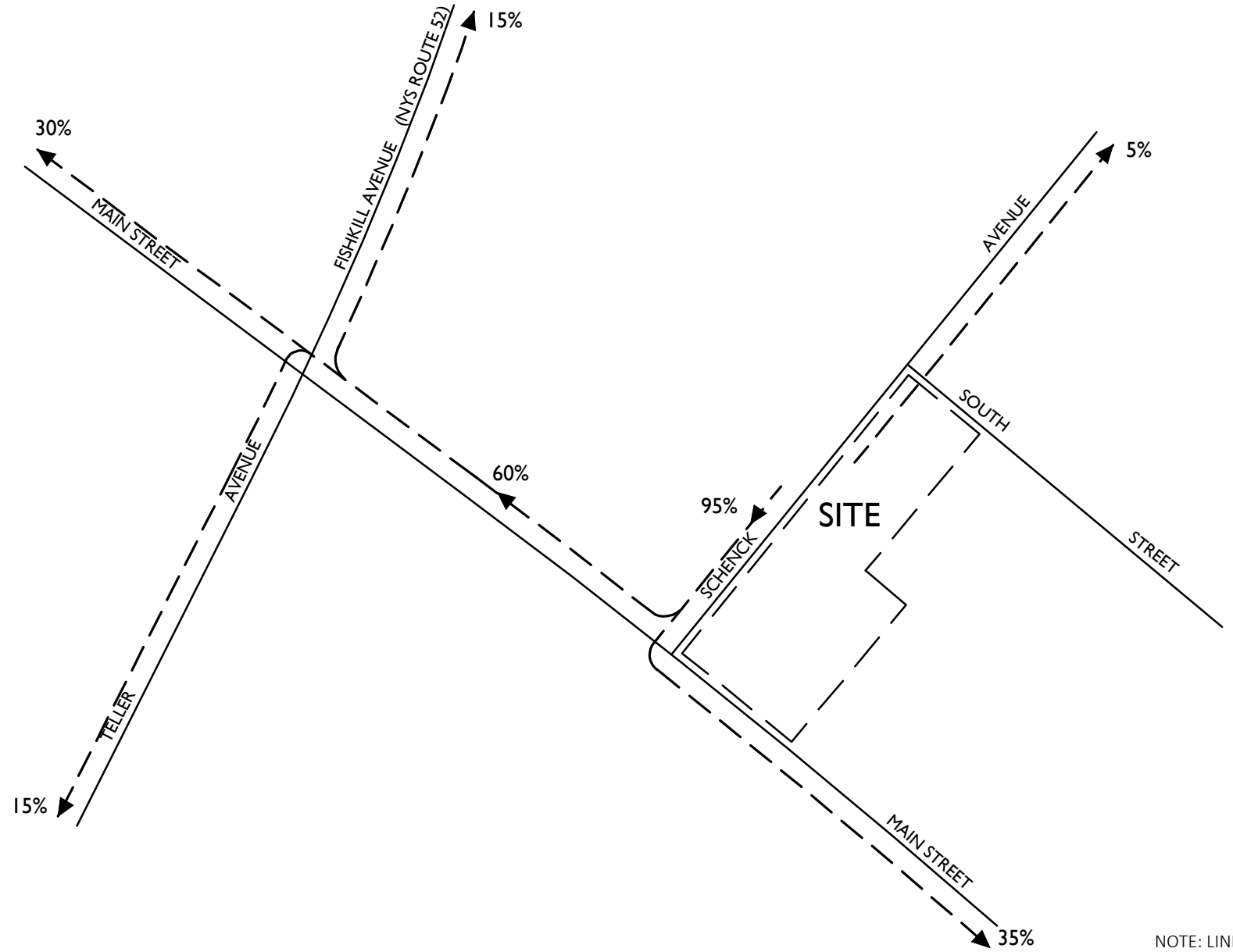
AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER:	DRAWING NAME:
20000282A	200626RGD_FIGURE

SHEET TITLE:
ARRIVAL DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
14



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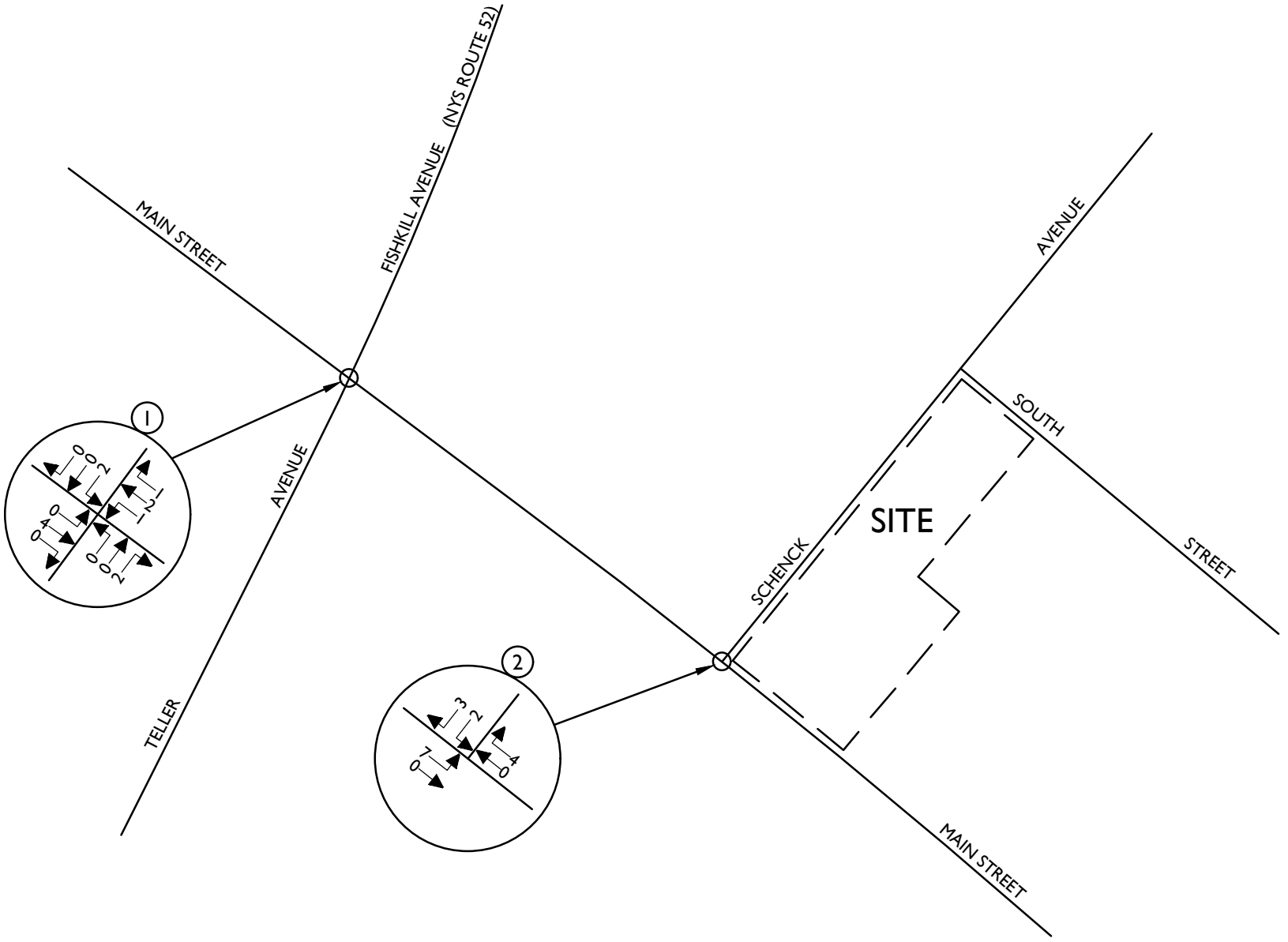
PROJECT NUMBER: 20000282A

DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
DEPARTURE DISTRIBUTION
(ALL VALUES ARE EXPRESSED AS %)

SHEET NUMBER:
15



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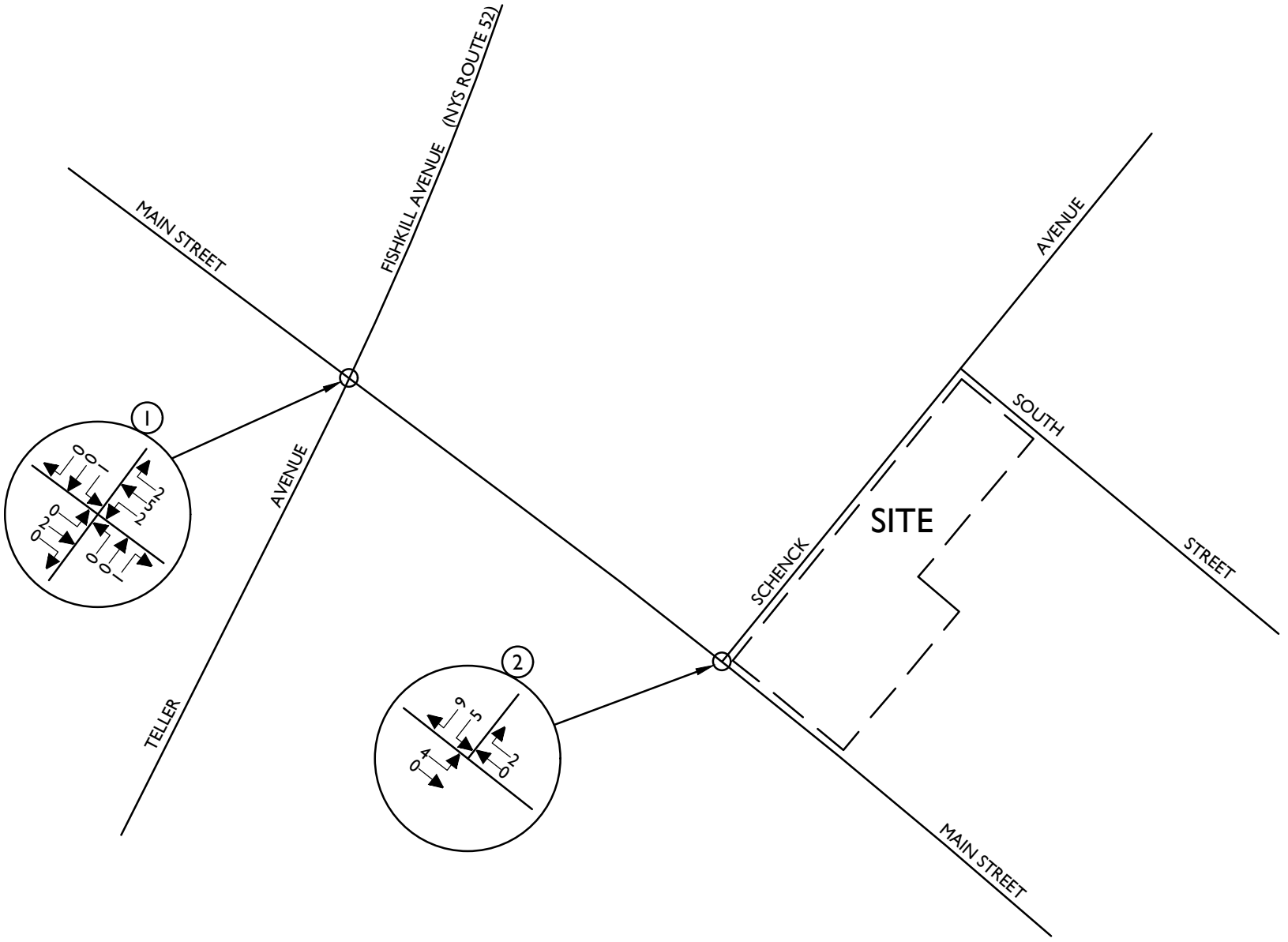
PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
16



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PROJECT NUMBER: 20000282A

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SHEET TITLE:
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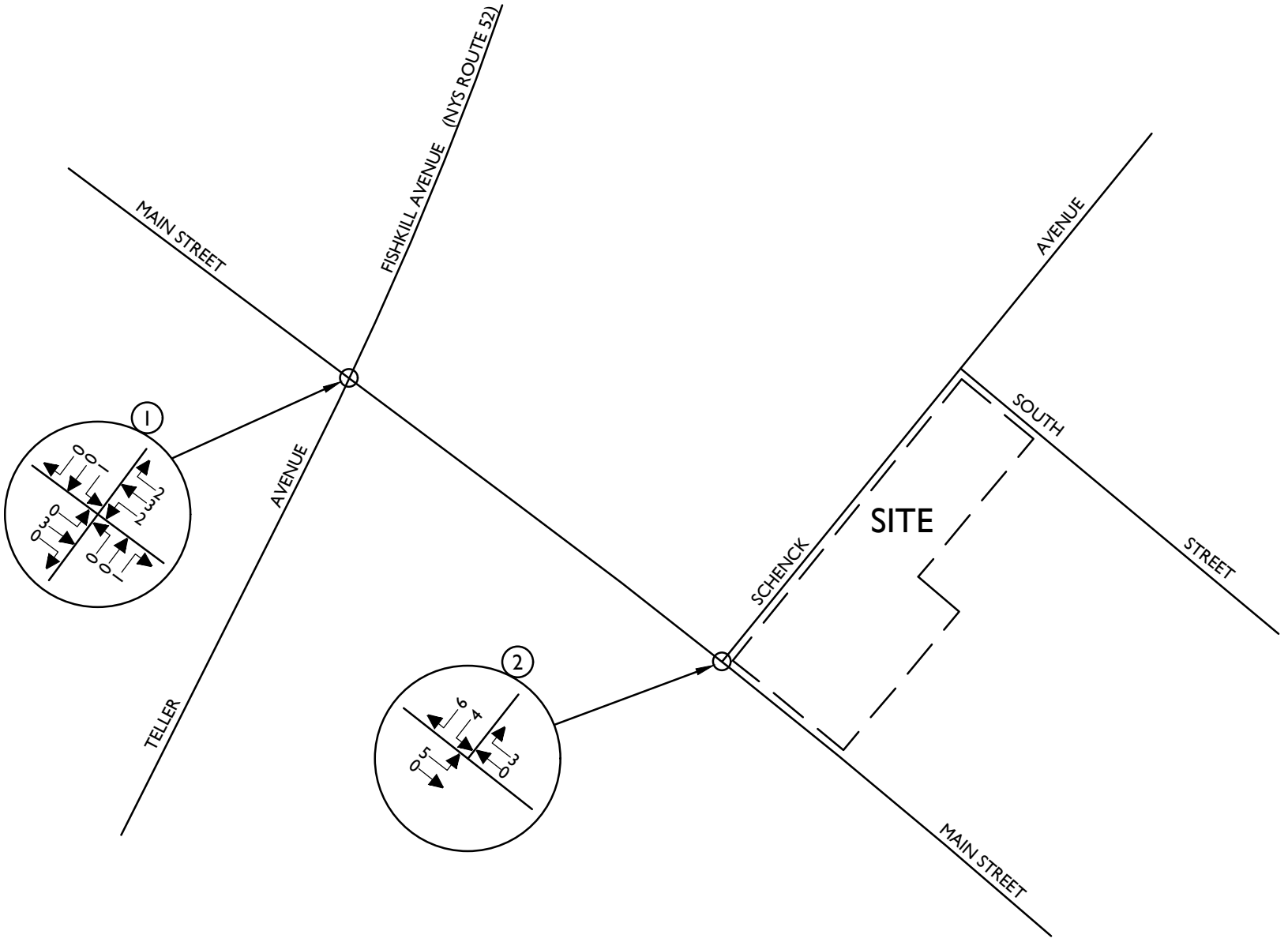
TRAFFIC VOLUMES
WEEKDAY PEAK PM HOUR

SHEET NUMBER:
17



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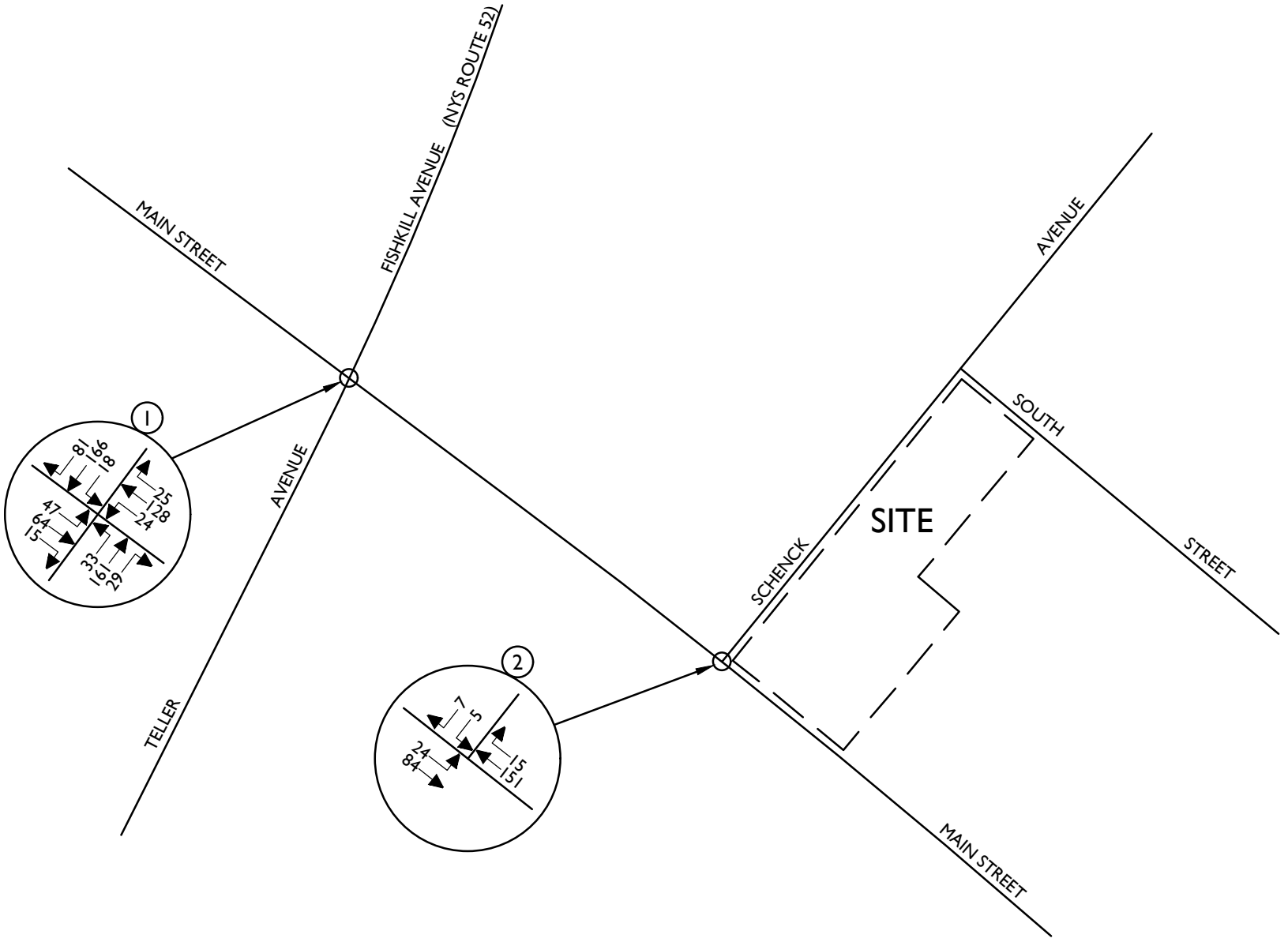
PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
SITE GENERATED
TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
18



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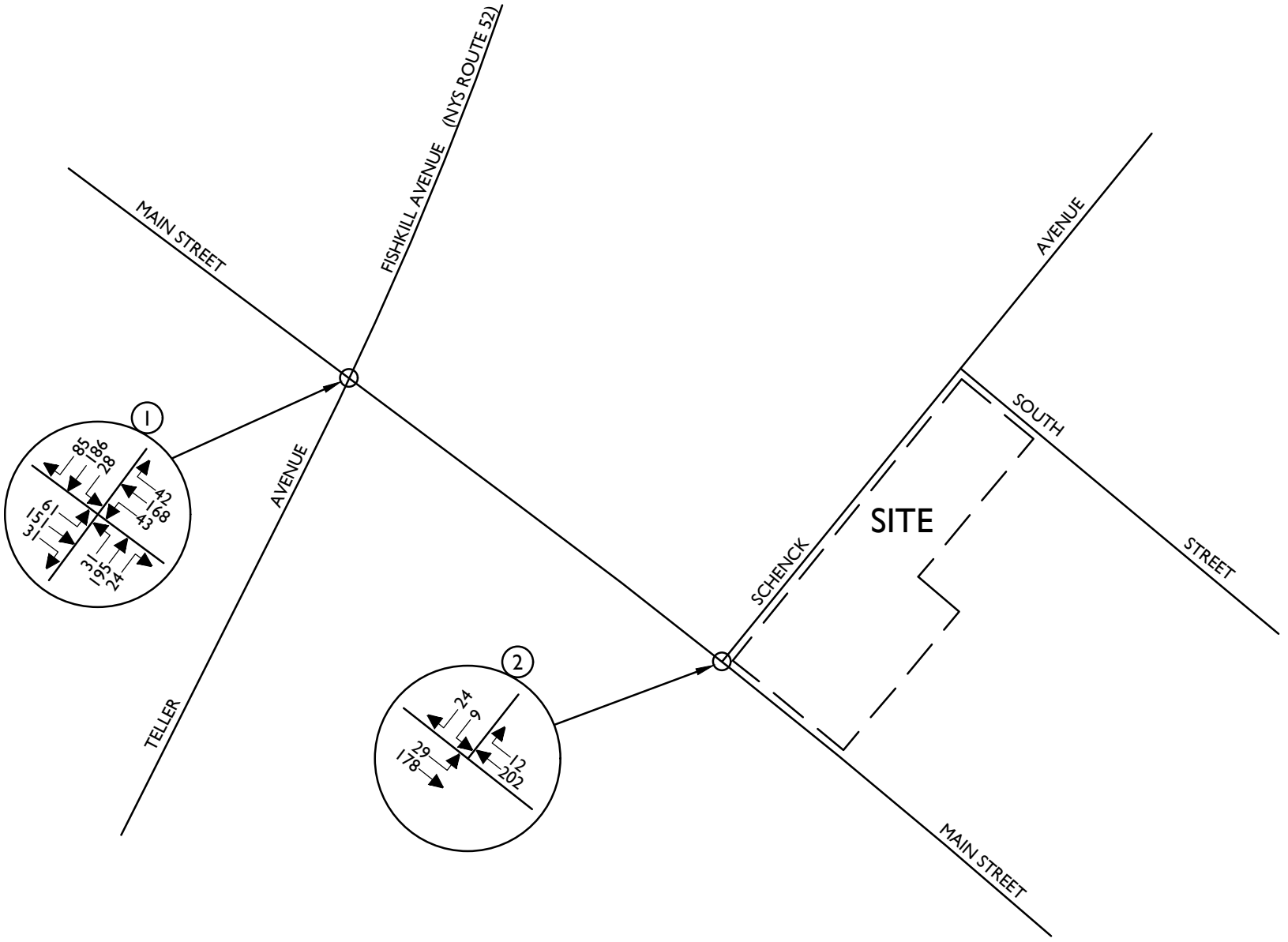
PROJECT NUMBER: 20000282A
DRAWING NAME: 200626RGD_FIGURE

SHEET TITLE:
2025 BUILD TRAFFIC VOLUMES
WEEKDAY PEAK AM HOUR

SHEET NUMBER:
19



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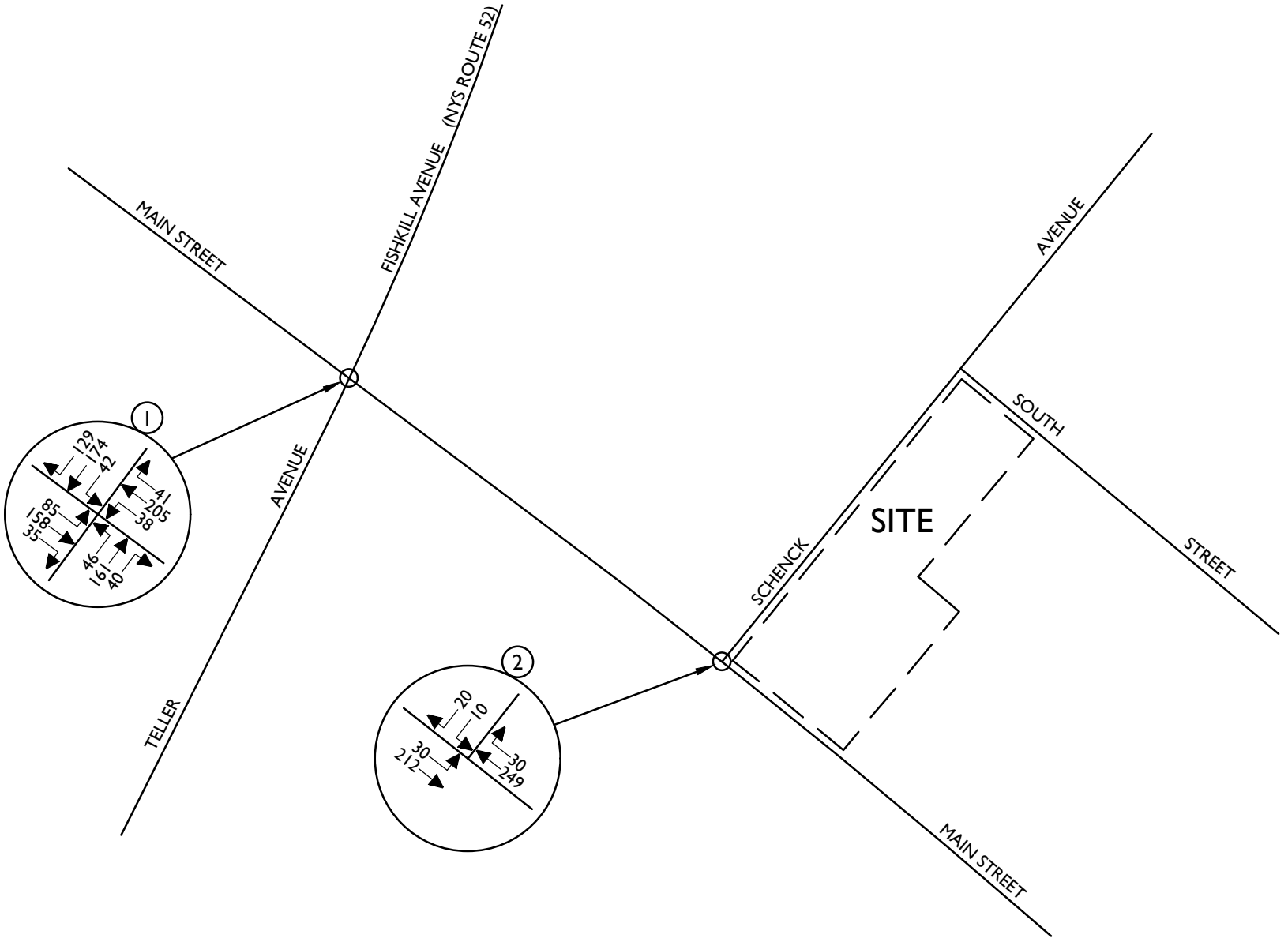
SHEET NUMBER:
20



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AS SHOWN	4/28/20	R.H.	R.D.

PROJECT NUMBER:	DRAWING NAME:
20000282A	200626RGD_FIGURE

SHEET TITLE:
2025 BUILD TRAFFIC VOLUMES
WEEKEND PEAK SAT HOUR

SHEET NUMBER:
21

416 – 420 MAIN STREET

APPENDIX B

TABLES

TABLE NO. 1

HOURLY TRIP GENERATION RATES (HTGR) AND ANTICIPATED SITE GENERATED TRAFFIC VOLUMES

416-420 MAIN STREET CITY OF BEACON, NEW YORK	ENTRY		EXIT	
	HTGR[1]	VOLUME	HTGR[1]	VOLUME
NEW RETAIL[2] (2,575 S.F.)				
PEAK AM HOUR	1.55	4	1.55	4
PEAK PM HOUR	1.94	5	2.33	6
SATURDAY PEAK HOUR	2.33	6	2.33	6
OFFICE (6,220 S.F.)				
PEAK AM HOUR	0.96	6	0.16	1
PEAK PM HOUR	0.16	1	1.13	7
SATURDAY PEAK HOUR	0.16	1	0.32	2
APARTMENTS 4TH FLOOR RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	1.00	1	0.00	0
PEAK PM HOUR	0.00	0	1.00	1
SATURDAY PEAK HOUR	1.00	1	1.00	1
APARTMENTS REAR LOT RESIDENTIAL (1 DWELLING UNITS)				
PEAK AM HOUR	1.00	1	0.00	0
PEAK PM HOUR	0.00	0	1.00	1
SATURDAY PEAK HOUR	1.00	1	1.00	1
TOTAL				
PEAK AM HOUR	-	12	-	5
PEAK PM HOUR	-	6	-	15
SATURDAY PEAK HOUR	-	9	-	10

NOTES:

1) THE HOURLY TRIP GENERATION RATES (HTGR) ARE BASED ON DATA PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) AS CONTAINED IN THE TRIP GENERATION HANDBOOK, 10TH EDITION, 2017. ITE LAND USE CODE - 820 - SHOPPING CENTER, ITE LAND USE CODE - 710 - OFFICE BUILDING, ITE LAND USE CODE - 220 - MULTIFAMILY HOME, AND ITE LAND USE CODE - 210 - SINGLE FAMILY.

2) KITCHEN AND COFFEE, FORMERLY ELLA'S BELLAS CAFÉ, (1,675 S.F.) IS AN EXISTING USE THAT WILL BE INCORPORATED INTO THE PROPOSED DEVELOPMENT. TRAFFIC GENERATION ASSOCIATED WITH THIS USE IS CAPTURED IN THE EXISTING TRAFFIC VOLUME COUNTS AND THEREFORE NO NEW TRAFFIC GENERATION HAS BEEN ASSUMED FOR THIS USE. THE TOTAL RETAIL SPACE INCLUDED IN THE DEVELOPMENT WILL BE 3,620 S.F.

TABLE NO. 2 AM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	AM			V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.20	B	14.1	0.22	B	14.2	0.22	B	14.2	0.0
	MAIN STREET	WB	LTR	0.26	B	14.7	0.27	B	14.7	0.27	B	14.7	0.0
	TELLER AVENUE	NB	LTR	0.27	B	11.6	0.30	B	11.9	0.30	B	11.9	0.0
	FISHKILL AVENUE	SB	LTR	0.30	B	11.9	0.33	B	12.2	0.34	B	12.3	0.1
		OVERALL		**-**	**B**	**12.7**	**-**	**B**	**13.0**	**-**	**B**	**13.0**	0.0
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.01	A	7.7	0.01	A	7.8	0.02	A	7.8	0.0
	SCHENCK AVENUE	SB	LR	0.01	A	9.8	0.01	B	10.0	0.02	B	10.1	0.1

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 PM

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
	PM			V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.37	B	16.2	0.42	B	16.8	0.42	B	16.9	0.1
	MAIN STREET	WB	LTR	0.32	B	15.5	0.40	B	16.5	0.41	B	16.6	0.1
	TELLER AVENUE	NB	LTR	0.28	B	11.6	0.31	B	12.0	0.31	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.32	B	12.1	0.35	B	12.4	0.35	B	12.4	0.0
		OVERALL		**-**	**B**	**13.7**	**-**	**B**	**14.3**	**-**	**B**	**14.4**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	7.9	0.02	A	8.0	0.03	A	8.1	0.1
	SCHENCK AVENUE	SB	LR	0.03	B	10.6	0.03	B	10.9	0.06	B	11.3	0.4

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE NO. 2 SAT

LEVEL OF SERVICE SUMMARY TABLE

				2020 EXISTING			2025 NO-BUILD			2025 BUILD			CHANGE IN DELAY NO-BUILD TO BUILD
		SAT		V/C	LOS	DELAY	V/C	LOS	DELAY	V/C	LOS	DELAY	
1	MAIN STREET & TELLER AVENUE/ FISHKILL AVENUE	**SIGNALIZED**											
	MAIN STREET	EB	LTR	0.45	B	17.3	0.50	B	18.2	0.50	B	18.3	0.1
	MAIN STREET	WB	LTR	0.37	B	16.2	0.45	B	17.3	0.46	B	17.5	0.2
	TELLER AVENUE	NB	LTR	0.28	B	11.7	0.31	B	12.0	0.32	B	12.0	0.0
	FISHKILL AVENUE	SB	LTR	0.37	B	12.7	0.42	B	13.2	0.42	B	13.2	0.0
		OVERALL		**-**	**B**	**14.4**	**-**	**B**	**15.2**	**-**	**B**	**15.3**	0.1
2	MAIN STREET & SCHENCK AVENUE	**UNSIGNALIZED**											
	MAIN STREET	EB	LT	0.02	A	8.3	0.02	A	8.5	0.03	A	8.5	0.0
	SCHENCK AVENUE	SB	LR	0.04	B	12.7	0.05	B	13.4	0.07	B	13.6	0.2

NOTES:

1) THE ABOVE REPRESENTS THE LEVEL OF SERVICE AND VEHICLE DELAY IN SECONDS, C [16.2], FOR EACH KEY APPROACH OF THE UNSIGNALIZED INTERSECTIONS AS WELL AS FOR EACH APPROACH AND THE OVERALL INTERSECTION FOR THE SIGNALIZED INTERSECTIONS. SEE APPENDIX "C" FOR A DESCRIPTION OF THE LEVELS OF SERVICE.

TABLE P-1

SUMMARY OF BEACON PARKING SPACE UTILIZATION
WEEKDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: WEDNESDAY
DATE: 02/05/20
TIME: 7:00 AM - 9:30AM, 11:00 AM - 2:30 PM, & 3:30 PM - 7:00 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
7:00 AM 7:30 AM	3	0	30	15	15	3	6	2	**74**	**225**
7:30 AM 8:00 AM	6	0	27	15	9	3	8	3	**71**	**228**
8:00 AM 8:30 AM	11	0	23	15	11	3	8	1	**72**	**227**
8:30 AM 9:00 AM	17	0	22	12	14	3	6	2	**76**	**223**
9:00 AM 9:30 AM	26	0	23	14	24	6	10	2	**105**	**194**
11:00 AM 11:30 AM	51	1	27	14	44	8	14	1	**160**	**139**
11:30 AM 12:00 PM	48	0	29	13	47	8	10	1	**156**	**143**
12:00 PM 12:30 PM	43	1	28	13	47	7	12	1	**152**	**147**
12:30 PM 1:00 PM	46	1	32	13	48	8	12	1	**161**	**138**
1:00 PM 1:30 PM	44	1	35	12	48	9	11	3	**163**	**136**
1:30 PM 2:00 PM	45	1	44	11	47	9	11	3	**171**	**128**
2:00 PM 2:30 PM	43	1	43	11	47	10	10	3	**168**	**131**
3:30 PM 4:00 PM	34	1	42	11	50	9	8	2	**157**	**142**
4:00 PM 4:30 PM	39	1	39	11	39	7	7	2	**145**	**154**
4:30 PM 5:00 PM	41	2	37	12	37	5	6	2	**142**	**157**
5:00 PM 5:30 PM	40	1	40	13	48	2	7	2	**153**	**146**
5:30 PM 6:00 PM	43	2	40	14	42	3	7	4	**155**	**144**
6:00 PM 6:30 PM	33	1	40	13	46	3	9	4	**149**	**150**
6:30 PM 7:00 PM	27	1	41	11	45	2	8	5	**140**	**159**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

TABLE P-2

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SATURDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SATURDAY
DATE: 02/08/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	68	2	55	23	55	10	15	6	**234**	**65**
11:30 AM 12:00 PM	64	2	57	24	56	15	17	5	**240**	**59**
12:00 PM 12:30 PM	70	2	54	30	57	16	15	4	**248**	**51**
12:30 PM 1:00 PM	72	2	56	26	59	14	16	3	**248**	**51**
1:00 PM 1:30 PM	72	6	57	31	59	17	19	4	**265**	**34**
1:30 PM 2:00 PM	72	6	57	29	57	16	18	5	**260**	**39**
2:00 PM 2:30 PM	70	5	57	29	58	14	15	3	**251**	**48**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

TABLE P-3

SUMMARY OF BEACON PARKING SPACE UTILIZATION
SUNDAY PEAK PARKING CONDITIONS

JOB # 20000282A
LOCATION: BEACON, NY
DAY: SUNDAY
DATE: 02/09/20
TIME: 11:00 AM - 2:30 PM

	PARKING AREA CAPACITY[1]								TOTAL OCCUPIED PARKING SPACES	TOTAL UNOCCUPIED PARKING SPACES
	HENRY STREET PUBLIC LOT	VAN NYDECK AVENUE PUBLIC LOT	MAIN STREET/ VAN NYDECK AVENUE PUBLIC LOT[3]	VAN NYDECK AVENUE ON-STREET PARKING	MAIN STREET ON-STREET PARKING	SCHENCK AVENUE ON-STREET PARKING[2]	SOUTH STREET ON-STREET PARKING[2]	NORTH STREET ON-STREET PARKING[2]		
299 TOTAL PARKING SPACES	72	23	57	34	60	19	21	13		
TIME	**OCCUPIED PARKING SPACES**									
11:00 AM 11:30 AM	46	4	46	16	50	7	9	9	**187**	**112**
11:30 AM 12:00 PM	47	5	51	21	53	7	14	8	**206**	**93**
12:00 PM 12:30 PM	46	6	57	28	53	9	16	9	**224**	**75**
12:30 PM 1:00 PM	56	3	57	28	58	13	16	8	**239**	**60**
1:00 PM 1:30 PM	60	6	57	31	60	13	21	6	**254**	**45**
1:30 PM 2:00 PM	68	14	57	31	59	14	20	6	**269**	**30**
2:00 PM 2:30 PM	62	12	57	32	57	13	20	6	**259**	**40**

NOTES:

1) CAPACITY OF IDENTIFIED PARKING AREAS INCLUDING TOTAL SPACES AND OCCUPIED SPACES BY TIME INTERVAL FOR EACH AREA ARE BASED ON PARKING COUNT DATA COLLECTED BY REPRESENTATIVES OF MASER CONSULTING ON FEBRUARY 4, 2020. SEE FIGURE 1P CONTAINED IN APPENDIX A FOR FURTHER IDENTIFICATION OF PARKING AREAS AND INFORMATION ON PARKING RESTRICTIONS.

2) ON-STREET PARKING SPACES ALONG SCHENCK AVENUE, SOUTH STREET AND NORTH STREET ARE NOT STRIPED. TOTAL AVAILABLE PARKING SPACES IS AN ESTIAMTE OF THE APPOXIMATE CAPACITY ALONG EACH ROADWAY.

3) THE MAIN STREET/VAN NYDECK AVENUE PUBLIC LOT WAS OBSERVED TO HAVE ADDITIONAL VEHICLES PARKED BEYOND ITS AVAILABLE CAPACITY IN UN MARKED PARKING SPACES DURING PEAK PARKING PERIODS.

416 – 420 MAIN STREET

APPENDIX C

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE STANDARDS

LEVEL OF SERVICE FOR SIGNALIZED INTERSECTIONS

Level of Service (LOS) can be characterized for the entire intersection, each intersection approach, and each lane group. Control delay alone is used to characterize LOS for the entire intersection or an approach. Control delay and volume-to-capacity (v/c) ratio are used to characterize LOS for a lane group. Delay quantifies the increase in travel time due to traffic signal control. It is also a measure of driver discomfort and fuel consumption. The volume-to-capacity ratio quantifies the degree to which a phase's capacity is utilized by a lane group.

LOS A describes operations with a control delay of 10 s/veh or less and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is exceptionally favorable or the cycle length is very short. If it is due to favorable progression, most vehicles arrive during the green indication and travel through the intersection without stopping.

LOS B describes operations with control delay between 10 and 20 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is low and either progression is highly favorable or the cycle length is short. More vehicles stop than with LOS A.

LOS C describes operations with control delay between 20 and 35 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when progression is favorable or the cycle length is moderate.

LOS D describes operations with control delay between 35 and 55 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high and either progression is ineffective or the cycle length is long.

LOS E describes operations with control delay between 55 and 80 s/veh and a volume-to-capacity ratio no greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is high, progression is unfavorable, and the cycle length is long.

LOS F describes operations with control delay exceeding 80 s/veh or a volume-to-capacity ratio greater than 1.0. This level is typically assigned when the volume-to-capacity ratio is very high, progression is very poor, and the cycle length is long.

A lane group can incur a delay less than 80 s/veh when the volume-to-capacity ratio exceeds 1.0. This condition typically occurs when the cycle length is short, the signal progression is favorable, or both. As a result, both the delay and volume-to-capacity ratio are considered when lane group LOS is established. A ratio of 1.0 or more indicates that cycle capacity is fully utilized and represents failure from a capacity perspective (just as delay in excess of 80 s/veh represents failure from a delay perspective).

The Level of Service Criteria for signalized intersections are given in Exhibit 19-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 19-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
≤10	A	F
>10-20	B	F
>20-35	C	F
>35-55	D	F
>55-80	E	F
>80	F	F

For approach-based and intersection wide assessments, LOS is defined solely by control delay.

LEVEL OF SERVICE CRITERIA
FOR TWO-WAY STOP-CONTROLLED (TWSC) UNSIGNALIZED INTERSECTIONS

Level of Service (LOS) for a two-way stop-controlled (TWSC) intersection is determined by the computed or measured control delay. For motor vehicles, LOS is determined for each minor-street movement (or shared movement) as well as major-street left turns. LOS is not defined for the intersection as a whole or for major-street approaches.

The Level of Service Criteria for TWSC unsignalized intersections are given in Exhibit 20-2 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 20-2

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

The LOS criteria apply to each lane on a given approach and to each approach on the minor street. LOS is not calculated for major-street approaches or for the intersection as a whole.

As Exhibit 20-2 notes, LOS F is assigned to the movement if the volume-to-capacity ratio for the movement exceeds 1.0, regardless of the control delay.

The Level of Service Criteria for unsignalized intersections are somewhat different from the criteria for signalized intersections.

LEVEL OF SERVICE CRITERIA
FOR ALL-WAY STOP-CONTROLLED (AWSC) UNSIGNALIZED INTERSECTIONS

The Levels of Service (LOS) for all-way stop-controlled (AWSC) intersections are given in Exhibit 21-8. As the exhibit notes, LOS F is assigned if the volume-to-capacity (v/c) ratio of a lane exceeds 1.0, regardless of the control delay. For assessment of LOS at the approach and intersection levels, LOS is based solely on control delay.

The Level of Service Criteria for AWSC unsignalized intersections are given in Exhibit 21-8 from the *Highway Capacity Manual, 6th Edition* published by the Transportation Research Board.

Exhibit 21-8

	LOS by Volume-to-Capacity Ratio	
Control Delay (s/veh)	**v/c ≤1.0**	**v/c >1.0**
0-10	A	F
>10-15	B	F
>15-25	C	F
>25-35	D	F
>35-50	E	F
>50	F	F

For approaches and intersection wide assessment, LOS is defined solely by control delay.

416 – 420 MAIN STREET

APPENDIX D

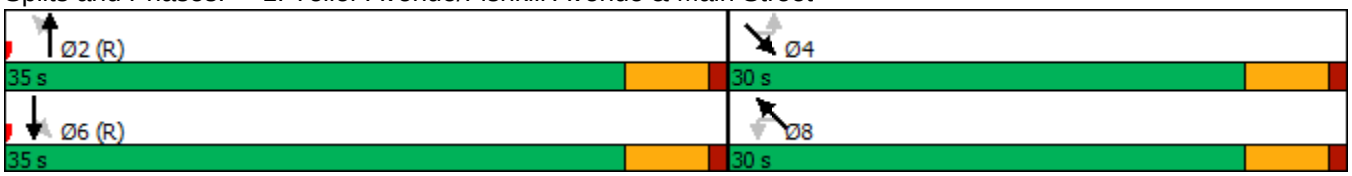
CAPACITY ANALYSIS

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (vph)	30	146	24	14	151	74	43	46	14	20	110	21
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.984			0.958			0.982			0.981	
Flt Protected		0.993			0.997			0.979			0.993	
Satd. Flow (prot)	0	1955	0	0	1921	0	0	1512	0	0	1568	0
Flt Permitted		0.930			0.979			0.840			0.959	
Satd. Flow (perm)	0	1828	0	0	1886	0	0	1279	0	0	1511	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	34	166	27	16	172	84	49	52	16	23	125	24
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	227	0	0	272	0	0	117	0	0	172	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.31			0.24			0.30	
Control Delay		11.9			12.3			15.2			15.7	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.3			15.2			15.7	
Queue Length 50th (ft)		52			64			30			46	
Queue Length 95th (ft)		91			108			62			86	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		843			870			491			581	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.31			0.24			0.30	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Future Volume (veh/h)	30	146	24	14	151	74	43	46	14	20	110	21
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	34	166	27	16	172	84	49	52	16	23	125	24
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	615	93	78	562	260	262	251	69	108	478	85
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1333	202	41	1218	562	476	653	179	117	1243	220
Grp Volume(v), veh/h	227	0	0	272	0	0	117	0	0	172	0	0
Grp Sat Flow(s),veh/h/ln	1696	0	0	1821	0	0	1308	0	0	1580	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.0	0.0	0.0	6.1	0.0	0.0	3.3	0.0	0.0	4.7	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.42		0.14	0.13		0.14
Lane Grp Cap(c), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
V/C Ratio(X)	0.27	0.00	0.00	0.30	0.00	0.00	0.20	0.00	0.00	0.26	0.00	0.00
Avail Cap(c_a), veh/h	846	0	0	899	0	0	582	0	0	671	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	13.3	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.4	0.0	0.0	1.2	0.0	0.0	1.7	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	11.9	0.0	0.0	14.1	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		227			272			117			172	
Approach Delay, s/veh		11.6			11.9			14.1			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.0	5.3	8.1	6.7
Green Ext Time (p_c), s	0.9	0.4	1.1	0.6

Intersection Summary	
HCM 6th Ctrl Delay	12.7
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	15	65	131	10	3	4
Future Volume (vph)	15	65	131	10	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.990		0.923	
Flt Protected		0.991			0.979	
Satd. Flow (prot)	0	1806	1835	0	1495	0
Flt Permitted		0.991			0.979	
Satd. Flow (perm)	0	1806	1835	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	16	71	144	11	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	87	155	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.8

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	15	65	131	10	3	4
Future Vol, veh/h	15	65	131	10	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	16	71	144	11	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	189	0	-	0	316	218
Stage 1	-	-	-	-	184	-
Stage 2	-	-	-	-	132	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1355	-	-	-	739	847
Stage 1	-	-	-	-	892	-
Stage 2	-	-	-	-	928	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1326	-	-	-	698	802
Mov Cap-2 Maneuver	-	-	-	-	698	-
Stage 1	-	-	-	-	861	-
Stage 2	-	-	-	-	908	-

Approach	SE	NW	SW
HCM Control Delay, s	1.5	0	9.8
HCM LOS			A

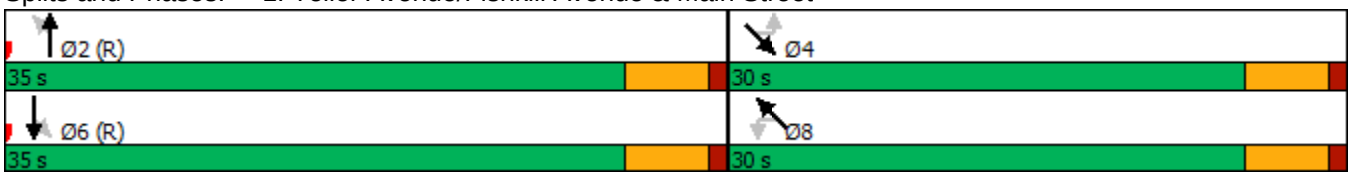
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1326	-	754
HCM Lane V/C Ratio	-	-	0.012	-	0.01
HCM Control Delay (s)	-	-	7.7	0	9.8
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	-	0

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (vph)	28	177	20	24	169	77	55	133	28	35	128	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.97			0.97	
Frt		0.988			0.961			0.983			0.977	
Flt Protected		0.994			0.996			0.987			0.991	
Satd. Flow (prot)	0	1971	0	0	1929	0	0	1543	0	0	1544	0
Flt Permitted		0.943			0.964			0.879			0.920	
Satd. Flow (perm)	0	1868	0	0	1866	0	0	1352	0	0	1423	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	29	186	21	25	178	81	58	140	29	37	135	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	284	0	0	227	0	0	208	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.27			0.33			0.44			0.38	
Control Delay		11.9			12.5			18.1			17.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		11.9			12.5			18.1			17.0	
Queue Length 50th (ft)		55			67			64			58	
Queue Length 95th (ft)		97			117			120			108	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		862			861			520			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.27			0.33			0.44			0.38	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Future Volume (veh/h)	28	177	20	24	169	77	55	133	28	35	128	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	29	186	21	25	178	81	58	140	29	37	135	36
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	118	666	71	95	563	238	172	366	69	131	413	100
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	121	1444	153	75	1219	516	267	952	178	171	1073	260
Grp Volume(v), veh/h	236	0	0	284	0	0	227	0	0	208	0	0
Grp Sat Flow(s),veh/h/ln	1717	0	0	1810	0	0	1397	0	0	1504	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.3	0.0	0.0	6.3	0.0	0.0	7.0	0.0	0.0	6.0	0.0	0.0
Prop In Lane	0.12		0.09	0.09		0.29	0.26		0.13	0.18		0.17
Lane Grp Cap(c), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.32	0.00	0.00	0.37	0.00	0.00	0.32	0.00	0.00
Avail Cap(c_a), veh/h	855	0	0	896	0	0	607	0	0	644	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.1	0.0	0.0	14.4	0.0	0.0	14.1	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	0.9	0.0	0.0	1.8	0.0	0.0	1.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	2.5	0.0	0.0	2.5	0.0	0.0	2.2	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.6	0.0	0.0	12.1	0.0	0.0	16.2	0.0	0.0	15.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			284			227			208	
Approach Delay, s/veh		11.6			12.1			16.2			15.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.3	9.0	8.3	8.0
Green Ext Time (p_c), s	0.9	0.8	1.1	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.7
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	157	159	9	3	14
Future Volume (vph)	23	157	159	9	3	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.993		0.886	
Flt Protected		0.994			0.992	
Satd. Flow (prot)	0	1842	1840	0	1454	0
Flt Permitted		0.994			0.992	
Satd. Flow (perm)	0	1842	1840	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	26	178	181	10	3	16
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	204	191	0	19	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	23	157	159	9	3	14
Future Vol, veh/h	23	157	159	9	3	14
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	178	181	10	3	16

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	248	0	-	0	521	300
Stage 1	-	-	-	-	243	-
Stage 2	-	-	-	-	278	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1318	-	-	-	596	771
Stage 1	-	-	-	-	853	-
Stage 2	-	-	-	-	831	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1270	-	-	-	541	703
Mov Cap-2 Maneuver	-	-	-	-	541	-
Stage 1	-	-	-	-	804	-
Stage 2	-	-	-	-	801	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.6
HCM LOS			B

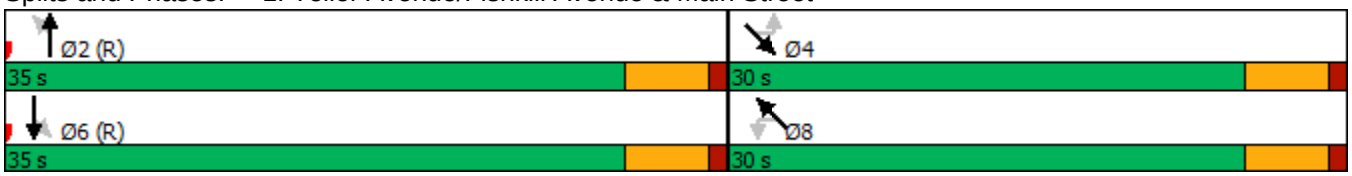
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1270	-	668
HCM Lane V/C Ratio	-	-	0.021	-	0.029
HCM Control Delay (s)	-	-	7.9	0	10.6
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (vph)	42	146	34	36	158	117	77	138	32	31	163	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.96	
Frt		0.979			0.949			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.993	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1527	0	0	1536	0
Flt Permitted		0.894			0.947			0.845			0.934	
Satd. Flow (perm)	0	1801	0	0	1808	0	0	1269	0	0	1429	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	45	155	36	38	168	124	82	147	34	33	173	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	236	0	0	330	0	0	263	0	0	242	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.28			0.40			0.54			0.44	
Control Delay		12.0			13.3			20.6			18.0	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.0			13.3			20.6			18.0	
Queue Length 50th (ft)		55			81			79			69	
Queue Length 95th (ft)		98			138			146			126	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		831			834			488			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.28			0.40			0.54			0.44	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Future Volume (veh/h)	42	146	34	36	158	117	77	138	32	31	163	34
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.92		0.86	0.92		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	45	155	36	38	168	124	82	147	34	33	173	36
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	169	550	118	114	459	308	201	320	67	107	454	87
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	224	1191	255	113	995	667	334	833	173	115	1180	226
Grp Volume(v), veh/h	236	0	0	330	0	0	263	0	0	242	0	0
Grp Sat Flow(s),veh/h/ln	1670	0	0	1776	0	0	1341	0	0	1521	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.2	0.0	0.0	7.7	0.0	0.0	8.5	0.0	0.0	7.1	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.38	0.31		0.13	0.14		0.15
Lane Grp Cap(c), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
V/C Ratio(X)	0.28	0.00	0.00	0.37	0.00	0.00	0.45	0.00	0.00	0.37	0.00	0.00
Avail Cap(c_a), veh/h	837	0	0	881	0	0	588	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	10.8	0.0	0.0	11.5	0.0	0.0	14.9	0.0	0.0	14.5	0.0	0.0
Incr Delay (d2), s/veh	0.8	0.0	0.0	1.2	0.0	0.0	2.4	0.0	0.0	1.6	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.0	0.0	0.0	3.0	0.0	0.0	3.0	0.0	0.0	2.6	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.7	0.0	0.0	12.7	0.0	0.0	17.3	0.0	0.0	16.2	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		236			330			263			242	
Approach Delay, s/veh		11.7			12.7			17.3			16.2	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.2	10.5	9.7	9.1
Green Ext Time (p_c), s	0.9	1.0	1.4	0.8

Intersection Summary	
HCM 6th Ctrl Delay	14.4
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	22	188	202	24	6	13
Future Volume (vph)	22	188	202	24	6	13
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.905	
Flt Protected		0.995			0.985	
Satd. Flow (prot)	0	1844	1827	0	1475	0
Flt Permitted		0.995			0.985	
Satd. Flow (perm)	0	1844	1827	0	1475	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	24	202	217	26	6	14
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	226	243	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	22	188	202	24	6	13
Future Vol, veh/h	22	188	202	24	6	13
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	202	217	26	6	14

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	356	0	-	0	697	456
Stage 1	-	-	-	-	343	-
Stage 2	-	-	-	-	354	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1203	-	-	-	494	644
Stage 1	-	-	-	-	790	-
Stage 2	-	-	-	-	784	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1117	-	-	-	415	533
Mov Cap-2 Maneuver	-	-	-	-	415	-
Stage 1	-	-	-	-	716	-
Stage 2	-	-	-	-	728	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	12.7
HCM LOS			B

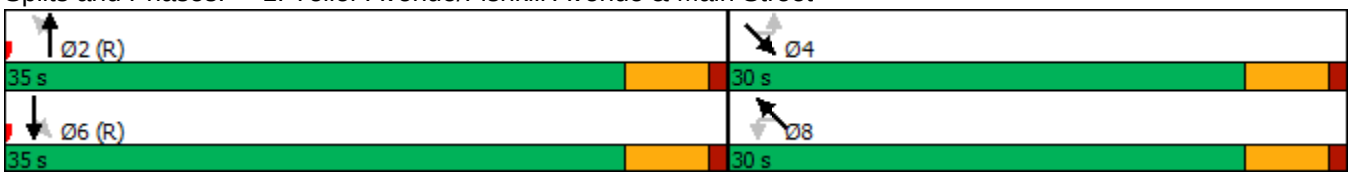
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1117	-	489
HCM Lane V/C Ratio	-	-	0.021	-	0.042
HCM Control Delay (s)	-	-	8.3	0	12.7
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (vph)	33	161	27	16	166	81	47	61	15	23	126	24
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.983			0.958			0.983			0.981	
Flt Protected		0.993			0.997			0.981			0.993	
Satd. Flow (prot)	0	1953	0	0	1921	0	0	1366	0	0	1411	0
Flt Permitted		0.923			0.977			0.840			0.955	
Satd. Flow (perm)	0	1812	0	0	1882	0	0	1155	0	0	1354	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	31	18	189	92	53	69	17	26	143	27
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	252	0	0	299	0	0	139	0	0	196	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.34			0.31			0.38	
Control Delay		12.2			12.6			16.5			17.1	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.6			16.5			17.1	
Queue Length 50th (ft)		59			72			37			54	
Queue Length 95th (ft)		101			119			75			100	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		836			868			444			520	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.34			0.31			0.38	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Future Volume (veh/h)	33	161	27	16	166	81	47	61	15	23	126	24
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	31	18	189	92	53	69	17	26	143	27
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	138	609	96	79	561	258	259	313	69	112	533	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	161	1319	208	44	1215	560	475	813	180	128	1385	242
Grp Volume(v), veh/h	252	0	0	299	0	0	139	0	0	196	0	0
Grp Sat Flow(s),veh/h/ln	1688	0	0	1819	0	0	1468	0	0	1755	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.7	0.0	0.0	6.8	0.0	0.0	3.5	0.0	0.0	4.8	0.0	0.0
Prop In Lane	0.15		0.12	0.06		0.31	0.38		0.12	0.13		0.14
Lane Grp Cap(c), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.33	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	843	0	0	898	0	0	641	0	0	738	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.2	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.2	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		252			299			139			196	
Approach Delay, s/veh		11.9			12.2			14.2			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.7	5.5	8.8	6.8
Green Ext Time (p_c), s	1.0	0.5	1.2	0.7

Intersection Summary	
HCM 6th Ctrl Delay	13.0
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	17	84	151	11	3	4
Future Volume (vph)	17	84	151	11	3	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.991		0.923	
Flt Protected		0.992			0.979	
Satd. Flow (prot)	0	1809	1837	0	1495	0
Flt Permitted		0.992			0.979	
Satd. Flow (perm)	0	1809	1837	0	1495	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	19	92	166	12	3	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	111	178	0	7	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	0.7

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	17	84	151	11	3	4
Future Vol, veh/h	17	84	151	11	3	4
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	19	92	166	12	3	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	212	0	-	0	365	240
Stage 1	-	-	-	-	206	-
Stage 2	-	-	-	-	159	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1329	-	-	-	702	826
Stage 1	-	-	-	-	877	-
Stage 2	-	-	-	-	909	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1300	-	-	-	661	782
Mov Cap-2 Maneuver	-	-	-	-	661	-
Stage 1	-	-	-	-	845	-
Stage 2	-	-	-	-	889	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	10
HCM LOS			B

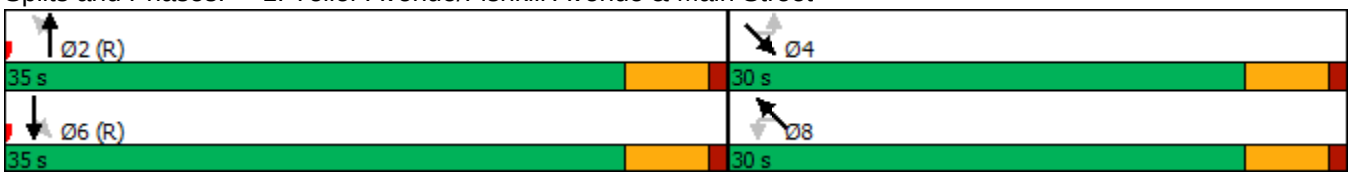
Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1300	-	725
HCM Lane V/C Ratio	-	-	0.014	-	0.011
HCM Control Delay (s)	-	-	7.8	0	10
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0	-	0

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (vph)	31	195	23	27	186	85	61	149	31	41	164	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.988			0.962			0.982			0.978	
Flt Protected		0.994			0.996			0.988			0.992	
Satd. Flow (prot)	0	1971	0	0	1931	0	0	1543	0	0	1550	0
Flt Permitted		0.936			0.960			0.864			0.915	
Satd. Flow (perm)	0	1854	0	0	1860	0	0	1330	0	0	1421	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	24	28	196	89	64	157	33	43	173	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	262	0	0	313	0	0	254	0	0	257	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.36			0.50			0.47	
Control Delay		12.2			12.9			19.4			18.6	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.9			19.4			18.6	
Queue Length 50th (ft)		61			76			74			74	
Queue Length 95th (ft)		107			129			137			135	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		855			858			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.36			0.50			0.47	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Future Volume (veh/h)	31	195	23	27	186	85	61	149	31	41	164	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	24	28	196	89	64	157	33	43	173	41
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	120	659	72	96	561	237	170	368	70	125	429	93
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1428	157	78	1215	514	263	957	182	157	1116	242
Grp Volume(v), veh/h	262	0	0	313	0	0	254	0	0	257	0	0
Grp Sat Flow(s),veh/h/ln	1709	0	0	1807	0	0	1402	0	0	1514	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.8	0.0	0.0	7.6	0.0	0.0
Prop In Lane	0.13		0.09	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.40	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	894	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.6	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.8	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0	2.8	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.8	0.0	0.0	16.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		262			313			254			257	
Approach Delay, s/veh		12.0			12.4			16.8			16.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	8.0	9.8	9.1	9.6
Green Ext Time (p_c), s	1.0	0.9	1.2	0.9

Intersection Summary	
HCM 6th Ctrl Delay	14.3
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	25	178	202	10	3	15
Future Volume (vph)	25	178	202	10	3	15
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.994		0.885	
Flt Protected		0.994			0.993	
Satd. Flow (prot)	0	1842	1842	0	1454	0
Flt Permitted		0.994			0.993	
Satd. Flow (perm)	0	1842	1842	0	1454	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	28	202	230	11	3	17
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	230	241	0	20	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	25	178	202	10	3	15
Future Vol, veh/h	25	178	202	10	3	15
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	28	202	230	11	3	17

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	298	0	-	0	599	350
Stage 1	-	-	-	-	293	-
Stage 2	-	-	-	-	306	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1263	-	-	-	549	728
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	813	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1217	-	-	-	497	664
Mov Cap-2 Maneuver	-	-	-	-	497	-
Stage 1	-	-	-	-	771	-
Stage 2	-	-	-	-	784	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	10.9
HCM LOS			B

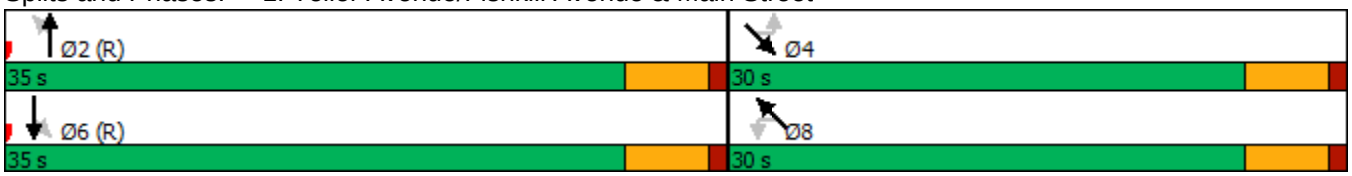
Minor Lane/Major Mvmt	NWT	NWR	SEL	SE	SWLn1
Capacity (veh/h)	-	-	1217	-	629
HCM Lane V/C Ratio	-	-	0.023	-	0.033
HCM Control Delay (s)	-	-	8	0	10.9
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (vph)	46	161	38	41	174	129	85	155	35	36	202	39
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.95			0.97	
Frt		0.979			0.949			0.983			0.981	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2005	0	0	1902	0	0	1528	0	0	1542	0
Flt Permitted		0.885			0.939			0.825			0.930	
Satd. Flow (perm)	0	1783	0	0	1793	0	0	1244	0	0	1428	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	40	44	185	137	90	165	37	38	215	41
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	260	0	0	366	0	0	292	0	0	294	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.61			0.54	
Control Delay		12.4			14.0			22.8			19.9	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			22.8			19.9	
Queue Length 50th (ft)		61			93			90			87	
Queue Length 95th (ft)		107			155			167			157	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			827			478			549	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.61			0.54	

Intersection Summary	
Area Type:	Other
Cycle Length: 65	
Actuated Cycle Length: 65	
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green	
Natural Cycle: 55	
Control Type: Pretimed	

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Future Volume (veh/h)	46	161	38	41	174	129	85	155	35	36	202	39
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	40	44	185	137	90	165	37	38	215	41
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	167	550	118	118	454	306	199	323	65	104	464	82
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	219	1191	256	122	984	662	328	841	170	109	1206	213
Grp Volume(v), veh/h	260	0	0	366	0	0	292	0	0	294	0	0
Grp Sat Flow(s),veh/h/ln	1667	0	0	1769	0	0	1338	0	0	1528	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.9	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	8.7	0.0	0.0	9.9	0.0	0.0	9.0	0.0	0.0
Prop In Lane	0.19		0.15	0.12		0.37	0.31		0.13	0.13		0.14
Lane Grp Cap(c), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.45	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	878	0	0	587	0	0	650	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.2	0.0	0.0	15.1	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.3	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.4	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.2	0.0	0.0	17.3	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		260			366			292			294	
Approach Delay, s/veh		12.0			13.2			18.2			17.3	
Approach LOS		B			B			B			B	

Timer - Assigned Phs	2	4	6	8
Phs Duration (G+Y+Rc), s	35.0	30.0	35.0	30.0
Change Period (Y+Rc), s	5.0	5.0	5.0	5.0
Max Green Setting (Gmax), s	30.0	25.0	30.0	25.0
Max Q Clear Time (g_c+I1), s	7.8	11.9	10.7	11.0
Green Ext Time (p_c), s	1.0	1.1	1.5	1.0

Intersection Summary	
HCM 6th Ctrl Delay	15.2
HCM 6th LOS	B

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	24	212	249	26	7	14
Future Volume (vph)	24	212	249	26	7	14
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.987		0.912	
Flt Protected		0.995			0.983	
Satd. Flow (prot)	0	1844	1829	0	1483	0
Flt Permitted		0.995			0.983	
Satd. Flow (perm)	0	1844	1829	0	1483	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	26	228	268	28	8	15
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	254	296	0	23	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	0.9

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	24	212	249	26	7	14
Future Vol, veh/h	24	212	249	26	7	14
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	26	228	268	28	8	15

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	409	0	-	0	779	508
Stage 1	-	-	-	-	395	-
Stage 2	-	-	-	-	384	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1150	-	-	-	452	606
Stage 1	-	-	-	-	759	-
Stage 2	-	-	-	-	766	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1067	-	-	-	378	502
Mov Cap-2 Maneuver	-	-	-	-	378	-
Stage 1	-	-	-	-	685	-
Stage 2	-	-	-	-	711	-

Approach	SE	NW	SW
HCM Control Delay, s	0.9	0	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1067	-	453
HCM Lane V/C Ratio	-	-	0.024	-	0.05
HCM Control Delay (s)	-	-	8.5	0	13.4
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

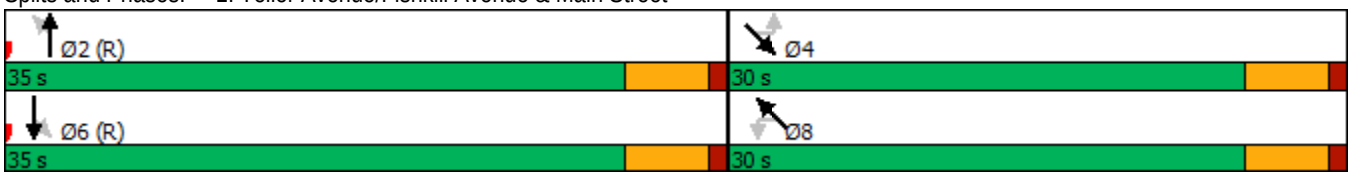
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	33	161	29	18	166	81	47	64	15	24	127	25
Future Volume (vph)	33	161	29	18	166	81	47	64	15	24	127	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.99			0.98			0.99	
Frt		0.982			0.959			0.984			0.981	
Flt Protected		0.993			0.997			0.982			0.993	
Satd. Flow (prot)	0	1951	0	0	1924	0	0	1369	0	0	1411	0
Flt Permitted		0.923			0.973			0.843			0.953	
Satd. Flow (perm)	0	1810	0	0	1876	0	0	1161	0	0	1351	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	11		7	7		11	31		14	14		31
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Heavy Vehicles (%)	10%	5%	4%	2%	4%	2%	2%	4%	7%	5%	2%	2%
Parking (#/hr)								0			0	
Adj. Flow (vph)	38	183	33	20	189	92	53	73	17	27	144	28
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	254	0	0	301	0	0	143	0	0	199	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.38	1.01	0.99	1.35	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	9	9		9	9		22	22		22	22	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.30			0.35			0.32			0.38	
Control Delay		12.2			12.7			16.6			17.2	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.2			12.7			16.6			17.2	
Queue Length 50th (ft)		60			72			39			55	
Queue Length 95th (ft)		102			119			77			102	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		835			865			446			519	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.30			0.35			0.32			0.38	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	33	161	29	18	166	81	47	64	15	24	127	25
Future Volume (veh/h)	33	161	29	18	166	81	47	64	15	24	127	25
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.99	0.99		0.99	0.97		0.96	0.97		0.96
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1773	1844	1773	1879	1954	1879	1835	1761	1835	1949	1871	1949
Adj Flow Rate, veh/h	38	183	33	20	189	92	53	73	17	27	144	28
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88
Percent Heavy Veh, %	5	5	5	4	4	4	4	4	4	2	2	2
Cap, veh/h	137	604	101	83	558	256	253	323	67	114	528	95
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	159	1309	219	51	1210	555	460	839	175	132	1372	246
Grp Volume(v), veh/h	254	0	0	301	0	0	143	0	0	199	0	0
Grp Sat Flow(s),veh/h/ln	1687	0	0	1815	0	0	1475	0	0	1751	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.8	0.0	0.0	6.8	0.0	0.0	3.6	0.0	0.0	4.9	0.0	0.0
Prop In Lane	0.15		0.13	0.07		0.31	0.37		0.12	0.14		0.14
Lane Grp Cap(c), veh/h	842	0	0	897	0	0	643	0	0	736	0	0
V/C Ratio(X)	0.30	0.00	0.00	0.34	0.00	0.00	0.22	0.00	0.00	0.27	0.00	0.00
Avail Cap(c_a), veh/h	842	0	0	897	0	0	643	0	0	736	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	13.4	0.0	0.0	13.8	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.0	0.0	0.0	0.8	0.0	0.0	0.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.2	0.0	0.0	2.7	0.0	0.0	1.4	0.0	0.0	2.0	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	11.9	0.0	0.0	12.3	0.0	0.0	14.2	0.0	0.0	14.7	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		254			301			143			199	
Approach Delay, s/veh		11.9			12.3			14.2			14.7	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.8		5.6		8.8		6.9				
Green Ext Time (p_c), s		1.0		0.5		1.2		0.7				

Intersection Summary												
HCM 6th Ctrl Delay			13.0									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	23	84	151	15	5	7
Future Volume (vph)	23	84	151	15	5	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.988		0.917	
Flt Protected		0.989			0.981	
Satd. Flow (prot)	0	1800	1831	0	1489	0
Flt Permitted		0.989			0.981	
Satd. Flow (perm)	0	1800	1831	0	1489	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	34			29	29	34
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	7%	3%	2%	2%	2%	2%
Parking (#/hr)				0		0
Adj. Flow (vph)	25	92	166	16	5	8
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	117	182	0	13	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	1.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	23	84	151	15	5	7
Future Vol, veh/h	23	84	151	15	5	7
Conflicting Peds, #/hr	34	0	0	29	29	34
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	91	91	91	91	91	91
Heavy Vehicles, %	7	3	2	2	2	2
Mvmt Flow	25	92	166	16	5	8

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	216	0	-	0	379	242
Stage 1	-	-	-	-	208	-
Stage 2	-	-	-	-	171	-
Critical Hdwy	4.17	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.263	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1325	-	-	-	692	824
Stage 1	-	-	-	-	876	-
Stage 2	-	-	-	-	901	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1296	-	-	-	648	780
Mov Cap-2 Maneuver	-	-	-	-	648	-
Stage 1	-	-	-	-	839	-
Stage 2	-	-	-	-	881	-

Approach	SE	NW	SW
HCM Control Delay, s	1.7	0	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1296	-	719
HCM Lane V/C Ratio	-	-	0.02	-	0.018
HCM Control Delay (s)	-	-	7.8	0	10.1
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.1

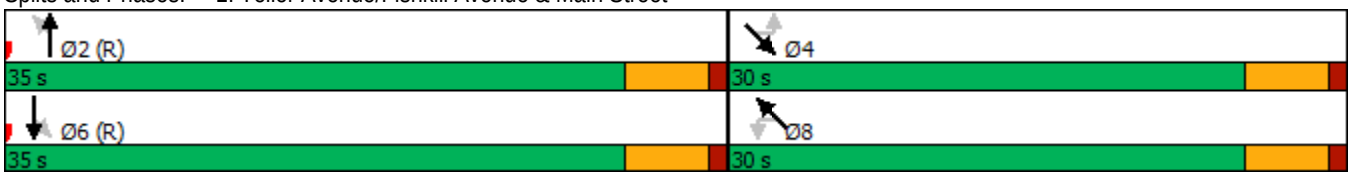
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	31	195	24	28	186	85	61	151	31	42	168	41
Future Volume (vph)	31	195	24	28	186	85	61	151	31	42	168	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		1.00			0.99			0.98			0.98	
Frt		0.987			0.962			0.983			0.978	
Flt Protected		0.994			0.995			0.988			0.992	
Satd. Flow (prot)	0	1969	0	0	1929	0	0	1545	0	0	1549	0
Flt Permitted		0.936			0.958			0.863			0.915	
Satd. Flow (perm)	0	1852	0	0	1856	0	0	1330	0	0	1420	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	9		7	7		9	61		39	39		61
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	2%	6%	5%	2%	4%	2%	2%	2%	2%	3%	2%	3%
Parking (#/hr)									0			0
Adj. Flow (vph)	33	205	25	29	196	89	64	159	33	44	177	43
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	263	0	0	314	0	0	256	0	0	264	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	8	8		8	8		50	50		50	50	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.31			0.37			0.50			0.48	
Control Delay		12.3			12.9			19.5			18.8	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.3			12.9			19.5			18.8	
Queue Length 50th (ft)		62			76			75			77	
Queue Length 95th (ft)		108			130			139			139	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		854			856			511			546	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.31			0.37			0.50			0.48	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	31	195	24	28	186	85	61	151	31	42	168	41
Future Volume (veh/h)	31	195	24	28	186	85	61	151	31	42	168	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		0.99	0.99		0.99	0.95		0.92	0.95		0.92
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1758	1828	1758	1879	1954	1879	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	33	205	25	29	196	89	64	159	33	44	177	43
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	6	6	6	4	4	4	2	2	2	2	2	2
Cap, veh/h	119	656	75	98	559	236	169	370	70	125	427	95
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	124	1422	162	82	1212	512	260	963	181	156	1111	246
Grp Volume(v), veh/h	263	0	0	314	0	0	256	0	0	264	0	0
Grp Sat Flow(s),veh/h/ln	1708	0	0	1805	0	0	1404	0	0	1513	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	6.0	0.0	0.0	7.1	0.0	0.0	7.9	0.0	0.0	7.8	0.0	0.0
Prop In Lane	0.13		0.10	0.09		0.28	0.25		0.13	0.17		0.16
Lane Grp Cap(c), veh/h	851	0	0	893	0	0	609	0	0	647	0	0
V/C Ratio(X)	0.31	0.00	0.00	0.35	0.00	0.00	0.42	0.00	0.00	0.41	0.00	0.00
Avail Cap(c_a), veh/h	851	0	0	893	0	0	609	0	0	647	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.3	0.0	0.0	14.7	0.0	0.0	14.7	0.0	0.0
Incr Delay (d2), s/veh	0.9	0.0	0.0	1.1	0.0	0.0	2.1	0.0	0.0	1.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0	2.9	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	12.4	0.0	0.0	16.9	0.0	0.0	16.6	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		263			314			256			264	
Approach Delay, s/veh		12.0			12.4			16.9			16.6	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		8.0		9.9		9.1		9.8				
Green Ext Time (p_c), s		1.0		0.9		1.3		0.9				

Intersection Summary												
HCM 6th Ctrl Delay			14.4									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	33	178	202	12	8	23
Future Volume (vph)	33	178	202	12	8	23
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.992		0.900	
Flt Protected		0.992			0.987	
Satd. Flow (prot)	0	1839	1839	0	1470	0
Flt Permitted		0.992			0.987	
Satd. Flow (perm)	0	1839	1839	0	1470	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	57			48	48	57
Peak Hour Factor	0.88	0.88	0.88	0.88	0.88	0.88
Parking (#/hr)				0		0
Adj. Flow (vph)	38	202	230	14	9	26
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	240	244	0	35	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.4

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	33	178	202	12	8	23
Future Vol, veh/h	33	178	202	12	8	23
Conflicting Peds, #/hr	57	0	0	48	48	57
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	202	230	14	9	26

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	301	0	-	0	620	351
Stage 1	-	-	-	-	294	-
Stage 2	-	-	-	-	326	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1260	-	-	-	536	727
Stage 1	-	-	-	-	821	-
Stage 2	-	-	-	-	801	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1214	-	-	-	481	663
Mov Cap-2 Maneuver	-	-	-	-	481	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	772	-

Approach	SE	NW	SW
HCM Control Delay, s	1.3	0	11.3
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1214	-	604
HCM Lane V/C Ratio	-	-	0.031	-	0.058
HCM Control Delay (s)	-	-	8.1	0	11.3
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

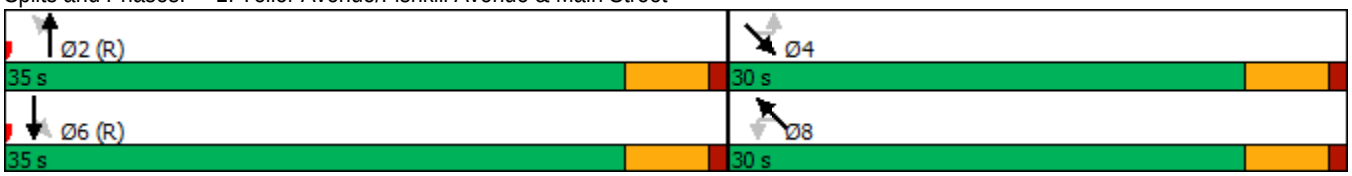
Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (vph)	46	161	40	42	174	129	85	157	35	37	205	41
Future Volume (vph)	46	161	40	42	174	129	85	157	35	37	205	41
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	16	12	12	15	12	12	8	12	12	8	12
Grade (%)		3%			-1%			1%			-2%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor		0.99			0.98			0.96			0.97	
Frt		0.978			0.950			0.983			0.980	
Flt Protected		0.991			0.994			0.985			0.994	
Satd. Flow (prot)	0	2002	0	0	1904	0	0	1528	0	0	1538	0
Flt Permitted		0.886			0.937			0.822			0.929	
Satd. Flow (perm)	0	1783	0	0	1791	0	0	1240	0	0	1424	0
Right Turn on Red			No			No			No			No
Satd. Flow (RTOR)												
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		179			231			204			315	
Travel Time (s)		4.1			5.3			4.6			7.2	
Confl. Peds. (#/hr)	25		15	15		25	106		83	83		106
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Heavy Vehicles (%)	2%	2%	2%	2%	2%	2%	2%	2%	2%	7%	2%	2%
Parking (#/hr)									0			0
Adj. Flow (vph)	49	171	43	45	185	137	90	167	37	39	218	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	263	0	0	367	0	0	294	0	0	301	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	0.86	1.02	0.99	0.88	0.99	1.01	1.21	1.01	0.99	1.19	0.99
Turning Speed (mph)	15		9	15		9	15		9	15		9
Turn Type	Perm	NA		Perm	NA		Perm	NA		Perm	NA	
Protected Phases		2			6			4			8	
Permitted Phases	2			6			4			8		
Minimum Split (s)	27.0	27.0		27.0	27.0		27.0	27.0		27.0	27.0	
Total Split (s)	35.0	35.0		35.0	35.0		30.0	30.0		30.0	30.0	
Total Split (%)	53.8%	53.8%		53.8%	53.8%		46.2%	46.2%		46.2%	46.2%	
Maximum Green (s)	30.0	30.0		30.0	30.0		25.0	25.0		25.0	25.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		5.0			5.0			5.0			5.0	
Lead/Lag												
Lead-Lag Optimize?												
Walk Time (s)	7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0	
Flash Dont Walk (s)	15.0	15.0		15.0	15.0		15.0	15.0		15.0	15.0	
Pedestrian Calls (#/hr)	20	20		20	20		55	55		55	55	

Lane Group	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
v/c Ratio		0.32			0.44			0.62			0.55	
Control Delay		12.4			14.0			23.0			20.3	
Queue Delay		0.0			0.0			0.0			0.0	
Total Delay		12.4			14.0			23.0			20.3	
Queue Length 50th (ft)		62			93			91			90	
Queue Length 95th (ft)		109			156			169			162	
Internal Link Dist (ft)		99			151			124			235	
Turn Bay Length (ft)												
Base Capacity (vph)		822			826			476			547	
Starvation Cap Reductn		0			0			0			0	
Spillback Cap Reductn		0			0			0			0	
Storage Cap Reductn		0			0			0			0	
Reduced v/c Ratio		0.32			0.44			0.62			0.55	

Intersection Summary

Area Type: Other
Cycle Length: 65
Actuated Cycle Length: 65
Offset: 0 (0%), Referenced to phase 2:NBTL and 6:SBTL, Start of Green
Natural Cycle: 55
Control Type: Pretimed

Splits and Phases: 1: Teller Avenue/Fishkill Avenue & Main Street



Movement	NBL	NBT	NBR	SBL	SBT	SBR	SEL	SET	SER	NWL	NWT	NWR
Lane Configurations												
Traffic Volume (veh/h)	46	161	40	42	174	129	85	157	35	37	205	41
Future Volume (veh/h)	46	161	40	42	174	129	85	157	35	37	205	41
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.99		0.97	0.98		0.97	0.93		0.86	0.93		0.86
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.90	1.00	1.00	0.90
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1817	1890	1817	1909	1986	1909	1864	1790	1864	1949	1871	1949
Adj Flow Rate, veh/h	49	171	43	45	185	137	90	167	37	39	218	44
Peak Hour Factor	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	165	544	126	120	453	304	197	324	65	105	458	86
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.38	0.38	0.38	0.38	0.38	0.38
Sat Flow, veh/h	216	1178	272	126	981	659	324	844	168	110	1190	223
Grp Volume(v), veh/h	263	0	0	367	0	0	294	0	0	301	0	0
Grp Sat Flow(s),veh/h/ln	1666	0	0	1766	0	0	1336	0	0	1523	0	0
Q Serve(g_s), s	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0
Cycle Q Clear(g_c), s	5.9	0.0	0.0	8.7	0.0	0.0	10.0	0.0	0.0	9.3	0.0	0.0
Prop In Lane	0.19		0.16	0.12		0.37	0.31		0.13	0.13		0.15
Lane Grp Cap(c), veh/h	835	0	0	877	0	0	586	0	0	648	0	0
V/C Ratio(X)	0.32	0.00	0.00	0.42	0.00	0.00	0.50	0.00	0.00	0.46	0.00	0.00
Avail Cap(c_a), veh/h	835	0	0	877	0	0	586	0	0	648	0	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00	1.00	0.00	0.00
Uniform Delay (d), s/veh	11.0	0.0	0.0	11.8	0.0	0.0	15.3	0.0	0.0	15.2	0.0	0.0
Incr Delay (d2), s/veh	1.0	0.0	0.0	1.5	0.0	0.0	3.0	0.0	0.0	2.4	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.3	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0	3.5	0.0	0.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	12.0	0.0	0.0	13.2	0.0	0.0	18.3	0.0	0.0	17.5	0.0	0.0
LnGrp LOS	B	A	A	B	A	A	B	A	A	B	A	A
Approach Vol, veh/h		263			367			294			301	
Approach Delay, s/veh		12.0			13.2			18.3			17.5	
Approach LOS		B			B			B			B	

Timer - Assigned Phs		2		4		6		8				
Phs Duration (G+Y+Rc), s		35.0		30.0		35.0		30.0				
Change Period (Y+Rc), s		5.0		5.0		5.0		5.0				
Max Green Setting (Gmax), s		30.0		25.0		30.0		25.0				
Max Q Clear Time (g_c+I1), s		7.9		12.0		10.7		11.3				
Green Ext Time (p_c), s		1.1		1.1		1.5		1.0				

Intersection Summary												
HCM 6th Ctrl Delay			15.3									
HCM 6th LOS			B									

Lane Group	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Volume (vph)	29	212	249	29	9	19
Future Volume (vph)	29	212	249	29	9	19
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	8	12
Grade (%)		1%	1%		-5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.986		0.910	
Flt Protected		0.994			0.984	
Satd. Flow (prot)	0	1842	1827	0	1482	0
Flt Permitted		0.994			0.984	
Satd. Flow (perm)	0	1842	1827	0	1482	0
Link Speed (mph)		30	30		30	
Link Distance (ft)		315	242		417	
Travel Time (s)		7.2	5.5		9.5	
Confl. Peds. (#/hr)	113			104	104	113
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Parking (#/hr)				0		0
Adj. Flow (vph)	31	228	268	31	10	20
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	259	299	0	30	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		8	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	1.01	1.01	1.01	1.01	1.16	0.97
Turning Speed (mph)	15			9	15	9
Sign Control		Free	Free		Stop	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.1

Movement	SEL	SET	NWT	NWR	SWL	SWR
Lane Configurations						
Traffic Vol, veh/h	29	212	249	29	9	19
Future Vol, veh/h	29	212	249	29	9	19
Conflicting Peds, #/hr	113	0	0	104	104	113
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	1	1	-	-5	-
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	31	228	268	31	10	20

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	412	0	-	0	791	510
Stage 1	-	-	-	-	397	-
Stage 2	-	-	-	-	394	-
Critical Hdwy	4.12	-	-	-	5.42	5.72
Critical Hdwy Stg 1	-	-	-	-	4.42	-
Critical Hdwy Stg 2	-	-	-	-	4.42	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1147	-	-	-	447	605
Stage 1	-	-	-	-	758	-
Stage 2	-	-	-	-	760	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1065	-	-	-	372	501
Mov Cap-2 Maneuver	-	-	-	-	372	-
Stage 1	-	-	-	-	680	-
Stage 2	-	-	-	-	705	-

Approach	SE	NW	SW
HCM Control Delay, s	1	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NWT	NWR	SEL	SET	SWLn1
Capacity (veh/h)	-	-	1065	-	451
HCM Lane V/C Ratio	-	-	0.029	-	0.067
HCM Control Delay (s)	-	-	8.5	0	13.6
HCM Lane LOS	-	-	A	A	B
HCM 95th %tile Q(veh)	-	-	0.1	-	0.2

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution to Adopt a Local Law to Amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon Concerning Historic Preservation

ATTACHMENTS

Resolution to Adopt a Local Law to Amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon Concerning Historic Preservation

Proposed Local Law to Amend Chapter 134 And Chapter 223, Sections 24.7, 41.18.G(3), And 41.18.J(15) of the Code of the City of Beacon Concerning Historic Preservation

CITY OF BEACON
CITY COUNCIL

Resolution No.__ of 2020

RESOLUTION TO ADOPT A LOCAL LAW TO AMEND CHAPTER 134 AND CHAPTER 223, SECTIONS 24.7, 41.18.G(3), AND 41.18.J(15) OF THE CODE OF THE CITY OF BEACON CONCERNING HISTORIC PRESERVATION

NOW THEREFOR, BE IT RESOLVED THAT, the City Council of the City of Beacon hereby adopts a Local Law to Amend Chapter 134 and Chapter 223, Sections 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon concerning historic preservation in the City of Beacon.

Resolution No.____of 2020			**Date: November 16, 2020**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

DRAFT 11/5/2020

DRAFT LOCAL LAW NO. ____ OF 2020

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND
CHAPTER 134 AND CHAPTER 223, SECTIONS 24.7, 41.18.G(3), AND 41.18.J(15) OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 134 and Chapter 223, Section 24.7, 41.18.G(3), and 41.18.J(15) of the Code of the City of Beacon concerning Historic Preservation.

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

Section 1. Chapter 134 of the Code of the City of Beacon entitled "Historic Preservation" is hereby amended as follows:

§ 134-1. Purpose.

The City of Beacon wishes to encourage the preservation of properties that are ~~re-exist within the City of Beacon landmarks, structures, buildings and districts~~ of special historical or architectural significance ~~which, by reason of their antiquity or uniqueness of architectural construction or design, are of particular significance to the heritage of the City, county, state or nation~~.

§ 134-2. Historic District.

A~~n~~ Historic District and Landmark Overlay Zone (HDLO) is hereby established for the purpose~~s~~ of encouraging the preservation of properties~~protection, enhancement, perpetuation and use of buildings and structures~~ of ~~and appurtenant vistas having~~ special historical or architectural significance~~aesthetic value which represent or reflect elements of the City's cultural, social, economic, political and architectural history~~.

§ 134-3. Definitions.

Unless specifically defined below, words or phrases in this chapter shall be interpreted so as to give them the same meaning as they have in common usage and so as to give this chapter its most reasonable application.

ALTERATION

Any act or process that changes one or more of the identified historical~~exterior architectural~~ features of a structure that is visible from a public street, public sidewalk or public park, including but not limited to the ~~erection,~~ construction~~, reconstruction~~, demolition, moving or removal of any structure. For the purposes of this Chapter, alteration excludes maintenance, repair or replacement of an identified historical feature which does not involve a change in design or outward appearance,~~-~~ as well as ~~-~~plumbing and/or electrical work and any minor, accessory, utility or security related changes that do not substantially detract from the historic property. In the HDLO zone, a building permit and certificate of appropriateness are required for an alteration~~-~~.

CERTIFICATE OF APPROPRIATENESS

A certificate issued by the Planning Board authorizing ~~indicating its approval of plans for~~ the alteration, construction~~, removal~~ or demolition of an ~~exterior architectural~~identified historical feature of a designated historic property or structure located wholly or partially within a designated historic district. ~~a landmark or of a structure within an historic district.~~

CERTIFICATE OF ECONOMIC HARDSHIP

A certificate issued by the Zoning Board of Appeals authorizing ~~an~~ the alteration, construction~~, removal~~ or demolition ~~even though~~where a certificate of appropriateness has previously been denied by the Planning Board.

~~**CONSTRUCTION**~~

~~The act of making an addition to an existing structure or the erection of a new principal or accessory structure on a historic propertylot or parcel.~~

~~**DEMOLITION**~~

~~Any act or process that destroys in part or in whole a landmark or historic a structure or a structure within an historic district.~~

IDENTIFIED HISTORICAL FEATURE

An exterior feature of a structure or property specifically identified as a contributing historic element in the Historic Resource Inventory Form and open to view from a public street, public sidewalk or public park. Where a historic property does not have a Historic Resource Form, the design and general arrangement of the exterior of a structure open to view from a public street, public sidewalk or public park, including the nature and style of the building,

windows, doors, or similar items found on or related to the exterior of an historic structure shall be considered an identified historical feature.

~~**EXTERIOR ARCHITECTURAL FEATURES**~~

~~The design and general arrangement of the exterior of a structure open to view from a public way, public property or any part of any public building, public street, public sidewalk, or public park, including the kind and texture of building materials and number, proportion, type and spacing of windows, doors, walls, roofs, murals, projections and signs. This term shall also include all earthworks, sidewalks, driveways, fences, trees, landscaping and other site features visible from a public way, public property or any part of any public building. public street, public sidewalk or any public park that are specifically identified as a contributing element in the Historic Resource Inventory Form.~~

HISTORIC DISTRICT

An area designated as an "historic district" by action of the City Council in enacting this chapter and which contains within definable geographic boundaries one or more landmarks and which may have within its boundaries other properties or structures that, while not of such historic and/or architectural significance to be designated as landmarks, nevertheless contribute to the overall visual characteristics of the landmark or landmarks located within the historic district.

LANDMARK

A property or structure designated as a "landmark" by action of the City Council pursuant to this in enacting this chapter~~ that is worthy of rehabilitation, restoration and preservation because of its historic and/or architectural significance to the City of Beacon~~. This definition shall also include all non-historic properties located in an area designated as a historic district by action of the City Council.

~~**OWNER OF RECORD**~~

~~The person, corporation or other legal entity issued as owner of a parcel according to the records of the Dutchess County Clerk.~~

~~**REPAIR**~~

~~Any change that is not construction or alteration.~~

~~**STRUCTURE**~~

~~Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground, including, but without limiting the generality of the foregoing, buildings, fences, gazebos, walls, sidewalks, signs, billboards, backstops for tennis courts, radio and television antennae, including supporting towers, and swimming pools.~~

§ 134-4. Designation of landmarks or historic districts.

A. The City Council may act upon its own initiative, or upon petition from the owner of a proposed landmark, site, structure or property, the Planning Board, or historic preservation committee, to consider designation of an historic district or historic landmark, site, structure or property. All designated historic districts and landmarks shall be included in the HDLO. All nominations shall include a New York State Office of Parks, Recreation and Historic Preservation Historic Resource Inventory Form, or an equivalent form, describing the building and site and identifying the criteria for nomination under § 134-4.B.

B. The City Council shall~~, upon investigation as it deems necessary, make a~~ determin~~ation as to~~ whether a proposed district or landmark meets one or more of the following criteria:

~~(1) Possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the City, county, state or nation;~~

~~(2) Is identified with historic personages or with important events in national, state or local history;~~

~~(3)~~(1) Has ~~Embodies~~ distinguishing architectural characteristics ~~of an architectural type specimen, inherently valuable for a study~~ of a period, style, method of construction, ~~or of~~ indigenous materials or craftsmanship;

(2) Has special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the community;

~~(4)~~ (3) Is eligible ~~Is the work of a designer whose work has significantly influenced an age; or~~

~~(5)~~ ~~Qualifies~~ for inclusion on the State or National Registers of Historic Places.

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C. Notice of a proposed designation shall be sent by certified mail or personal delivery to the owner of the property proposed for designation, describing the property proposed and announcing a public hearing by the City Council to consider the designation. Once the City Council has issued notice of a proposed designation, no building permits shall be issued by the Building Inspector until the Council has made its decision.

D. Notice of the public hearing shall be given by publication in a newspaper of general circulation in the City of Beacon at least fourteen (14) calendar days prior to the date of such hearing.

E. The City Council shall hold a public hearing prior to designation of any landmark or historic district. ~~The City Council, owners and any interested parties may present testimony or documentary evidence at the hearing which will become part of a record regarding the historic, architectural or cultural importance of the proposed landmark or~~

historic district. The record may also contain reports, public comments or other evidence offered outside of the hearing.

F. In determining whether or not to designate a new historic propertylandmark, the City Council shall consider the factors listed in § 134-4.B and any testimony or evidence presented during the public hearing.

G. The City Council shall make a decision within sixty (60) days of the conclusion of the hearing, the City Council shall render its decision on the proposed designation. If the City Council fails to act within sixty (60) days, or fails to extend the period in which to act, the designation shall be deemed to have been denied. A super-majority vote of five (5) Council members is necessary to designate a new historic landmark if the property owner objects to such designation.

H. The City Council shall notify the owner of forward notice of each property designated historic property as a landmark and the boundaries of each designated historic district to the property owner, the City Clerk, the Planning Board, the Zoning Board, and the offices of the Dutchess County Clerk for recordation.

I. DA list of designated historic properties landmarks shall be maintained on file with the City Clerk and shown on the City of Beacon Zoning Map.

§ 134-5. Uses permitted by special permit.

Section 223-24.7 of Chapter 223, Zoning, of the City Code, enumerates the additional uses that which may be permitted by special permit, issued by the City Council Planning Board in the Historic District and Landmark Overlay Zone, and the process by which such uses may be permitted.

§ 134-6. Certificate of appropriateness.

A. Applicability. Applications for a building permit involving alteration, construction, or demolition of an identified historical feature of a designated historic landmark or property located wholly or partially within a designated historic district shall require certificate of appropriateness approval from the Planning Board. –No building permit shall be issued until a certificate of appropriates has first been issued by the Planning Board or a certificate of economic hardship is approved by the Zoning Board. If a certificate of appropriateness has been approved, then a building permit or any other approval issued for the same work or activity shall be consistent with the terms and requirements of the certificate of appropriateness. If the certificate of appropriateness is denied, the Building Inspector shall refuse to grant a building or other permit.rNo person shall carry out any exterior alteration of a landmark or property within an historic district without first obtaining a certificate of appropriateness from the Planning Board or a certificate of economic hardship from the Zoning Board. No certificate of appropriateness is needed for changes to interior spaces, unless they are open to the public, to architectural features that are not visible from a public street or way, public

~~property or public building, or for the installation of a temporary sign as described in § 223-15F of the Zoning Ordinance of the City of Beacon if located in a nonresidential district.~~ Nothing in this chapter shall be construed to prevent the ordinary maintenance and repair of any ~~exterior architectural~~identified historical feature of a landmark or property within an historic district which does not involve a change in design~~, material~~ or outward appearance.

B. Application. The Building Inspector shall transmit any building permit application involving alteration, construction, or demolition of an identified historical feature of a historic property or structure located wholly or partially within a designated historic district to the Planning Board. Prior to transmitting the building permit application, the Building Inspector shall advise the applicant whether additional drawings, building material samples or any other information is required as the Building Inspector, in their discretion, deems necessary and appropriate to assist the Planning Board's review. The Planning Board shall review the building permit application pursuant to the criteria set forth in § 134-6.C to determine whether to issue a certificate of appropriateness.

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C. Criteria. In determining whether to issue a certificate of appropriateness, T~~In reviewing certificate of appropriateness application, t~~he Planning Board shall give consideration to the following:

(1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.

(2) The relationship of the identified ~~exterior architectural~~ historical features of such structure to the rest of the structure and to the surrounding area.

~~(1)~~(3) For an addition or new structure, the compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms if applicable, spacing and proportion of windows and doors, exterior architectural details, and street-front fixtures.

(4) For a proposal concerning any application in the Central Main Street or requiring site development plan or special permit approval in addition to a certificate of appropriateness, the Planning Board shall apply the design standards in § 134-7.

D. Review.

(1) The certificate of appropriateness required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Beacon. Where site plan review, special permit or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.

(2) The Planning Board shall approve, deny or approve the permit with modifications within ~~45~~60 days from the Planning Board's receipt of the completed building

permit application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2.B.

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~~§ 134-7. Criteria for approval of a certificate of appropriateness or special permit in the HDLO.~~

~~A. Historic districts are living entities that have typically grown and accommodated change through multiple time periods. HDLO buildings are recognized as models for how to design high-quality, enduring structures that have gained in public appreciation over time, thereby serving as excellent examples for sustainable development. In reviewing an HDLO application and plans, the City Council or Planning Board shall give consideration to:~~

~~(2) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.~~

~~(3) The relationship of the exterior architectural features of such structure to the rest of the structure and to the surrounding area.~~

~~(4)~~(5) ~~The compatibility of exterior design in terms of scale, arrangement, texture and materials proposed, roof and cornice forms, spacing and proportion of windows and doors, exterior architectural details, signs, and street-front fixtures.~~

§ 134-7 Central Main Street District, ~~S~~site plan or special permit design standards

~~B.~~A. In applying the principle of compatibility, the City Council or ~~-~~Planning Board shall use the following standards when considering any application in the Central Main Street District, a site development plan application, or special permit, pertaining to a designated historic property. ~~for new structures, additions, or alterations in the HDLO.~~ Standards using the verb "shall" are required; "should" is used when the standard is to be applied unless the Planning Board ~~-~~or City Council finds a strong justification for an alternative solution in an unusual and specific circumstance; and "may" means that the "standard" is an optional guideline that is encouraged but not required.

(1) The design, character, and appropriateness to the property of the proposed alteration or new construction.

(a) Construction shall build on the historic context with applications required to demonstrate aspects of inspiration or similarities to adjacent HDLO structures or historic buildings in the surrounding area.

(b) Compatibility does not imply historic reproduction, but new architecture shall also not arbitrarily impose contrasting materials, scales, colors, or design features.

(c) The intent is to reinforce and extend the traditional patterns of the HDLO district, but new structures may still be distinguishable in up-to-date technologies and details, most evident in window construction and interiors.

(d) Exterior accessory elements, such as signs, lighting fixtures, and landscaping, shall emphasize continuity with adjacent HDLO properties and the historic characteristics of the sidewalk and streetscape.

(e) Where possible, parking shall be placed towards the rear of the property in an unobtrusive location with adequate screening from public views, unless another location provides better screening.

(2) The scale and height of the proposed alteration or new construction in relation to the property itself, surrounding properties, and the neighborhood.

(a) Where possible, an addition to an historic structure should be placed towards the rear, or at least recessed, so that the historic structure remains more prominent than the subsidiary addition.

(b) Any alteration or addition to an historic structure shall not damage or obscure the character-defining features of the architecture or site to the maximum extent possible.

(c) The height of any new building facades in the HDLO shall not conflict with the heights of adjacent historic structures on adjoining HDLO parcels.

(d) Larger buildings or additions should incorporate significant breaks in the facades and rooflines, generally at intervals of no more than 35 feet.

(3) Architectural and site elements and their relation to similar features of other properties in the HDLO.

(a) It is not appropriate to disrupt the relationship between an historic building and its front yard or landscape, including screening historic properties from traditional street views by high walls or hedges.

(b) Historic storefronts, porches, cornices, window and door surrounds, or similar architectural features should not be enclosed, obscured, or removed so that the character of the structure is substantially changed.

(c) Deteriorated building features should be repaired rather than being replaced and, if not repairable, should be replicated in design, materials, and other historic qualities.

(d) New buildings in the HDLO should have a top-floor cornice feature or eave and first-floor architectural articulation, such as an architecturally emphasized entrance doorway or porch, to accent the central body of the building.

(e) Architectural features and windows shall be continued on all sides that are clearly visible from a street or public parking area, avoiding any blank walls, except in cases of existing walls or potential common property walls.

(f) New HDLO buildings shall have a front entrance door facing the primary street and connected to the sidewalk.

(g) Primary individual window proportions shall be greater in height than width, but the approving body may allow exceptions for storefront, transom, and specialty windows. Mirrored, reflective, or tinted glass and all-glass walls, except greenhouses, shall not be permitted. Any shutters shall match the size of the window opening and appear functional.

(h) Finish building materials should be wood, brick, traditional cement-based stucco, stone, smooth cast stone, smooth-finished fiber-cement siding, or other materials deemed acceptable by the approving body. Vinyl, aluminum or sheet metal siding or sheet trim, exposed concrete blocks or concrete walls, plywood or other similar prefabricated panels, unpainted or unstained lumber, synthetic rough-cut stone, synthetic brick, synthetic stucco, exterior insulation and finishing system (EIFS), direct-applied finish system (DAFS), and chain link, plastic, or vinyl fencing shall not be permitted.

(i) Materials and colors should complement historic buildings on the block. Fluorescent, neon, metallic, or other intentionally garish colors, as well as stripes, dots, or other incompatible patterns, shall be prohibited.

(j) Mechanical equipment and refuse containers shall be concealed from public view by approved architectural or landscaping elements and shall be located to the rear of the site. Window or projecting air conditioners shall not be permitted on the front façade of new buildings or additions.

~~§ 134-8. Certificate of appropriateness application procedure.~~

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~~A. Prior to the commencement of any work requiring a certificate of appropriateness, the owner shall file an application for such a certificate with the Planning Board. The application shall include:~~

~~(1) The name, address and telephone number of the applicant.~~

~~(2) Scaled drawings showing the proposed changes.~~

~~(3) Descriptions or samples of materials to be used.~~

~~(4) Where the proposal includes signs or lettering, a scaled drawing showing the type of lettering to be used, all dimensions and colors, a description of materials to be used, method of illumination, if any, and a plan showing the sign's location on the property.~~

~~(5) Any other information which the Planning Board may deem necessary in order to visualize the proposed work.~~

~~B. No building permit shall be issued for such proposed work until a certificate of appropriateness has first been issued by the Planning Board. The certificate of appropriateness required by this act shall be in addition to and not in lieu of any building permit that may be required by any other ordinance of the City of Beacon.~~

~~C. The applicant may consult with the Planning Board or its designated agent prior to submitting an application.~~

~~D. Where site plan review or subdivision approval is also required for the application, the certificate of appropriateness procedure shall be conducted simultaneously with such review by the Planning Board.~~

~~E. The Planning Board shall approve, deny or approve the permit with modifications within 45 days from receipt of the completed application. The Planning Board may hold a public hearing on the application at which an opportunity will be provided for proponents and opponents of the application to present their views. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2.B.~~

~~F. All decisions of the Planning Board shall be in writing. A copy shall be sent to the applicant by registered mail and a copy filed with the City Clerk's Office for public inspection. The Planning Board's decision shall state the reasons for denying or modifying any application.~~

§ 134-8~~9~~. Hardship criteria and application procedure.

A. An applicant whose certificate of appropriateness has been denied may apply ~~for relief~~ to the Zoning Board of Appeals for a certificate of economic hardship to obtain relief from the requirements of this chapter. Upon receipt of an application for relief, the Zoning Board shall, within 45 calendar days thereafter, hold a public hearing. Notice of the public hearing shall be provided by the applicant in the same manner as required in § 223-61.2.B.

B. At the public hearing, the Zoning Board may hear testimony and entertain the submission of written evidence from the applicant and/or the public.

C. To obtain a certificate of economic hardship, the applicant must prove the existence of economic hardship by establishing that:

(1) The property is incapable of earning a reasonable return, regardless of whether that return represents the most profitable return possible; and

(2) The property cannot be adapted for any other use, whether by the current owner or by a purchaser, which would result in a reasonable return; and

(3) Efforts to find a purchaser interested in acquiring the property and preserving it have failed.

D. The Zoning Board shall take into consideration the economic feasibility of alternatives to ~~removal,~~ alteration, construction or demolition of a landmark or portion thereof, and balance the interest of the public in preserving the historic landmark or building, or portion thereof, and the interest of the owner in removing, altering or demolishing the landmark or portion thereof.

E. The Zoning Board shall make a decision within 30 days of the conclusion of the hearing on the application. The Board's decision shall be in writing and shall state the reasons for granting or denying the hardship application.

~~F. All decisions of the Zoning Board of Appeals shall be in writing. A copy shall be sent to the applicant, and a copy shall be filed with the City Clerk. The Board's decision shall state the reasons for approving or denying the application. If the Zoning Board of Appeals approves the application, the Board shall issue a certificate of economic hardship.~~

§ 134-9~~10~~. Enforcement.

All work performed pursuant to a certificate of appropriateness issued under this chapter shall conform to any requirements included therein. It shall be the duty of the Building Inspector to inspect periodically any such work to assure compliance. In the event that work is found that is not performed in accordance with the certificate of appropriateness, or upon notification of such fact by the Planning Board, the Building Inspector shall issue a stop-work order, and all work shall immediately cease. No further work shall be undertaken on the project as long as a stop-work order is in effect.

§ 134-10~~11~~. Penalties for offenses.

A. Failure to comply with any of the provisions of this local law shall be deemed a violation, and the violation is subject to the penalties provided in § 223-53 of Chapter 223, Zoning.

B. The City Council is also authorized to institute any and all actions required to enforce this chapter. This civil remedy shall be in addition to and not in lieu of any criminal prosecution and penalty.

§ 134-11~~2~~. Fees.

The applicant shall not be charged an application fee, professional review fees or fees to prepare and publish any public notice incurred in connection with the certificate of appropriateness or economic hardship application, except for any fees associated with another land use application concerning the historic property.

~~A. Each application for a certificate of appropriateness shall be accompanied by a fee, in an amount set by the City Council, payable to the City Clerk.~~

~~B. The applicant may be charged a fee by the Planning Board for the actual cost of preparation and publication of each public notice of hearing on the application. Said fees shall also be fixed from time to time by resolution of the City Council.~~

Formatted: Underline

§ 134-12~~13~~. Assessment abatement.

Any person who is granted a certificate of appropriateness and performs the work detailed in the application submitted to the Planning Board will not be subject to an increase in assessment for the subject property as a result of the improvements made to the buildings and structures on said property. This clause does not apply to applicants who also receive a special permit as set forth in § 223-18 of Chapter 223, Zoning.

Section 2. Chapter 223, Section 24.7 of the Code of the City of Beacon entitled "Uses permitted by special permit in the Historic District and Landmark Overlay Zone" is hereby amended as follows:

§ 223-24.7. Uses permitted by special permit in the Historic District and Landmark Overlay Zone.

The following uses may be permitted by special permit, issued by the~~-~~ Planning Board ~~City Council~~, in the Historic District and Landmark Overlay Zone:

A. Specialized business uses of low traffic volume, normally associated with history, the arts or cultural uses, appropriate to the structure and compatible with the neighborhood. Such uses may include:

   (1) Artists' or artisans' studios.

   (2) Antique shops.

   (3) Rare book, coin or stamp shops or similar type uses as determined by the ~~City Council~~ Planning Board.

B. Residential, hotel or professional uses, provided that they are appropriate to the structure, compatible with the neighborhood and are located on a road that can accommodate increased traffic as determined by the Planning Board~~City Council~~. These uses may include the following:

(1) Sit-down restaurants not to exceed a seating capacity of 50.

(2) Bed-and-breakfast establishments not to exceed 10 guest bedrooms, subject to the requirements of § 223-24.4B, C and E.

(3) Professional offices not to exceed 10 employees.

(4) Multifamily residential use not to exceed four units.

(5) Artist live/work spaces not to exceed four units.

(6) Hotel and hotel-related accessory uses and structures with adequate screening of any new structures from surrounding public street views.

C. Special permits warranted under certain conditions.

(1) Notwithstanding the limitations in Subsection B above, and with the exception of Subsection B(2), the Planning Board ~~City Council~~ may approve a special permit for any of the uses listed in said section, and may allow a larger number of seats, employees, dwelling units, or artist live/work spaces, when it determines that such larger number is warranted by one or more of the following:

(a) Building(s) size.

(b) Building(s) configuration.

(c) The nature of the proposed preservation and/or adaptive reuse of the building(s).

(d) The historic nature and context of the building(s) and the need for preservation and/or adaptive reuse.

(2) In approving any such special permit, the ~~City Council~~Planning Board shall establish such limitations on the number of seats, employees, dwelling units, artist live/work spaces, or accessory uses and structures as it deems warranted.

D. Findings.

(1) The ~~City Council~~ Planning Board must make the following findings before special permit approval is granted:

(a) Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.

(b) The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.

(c) The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

(d) The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.

(2) These standards shall be in addition to the general special permit standards set forth in § 223-18 and the standards set forth in § 134-7.

E. A site plan shall be submitted to ~~the Planning Board to~~ accompany any special permit application under this section. The site plan shall be accompanied by schematic architectural drawings which shall show the existing conditions of the property and any existing structure and the proposed restoration or construction. The Planning Board must approve a certificate of appropriateness in order to grant site plan approval as set forth above.

Section 3. Section 41.18.G(3) of Chapter 223, Article XVD of the Code of the City of Beacon entitled "Central Main Street (CMS) District" is hereby amended as follows:

Article XVD Central Main Street (CMS) District

§ 223-41.18 Regulations.

...

G. Parking location and quantity.

(3) The requirements in Subsection G(2) above may be modified by the Planning Board, in its discretion, based upon information submitted by the applicant or otherwise made available in the public record, demonstrating one or more of the following:

(a) That the projected operational characteristics of the proposed use require a different amount of parking.

(b) That adequate shared parking, contractually obligated for the duration of the proposed use, is available within 500 feet of the site and within the CMS or PB Districts.

(c) That the applicant has provided sufficient bicycle parking to reduce anticipated vehicular travel demand.

(d) That there is sufficient public parking available within 800 feet of the site and within the CMS or PB Districts to meet foreseeable parking needs of the proposed use and surrounding uses for the duration of the proposed use.

(e) That the applicant will voluntarily dedicate land for public parking on site or will acquire land by purchase or long-term lease (for the duration of the proposed use) within 800 feet of the site and within the CMS or PB Districts and voluntarily dedicate such land to the City for public parking.

(f) That a professional parking study of the proposed use and the surrounding area demonstrates that a different amount of parking would be appropriate for the use in its particular location and/or that existing and/or proposed off-site parking is sufficient.

(g) The application involves a designated historic property as defined in Chapter 134 of the City Code.

…

Section 4. Section 41.18.J(15) of Chapter 223, Article XVD of the Code of the City of Beacon entitled "Central Main Street (CMS) District" is hereby amended as follows:

Article XVD Central Main Street (CMS) District

§ 223-41.18 Regulations.

…

J. Design Standards

...

(15) The Planning Board may waive setback requirements for designated historic landmarks as defined in Chapter 134 of the City Code, landmark civic buildings, including government buildings, schools, libraries, or places of worship, and for pedestrian-oriented places, such as public greens or plazas and outdoor eating areas.

Section 5. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 134 of the City of Beacon are otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 6. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and

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

Section 7. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 8. Effective Date

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

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution Ratifying Award of Contract to Metzger Construction Corporation for Emergency Sewer Line Repair on Creek Drive

ATTACHMENTS

Resolution Ratifying Award of Contract to Metzger Construction Corp. for Emergency Sewer Line Repair on Creek Drive

Memorandum Regarding an Emergency Sewer Line Repair

CITY COUNCIL

Resolution No. _____ of 2020

RESOLUTION RATIFYING AWARD OF CONTRACT TO METZGER CONSTRUCTION CORP. FOR EMERGENCY SEWER LINE REPAIR ON CREEK DRIVE

WHEREAS, upon investigation it was discovered that the clay sewer pipe on Creek Drive had significant cracking along its length, was partially collapsed, and the invert was heaved causing blockage upstream of this area; and

WHEREAS, it was determined that emergency replacement of the sewer pipe was required immediately to prevent any further collapse and failure of the pipe; and

WHEREAS, failure of the sewer line could have significant environmental impacts as well as impacts on the neighboring parcels and those located above this area, such as backups into buildings, sewer overflows into the Fishkill Creek, along with sewer overflows onto adjacent parcels; and

WHEREAS, upon the recommendation of the City Engineer, the City authorized Metzger Construction Corp. to replace and install the sewer pipe; and

WHEREAS, in the case of a public emergency arising out of an accident or other unforeseen occurrence or condition whereby circumstances affecting public buildings, public property or the life, health, safety or property of the inhabitants of a political subdivision or district therein, require immediate action which cannot await competitive bidding or competitive offering, contracts for public work or the purchase of supplies, material or equipment may be let by the appropriate officer of the political subdivision pursuant to the provisions of General Municipal Law § 103(4).

NOW THEREFORE BE IT RESOLVED, that the City Council hereby establishes that there was an urgent need to install a new sewer pipe on Creek Drive to prevent further collapse and imminent failure; the prevention of damage to buildings, property and residents was sufficient to justify the City's bypass of and compliance with the City's procurement policy and the City's hiring of a contractor to replace the sewer pipe on Creek Drive; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes the Mayor or City Administrator to enter the city into a contract, in a form acceptable to the City Attorney, with Metzger Construction Corp. in the amount of $134,666.90 for the emergency replacement and installation of the sewer pipe on Creek Drive.

Resolution No.____of 2020			**Date: November 16, 2020**				
□ Amendments						**□ 2/3 Required**	
□ Not on roll call.			**□ On roll call**			**□ 3/4 Required**	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
Jerry A. Woods, L.S., Principal
John D. Russo, P.E., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

October 22, 2020

Mr. Anthony Ruggiero
City Administrator
City of Beacon City Hall
1 Municipal Plaza
Beacon, NY 12508

RE: Creek Drive Sewer
City of Beacon
Emergency Sewer Replacement

Dear Mr. Ruggiero:

Prior to commencing with the replacement/relocation of the sewer through the 23-28 Creek Drive project, as per the approved project plans, the applicant televised the existing sewer main running through the site. Based upon the substandard condition of the existing sewer main as it runs through the 23-28 Creek Drive project site, the applicant televised the next section of sewer main above the project site. During the inspection of this upper sewer line it was found that the clay sewer pipe has significant cracking along its length, is squashed and partially collapsed in a section, and the invert has heaved causing blockage upstream of this area. Along the lateral cracks on the upper portion of the pipe, the upper portion of the pipe is starting to collapse in on itself. The condition of this section of the sewer main is alarming and is in imminent danger of failure and should be replaced immediately. Failure of this line could have significant environmental impacts as well as impacts on the neighboring parcels and those located above this area, such as backups into buildings, sewer overflows into the Fishkill Creek, along with sewer overflows onto adjacent parcels.

Metzger Construction Corp., the contractor performing the site work on the 23-28 Creek Drive project offered to replace this section of sewer line for the City of Beacon, as they are already mobilized on the site to replace the sewer through the project site and would extend their sewer replacement work to replace this sewer run. Metzger Construction Corp. submitted a price of $134,666.90 for the proposed sewer work (copy attached), which include by-pass pumping of the sewer, installation of new manhole structures and installation of a new 24" sewer line. The new sewer line would be installed within Creek Drive in an existing utility easement that has been provided to the City of Beacon. The existing sewer line, which runs partially within the MTA parcel, would be abandoned in place by filling the line with grout, so that the line would not collapse in the future, in turn creating possible sink-holes to appear at the surface. Relocation of the line out of the MTA parcel will be a benefit to the City for the future so that permits do not need to be acquired from the MTA anytime work has to be performed on the line. Attached are the drawings for the proposed sewer replacement, which are dated October 15, 2020.

The price submitted by the Contractor is a firm price and is based upon prevailing wages being paid to employees for this work, and upon review is comparable to other sewer projects the City of Beacon has bid in the past, most recently the North Interceptor Sewer Main Replacement project. Attached is a copy of an email from the Contractor, dated October 22, 2020, in which the Contractor confirms that this is a firm price and is based upon prevailing wages as required for a municipal project, although any unforeseen items such as rock removal, unknown utilities that impact the work, etc., would be above the provide price as would be on any municipal project.

Based upon the above, we would recommend that the City move forwards with having Metzger Construction replace the sewer main as quickly as possible. If you have any questions, or require any additional information, please do not hesitate in contacting our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Enc.

Cc: Nicholas Ward-Willis, Esq.
Ed Balicki, Water & Sewer Superintendent

Metzger CONSTRUCTION Corp.

CREEK DRIVE
NEW 24" SEWER LINE - CITY OF BEACON
SMH 12 - POINT ADJACENT TO SMH 11
OCTOBER 20, 2020

10/20/2020 7:59

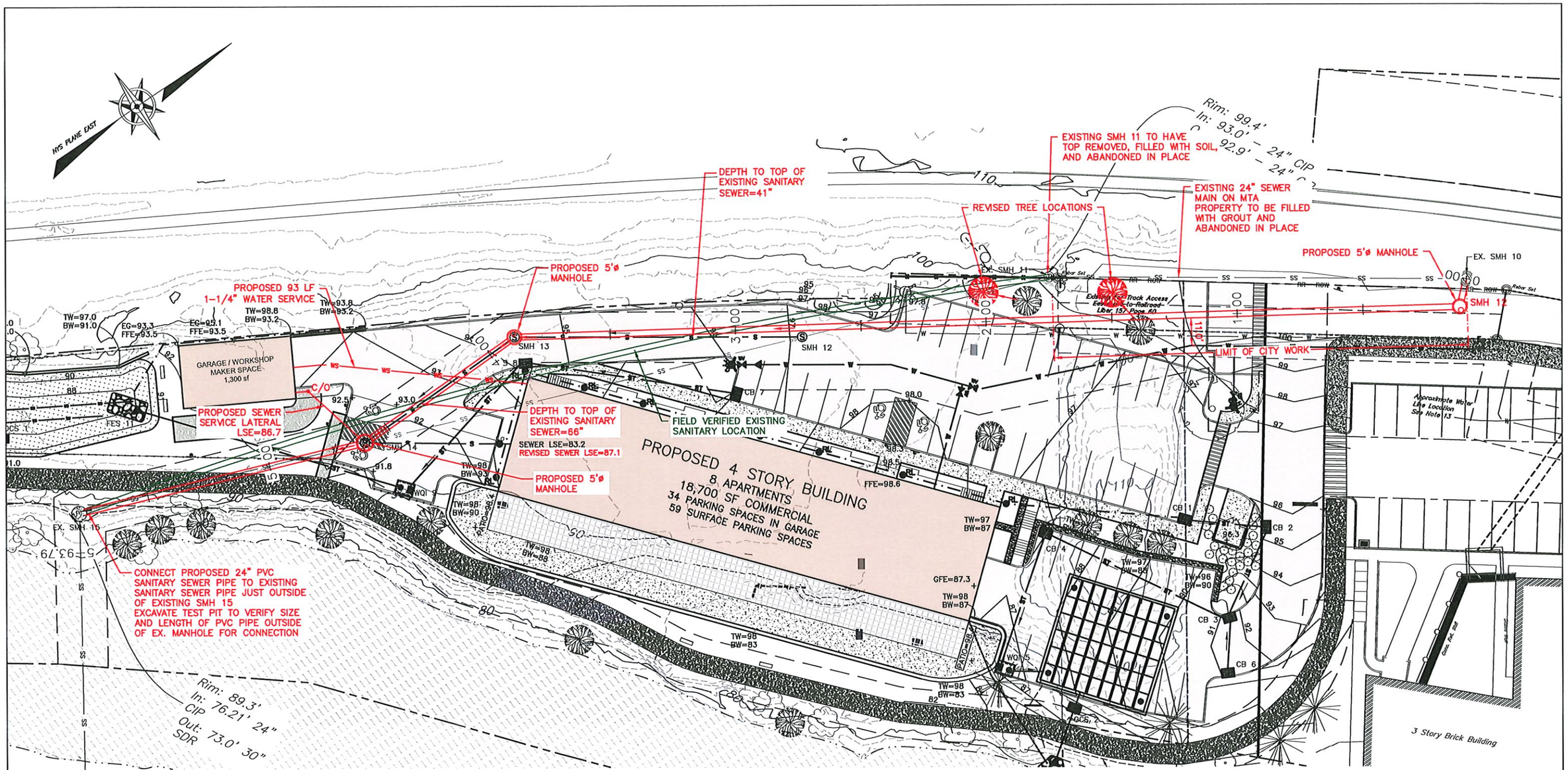
Biditem	Description	Quantity	Units	Unit Price	Bid Total
7002	Divert Sewer Flow in Existing SMH 10	1	LS	18,813.00	18,813.00
7005	New Sewer Manhole 12 with Casting	1	EA	8,700.00	8,700.00
7010	Connection to Existing SMH 10	1	LS	17,040.00	17,040.00
7040	24" HDPE Sewer Main from Existing SMH 10 to new SMH 12	1	LS	8,820.35	8,820.35
7045	24" HDPE Sewer Main from SMH 12 to Existing SMH 11	165	LF	290.27	47,894.55
7060	Create Troughs in SMH 10 Directing Flow to new Sewer Main Outlet / Parge SMH 10	1	LS	6,103.75	6,103.75
7060	Abandon Existing Sewer Line From Existing SMH 10 - SMH 11	1	LS	15,454.25	15,454.25
10080	Restore Disturbed Areas of Creek Drive with 6" of Asphalt	1	LS	8,341.00	8,341.00
11000	Testing Sewer Line	1	LS	3,500.00	3,500.00
		TOTAL	$	134,666.90	

John Russo

From: John Metzger <John@metzgerny.com>
Sent: Thursday, October 22, 2020 4:28 PM
To: John Russo
Subject: 10.20.2020 Creek Drive Beacon Sewer Line MH 12 - 11.pdf
Attachments: 10.20.2020 Creek Drive Beacon Sewer Line MH 12 - 11.pdf; ATT00001.txt

John

The attachEd price reflects prevailing wage rates and is a set price for the work outlined. With exceptions of any unforeseen items such as rock, contaminated soil's, buried tanks, unknown utilities etc.



CONSTRUCTION REVISION 1: SANITARY SEWER SMH 10 TO SMH 15

SCALE: 1" = 40'

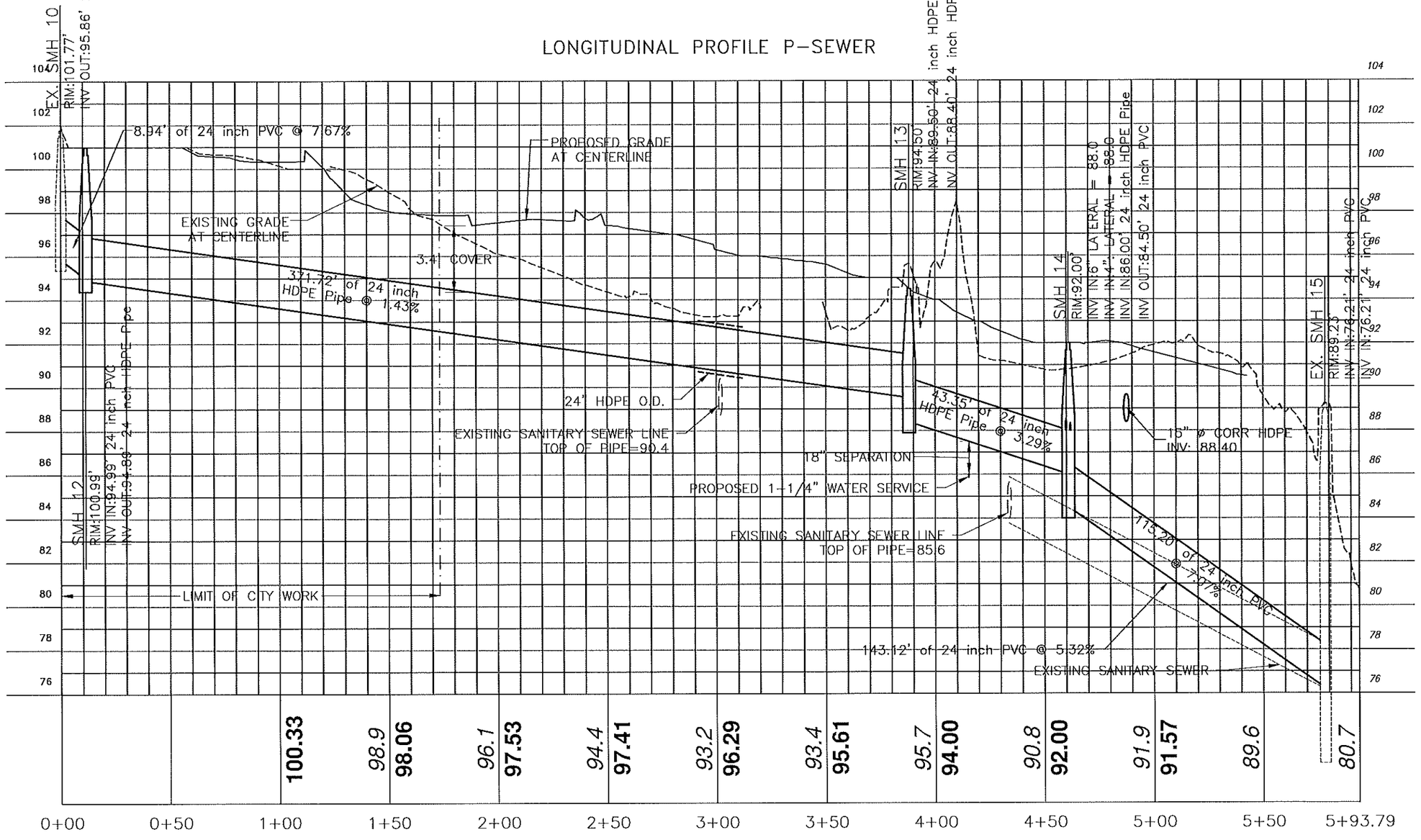
DATE: OCTOBER 15, 2020

PREPARED FOR:
23-28 CREEK DRIVE LLC
11 CREEK DRIVE
BEACON, NY 12508
SHEET 1 OF 2

HUDSON LAND DESIGN

PREPARED BY:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING
174 MAIN STREET
BEACON, NY 12508
PH: 845-440-6926

LONGITUDINAL PROFILE P-SEWER



PREPARED FOR:
23-28 CREEK DRIVE LLC
11 CREEK DRIVE
BEACON, NY 12508
SHEET 2 OF 2

CONSTRUCTION REVISION 1: SANITARY SEWER SMH 10 TO SMH 15 PROFILE

SCALE: HOR. 1" = 50', VERT. 1=5'
SCALE: OCTOBER 15, 2020

HUDSON LAND DESIGN
PREPARED BY:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING
174 MAIN STREET
BEACON, NY 12508
PH: 845-440-6926

City of Beacon City Council Agenda
11/16/2020

Title:

Resolution Authorizing Sale of Property at 91 Teller Avenue

ATTACHMENTS

Resolution Authorizing Sale of Property at 91 Teller Avenue

EAF and Negative Declaration 91 Teller Avenue

CITY OF BEACON

CITY COUNCIL

Resolution No. _____ of 2020

RESOLUTION AUTHORIZING SALE OF PROPERTY AT 91 TELLER AVENUE IN THE CITY OF BEACON

WHEREAS, the property located at 91 Teller Avenue, Beacon, New York, known and designated on the Tax Map of the City of Beacon as Parcel ID 5954-44-986738, which contains a one family residence, encroaches on City owned property along Catherine Street and Teller Avenue; and

WHEREAS, the area encroached upon is approximately 866.94 square feet of land pursuant to the survey prepared by Steven J. Green, PLS, dated September 2020 (the "Encroachment Area"); and

WHEREAS, 91 Teller Avenue is owned by Seven & One Developments, LLC, a domestic limited liability company with offices located at 268 Main Street, Beacon, New York; and

WHEREAS, City staff has determined that the Encroachment Area is not needed for any municipal purpose and that there are no utilities located under the encroachments; and

WHEREAS, the City Council has the authority pursuant to General City Laws § 20 to sell and convey real property, when not needed for City purposes; and

WHEREAS, pursuant to Section 1.07 of the City Charter, the City Council may by resolution vote to sell City property upon such terms and conditions as the City Council may deem proper.

NOW, THEREFORE, BE IT RESOLVED, that the City Council, in accordance with Article 8 of the State Environmental Conservation Law and 6 NYCRR Part 617, and upon review of the EAF and all other materials prepared for this unlisted action, hereby adopts the attached Negative Declaration; and

BE IT FURTHER RESOLVED, the City Council hereby declares that the Encroachment Area is not needed for any municipal purposes; and

BE IT FURTHER RESOLVED, the City Council hereby approves of the sale of the Encroachment Area to Seven & One Developments, LLC for a sale price of Two

Thousand and 00/100 Dollars ($2,000.00), subject to approval from the City Engineer that the sidewalk on Catherine Street is adequate in size; and

BE IT FURTHER RESOLVED, that the City Council hereby authorizes and directs the City Administer and/or the Mayor of the City, acting together or alone, to execute and deliver any and all documents necessary or advisable to consummate the sale of the Encroachment Area and to take any and all other actions as are necessary or advisable to effectuate the purpose of this Resolution.

Resolution No.____of 2020		**Date: November 16, 2020**					
¨ **Amendments**					¨ **2/3 Required**		
¨ **Not on roll call**			¨ **On roll call**		¨ **3/4 Required**		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson					
		Jodi McCredo					
		George Mansfield					
		Amber Grant					
		Air Rhodes					
		Dan Aymar-Blair					
		Mayor Lee Kyriacou					
		Motion Carried					

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

City of Beacon

Name of Action or Project:

Sale of Encroachment Area at 91 Teller Avenue, Beacon, New York

Project Location (describe, and attach a location map):

91 Teller Avenue, Beacon, New York

Brief Description of Proposed Action:

The sale of 866.94 square feet of City owned property located on Catherine Street and Teller Avenue to Seven & One Developments, LLC, the property owner of the adjacent residential parcel at 91 Teller Avenue.

Name of Applicant or Sponsor:	Telephone: 845-838-5009
City of Beacon	E-Mail: administrator@cityofbeacon.org

Address:

1 Municipal Plaza

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

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

3. a. Total acreage of the site of the proposed action? ±0.02 acres
   b. Total acreage to be physically disturbed? 0 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±0.02 acres

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

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

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

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

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

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

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

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

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
The site is across the street from the Madam Catharyna Brett Homestead Museum b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☑	☐

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

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

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

Applicant/sponsor/name: City of Beacon Date: November 13, 2020

Signature: Susan Hamilton, on behalf of the city Title: City Attorney

PRINT FORM

Agency Use Only [If applicable]

Project:	Sale of Property at 91 Teller Ave
Date:	11/16/20

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

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

PRINT FORM

Agency Use Only [If applicable]

Project: Sale of Property

Date: 11/16/2020

Short Environmental Assessment Form
Part 3 Determination of Significance

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

The property located at 91 Teller Avenue, Beacon, New York, known and designated on the Tax Map of the City of Beacon as Parcel ID 5954-44-986738, which contains a one family residence, encroaches on City owned property along Catherine Street and Teller Avenue. The area encroached upon is approximately 866.94 square feet of land pursuant to the survey prepared by Steven J. Green, PLS, dated September 2020 (the "Encroachment Area"). The encroachments include the retaining wall along Teller Avenue that sits over the property line. The retaining wall does not belong to the City and is part of the private property at 91 Teller Avenue. The City has determined that the Encroachment Area is not needed for any municipal purpose and that there are no utilities located under the encroachments. The retaining wall has encroached upon City property for several years. The City Council will sell and convey the Encroachment Area to Seven & One Developments, LLC, the property owner of 91 Teller Avenue to eliminate the encroachment (the "Proposed Action"). The Proposed Action will not result in any construction, disturbance or other physical activity to or on the Encroachment Area or the surrounding area.

Based upon a careful and thorough review of the environmental assessment form and other supporting documents and information, the City Council finds and determines that the Proposed Action will not have a significant adverse environmental impact on the natural, built or social environment when compared to the criteria set forth in SEQRA, 6 NYCRR Part 617.7(c)(1) and any other supporting information.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☑ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

City of Beacon City Council	November 16, 2020
Name of Lead Agency	Date
Anthony Ruggiero	City Administrator
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

City of Beacon City Council Agenda
11/16/2020

Title:

City Council Meeting Minutes November 2, 2020

ATTACHMENTS

City Council Meeting Minutes November 2, 2020

Regular Meeting

These minutes are for the regular meeting of the Beacon City Council. Due to COVID-19 the City Council Meeting was held through video conference. The public was able to attend through video or telephone and were made aware via the City of Beacon website, cityofbeacon.org. Please note that the video recording of this meeting is available at https://vimeo.com/475139982. Please take further notice that in accordance with New York State Governor Andrew Cuomo's Executive Order 202.1 the full transcript of this meeting is available upon request at City Hall Suite 1, 1 Municipal Plaza, Beacon NY 12508, or by calling 845 838 5010, or by emailing cityofbeacon@cityofbeacon.org.

Councilmembers Present	**Councilmembers Absent**
Amber Grant, At Large	
George Mansfield, At Large	
Terry Nelson, Ward One	
Air Rhodes, Ward Two	
Jodi McCredo, Ward Three	
Dan Aymar-Blair, Ward Four	
Lee Kyriacou, Mayor	

Also Present:

Anthony Ruggiero, City Administrator
Drew Gamils, City Attorney

Public Hearing:

Community Development Block Grant

- Motion to close the Public Hearing by Councilmember Rhodes
- Second by Councilmember Aymar-Blair
- Motion passes 7 – 0

Local Laws and Resolutions: Consent Agenda

1. Resolution Adopting Retention and Disposition Schedule for New York Local Government Records (Lgs-1)
2. Resolution Authorizing the Execution of an Agreement with Community Capital New York, Inc. to Establish the Microenterprise Stabilization Grant Program

- Motion to pass the Consent Agenda by Councilmember McCredo
- Second by Councilmember Aymar-Blair
- Motion passes 7 – 0

Local Laws and Resolutions

1. Resolution Authorizing the Sale of Property at 8 Wilson Street

    - Motion to pass by Councilmember Grant
    - Second by Councilmember McCredo
    - Motion passes 7 – 0

2. Resolution Authorizing the Sale of Property at 44 Ackerman Street

    - Motion to pass by Councilmember Nelson
    - Second by Councilmember Grant
    - Motion passes 7 – 0

3. Resolution Authorizing the Sale of Property at 49 Teller Avenue

    - Motion to pass by Councilmember Rhodes
    - Second by Councilmember McCredo
    - Motion passes 7 – 0

4. Resolution Authorizing the Sale of Property at 50 South Avenue

    - Motion to pass by Councilmember Grant
    - Second by Councilmember Nelson
    - Motion passes 7 – 0

5. Resolution Authorizing the Sale of Property at 50 Wesley Avenue

    - Motion to pass by Councilmember Mansfield
    - Second by Councilmember McCredo
    - Motion passes 7 – 0

6. Resolution Adopting a Proposed Local Law Regarding Parking on Mountain Lane, Exeter Circle, and PocketRoad

    - Motion to pass by Councilmember McCredo

- Second by Councilmember Aymar-Blair
- Motion passes 7 – 0

7. Resolution Authorizing an Agreement with Dutchess County Regarding Certain Referrals Pursuant to the General Municipal Law

- Motion to pass by Councilmember Mansfield
- Second by Councilmember Grant
- Motion passes 7 – 0

8. Resolution Awarding a Contract to LandVscape Inc. for the Wilkes Street Walkway Project

- Motion to pass by Councilmember Mansfield
- Second by Councilmember McCredo
- Motion passes 7 – 0

9. Resolution Approving Proposed Budget Amendments

- Motion to pass by Councilmember Grant
- Second by Councilmember Mansfield
- Motion passes 7 – 0

10. Resolution Authorizing Submission of the Fiscal Year 2021 Dutchess County CDBG Program Application to Repair & Upgrade Verplank Avenue Crosswalks

11. Resolution Authorizing Submission of the Fiscal Year 2021 Dutchess County CDBG Program Application Sewer Main Replacement

- Motion to pass Resolution #10 and #11 by Councilmember Nelson
- Second by Councilmember McCredo
- Motion passes 7 – 0

Approval of Minutes:

1. City Council Meeting Minutes from October 19, 2020

- Motion to approve the minutes by Councilmember McCredo

- Second by Councilmember Grant
- Motion passes 7 – 0

Executive Session

- Motion to enter Executive Session by Councilmember McCredo
- Second by Councilmember Grant
- Motion passes 7 – 0

- Motion to exit Executive Session by Councilmember Grant
- Second by Councilmember Nelson
- Motion passes 7 – 0

Adjournment:

- Motion to adjourn by Councilmember Rhodes
- Second by Councilmember Grant
- Motion passes 7 – 0