

CITY OF BEACON, NEW YORK
THE PLANNING BOARD WILL MEET ON WEDNESDAY, OCTOBER 14, 2020 BEGINNING AT 7:00 PM WITH A WORK SESSION FOR A TRAINING WORKSHOP, DISCUSSION OF AGENDA ITEMS AND/OR TOPICS OF INTEREST TO THE PLANNING BOARD. THE REGULAR MEETING WILL BEGIN IMMEDIATELY THEREAFTER, BUT NOT LATER THAN 7:30 PM. DUE TO PUBLIC HEALTH AND SAFETY CONCERNS RELATED TO COVID-19, THE PLANNING BOARD WILL NOT BE MEETING IN-PERSON. IN ACCORDANCE WITH THE GOVERNOR?S EXECUTIVE ORDER 202.1, THE OCTOBER 8, 2020 MEETING WILL BE HELD VIA VIDEOCONFERENCING, AND A TRANSCRIPT WILL BE PROVIDED AT A LATER DATE. THE PUBLIC CAN WATCH THE LIVE MEETING ONLINE AT YOUTUBE AT HTTPS://WWW.YOUTUBE.COM/CHANNEL/UCVPPIGGWZDERSUDXG. INTERESTED MEMBERS OF THE PUBLIC CAN PROVIDE COMMENTS ON THE APPLICATION, COMMENTS CAN BE CALLED IN DURING THE MEETING AT (929) 205-6099; WEBINAR ID: 828 4629 9728; PASSWORD: 584135. COMMENTS CAN ALSO BE PROVIDED VIA EMAIL NO LATER THAN 5PM ON

Len Warner
Karen Quiana
Kevin Byrne
Jill Reynolds
J. Randall Williams
Richard Muscat
Chair John Gunn

OCTOBER 14, 2020 TO ETHA
GROGAN @
EGROGAN@CITYOFBEACON.ORG

October 14, 2020
7:00 PM
Planning Board Agenda

Regular Meeting

1. Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC (postponed at the applicant's request)
2. Continue public hearing for SEQRA environmental review on applications for Site Plan Approval and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (D/B/A 420 Main Street, LLC)
3. Public hearing on application for Subdivision Approval, one lot, 11-89 Mason Circle (Front Street), submitted by Beacon Lofts & Storage, LLC
4. Continue review of application for Site Plan Approval, Multi-Family Residential (62 units), 16 West Main Street. submitted by Farrell Building Company
5. Review application for Subdivision Approval, one lot, 4 Liam Drive, submitted by West End Lofts II Associates

Miscellaneous Business

1. Zoning Board of Appeals -Â No meeting in October
2. City Council request to review proposed Local Law amending Chapter 223 concerning Wireless telecommunications
3. River Ridge Pocket Park

Architectural Review

1. Certificate of Appropriateness - 2 Tioronda Avenue
2. Certificate of Appropriateness - 512 Main Street

City of Beacon Planning Board Agenda
10/14/2020

Title:

Continue public hearing for SEQRA environmental review on applications for Subdivision and Site Plan Approval, "Beacon Views Townhouses" 40 units, Conklin Street, submitted by Beacon Views, LLC
(postponed at the applicant's request)

ATTACHMENTS

Letter of Postponement.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

September 30, 2020

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: Beacon Views Site Plan and Conservation Subdivision
Conklin Street
Beacon, New York
Tax Parcel ID: 6055-03-331123

Dear Chairman Gunn and Members of the Board:

The public hearing for the above referenced application was adjourned at the August meeting of the Planning Board. The applicant continues to make progress on outstanding issues, but respectfully requests that the public hearing be held open, and rescheduled for the November meeting.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

cc: Nathan Kahn
Greg Kamedulski
Richard Cantor, Esq. (Email Only
Aryeh Siegel (Email Only)
Phil Grealy, P.E. (Email Only)

Insite File No. 19131.100

City of Beacon Planning Board Agenda
10/14/2020

Title:

Continue public hearing for SEQRA environmental review on applications for Site Plan Approval and Subdivision (lot merger) Approval, retail/residential, 416-420 Main Street, mixed-use commercial, office & residential development, submitted by 416 Main Street Beacon, LLC & 420 Main Street, LLC (D/B/A 420 Main Street, LLC)

ATTACHMENTS

416-420 Main Street Sheet 9 Construction Details.pdf

416-420 Main Street Sheet 10 Construction Details.pdf

Exhibit A - Aryeh Seigel Architect Response to Comments dated September 2_, 2020(4588433.1).pdf

Exhibit B - Maser Consulting Response Letter dated September 19, 2020(4588791.1).pdf

Exhibit C - Hudson Land Design Response to Comments Letter dated September 28, 2020(4588811.1).pdf

416-420 Main Street Cover Letter.pdf

416-420 Main Street Sheet 1 Site Plan.pdf

416-420 Main Street Sheet 1 Subdivision Plat.pdf

416-420 Main Street Sheet 2 Existing Condition Demolition Plan.pdf

416-420 Main Street Sheet 3 Landscape and Lighting Plan.pdf

416-420 Main Street Sheet 4 Floor Plans.pdf

416-420 Main Street Sheet 6 Grading and Utility Plan.pdf

416-420 Main Street Sheet 7 E&SC Plan.pdf

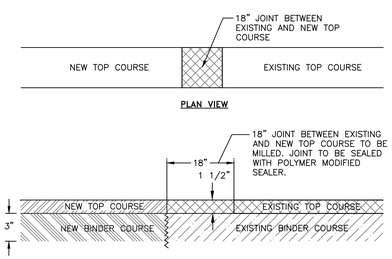
416-420 Main Street Sheet 8 Profiles.pdf

416-420 Main Street Sheet 5 Building Elevations and Views.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

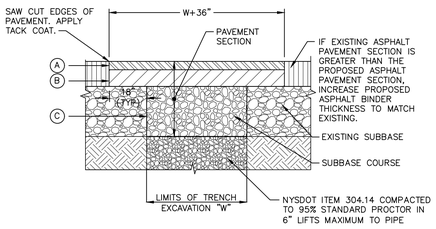
SITE DETAILS



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



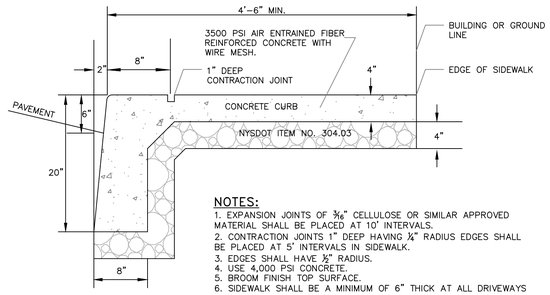
LEGEND

- (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.

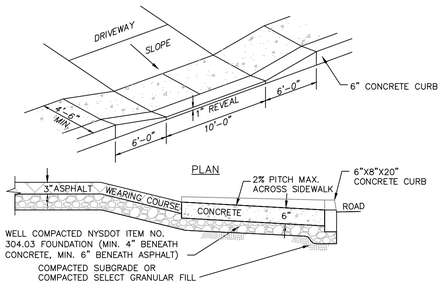
STREET PAVEMENT RESTORATION DETAIL
NOT TO SCALE



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.

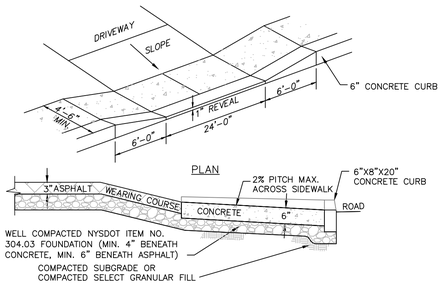
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



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".

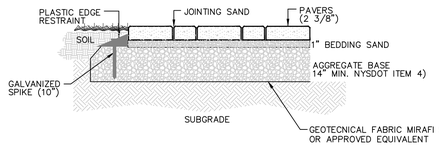
ONE WAY DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



NOTE:

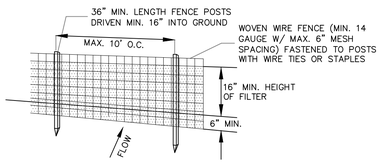
1. PRE–MOLDED EXPANSION JOINTS TO BE USED AT ALL JOINTS.
2. DRIVEWAY SHALL BE PAVED AFTER THE CONCRETE APRON TO THE RIGHT–OF–WAY LINE (MINIMUM).
3. SIDEWALK WIDTH SHALL MATCH EXISTING SIDEWALK, BUT NO LESS THAN 4'–6".

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

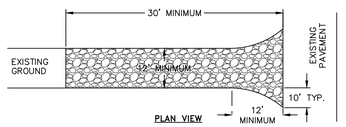
CONCRETE PAVER DETAIL
NOT TO SCALE



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.

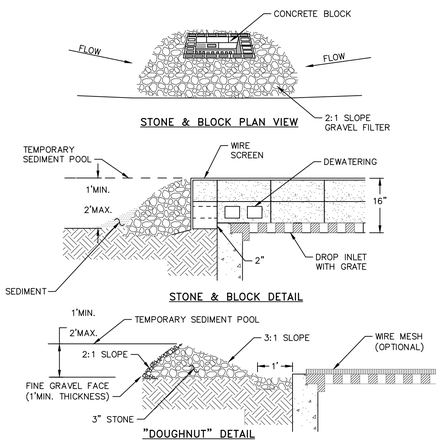
SILT FENCE DETAIL
NOT TO SCALE



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

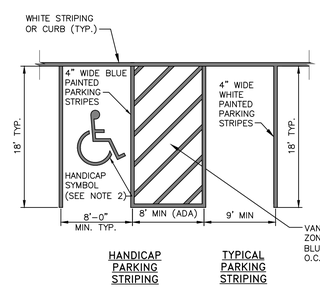


NOTES:

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

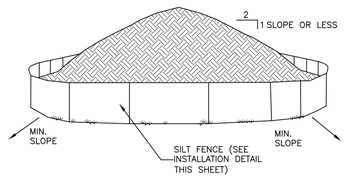
CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE



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.

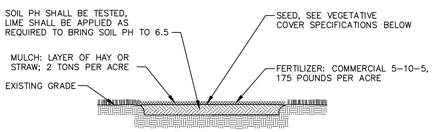
DRIVEWAY PARKING AND STRIPING DETAIL
NOT TO SCALE



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. BODENDORF — 084468 — LICENSED PROFESSIONAL ENGINEER

SEAL

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

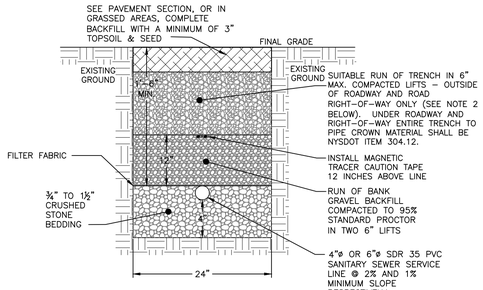
CONSTRUCTION DETAILS

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–1
SHEET:	9 OF 10

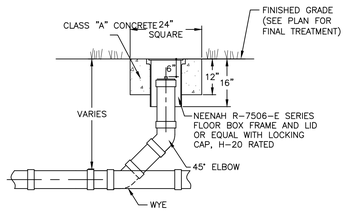
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW



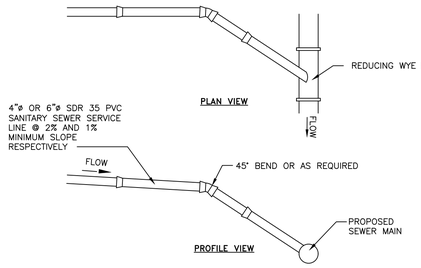
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

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



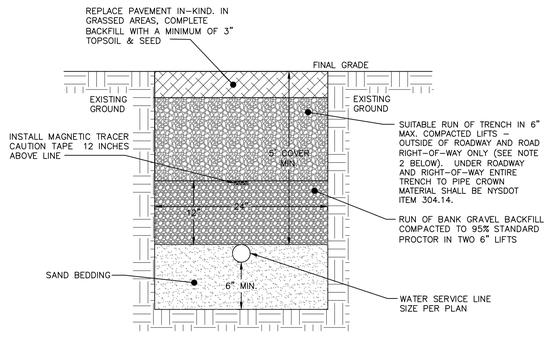
CLEANOUT DETAIL
NOT TO SCALE



NOTES:
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 CONNECTION DETAIL
NOT TO SCALE

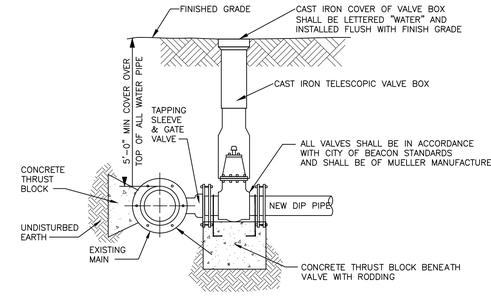


NOTES:
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2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL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

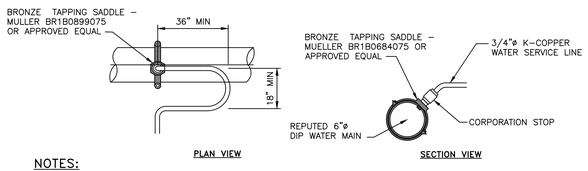
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



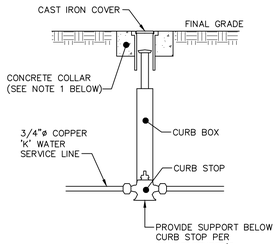
NOTES:
1. TAPPING SLEEVE SHALL BE USED IT THE SECTION OF WATER MAIN IN THE VICINITY OF THE CONNECTION CANNOT BE SHUT DOWN AND ISOLATED.
2. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
3. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "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



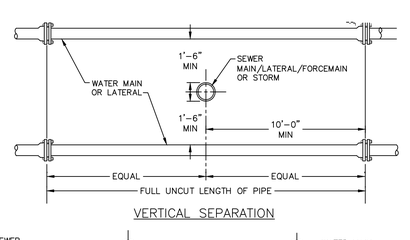
NOTES:
1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL 5' MIN. WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A 'GOOSENECK' NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF 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



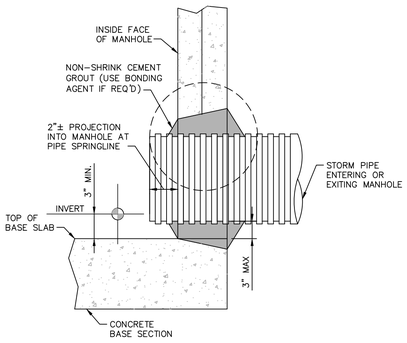
NOTES:
1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE



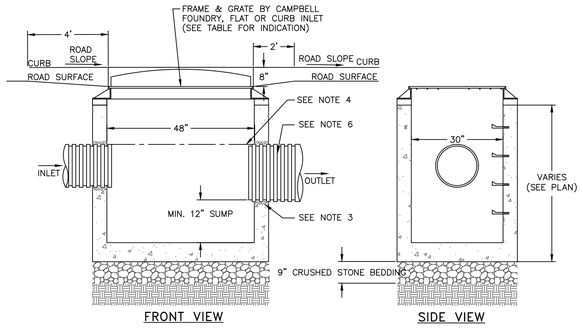
NOTE:
1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

WATER LINE SEPARATION DETAIL
NOT TO SCALE



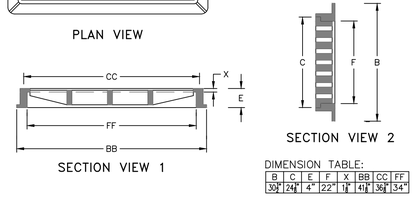
NOTE:
1. REFERENCE MANHOLE DETAIL(S) FOR REQUIRED INVERT CHANNEL CONFIGURATION.

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



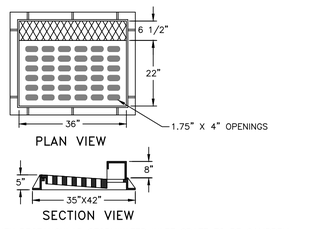
NOTES:
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE 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



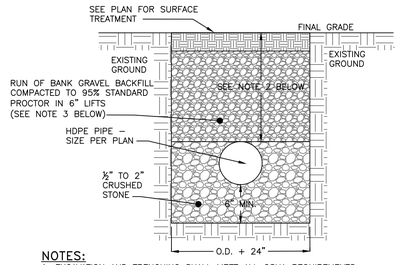
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CB 1 SHALL RECEIVE A FLAT INLET. CATCH BASINS 2 & 3 RECEIVE CURB INLETS (RE-USE EXISTING CURB INLET ON CB 3)

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



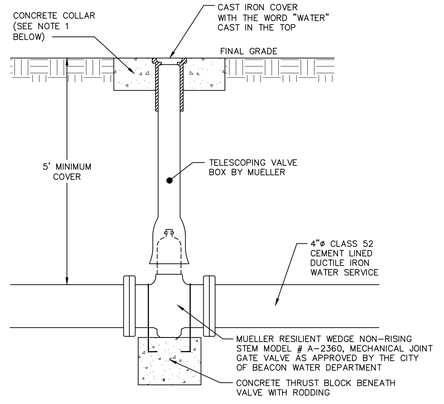
NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE CB 2 AND CB 3 WITHIN SOUTH STREET.

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				

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STATE OF NEW YORK MICHAEL A. BOBENCHIK 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

ARYEH SIEGEL
ARCHITECT

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

Re: 416-420 Main Street, Beacon, New York
Site Plan Application – Responses to Comments

September 28, 2020

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated September 4, 2020, and Lanc & Tully's letter dated September 3, 2020. Please find additional responses in Hudson Land Design's separate letter.

John Clarke Planning and Design Comment Responses:

1. For Sheet 1 – Site Plan:
    a The front setback is 9.24' and is aligned with the average building setback within 250 feet of on the south side of South Street, instead of the normally required 10' setback. The bulk zoning table has been updated to reflect this.
    b The letter from the Landscape Designer, Landscape Restorations, regardingthe existing tree in the planter at the corner of Main Street and Schenck Avenue will be forwarded to the Tree Advisory Committee.
    c Parking below the deck is shown dashed on the site plan

2. For Sheet 3 Landscaping
    a A Landscape Schedule has been provided on the plan
    b There are street trees indicated along Schenck Avenue
    c The light fixture CRI and Color Temperature information has been added to the lighting specifications.

3. For Sheet 4 and 5 – Building Plans
    a Comment acknowledged.
    b Window elevations will be coordinated with building plans
    c Elevations for the live work building are provided

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

d The applicant met with the ARB Sub-Committee on August 14, 2020. We received comments and are addressing them with revised designs.

4. The parking detail has been revised to show 18 foot lengths

5. Comment acknowledged. The Applicant will review the plans for Schenck Avenue with the Board. The Planning Board's preferred parking scenario is now shown on the site plan.

Lanc & Tully Comment Responses:

General Comments:
1. Proposed traffic improvements are included on the site plan.

Preliminary Subdivision Plat:
Please refer to Hudson Land Design's response letter

Site Plan (Sheet 1 of 10):
1. Plans will include construction details of the refuse enclosure and slab

2. Construction details/specification for the bike racks will be provided in a future submission

Landscape & Lighting Plan (Sheet 3 of 10):
1. A planting schedule and landscape plan has been provided.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

MASER CONSULTING

Engineers
Planners
Surveyors
Landscape Architects
Environmental Scientists

400 Columbus Avenue, Suite 180E
Valhalla, NY 10595
T: 914.347.7500
F: 914.347.7266
www.maserconsulting.com

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.

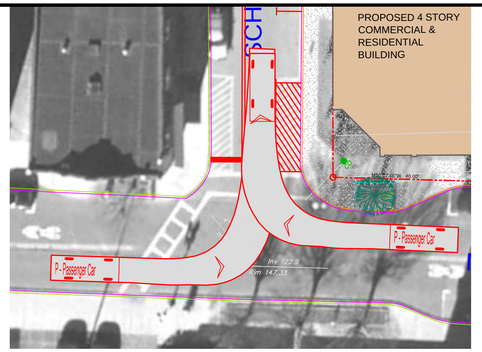
Very truly yours,

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")

REMOVE SIGN — NO PARKING HERE TO CORNER — NO PARKING BETWEEN SIGNS

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")

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

Brick Building

Brick Building

Now or Formerly Dacey 6054-29-063780

Shed

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

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'

2020\20000282A\Transportation\Concept\R-CNPT.dwg 8.4(1:50)(1 FOR SITE PLAN) By: RDANDREA

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State of N.Y. C.O.A: 0008671 / 0008821

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

REV	DATE	DRAWN BY	DESCRIPTION
1	9/30/20	RGD	REVISED PER CME/SHPO 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.

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

September 28, 2020

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

Re: 416-420 Main Street Subdivision, Site Plan and Special Use Permit
416-420 Main Street
Tax parcels: 6054-29-056780, ±0.18 ac. (416 Main Street)
6054-29-056774, ±0.07 ac. (418-420 Main Street)
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set in response to John Clark Planning and Design's September 4, 2020 comment letter and Lanc & Tully's September 3, 2020 comment letter. Below is a point-by-point response to the comments received. Please note that Aryeh Siegel has prepared Sheets 1 through 5 of the plan set and has responded to certain comments that pertain his sheets under separate cover. Maser Consulting has provided a response letter and parking striping & signage plan under separate cover.

John Clarke Planning and Design September 4, 2020 Comment Letter

1. Aryeh Siegel has responded to this comment.
2. Aryeh Siegel has responded to this comment.
3. Aryeh Siegel has responded to this comment.
4. The parking stall length has been updated to 18 feet on the detail.
5. Comment noted. Maser Consulting has provided on-street parking striping & signage plan along with a response letter under separate cover.

Lanc & Tully September 3, 2020 Comment Letter

General Comments

1. The proposed parking striping and signage in the vicinity of the project are now shown on the plans.

Preliminary Plat

1. TEC Land Surveying will provide this information under separate cover in a future submission.
2. The plat has been revised to note that the planter is "Granite". A revised plat is provided with this submission.

Site Plan (Sheet 1 of 10)

1. Aryeh Siegel has responded to this comment.

Landscape & Lighting Plan (Sheet 3 of 10)

1. Aryeh Siegel has responded to this comment.

Grading Plan (Sheet 6 of 10)

1. The on-street re-striping is now shown on the plans and is provided with this submission.

Construction Details (Sheet 9 of 10)

1. The ADA parking details have been added back to the parking and striping detail and are illustrated on the plan view.

Construction Details (Sheet 10 of 10)

1. The core and boot detail has been revised to reflect a storm drainage pipe connection with mortar seal.

A full set of revised plans and plat are provided with his submission for review. We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: 416 Main Street Beacon, LLC & 420 Main Street Beacon, LLC
Taylor Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD file)

CUDDY +FEDER LLP

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

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

September 29, 2020

VIA HAND DELIVERY
AND E-MAIL
Hon. John Gunn
And Members of the Planning Board
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Special Use Permit, Subdivision (Lot Line Change) & Site Plan Approvals
Supplemental SEQR Submission
Premises: 416-420 Main Street, Beacon, New York
Tax Parcel IDs: (6054-29-056780 & 6054-29-056774)

Dear Chairman Gunn and Members of the Planning Board:

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, we respectfully submit this letter and the referenced enclosures in furtherance of the pending Application and the Planning Board's continued SEQR review of the Project.

Since we last appeared before your Board on September 9th, the Applicant finalized the maximized on-street parking proposal along the east side of Schenck Avenue, further refined the landscaping plan and updated the requested renderings for review by this Board.

REFINED BUILDING PROGRAM & RENDERINGS:

As is more fully detailed in the updated plans included in the enclosed updated site plan set, the Applicant has made the following additional changes to the building program:

1) A new canopy was added on the front of the building;
2) The renderings were updated to include the proposed artist live/work space and to incorporate the landscape design; and
3) The storefront color was updated in response to comments from the Planning Board.

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;
- 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.

Please also see the enclosed Response to Comments Letter dated September 28, 2020, enclosed as **Exhibit A**, prepared by Aryeh Siegel Architect, in response to the letters prepared by Lanc & Tully and John Clarke Planning and Design dated September 3, 2020 and September 4, 2020, respectively (collectively the "Consultant Comment Letters"), which includes additional details regarding the refined building program.

UPDATED ON-STREET PARKING LAYOUT & SIGNAGE:

Following the Applicant's presentation at September 9th Planning Board meeting, the Applicant's traffic consultant updated the proposed concept plan for on-street parking along Schenck Avenue. As is more fully detailed in the Response to Comments letter enclosed as **Exhibit B**, which was prepared by Maser Consulting in response to the comments in the letter prepared by Creighton Manning dated September 8, 2020 and the comments from this Board at the September 9, 2020 continued SEQR public hearing, the Applicant's traffic consultant updated the on-street parking plan to show Planning Board's preferred alternative that includes six (6) on-street parking spaces located along the easterly side of Schenck Avenue.

Additionally, as is also detailed in enclosed plan entitled "Signing & Striping Plan" (Sheet SP-01), prepared by Maser Consulting P.A., dated July 16, 2020 and last revised September 18, 2020, the proposed signage and striping, as well as the additional sidewalk along Main Street are now shown and incorporated into the Site Plan.

REFINED LANDSCAPING PLAN:

Additionally, in response to comments at the September 9th continued SEQR public hearing, the Applicant's landscaping plan was revised to incorporate the following changes:

- Additional screening was added to screen the proposed parking area from the proposed open green space utilizing switch grass beds; and
- As shown in the enclosed rendering, the green space was made more open and inviting from Schenck Avenue.

We would also note that the Applicant's August 25, 2020 submission to this Board enclosed (as **Exhibit C** to the August 25th submission) a letter prepared by the Applicant's Landscape Designer, Debra Adamson (the "Landscape Design Letter"), regarding the existing street tree along Main Street in the existing failing planter. As detailed in the Landscape Design Letter, the existing street tree should be removed and replaced. The existing planter is cracked on all corners, and the roots from the tree are pushing up the sidewalk. The Applicant's Landscape Designer also confirmed that the tree's crown is too big for the street corner and, as shown in the landscape plan, the Applicant proposes to replace the tree with a native tree better suited for the corner and utilizing current, high-tech planting materials that are in line aesthetically with the project area. As noted in the Consultant Comment Letters, the Landscape Designer's letter was forwarded to the Tree Advisory Committee, and the landscaping planting schedule was included on the Site Plan.

ADDITIONAL RESPONSE TO COMMENTS MEMORANDUM & INDEX OF ENCLOSURES:

Additionally, in further support of this Application, enclosed please find copies of the following Response to Comments letter prepared by the Applicant's Engineering Consultant, Hudson Land Design:

- Hudson Land Design Response to Comments Letter Dated September 28, 2020, in response to the Consultant Comment Letters (**Exhibit C**).

For ease of reference, in addition to the updated site plan sheets referenced above, the following documents are enclosed in advance of the Planning Board's October 14th meeting Agenda:

Exhibit A: Aryeh Seigel Architect Response to Comments Letter Dated September 28, 2020, in response to the Consultant Comments Letters;

Exhibit B: Maser Consulting Response to Comments Letter dated September 18, 2020 Prepared in Response to the Comments in the Letter Prepared by Creighton Manning dated September 8, 2020; and

Exhibit C: Hudson Land Design Response to Comments Letter Dated September 28, 2020, in response to the Consultant Comments Letters.

For all the reasons set forth herein, and as will be further discussed at the continued SEQR public hearing on Ocotber 14th, the Applicant respectfully submits that the Project will not result in any significant adverse environmental impacts. Accordingly, the Applicant respectfully requests that the Planning Board consider rendering a Determination of Significance finding that the proposed action will not have any potentially significant environmental impacts. Additionally, the Applicant respectfully requests that the Planning Board consider granting a parking waiver and that the Planning Board consider issuing a positive recommendation to the City Council regarding the Applicant's proposed *de minimis* fourth story improvement, including the Project's proposed public benefits that include commercial office space located on the second and third floors of the proposed building, as well as the proposed public green space.

We look forward to appearing at the Planning Board's October 14th regular meeting for the continued SEQR public hearing and for the continued review of the Project. In the meantime, should the Planning Board or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor M. Palmer

Enclosures
cc: Jennifer L. Gray, Esq.
John Clarke Planning and Design
Lanc & Tully Engineering and Surveying, P.C.
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
Maser Consulting P.A.
Debra Adamsons

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

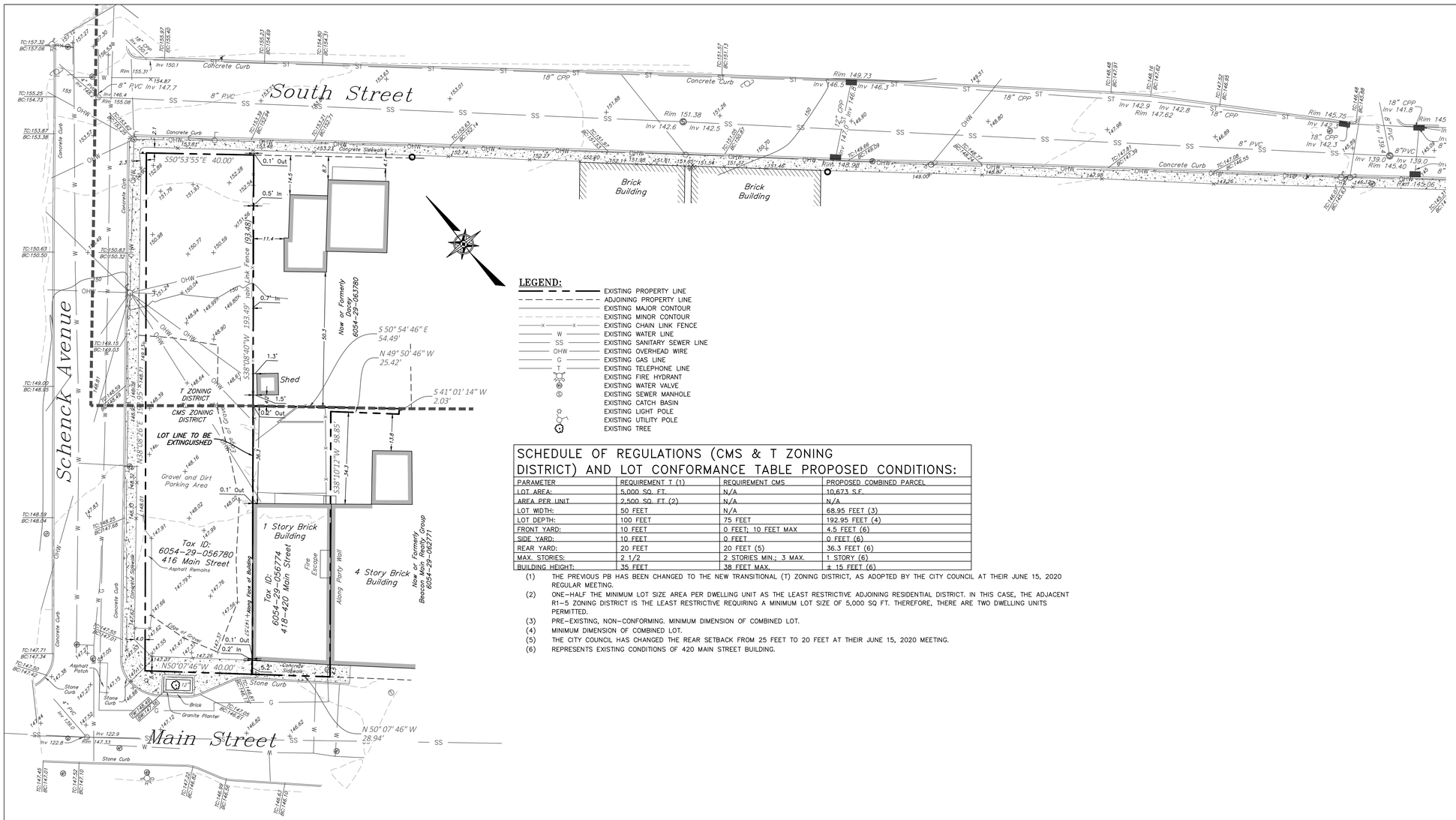
Owner:
416 Main Street Beacon, LLC and 420 Main St. Beacon, LLC
C/O Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, NY 10601

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



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

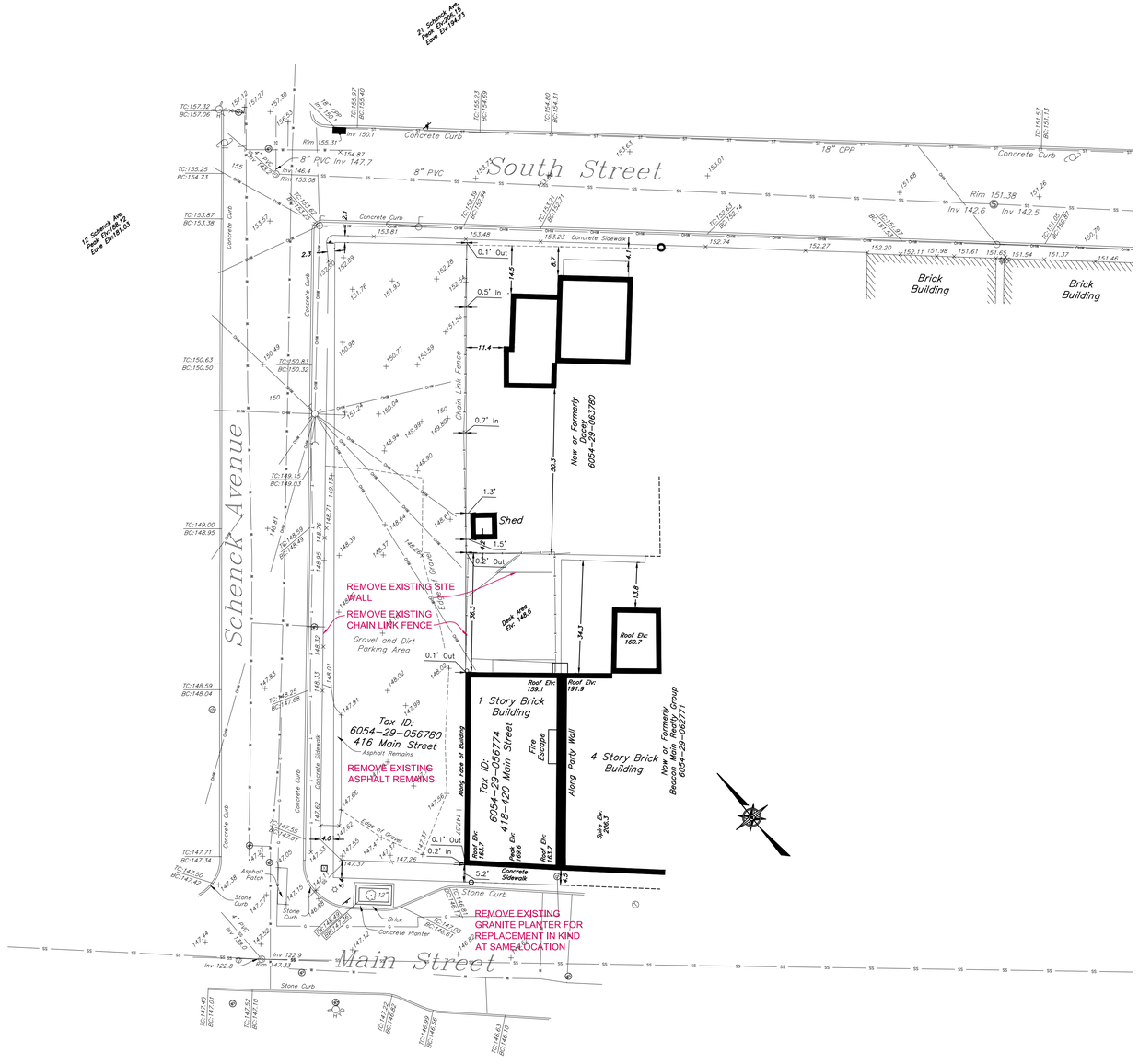
PRELIMINARY SUBDIVISION PLAT

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



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

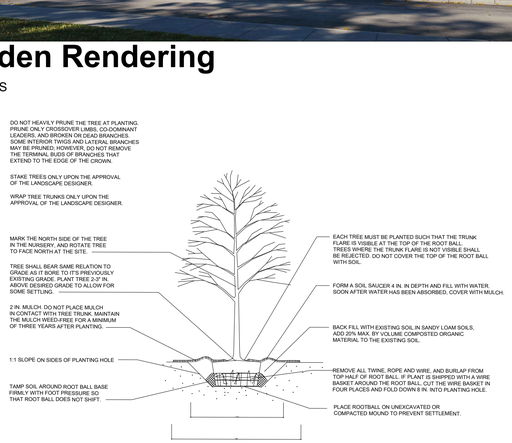


Garden Rendering

Scale: NTS

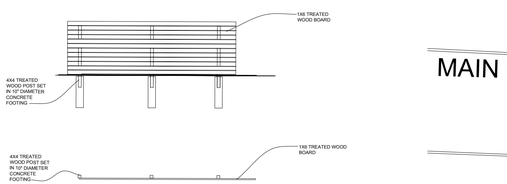
MEADOW SPECIES PLANT LIST

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



Tree Planting Detail

Scale: NTS



Horizontal Fence Detail

Scale: NTS



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

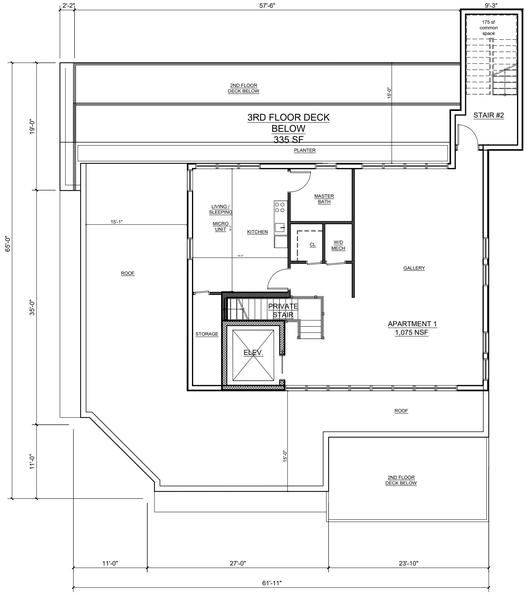
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

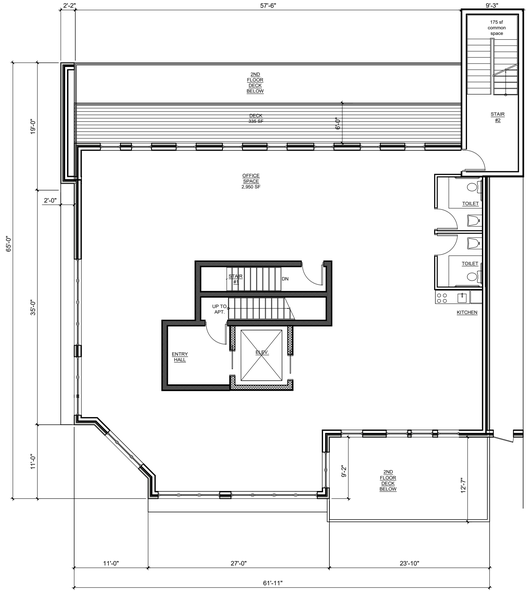
Surveyor:
TEC Surveying
831 Route 52, Suite 2C
Fishkill, New York 12524

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

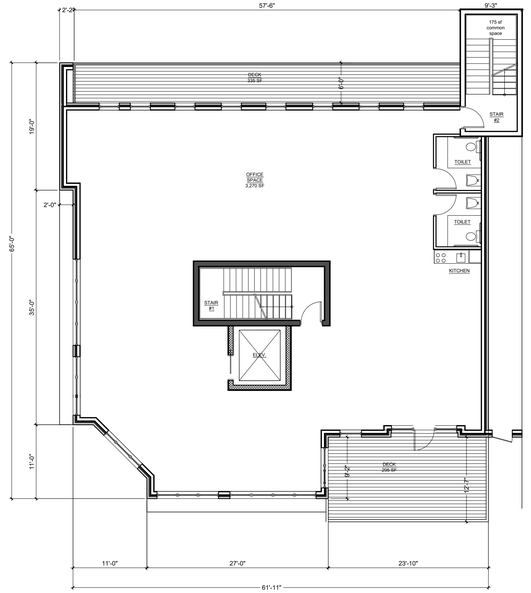
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	NO CHANGE	AJS



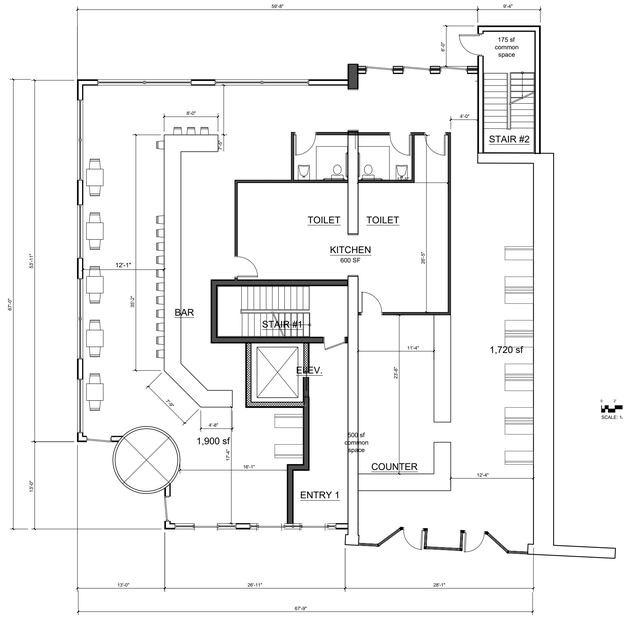
4th Floor Plan



3rd Floor Plan



2nd Floor Plan



1st Floor Plan

Main Building Floor Plans

Site Plan Application

Sheet 4 of 10 - Building Plans

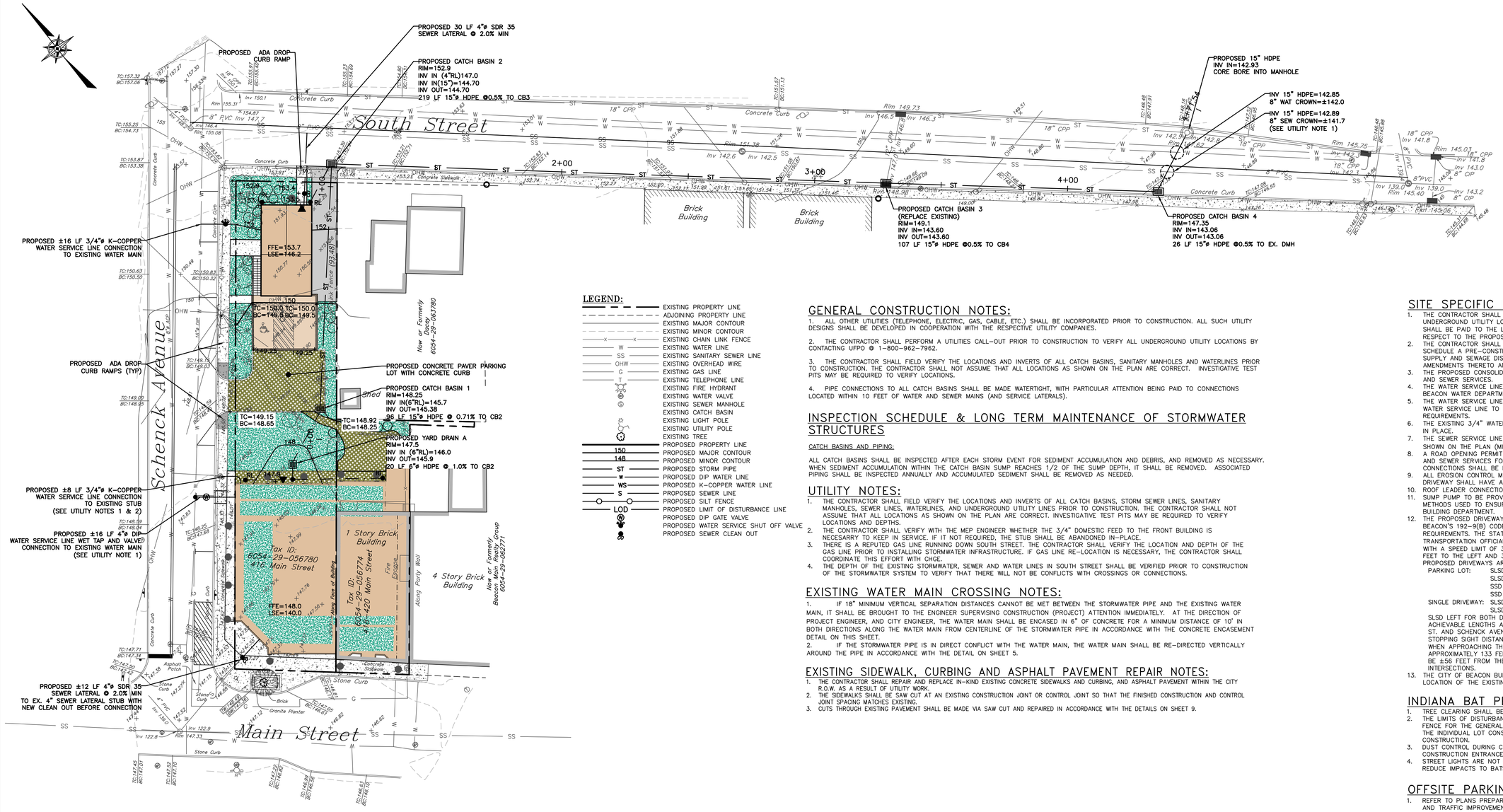
Owner:
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Aryeh Siegel, Architect
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Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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



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. BOSCHOK 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

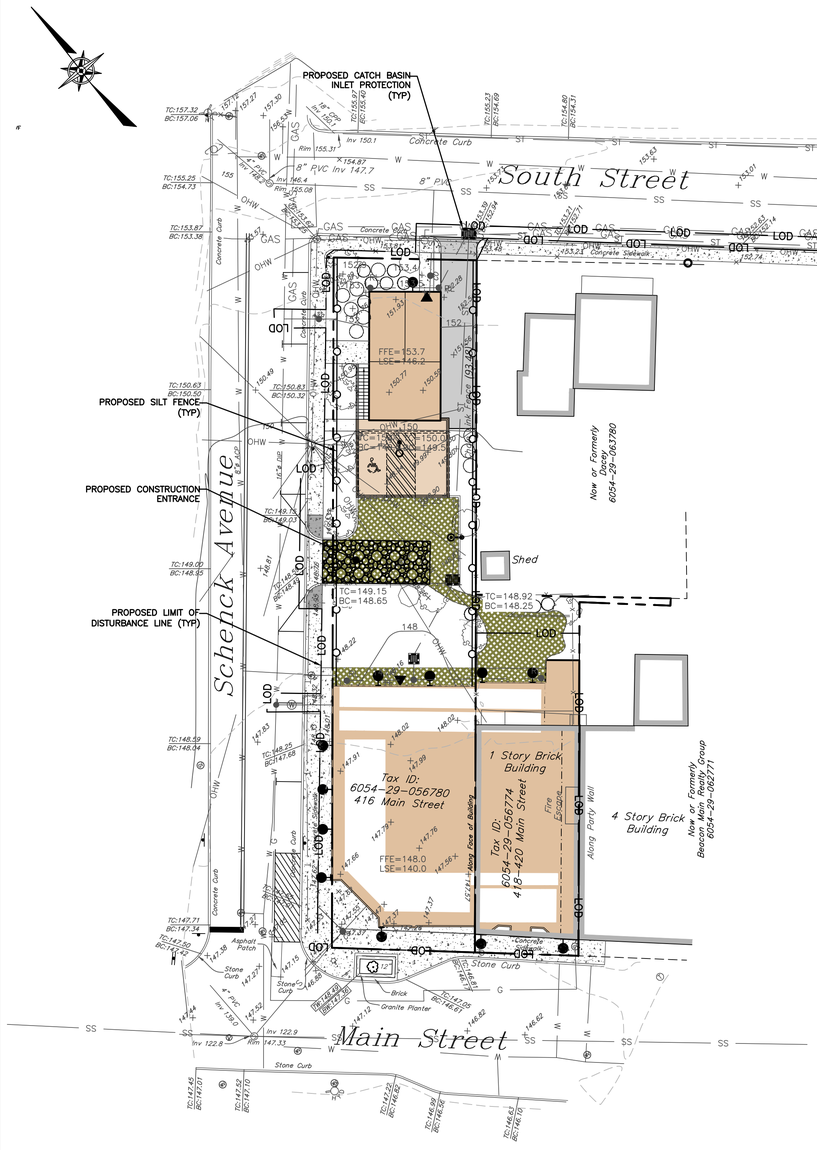
GRADING & UTILITY PLAN

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



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.

EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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				

Dig Safely. New York Call 811 before you dig

SEAL

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

EROSION AND SEDIMENT CONTROL PLAN

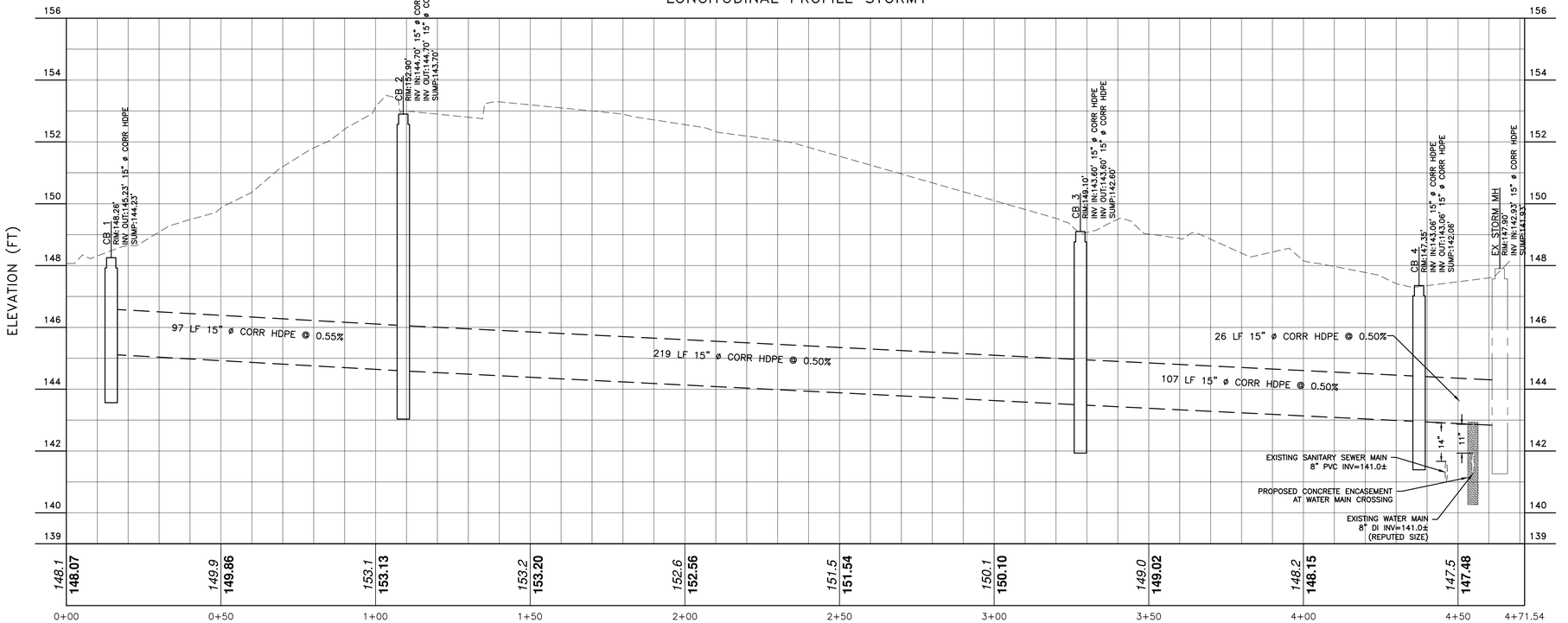
416 MAIN STREET

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				

Dig Safely. New York Call 811 before you dig

STATE OF NEW YORK MICHAEL A. BOBENCHIK 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

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

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

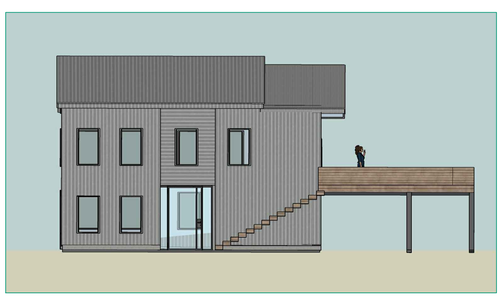
CANOPY:
SHEET METAL & GLASS.
COLOR: COPPER GREEN



Elevation: Schenck Avenue

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

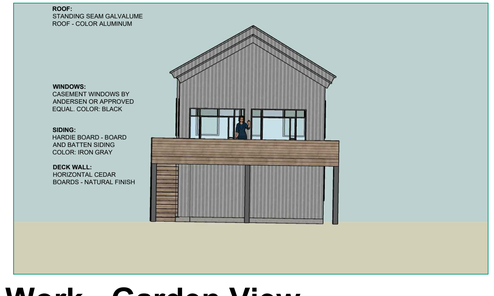
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/24/20	CITY COUNCIL PRESENTATION	AJS
2	06/30/20	REVISED PER PLANNING BOARD COMMENTS	AJS
3	07/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS
4	08/25/20	REVISED PER PLANNING BOARD COMMENTS	AJS
6	09/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS



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

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 Lane, P.E., L.S.
Arthur R. Tully, P.E.

October 6, 2020

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

RE: 416-420 Main Street
Subdivision & Site Plan
Tax Parcel 6054-29-05678 & 056774
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Correspondence from Cuddy & Feder dated September 29, 2020.
- Correspondence from Hudson Land Design dated September 28, 2020.
- Correspondence from Aryeh Siegal, Architect, dated September 28, 2020.
- Correspondence from Maser Consulting dated September 18, 2020.
- Plan titled "Preliminary Subdivision Plat – 416 Main Street", last revised September 28, 2020, as prepared by Hudson Land Design.
- Plan titled "Signing & Striping Plan Main Street at Schenck Avenue", last revised September 18, 2020, as prepared by Maser Consulting.
- Plan set titled "Site Plan Application – 416-420 Main Street", last revised September 28, 2020 and consisting of Sheets 1 of 10 through 10 of 10 as prepared by Aryeh Siegel, Architect and Hudson land Design.

Based upon our review of the above documents and plans, we offer the following comments:

General Comments:

1. The plan titled "Signage & Striping Plan Main – Main Street at Schenck Avenue", as prepared by Maser Consulting shall be made part of the overall plan set and shall be included in the "Index of Drawings" table located on Sheet 1.

2. Construction details shall be provided on the plans for the proposed striping to be installed on Schenck Avenue.

3. A Performance Bond should be posted for all public improvements. The applicant's consultants shall prepare a cost estimate for the proposed public improvements and submit it for review by the City Engineer's office.

Preliminary Subdivision Plat:

1. A new parcel description should be prepared for the proposed overall parcel and filed with the County Clerks office when the subdivision plat is approved. *Applicant's consultants have noted that the project surveyor will provide new description(s) in the future.*

Site Plan (Sheet 1 of 10):

1. The plan now provides for a location of refuse location with fence enclosure. The plans should include construction details for the proposed enclosure, gate, and concrete slab. *The applicant's consultant has noted that this information will be provided in the future.*

2. The plan shows bike racks to be installed at the left rear of the parking lot. Construction details for the proposed bike racks shall be included on the plans. *The applicant's consultant has noted that this information will be provided in the future.*

Landscape & Lighting Plan (Sheet 3 of 10):

1. The "Horizontal Fence Detail" shall be revised to reflect the depth of the concrete footing for the fence posts, the required depth of the post into the concrete footing and the overall height of the fence.

2. The details on this sheet should be enlarged for clarity.

3. A planting schedules shall be updated to reflect all "key" symbols/call-outs and quantities of each. Any items listed in the planting schedules that are not proposed for the project should be removed from the lists.

4. Planting plans and schedules should be provided on the plans for each of the proposed green roof/outdoor room areas.

Construction Details (Sheet 9 of 10):

1. The "Concrete Paver Detail" should be revised to reflect the Pervious/Permeable Paver with grass as called out in Note No. 26 under the "Planting and Landscape Notes" on Sheet 3 of 10, and shall also note the specific paver to be used for the project. The "Note" under the detail shall also be revised to reference to 2020 Fire Code of NYS.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: October 9, 2020
Re: **416-420 Main Street Site Plan, Special Permit, and Subdivision**

I have reviewed the following new documents:

- Cover letter from Cuddy+Feder, dated September 29, 2020;
- Response letters from Aryeh Siegel and Hudson Land Design, dated September 28, 2020;
- Traffic Impacts response letter from Maser Consulting, dated September 18, 2020;
- Signing and Striping Plan for Schenck Avenue from Maser Consulting, dated September 18 2020;
- Preliminary Subdivision Plat by Hudson Land Design, dated September 28, 2020; and
- 10-sheet Site Plan set by Aryeh Siegel and Hudson Land Design, dated September 28, 2020.

Proposal

The applicant is proposing to construct a 4-story, mixed-use building with 11,715 square feet on the front portion of the parcel in the Central Main Street (CMS) district and a 1,440 square foot live/work home on the rear portion of the parcel in the Transition (T) district. The project needs subdivision approval to consolidate the two Main Street parcels. The entire 0.245-acre site is also in the Historic District and Landmark Overlay Zone (HDLO).

Comments and Recommendations

1. For the Sheet 1 Site Plan:

    a. The Zoning Table should include the 9.24-foot front setback shown on the plan.

    b. The Tree Advisory Committee has provided recommendations for a replacement tree species, caliper size, planting well, permeable sidewalk pavers, and a new bench.

    c. The parking layout under the rear building's deck and some other dimensions are not clearly printed on the Plan. The two spaces and ADA aisle need a total of at least 25 feet clearance between the deck supports.

    d. The fence line along the eastern residential parcel is labeled as both an existing chain link fence and a horizontal fence.

2. For the Sheet 3 Landscaping and Lighting Plan:

    a. Will the proposed switch grass overhang the already narrow sidewalk along Schenck Avenue?

    b. It was suggested at the last meeting that the plantings along the south side of the central driveway be high enough to effectively screen the paver area, but the planting code MS is not identified on the Plant List.

c. The lighting fixtures are missing on the plans.

d. The wall mounted fixtures need color and CRI specifications. I suggest that the lighting fixtures along the sidewalks should placed at least 7 feet 6 inches above the surface level.

e. A construction detail should be provided for the trash enclosure.

3. For the Sheets 4 and 5 Building Plans:

a. The proposed 4th story will need a Special Permit from the City Council, including the 15-foot stepback configuration. The Planning Board should offer a recommendation to the Council.

b. Window patterns on the 4th floor elevations have changed since last month and should match the floor plans.

c. The new 4th floor greenhouse is not shown on the Site Plan or floor plans and appears to be located in the required 15-foot stepback.

d. The live/work building elevations have been provided, but major measurements should be added. Since this is a residential-type structure in the HDLO district, I suggest that the windows be divided in a more traditional pattern.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect
Michael Bodendorf, P.E., Project Engineer

City of Beacon Planning Board Agenda
10/14/2020

Title:

Public hearing on application for Subdivision Approval, one lot, 11-89 Mason Circle (Front Street), submitted by Beacon Lofts & Storage, LLC

ATTACHMENTS

Beacon Hip Lofts Subdivision Plat Revised.pdf

Beacon Hip Lofts Temporary Construction Easement on Vacant Parcel.pdf

Beacon Hip Lofts Water, Sewer, Drainage Easements over Vacant Parcel.pdf

Beacon Hip Lofts Cover Letter.pdf

Beacon Hip Lofts Declaration Easements and Agreements - Lofts and Storage Parcel.pdf

Beacon Hip Lofts EAF Short Form.pdf

Planner Review Letter.pdf

Subdivision_Resolution_Beacon_Lofts_and_Storage_LLC_-_HIP_Lofts.DOCX

Engineer Review Letter.pdf

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.

EASEMENT NOTES

SUBJECT to and/or TOGETHER with covenants, conditions, easements, leases, agreements, etc. in the following documents: Liber 536 page 341, Liber 542 page 167, Liber 548 page 276, Liber 552 page 67, Liber 553 page 276, Liber 926 page 435, Liber 545 page 265, Liber 546 pages 176 and 179, Liber 554 page 6, Liber 682 page 129, Liber 1216 page 95, Liber 1234 page 508, Liber 57 page 261, Liber 536 page 6, Liber 830 page 434 and Liber 1025 page 78, Liber 522 page 235, Liber 546 page 373, Liber 1217 page 620.

TOGETHER with ALL of the party of the first part's right, title and interest in and to the pump house serving the Groveville Mills buildings and the immediate area of land on which the pump house stands.

TOGETHER with an access easement to said pump house parcel as stated in Liber 1988 page 628.

TOGETHER with an easement of right of way set forth in Liber 830 page 434 and subject to the condition therein contained.

TOGETHER with all the party of the first part's right, title and interest in and to the lands under the Fishkill Creek, contiguous to or adjacent to the lands thereby conveyed, and the dam across said creek at said property and all the party of the first part's right, title and interest in and to the water rights in and to the water of said creek adjoining and contiguous to and in continuation of the most westerly and most easterly lines of the lands above conveyed.

TOGETHER with a perpetual right of way of all reasonable purposes over Front Street, immediately adjoining the premises herein conveyed and over the roadway known as Mill Avenue, which roadway connects Front Street with the Main Concrete Highway as stated in Liber 542 page 167.

SUBJECT to an easement for ingress and egress for Parcel 3 in Liber 1988 page 628 as shown hereon.

SUBDIVISION NOTES

1. This subdivision is approved under the provisions of the Beacon Zoning Law section 223-25 C (3), and is based upon a development plan (Site Plan) prepared by Ayeh Siegel, AIA, Hudson Land Design, Civil Engineer; LO Design, Landscape Architect; and TEC Land Surveying, Surveyor, entitled "HIP LOFTS & STORAGE (39 Front Street) Amendment to Special Use Permit Application" Sheets 1-10, with last revision date November 27, 2018, which received Site Plan Approval issued by the City of Beacon Planning Board, by Resolution dated December 11, 2018, and any amendment to such Site Plan Drawings or Site Plan Resolution as may be duly adopted by the Planning Board in the future ("the approved Site Plan").
2. All Development on each of the two lots in this subdivision continues to be subject to all requirements shown on the approved Site Plan. The approval of this Subdivision does not authorize any development within either Lot other than as shown on the approved Site Plan.
3. Both lots on the Subdivision are also obligated to maintain their respective properties in compliance with the applicable provisions of the City of Beacon Site Plan regulations which provide that the continued validity of any Certificate of Occupancy shall be subject to continued conformance with the approved Site Plan or any amendments thereto, and with any conditions thereof (section 223-25 A).
4. Non-exclusive access for vehicular and pedestrian circulation and parking is provided for the benefit of proposed Lot 2 in the areas designated for such purposes on the Subdivision Plat and the approved Site Plan.
5. An non-exclusive undefined easement for access to utilities is provided for the benefit of Lot 2 over the entire area of Lot 1 to provide Lot 2 with access to gas, electric, and other utilities that run underground or overground throughout Lot 1, where such utilities currently stand or as they may be relocated on Lot 1.
6. Lot 2 shall continue to have non-exclusive access to the existing water, sewer, and drainage easements shown on the Plat which presently benefit the existing Beacon Lofts and Storage Parcel (6055-04-590165) over the Beacon HIP Lofts parcel to the west (Tax parcel 6055-04-535128).

ZONING

Subject Parcels are located in the Light Industrial (LI) District as well as the Historic District and Landmark Overlay Zone as per City of Beacon Zoning Map dated September 24, 2018.

FLOOD ZONE

Subject Parcel to be subdivided is located Zone "X" Unshaded and Zone AE as per Flood Insurance Rate Map, No. 36027C0464E Effective Date: March 2, 2012.

DEED REFERENCE

Liber 1988 Page 628
Front Street Associates, L.L.C.
To
Fishkill Creek Development Co., LLC
December 19, 1996

Liber 1234 Page 805
The Groveville Corporation
To
Keystone Dyeing and Finishing, Inc.
November 20, 1967

Liber 830 Page 434
Ammann Manufacturing and Construction Company
To
The Groveville Corporation
December 3, 1934

Liber 522 Page 235
Glenham Company Inc.
To
Ammann Manufacturing and Construction Company
March 18, 1932

Liber 542 Page 167
Ammann Manufacturing and Construction Company
To
The Groveville Corporation
December 3, 1934

Liber 546 Page 373
Ammann Manufacturing and Construction Company Inc.
To
Henry Goertz and Linda Goertz
March 22,1935

Liber 1217 Page 620
Sarah Lewittes
To
The Groveville Corporation
January 23, 1967

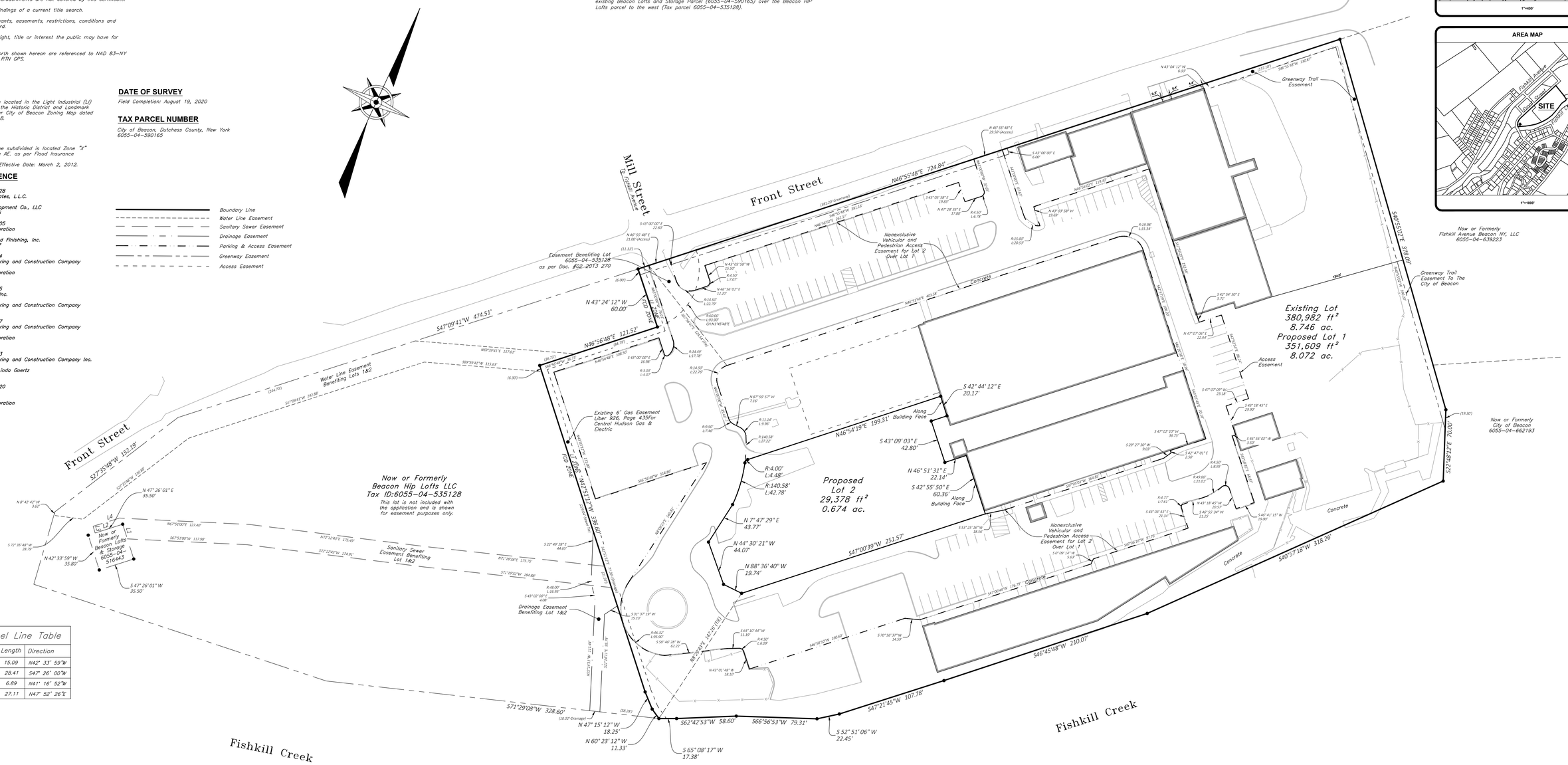
DATE OF SURVEY

Field Completion: August 19, 2020

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
6055-04-590165

Boundary Line
Water Line Easement
Sanitary Sewer Easement
Drainage Easement
Parking & Access Easement
Greenway Easement
Access Easement


Front Street
Mill Street
(f.k.a. Fishkill Avenue)
N46°55'48"E 734.84'
S40°55'02"E 378.00'
S47°09'41"W 474.51'
N46°56'48"E 121.52'
S27°35'48"W 152.19'
N 43° 24' 12" W 60.00'
Water Line Easement Benefiting Lots 1&2
Sanitary Sewer Easement Benefiting Lot 1&2
Drainage Easement Benefiting Lot 1&2
Easement Benefiting Lot 6055-04-535128 as per Doc. #02 2013 270
Existing 6' Gas Easement Liber 926, Page 435for Central Hudson Gas & Electric
Greenway Trail Easement
Greenway Trail Easement To The City of Beacon
Nonexclusive Vehicular and Pedestrian Access Easement for Lot 2 Over Lot 1
Nonexclusive Vehicular and Pedestrian Access Easement for Lot 2 Over Lot 1
Access Easement
Existing Lot 380,982 ft² 8.746 ac.
Proposed Lot 1 351,609 ft² 8.072 ac.
Proposed Lot 2 29,378 ft² 0.674 ac.
Now or Formerly Beacon Hip Lofts LLC Tax ID:6055-04-535128
This lot is not included with the application and is shown for easement purposes only.
Now or Formerly Beacon Lofts & Storage 6055-04-516443
Now or Formerly Fishkill Avenue Beacon NY, LLC 6055-04-635223
Now or Formerly City of Beacon 6055-04-662193
Along Building Face
Concrete
Fishkill Creek
Fishkill Creek
S 42° 44' 12" E 20.17'
N46°54'19"E 199.31'
S 43° 09' 03" E 42.80'
N 46° 51' 31" E 22.14'
S 42° 55' 50" E 60.36'
S47°00'39"W 251.57'
S40°57'18"W 318.26'
S22°48'12"E 70.00'
S46°45'48"W 210.07'
S71°29'08"W 328.60'
S62°42'53"W 58.60'
S66°56'53"W 79.31'
S47°21'45"W 107.78'
S 52° 51' 06" W 22.45'
S 65° 08' 17" W 17.38'
N 60° 23' 12" W 11.33'
N 47° 15' 12" W 18.25'
N 7° 47' 29" E 43.77'
N 44° 30' 21" W 44.07'
N 88° 36' 40" W 19.74'
N 47° 26' 01" E 35.50'
S 47° 26' 01" W 35.50'
N 42° 33' 59" W 35.80'
S 72° 35' 48" W 28.79'
N 8° 42' 45" W 9.62'
N 43° 04' 12" W 6.00'
N 46° 55' 48" E 29.50' (Access)
S 43° 00' 00" E 6.00'
N 43° 00' 00" W 6.00'
S 40° 48' 18" E 180.87'
N 40° 48' 18" W 180.87'
S 47° 07' 08" W 23.18'
S 43° 18' 45" E 29.90'
S 46° 50' 02" W 5.50'
S 46° 41' 25" W 29.00'
S 42° 54' 30" E 5.72'
N 47° 07' 08" E 22.94'
S 47° 07' 08" W 23.18'
S 43° 18' 45" E 29.90'
S 46° 50' 02" W 5.50'
S 46° 41' 25" W 29.00'
N 43° 03' 58" W 19.69'
S 43° 03' 58" E 19.69'
N 43° 18' 45" W 20.97'
S 46° 55' 34" W 21.25'
S 43° 03' 43" E 23.84'
S 47° 07' 10" W 36.75'
S 29° 27' 30" W 9.03'
S 47° 47' 01" E 2.50'
S 47° 05' 00" W 104.85'
S 47° 05' 00" W 104.85'
S 55° 25' 16" W 18.56'
S 47° 06' 16" W 23'
S 47° 07' 14" W 5.63'
S 47° 30' 14" W 126.75'
S 70° 56' 37" W 14.59'
S 40° 56' 10" W 160.60'
S 44° 10' 44" W 11.59'
S 58° 46' 28" W 82.22'
S 31° 37' 19" W 15.13'
S 43° 01' 48" W 18.10'
S 22° 27' 11" W 22.44'
S 27° 27' 11" W 96.14'
S 27° 27' 11" W 122.44'
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S 43° 02' 00" E 4.08'
S 22° 49' 28" E 44.65'
S 43° 00' 00" E 22.00'
S 43° 00' 00" E 38.98'
S 43° 00' 00" E 6.00'
S 43° 05' 58" E 19.87'
S 43° 03' 58" E 15.50'
S 46° 56' 02" E 12.30'
N 47° 28' 35" E 37.00'
N 46° 55' 48" E 21.00' (Access)
N 43° 03' 58" W 15.50'
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N 47° 28' 35" W 37.00'
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N 43° 05' 58" W 19.87'
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N 87° 59' 57" W 7.16'
N 43° 01' 48" W 18.10'
N 27° 27' 11" W 122.44'
N 22° 27' 11" W 22.44'
N 27° 27' 11" W 96.14'
N 22° 27' 11" W 22.44'
N 22° 49' 28" E 44.65'
N 43° 02' 00" W 4.08'
N 27° 27' 11" W 122.44'
N 22° 27' 11" W 22.44'
N 27° 27' 11" W 96.14'
N 22° 27' 11" W 22.44

TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT

This **TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT** (this "Agreement") made this ____ day of _____, 2020, is by and between **BEACON HIP LOFTS LLC** ("Grantor") a New York limited liability company having offices at 39 Front Street, Beacon, New York 12508 and **BEACON LOFTS AND STORAGE, LLC**, a New York limited liability company having offices at 18 Front Street, Beacon, New York 12508 ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor is the sole owner in fee simple of certain real property located at and commonly known as 51 Front Street, consisting of approximately 3.522 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 535128, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated January 17, 2013 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 270 (the "HIP Parcel"); and

WHEREAS, Grantee is the sole owner in fee simple of certain real property located at and commonly known as 3-39 Front Street, consisting of approximately 8.746 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 590165, Tax Map of the City of Beacon, County of Dutchess, State of New York; having acquired said property by deed dated December 12, 2012, from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 269 (the "Lofts Parcel"); and

WHEREAS, The City of Beacon Planning Board approved the Lofts Parcel for mixed-use development pursuant to that certain Site Plan Dated December 11, 2018 (the "Site Plan"); and

WHEREAS, The City of Beacon Planning Board granted Grantee's application to subdivide the Lofts Parcel into two (2) lots pursuant to Resolution dated _____, and as shown on that certain Subdivision Plat dated _____and prepared by TEC

Land Surveying (the "Plat"), such lots designated as "Lot 1", which contains approximately 8.072 acres, and "Lot 2", which contains approximately 0.674 acres; and

WHEREAS, Grantee has, by Declaration intended to be recorded immediately following the filing of the Subdivision Plat in the Dutchess County Clerk's Office, provided for a temporary access easement for the benefit of Lot 2, to store and stage construction materials and equipment on a portion of Lot 1 during the proposed construction on Lot 2; and

WHEREAS, Grantee additionally has requested, and Grantor seeks to make available, temporary access to the HIP Parcel to provide additional temporary construction storage access, should same prove necessary, in order for the Lot 2 Owner to temporarily stage and store construction materials for the proposed construction on Lot 2;

NOW, THEREFORE, in consideration of TEN and 00/100 ($10.00) DOLLARS and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor, the parties hereto agree as follows:

1. Preamble. The provisions of the preamble are hereby incorporated in this Agreement by this reference and made a part of this Agreement.

2. Grant of Temporary Easement.

a. Grantor does hereby grant to the Grantee, its successors and/or assigns, a temporary non-exclusive easement (the "Easement") from the Lofts Parcel through and across the HIP Parcel (hereinafter referred to as the "Easement Area") for purposes of placing, staging, storing, accessing and retrieving construction materials, vehicles, and equipment (the "Construction Materials") necessary to complete proposed construction on Lot 2 in accordance with the approved Site Plan. Following completion of the proposed construction on Lot 2, and not later than the issuance of the final certificate of occupancy therefore, Grantee shall remove any and all Construction Materials and other items as Grantee may have brought onto the HIP Parcel in connection with the exercise by Grantee of the Easement and shall promptly restore the HIP Parcel to substantially the condition existing prior to the exercise by Grantee of the Easement.

b. Notwithstanding the foregoing, Grantor, its successors and assigns, is entitled to utilize the Easement Area in a manner which does not interfere with Grantee's easement rights, and Grantee shall not store materials or equipment in a manner that would block access by Grantor to its property. However, during the term of this Easement, Grantor, its successor and assigns, is hereby prohibited from blocking or obstructing Grantee's access to the Easement Area.

3. Insurance and Indemnity.

a. Grantee agrees that it shall forever hold harmless and indemnify Grantor from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantee's use of the Easement.

b. Grantor agrees that it shall forever hold harmless and indemnify Grantee from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantor's use of the HIP Parcel.

c. At all times, Grantee shall keep the Easement Area insured with a liability policy of insurance as reasonably required by Grantor or any mortgagee of the HIP Parcel.

d. Anything contained in this Section 3 or elsewhere in this Agreement to the contrary notwithstanding, in no event shall a party be required to provide indemnification under this Section 3 with respect to any claim, cause of action, liability, or damage arising out of or due to the negligence or willful misconduct of the party seeking indemnification.

4. Relocation. The parties hereby agree that the Easement Area and Construction Materials located thereon, or any portion thereof may be relocated upon request by either party upon not less than one ten (10) days' prior written notice to the other party, to a location within the HIP Parcel and reasonably proximate to the original location of the Easement Area to be relocated and otherwise reasonably acceptable to the other party (in each instance, the "Relocated Easement Area") so long as the party

requesting such relocation relocates the Construction Materials at its sole cost and expense and in all instances uses the contractors designated by Grantee.

5. Miscellaneous.

a. *Covenants Run with the Land*. The Easement shall expire and be of no further force and effect upon the completion of the construction on Lot 2 and site restoration on the HIP Parcel ("Completion of Construction"), provided, however, that such expiration shall in no way affect Grantee's obligations under this Agreement, all of which shall survive the expiration of the Easement. Until Completion of Construction, the Easement shall run with the land, and shall be binding upon, enforceable by, and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

b. *Ownership of the HIP Parcel*. Ownership of the real estate comprising the HIP Parcel remains in all respects vested in the Grantor, and the use and enjoyment of all such portions of the Grantor's property is retained in perpetuity by and for Grantor, its successors and/or assigns, as the case may be, subject to the provisions of this Agreement and the Easement granted hereby. Anything herein contained to the contrary notwithstanding, all Construction Materials now or hereafter placed in the Easement Area by Grantee shall be and remain the property of Grantee.

c. *No Unreasonable Use*. The Easement granted pursuant to this Agreement shall be used in such a manner so as to not unreasonably interfere with the use and enjoyment by Grantor, or any tenant, licensee or occupant of any space within the HIP Parcel.

d. *Mechanics' Liens*. It is expressly understood and agreed that in the event Grantee performs or causes to be performed any work with respect to the Easement Area, Grantee will not permit any mechanics', materialmens' or other similar liens to stand against the HIP Parcel in connection with any work so performed.

e. *Due Authorization*. The parties hereto represent and warrant to each other that it has the right, power and authority to execute and deliver this Agreement and to perform its obligations hereunder, and this Agreement has been duly authorized,

executed and delivered by it and is a valid and binding obligation of it enforceable against it in accordance with the terms hereof.

f. *Partial Invalidity*. If any provision of this Agreement or the application thereof to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remainder of the provisions of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

g. *Entire Agreement*. This Agreement contains the entire agreement of the parties hereto in respect of the transactions contemplated hereby, and all prior agreements among or between such parties, whether oral or written, are superseded by the terms of this Agreement.

h. *Counterpart Execution*. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

i. *Governing Law*. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of laws rules thereof.

j. *Recording of Agreement*. This Agreement shall be recorded in the Office of the Dutchess County Clerk, Division of Land Records.

k. *No Third-Party Beneficiaries.* No person not a party hereto is intended to be a third-party beneficiary of this Agreement.

l. *Amendment.* This Agreement may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing signed by both parties hereto and recorded in the Office of the Dutchess County Clerk, Division of Land Records.

m. *Breach Shall Not Permit Termination.* It is expressly agreed that a breach of this Agreement shall not entitle any party to terminate this Agreement, but such

limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.

6. **Notices**. Any notices to be given hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or Federal Express or similar overnight carrier, addressed to the other party at the address hereinabove first set forth and shall be deemed given when received or first refused. Any party may change its addresses for purposes of notice hereunder by giving written notice thereof as aforesaid.

7. **Transfer Taxes; Expenses**. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement. Grantee shall be responsible for the payment of all transfer taxes, recording fees and any other expenses incurred in connection with the recording of this Agreement.

8. **Counterparts**. This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

9. **Merger; No Oral Amendment**. There are no oral agreements between Grantor and Grantee in connection with this Agreement or the transaction of which it is a part. This Agreement shall not be amended or supplemented except by instrument in writing signed by Grantor and Grantee, or their respective successors or assigns.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO TEMPORARY CONSTRUCTION AND ACCESS EASEMENT AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above mentioned, intending that the same be recorded in the Clerk's Office.

BEACON HIP LOFTS LLC

By:_____
Name:
Title:

BEACON LOFTS AND STORAGE LLC

By:_____
Name:
Title:

Record & Return:
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Joanne Romano, Esq.

Section: 6055
Block: 04
Lot(s): 535128
County: Dutchess

Section: 6055
Block: 04
Lot(s): 590165
County: Dutchess

ACKNOWLEDGMENTS

State of New York)
)ss.:
County of Dutchess)

On the ____ day of _____in the year 2020 before me, the undersigned personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of individual
taking acknowledgment

State of New York)
)ss.:
County of Dutchess)

On the ___ day of _____ in the year 2020 before me, the undersigned personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of individual
taking acknowledgment

DRAINAGE EASEMENT AGREEMENT

This **DRAINAGE EASEMENT AGREEMENT** (the "Agreement") dated _____ of _____, 2020 is by and between **BEACON HIP LOFTS LLC** ("Grantor") a New York limited liability company having offices at 39 Front Street, Beacon, New York 12508 and **BEACON LOFTS AND STORAGE, LLC**, a New York limited liability company having offices at 18 Front Street, Beacon, New York 12508 ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor is the sole owner in fee simple of certain real property located at and commonly known as 51 Front Street, consisting of approximately 3.522 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 535128, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated January 17, 2013 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 022013 270 (the "HIP Parcel"); and

WHEREAS, Grantee is the sole owner in fee simple of certain real property located at and commonly known as 3-39 Front Street, consisting of approximately 8.746 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 590165, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated December 12, 2012 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 269 (the "Lofts Parcel"); and

WHEREAS, after the issuance of amended Site Plan Approval by the City of Beacon Planning Board on January 14, 2014 and amended through April 8, 2014, for the Beacon HIP Lofts Project based on plans prepared by Aryeh Siegel, architect, and Hudson Land Design Professional Engineering, P.C., dated March 26, 2013, revised on April 8, 2014, and prior to the date hereof, with Grantor's knowledge and consent, Grantee constructed and installed storm drainage facilities which included a drainage pond, weir, ditches, and culvert pipe (the "Drainage Improvements"), over and under portions of HIP Parcel; and

WHEREAS, Grantor and Grantee seek to formalize the easement granted by Grantor to Grantee for such drainage facilities; and

NOW, THEREFORE, in consideration of the sum of TEN AND 00/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor the parties hereto agree as follows:

1. Preamble. The provisions of the preamble are hereby incorporated in this Agreement by reference and made a part of this Agreement.

2. Grant of Easement. The Grantor hereby grants to Grantee the following perpetual non-exclusive easements (the "Easements"), from the Lofts Parcel, over, upon, across, through and/or under a certain portion of HIP Parcel (the "Easement Area"), and the legal description of such Easement Area is set forth on Exhibit "A": (i) an easement to enter upon, in, through, and/or under the Easement Area, and remain thereon, for purposes of installing, operating, maintaining, altering, repairing, constructing, laying, using, inspecting and/or replacing the drainage facilities both on and under the ground, including weirs, ponds, swales, ditches, culverts, and pipes, together with any appurtenances thereto, in the Easement Area (collectively, the "Drainage Improvements") for the purposes of conveying and distributing storm water, and (ii) an easement for purposes of discharging storm water from Lofts Parcel over, upon and through the Easement Area including, without limitation, over, upon and through the Drainage Improvements. The Easements are hereby granted subject to the following terms and conditions:

    a. This permanent easement is for purposes of installing, re-installing, maintaining operating, repairing, and replacing the Drainage Improvements, including the right to construct, maintain, repair, reconstruct, and inspect such improvements therein, together with the right of access across, under, to, and through, and to the extent necessary for Grantee to install, repair, maintain, and replace the Drainage Improvements, over the Easement Area at all reasonable times, with advance notice to Grantor except in the case of an emergency, the purpose of maintaining,

repairing, inspecting, or replacing the same, along with the right of access across the land of Grantor for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incidental thereto including the right to excavate, granted in the Easement Area at all times for purposes of construction, maintenance, repair, and replacement.

b. Grantee in connection with the exercise of any of its rights under this Agreement shall notify Grantor prior to the commencement of any work requiring disturbance of the ground surface (except in the case of emergencies in which case no advance notice is required) and shall promptly restore the Easement Area as nearly as possible to its condition as existed immediately prior to any such work, including replacing any landscaping, repaving and restriping of paved surfaces, to the extent reasonably practicable. To the extent that the exercise of such rights is in the area of one or more other easements conveyed by Grantor to others, including, without limitation, the Greenway Easement to be conveyed to the City of Beacon, the work shall minimize disturbance to such area where practical, and, to the extent that disturbance of such other easement is required, the restoration of the easement area shall include restoration of the other easement as nearly as possible to its condition as existed immediately prior to the work.

c. Grantor and Grantee agree and acknowledge that at all times the ownership of the Drainage Improvements shall belong to Grantee.

d. Grantee is fully responsible for all maintenance and repairs and the proper functioning of the Drainage Improvements at its sole cost and expense.

e. Notwithstanding the above, Grantor, its successors and assigns, are entitled to utilize the Easement Area in a manner which does not interfere with Grantee's Easement rights, and subject to obtaining any required permits from the City of Beacon or other regulatory agencies. However, Grantor, its successor and assigns, is hereby prohibited from blocking or obstructing the Easement Area

above or below grade and from planting trees or substantial shrubs within the easement area and from constructing or maintaining any type of permanent or temporary structures, including but not limited to, underground pipes and conduits in, on, under or over the Easement Area without written permission of Grantee, except that, solely upon portions of the drainage easement where the sole facilities are underground pipe, a lawn, small shrubs, plants and flowers may be planted and a public Greenway Trail may be constructed, and asphalt or macadam pavement may be installed, but the placement of any such improvements are subject to the exercise of the Grantee's rights relating to the drainage easement, which may temporarily disturb such improvements from time to time. In the event that any municipal approvals are required for such relocation, it shall be the responsibility of the party seeking the relocation to obtain such permits.

3. Insurance and Indemnity.

a. Grantee agrees that it shall forever hold harmless and indemnify Grantor from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantee's use of the Easement.

b. Grantor agrees that it shall forever hold harmless and indemnify Grantee from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantor's use of the HIP Parcel.

c. At all times, Grantee shall keep the Easement Area insured with a liability policy of insurance as reasonably required by Grantor or any mortgagee of the HIP Parcel.

d. Anything contained in this Section 3 or elsewhere in this Agreement to the contrary notwithstanding in no event shall a party be required to provide indemnification under this Section 3 with respect to any claim, cause of action, liability, or damage arising out of or due to the negligence or willful misconduct of the party seeking indemnification.

4. Relocation. The parties hereby agree that the Drainage Facilities or any portion thereof (each, a "Relocated Improvement") may be relocated upon request by either party upon not less than one hundred twenty (120) days prior written notice to the other party to a location within the HIP Parcel and reasonably proximate to the original location of the Drainage Facility to be relocated and otherwise reasonably acceptable to the other party (in each instance, the "Relocated Improvements Area") so long as: (i) the party requesting such relocation, at its sole cost and expense, using contractors that are reasonably acceptable to the other party, relocates and properly installs the Relocated Improvements in substantially the same manner and condition in which it was previously installed in the Easement Area and renders the Relocated Improvements in good working order and condition; and (ii) the relocation of the Relocated Improvements as aforesaid does not cause any interruption in function, service or utility of the Relocated Improvements.

5. Miscellaneous.

a. *Covenants Run with the Land*. This Agreement and the provisions of the Easement granted hereby are intended to be perpetual, shall run with the land and be binding upon and inure to the benefit of, and shall be enforceable by, the parties hereto, their respective heirs, legal representatives, successors and assigns. The failure of any party benefited by this Agreement to enforce any provision contained herein shall not be deemed a waiver of the right to do so thereafter.

b. *Ownership of the Encumbered Parcel*. Ownership of the real estate comprising the Encumbered Parcel remains in all respects vested in the Grantor, and the use and enjoyment of all such portions of the Grantor's property is retained in perpetuity by and for Grantor, its successors and/or assigns, as the case may be, subject to the provisions of this Agreement and the Easement granted hereby. Anything herein contained to the contrary notwithstanding, all Systems now or hereafter installed in the Easement Area by Grantee shall be and remain the property of Grantee.

c. *No Unreasonable Use*. The Easement granted pursuant to this Agreement shall be used in such a manner so as to not unreasonably interfere with the use and enjoyment by Grantor, or any tenant, licensee or occupant of any space within the HIP Parcel.

d. *Mechanics' Liens*. It is expressly understood and agreed that in the event Grantee performs or causes to be performed any work with respect to the Easement Area, Grantee will not permit any mechanics', materialmens' or other similar liens to stand against the HIP Parcel in connection with any work so performed.

e. *Due Authorization*. The parties hereto represent and warrant to each other that it has the right, power and authority to execute and deliver this Agreement and to perform its obligations hereunder, and this Agreement has been duly authorized, executed and delivered by it and is a valid and binding obligation of it enforceable against it in accordance with the terms hereof.

f. *Partial Invalidity*. If any provision of this Agreement or the application thereof to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remainder of the provisions of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

g. *Entire Agreement*. This Agreement contains the entire agreement of the parties hereto in respect of the transactions contemplated hereby, and all prior agreements among or between such parties, whether oral or written, are superseded by the terms of this Agreement.

h. *Counterpart Execution*. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

i. *Governing Law*. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of laws rules thereof.

j. *Recording of Agreement*. This Agreement shall be recorded in the Office of the Dutchess County Clerk, Division of Land Records.

k. *No Third-Party Beneficiaries.* No person not a party hereto is intended to be a third-party beneficiary of this Agreement.

l. *Amendment.* This Agreement may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing signed by both parties hereto and recorded in the Office of the Dutchess County Clerk, Division of Land Records.

m. *Breach Shall Not Permit Termination.* It is expressly agreed that a breach of this Agreement shall not entitle any party to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.

6. **Notices**. Any notices to be given hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or Federal Express or similar overnight carrier, addressed to the other party at the address hereinabove first set forth and shall be deemed given when received or first refused. Any party may change its addresses for purposes of notice hereunder by giving written notice thereof as aforesaid.

7. **Transfer Taxes; Expenses**. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement. Grantee shall be responsible for the payment of all transfer taxes, recording fees and any other expenses incurred in connection with the recording of this Agreement.

8. **Counterparts**. This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

9. **Merger; No Oral Amendment**. There are no oral agreements between Grantor and Grantee in connection with this Agreement or the transaction of which it is a part. This Agreement shall not be amended or supplemented except by instrument in writing signed by Grantor and Grantee, or their respective successors or assigns.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

[SIGNATURE PAGE TO DRAINAGE EASEMENT AGREEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above mentioned, intending that the same be recorded in the Clerk's Office.

BEACON HIP LOFTS LLC

By:_____
Name:
Title:

BEACON LOFTS AND STORAGE LLC

By:_____
Name:
Title:

Record & Return:
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Joanne Romano, Esq.

Section: 6055
Block: 04
Lot(s): 535128
County: Dutchess

Section: 6055
Block: 04
Lot(s): 590165
County: Dutchess

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On _____, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On _____, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

Exhibit A

Easement Area

All that certain piece parcel of tract of land situated in the City of Beacon, County of Dutchess, State of New York and being more particularly described as follows:

Commencing at a point on the northerly line of the Fishkill Creek where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165; Thence from said point of commencement, S 79°29'08" W a distance of 58.28 feet to the Point of Beginning; thence continuing the following courses:

1. S 71° 29' 08" W for a distance of 10.02 feet to a point;
2. Thence N 22° 14' 11" W for a distance of 111.44 feet to a point;
3. Thence N 43° 02' 00" W for a distance of 4.08 feet to a curve;
4. Thence turning to the right, having a radius of 48.00 feet and a length of 16.93, and whose long chord bears N 32° 55' 44" W for a distance of 16.84 feet;
5. Thence N 22° 49' 28" W for a distance of 44.65 feet to a point;
6. Thence S 42° 51' 12" E for a distance of 77.39 feet to a point;
7. Thence S 31° 37' 19" W for a distance of 15.13 feet to a point and
8. Thence S 22° 14' 11" E for a distance of 95.74 feet to the Point of Beginning.

SANITARY SEWER EASEMENT

This **SANITARY SEWER EASEMENT AGREEMENT** (this "Agreement") made as made this ____ day of _____, 2020, is by and between **BEACON HIP LOFTS LLC** ("Grantor") a New York limited liability company having offices at 39 Front Street, Beacon, New York 12508 and **BEACON LOFTS AND STORAGE, LLC**, a New York limited liability company having offices at 18 Front Street, Beacon, New York 12508 ("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor is the sole owner in fee simple of certain real property located at and commonly known as 51 Front Street, consisting of approximately 3.522 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 535128, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated January 17, 2013 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 270 (the "HIP Parcel"); and

WHEREAS, Grantee is the sole owner in fee simple of certain real property located at and commonly known as 3-39 Front Street, consisting of approximately 8.746 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 590165, together with rights in a certain Pump Station Parcel ("Pump Station Parcel"), being Section 6055; Block 04, Lot 516443, Tax Map of the City of Beacon, County of Dutchess, State of New York; having acquired said property by deed dated December 12, 2012 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 269 (the "Lofts Parcel"); and

WHEREAS, prior to the date that Grantor acquired the HIP Parcel, an underground sanitary sewer line was constructed on the HIP Parcel, which serves the Lofts Parcel and the various buildings therein, and connects to the above described Pump Station Parcel; and

WHEREAS, Grantor and Grantee seek to formalize the above easement for such sanitary sewer line; and

NOW, THEREFORE, in consideration of TEN and 00/100 ($10.00) DOLLARS and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged by Grantor, the parties hereto agree as follows:

1. Preamble. The provisions of the preamble are hereby incorporated in this Agreement by this reference and made a part of this Agreement.

2. Grant of Easement. Grantor does hereby grant to the Grantee, its successors and/or assigns, forever a permanent non-exclusive sanitary sewage easement (the "Easement") from the Lofts Parcel through, across, under and, to the extent necessary for Grantee to install, repair, maintain, and replace sewer lines, pipes and connections ("the Private Gravity Sewer Line") over HIP Parcel (hereinafter referred to as the "Easement Area"), which Easement Area is more fully described via a metes and bounds description in Exhibit "A", on the following terms and conditions:

a. This permanent easement is for purposes of installing, re-installing, maintaining operating, repairing, and replacing the Private Gravity Sewer Line, including the right to construct, maintain, repair, reconstruct, and inspect sewer improvements therein, including any sewer pipes and appurtenances thereto, together with the right of access across, under, to, and through, and to the extent necessary for Grantee to install, repair, maintain, and replace Grantee's Private Gravity Sewer Line, over the Easement Area at all reasonable times, with advance notice to Grantor except in the case of an emergency, the purpose of maintaining, repairing, inspecting, or replacing the same, along with the right of access across the land of Grantor for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incidental thereto including the right to excavate, granted in the Easement Area at all times for purposes of construction, maintenance, repair, and replacement.
b. Grantee, in connection with the exercise of any of its rights under this Agreement, shall notify Grantor prior to the commencement of any work requiring disturbance of the ground surface (except in the case of

emergencies in which case no advance notice is required) and shall promptly restore the Easement Area as nearly as possible to its condition as existed immediately prior to any such work, including replacing any landscaping, repaving and restriping of paved surfaces, to the extent reasonably practicable. To the extent that the exercise of such rights is in the area of one or more other easements conveyed by Grantor to others, including, without limitation, the Greenway Easement to be conveyed to the City of Beacon, the work shall minimize disturbance to such area where practical, and, to the extent that disturbance of such other easement is required, the restoration of the Easement Area shall include restoration of the other easements as nearly as possible to its condition as existed immediately prior to the work.

c. Grantor and Grantee agree and acknowledge that at all times the ownership of the Sewer Improvements shall belong to Grantee.

d. Grantee is fully responsible for all maintenance and repairs and the proper functioning of the Sewer Improvements at its sole cost and expense.

e. Notwithstanding the above, Grantor, its successors and assigns, is entitled to utilize the Easement Area in a manner which does not interfere with Grantee's easement rights, and subject to obtaining any required permits from the City of Beacon or other regulatory agencies. However, Grantor, its successor and assigns, is hereby prohibited from blocking or obstructing the Easement Area above or below grade and from planting trees or substantial shrubs within the easement area and from constructing or maintaining any type of permanent or temporary structures, including but not limited to, underground pipes and conduits in, on, under or over the Easement Area without written permission of Grantee, except that a lawn, small shrubs, plants and flowers can be planted and a public Greenway Trail may be constructed, and asphalt or macadam pavement may be installed thereupon with the understanding that such improvements are subject to the exercise of Grantee's rights relating to the sewer easement and they may temporarily disturb such improvements from time to time.

3. Insurance and Indemnity.

a. Grantee agrees that it shall forever hold harmless and indemnify Grantor from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantee's use of the Easement.

b. Grantor agrees that it shall forever hold harmless and indemnify Grantee from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantor's use of the HIP Parcel.

c. At all times, Grantee shall keep the Easement Area insured with a liability policy of insurance as reasonably required by Grantor or any mortgagee of the HIP Parcel.

d. Anything contained in this Section 3 or elsewhere in this Agreement to the contrary notwithstanding in no event shall a party be required to provide indemnification under this Section 3 with respect to any claim, cause of action, liability, or damage arising out of or due to the negligence or willful misconduct of the party seeking indemnification.

4. Relocation. The parties hereby agree that the Sewer Improvements or any portion thereof (each, a "Relocated Improvement") may be relocated upon request by either party upon not less than one hundred twenty (120) days prior written notice to the other party to a location within the HIP Parcel and reasonably proximate to the original location of the Sewer Improvement to be relocated and otherwise reasonably acceptable to the other party (in each instance, the "Relocated Improvements Area") so long as: (i) the party requesting such relocation, at its sole cost and expense, using contractors that

are reasonably acceptable to the other party, relocates and properly installs the Relocated Improvements in substantially the same manner and condition in which it was previously installed in the Easement Area and renders the Relocated Improvements in good working order and condition; and (ii) the relocation of the Relocated Improvements as aforesaid does not cause any interruption in function, service or utility of the Relocated Improvements. In the event that any municipal approvals are required for such relocation, it shall be the responsibility of the party seeking the relocation to obtain such permits.

5. Miscellaneous.

a. *Covenants Run with the Land*. This Agreement and the provisions of the Easement granted hereby are intended to be perpetual, shall run with the land and be binding upon and inure to the benefit of, and shall be enforceable by, the parties hereto, their respective heirs, legal representatives, successors and assigns. The failure of any party benefited by this Agreement to enforce any provision contained herein shall not be deemed a waiver of the right to do so thereafter.

b. *Ownership of the HIP Parcel*. Ownership of the real estate comprising the HIP Parcel remains in all respects vested in the Grantor, and the use and enjoyment of all such portions of the Grantor's property is retained in perpetuity by and for Grantor, its successors and/or assigns, as the case may be, subject to the provisions of this Agreement and the Easement granted hereby. Anything herein contained to the contrary notwithstanding, all Systems now or hereafter installed in the Easement Area by Grantee shall be and remain the property of Grantee.

c. *No Unreasonable Use*. The Easement granted pursuant to this Agreement shall be used in such a manner so as to not unreasonably interfere with the use and enjoyment by Grantor, or any tenant, licensee or occupant of any space within the HIP Parcel.

d. *Mechanics' Liens*. It is expressly understood and agreed that in the event Grantee performs or causes to be performed any work with respect to the Easement Area, Grantee will not permit any mechanics', materialmens' or other similar liens to stand against the HIP Parcel in connection with any work so performed.

e. *Due Authorization*. The parties hereto represent and warrant to each other that it has the right, power and authority to execute and deliver this Agreement and to perform its obligations hereunder, and this Agreement has been duly authorized, executed and delivered by it and is a valid and binding obligation of it enforceable against it in accordance with the terms hereof.

f. *Partial Invalidity*. If any provision of this Agreement or the application thereof to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remainder of the provisions of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

g. *Entire Agreement*. This Agreement contains the entire agreement of the parties hereto in respect of the transactions contemplated hereby, and all prior agreements among or between such parties, whether oral or written, are superseded by the terms of this Agreement.

h. *Counterpart Execution*. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

i. *Governing Law*. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of laws rules thereof.

j. *Recording of Agreement*. This Agreement shall be recorded in the Office of the Dutchess County Clerk, Division of Land Records.

k. *No Third-Party Beneficiaries.* No person not a party hereto is intended to be a third-party beneficiary of this Agreement.

l. *Amendment.* This Agreement may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing signed by both parties hereto and recorded in the Office of the Dutchess County Clerk, Division of Land Records.

m. *Breach Shall Not Permit Termination.* It is expressly agreed that a breach of this Agreement shall not entitle any party to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.

6. **Notices**. Any notices to be given hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or Federal Express or similar overnight carrier, addressed to the other party at the address hereinabove first set forth and shall be deemed given when received or first refused. Any party may change its addresses for purposes of notice hereunder by giving written notice thereof as aforesaid.

7. **Transfer Taxes; Expenses**. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement. Grantee shall be responsible for the payment of all transfer taxes, recording fees and any other expenses incurred in connection with the recording of this Agreement.

8. **Counterparts**. This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

9. **Merger; No Oral Amendment**. There are no oral agreements between Grantor and Grantee in connection with this Agreement or the transaction of which it is a part. This Agreement shall not be amended or supplemented except by instrument in writing signed by Grantor and Grantee, or their respective successors or assigns.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO SANITARY SEWER EASEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above mentioned, intending that the same be recorded in the Clerk's Office.

BEACON HIP LOFTS LLC

By:_____
Name:
Title:

BEACON LOFTS AND STORAGE LLC

By:_____
Name:
Title:

Record & Return:
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Joanne Romano, Esq.

Section: 6055
Block: 04
Lot(s): 535128
County: Dutchess

Section: 6055
Block: 04
Lot(s): 590165
County: Dutchess

ACKNOWLEDGMENTS

State of New York)
)ss.:
County of Dutchess)

On the ____ day of _____in the year 2020 before me, the undersigned personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of individual
taking acknowledgment

State of New York)
)ss.:
County of Dutchess)

On the ___ day of _____ in the year 2020 before me, the undersigned personally appeared_____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Signature and Office of individual
taking acknowledgment

Exhibit A

Easement Area

All that certain piece parcel of tract of land situated in the City of Beacon, County of Dutchess, State of New York and being more particularly described as follows:

Commencing at a rebar in the southeasterly line of a private road known as Front Street where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165; Thence from said point of commencement and along said division line, South 43°24'12" East a distance of 60.00 feet to a point, South 46°56'48" West a distance of 121.52 feet and South 42°51'12" East a distance of 229.04 feet to the Point of Beginning;

Thence through lands now or formerly of Beacon Hip Lofts, LLC (Tax ID 6055-04-535128) the following courses and distances:

Thence S 71° 19' 32" W for a distance of 184.88 feet to a point;

Thence S 72° 12' 43" W for a distance of 174.91 feet to a point;

Thence S 67° 51' 00" W for a distance of 117.98 feet to a point;

Thence N 42° 33' 59" W for a distance of 15.09 feet to a point;

Thence S 47° 26' 01" W for a distance of 28.41 feet to a point;

Thence N 41° 16' 52" W for a distance of 6.89 feet to a point;

Thence N 47° 52' 26" E for a distance of 27.11 feet to a point;

Thence N 67° 51' 00" E for a distance of 127.40 feet to a point;

Thence N 72° 12' 43" E for a distance of 175.49 feet to a point;

Thence N 71° 18' 38" E for a distance of 175.75 feet to a point;

Thence S 42° 51' 12" E for a distance of 21.97 feet to the Point of Beginning.

WATER LINE EASEMENT AGREEMENT

This **WATER LINE EASEMENT AGREEMENT** (this "Agreement") made this ____ day of _____, 20____, is by and between **BEACON HIP LOFTS LLC** ("Grantor"), a New York limited liability company having offices at 39 Front Street, Beacon, New York 12508 and **BEACON LOFTS AND STORAGE LLC** ("Grantee"), a New York limited liability company having offices at 18 Front Street, Beacon, New York 12508.

W I T N E S S E T H:

WHEREAS, Grantor is the sole owner in fee simple of certain real property located at and commonly known as 51 Front Street, consisting of approximately 3.522 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 535128, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated January 17, 2013 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 022013 270 (the "HIP Parcel"); and

WHEREAS, Grantee is the sole owner in fee simple of certain real property located at and commonly known as 3-39 Front Street, consisting of approximately 8.746 acres of land located in the City of Beacon, County of Dutchess and State of New York, being Section 6055, Block: 04, Lot 590165, Tax Map of the City of Beacon, County of Dutchess, State of New York, having acquired said property by deed dated December 12, 2012 from Fishkill Creek Development Co., LLC, recorded in the Dutchess County Clerk's Office on January 17, 2013 as Document # 02 2013 269 (the "Lofts Parcel"); and

WHEREAS, after the issuance of amended Site Plan Approval by the City of Beacon Planning Board on January 14, 2014 and amended through April 8, 2014, for the Beacon HIP Lofts Project based on plans prepared by Aryeh Siegel, architect, and Hudson Land Design Professional Engineering, P.C., and dated March 26, 2013, revised on April 8, 2014, and prior to the date hereof, with Grantor's knowledge and consent, Grantee constructed and installed certain water lines, meter pit, pipes and connections (the "Water Improvements"), over and under portions of HIP Parcel; and

WHEREAS, Grantor and Grantee seek to formalize the easement granted by Grantor to Grantee for such Water Improvements;

NOW, THEREFORE, it is agreed by the parties as follows:

1. Preamble. The provisions of the preamble are hereby incorporated in this Agreement by this reference and made a part of this Agreement.

2. Grant of Easement. Grantor hereby grants to Grantee an easement (the "Easement") from the Lofts Parcel over and under those portions of HIP Parcel (the "Easement Area") as more particularly described in Exhibit "A" attached hereto and made a part hereof for the construction and use of the Water Improvements for the purpose of maintenance, repair, replacement and reconstruction of the Water Improvements, on the following terms and conditions:

    a. This permanent easement is for purposes of installing, re-installing, maintaining operating, repairing, and replacing water line, pipes, connections, and related improvements ("the Water Improvements"), including the right to construct, maintain, repair, reconstruct, and inspect such improvements therein, together with the right of access across, under, to, and through, and to the extent necessary for Grantee to install, repair, maintain, and replace Grantee's Water Improvements, over the Easement Area at all reasonable times, with advance notice to Grantor except in the case of an emergency, the purpose of maintaining, repairing, inspecting, or replacing the same, along with the right of access across the land of Grantor for the full and complete use, occupation, and enjoyment of the easement hereby granted, and all rights and privileges incidental thereto including the right to excavate, granted in the Easement Area at all times for purposes of construction, maintenance, repair, and replacement.

    b. Grantee, in connection with the exercise of any of its rights under this Agreement, shall notify Grantor prior to the commencement of any work requiring disturbance of the ground surface (except in the case of emergencies in which case no advance notice is required) and shall promptly restore the

Easement Area as nearly as possible to its condition as existed immediately prior to any such work, including replacing any landscaping, repaving and restriping of paved surfaces, to the extent reasonably practicable. To the extent that the exercise of such rights is in the area of one or more other easements conveyed by Grantor to others, including, without limitation, the Greenway Easement to be conveyed to the City of Beacon, the work shall minimize disturbance to such area where practical, and, to the extent that disturbance of such other easement is required, the restoration of the Easement Area shall include restoration of the other easements as nearly as possible to its condition as existed immediately prior to the work.

c. Grantor and Grantee agree and acknowledge that at all times the ownership of the Water Improvements shall belong to Grantee.

d. Grantee is fully responsible for all maintenance and repairs and the proper functioning of the Water Improvements at its sole cost and expense.

e. Notwithstanding the above, Grantor, its successors and assigns, is entitled to utilize the Easement Area in a manner which does not interfere with Grantee's easement rights, and subject to obtaining any required permits from the City of Beacon or other regulatory agencies. However, Grantor, its successor and assigns, is hereby prohibited from blocking or obstructing the Easement Area above or below grade and from planting trees or substantial shrubs within the easement area and from constructing or maintaining any type of permanent or temporary structures, including but not limited to, underground pipes and conduits in, on, under or over the Easement Area without written permission of Grantee, except that a lawn, small shrubs, plants and flowers can be planted and a public Greenway Trail can be constructed, and asphalt or macadam pavement may be installed thereupon with the understanding that such improvements will be subject to the exercise of the Grantee's rights relating to the water line easement, which may temporarily disturb such improvements from time to time.

3. Insurance and Indemnity.

   a. Grantee agrees that it shall forever hold harmless and indemnify Grantor from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantee's use of the Easement.

   b. Grantor agrees that it shall forever hold harmless and indemnify Grantee from and against any and all claims, causes of action, liabilities, or damages of whatsoever kind or nature (including without limitation, reasonable attorneys' fees) which may arise, directly, or indirectly, as a result of a Grantor's use of the HIP Parcel.

   c. At all times, Grantee shall keep the Easement Area insured with a liability policy of insurance as reasonably required by Grantor or any mortgagee of the HIP Parcel.

   d. Anything contained in this Section 3 or elsewhere in this Agreement to the contrary notwithstanding, in no event shall a party be required to provide indemnification under this Section 3 with respect to any claim, cause of action, liability, or damage arising out of or due to the negligence or willful misconduct of the party seeking indemnification.

4. Relocation. The parties hereby agree that the Water Improvements or any portion thereof (each, a "Relocated Improvement") may be relocated upon request by either party upon not less than one hundred twenty (120) days prior written notice to the other party to a location within the HIP Parcel and reasonably proximate to the original location of the Water Improvements to be relocated and otherwise reasonably acceptable to the other party (in each instance, the "Relocated Improvements Area") so long as: (i) the party requesting such relocation, at its sole cost and expense, using

contractors that are reasonably acceptable to the other party, relocates and properly installs the Relocated Improvements in substantially the same manner and condition in which it was previously installed in the Easement Area and renders the Relocated Improvements in good working order and condition; and (ii) the relocation of the Relocated Improvements as aforesaid does not cause any interruption in function, service or utility of the Relocated Improvements. In the event that any municipal approvals are required for such relocation, it shall be the responsibility of the party seeking the relocation to obtain such permits.

5. Miscellaneous.

a. *Covenants Run with the Land*. This Agreement and the provisions of the Easement granted hereby are intended to be perpetual, shall run with the land and be binding upon and inure to the benefit of, and shall be enforceable by, the parties hereto, their respective heirs, legal representatives, successors and assigns. The failure of any party benefited by this Agreement to enforce any provision contained herein shall not be deemed a waiver of the right to do so thereafter.

b. *Ownership of the HIP Parcel*. Ownership of the real estate comprising the HIP Parcel remains in all respects vested in the Grantor, and the use and enjoyment of all such portions of the Grantor's property is retained in perpetuity by and for Grantor, its successors and/or assigns, as the case may be, subject to the provisions of this Agreement and the Easement granted hereby. Anything herein contained to the contrary notwithstanding, all Systems now or hereafter installed in the Easement Area by Grantee shall be and remain the property of Grantee.

c. *No Unreasonable Use*. The Easement granted pursuant to this Agreement shall be used in such a manner so as to not unreasonably interfere with the use

and enjoyment by Grantor, or any tenant, licensee or occupant of any space within the HIP Parcel.

d. *Mechanics' Liens*. It is expressly understood and agreed that in the event Grantee performs or causes to be performed any work with respect to the Easement Area, Grantee will not permit any mechanics', materialmens' or other similar liens to stand against the HIP Parcel in connection with any work so performed.

e. *Due Authorization*. The parties hereto represent and warrant to each other that it has the right, power and authority to execute and deliver this Agreement and to perform its obligations hereunder, and this Agreement has been duly authorized, executed and delivered by it and is a valid and binding obligation of it enforceable against it in accordance with the terms hereof.

f. *Partial Invalidity*. If any provision of this Agreement or the application thereof to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remainder of the provisions of this Agreement and the application of such provisions to persons or circumstances other than those as to which it is found to be invalid shall not be affected thereby.

g. *Entire Agreement*. This Agreement contains the entire agreement of the parties hereto in respect of the transactions contemplated hereby, and all prior agreements among or between such parties, whether oral or written, are superseded by the terms of this Agreement.

h. *Counterpart Execution*. The parties may execute this instrument in any number of counterparts, which shall, in the aggregate, be signed by all parties; each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

i. *Governing Law*. This Agreement shall be governed by and construed in accordance with the laws of the State of New York without regard to the conflicts of laws rules thereof.

j. *Recording of Agreement*. This Agreement shall be recorded in the Office of the Dutchess County Clerk, Division of Land Records.

k. *No Third-Party Beneficiaries.* No person not a party hereto is intended to be a third-party beneficiary of this Agreement.

l. *Amendment.* This Agreement may not be modified, amended, waived, extended, changed, discharged or terminated orally or by any act or failure to act on the part of any party hereto, but only by an agreement in writing signed by both parties hereto and recorded in the Office of the Dutchess County Clerk, Division of Land Records.

m. *Breach Shall Not Permit Termination.* It is expressly agreed that a breach of this Agreement shall not entitle any party to terminate this Agreement, but such limitation shall not affect in any manner any other rights or remedies which such party may have hereunder by reason of any breach of this Agreement.

6. **Notices**. Any notices to be given hereunder shall be in writing and shall be sent by certified mail, return receipt requested, or Federal Express or similar overnight carrier, addressed to the other party at the address hereinabove first set forth and shall be deemed given when received or first refused. Any party may change its addresses for purposes of notice hereunder by giving written notice thereof as aforesaid.

7. **Transfer Taxes; Expenses**. The parties agree to execute and deliver any real estate transfer tax forms necessary to record this Agreement. Grantee shall be responsible

for the payment of all transfer taxes, recording fees and any other expenses incurred in connection with the recording of this Agreement.

8. **Counterparts**. This Agreement may be executed in one or more counterparts, and each of which shall be deemed an original, but all of which when taken together shall constitute one and the same agreement.

9. **Merger; No Oral Amendment**. There are no oral agreements between Grantor and Grantee in connection with this Agreement or the transaction of which it is a part. This Agreement shall not be amended or supplemented except by instrument in writing signed by Grantor and Grantee, or their respective successors or assigns.

[SIGNATURE PAGE FOLLOWS]

[SIGNATURE PAGE TO WATER LINE AND ACCESS EASEMENT]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first above mentioned, intending that the same be recorded in the Clerk's Office.

BEACON HIP LOFTS LLC

By:_____
Name:
Title:

BEACON LOFTS AND STORAGE LLC

By:_____
Name:
Title:

Record & Return:
Cuddy & Feder LLP
445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
Attn: Joanne Romano, Esq.

Section: 6055
Block: 04
Lot(s): 535128
County: Dutchess

Section: 6055
Block: 04
Lot(s): 590165
County: Dutchess

ACKNOWLEDGMENTS

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the _____ day of _____ in the year _____ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

Exhibit "A"
Easement Area

All that certain piece parcel of tract of land situated in the City of Beacon, County of Dutchess, State of New York and being more particularly described as follows:

Commencing at a rebar in the southeasterly line of a private road known as Front Street where the same is intersected by the division line of Parcel 1 and Parcel 3 in Liber 1988 page 628, also being the intersection of Tax ID 6055-04-535128 and Tax ID 6055-04-590165; Thence from said point of commencement and along said division line, South 43°24'12" East a distance of 60.00 feet to a point and South 46°56'48" West a distance of 84.79 feet to the Point of Beginning;

Thence through lands now or formerly of Beacon Hip Lofts, LLC (Tax ID 6055-04-535128) the following courses and distances;

1) South 46°56'48" West a distance of 36.73 feet to a point;

2) South 42°51'12" East a distance of 6.30 feet to a point;

3) South 69°39'41" West a distance of 115.63 feet to a point;

4) South 47°09'41" West a distance of 242.88 feet to a point;

5) South 27°35'48" West a distance of 130.88 feet to a point;

6) South 72°35'48" West a distance of 28.79 feet

To a point located on the westerly line of said Tax ID:6055-04-535128; thence along the same and the line of said Front Street the following courses and distances:

1) North 08°42'42" West a distance of 3.62 feet to a point;

2) North 27°35'48" East a distance of 152.19 feet to a point;

3) North 47°09'41" East a distance of 244.70 feet to a point;

Thence through said Tax ID; 6055-04-5352128 North 69°39'41" East a distance of 157.61 feet to the Point of Beginning.

CUDDY +FEDER LLP

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

Jennifer L. Van Tuyl, Esq.
JVanTuyl@cuddyfeder.com

September 29, 2020

BY E-MAIL

Hon. David Buckley, Building Inspector
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

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

Re: Beacon HIP Lofts Project: Beacon Lofts & Storage Property
Subdivision application pursuant to City Zoning Law 223-25 C (3)
Premises: 39 Front Street—Parcel ID#30-6055-04-590165-00

Dear Mr. Buckley and Chairman Gunn and Planning Board members:

In preparation for the appearance before the Board on October 14th, we respectfully submit the following legal documents which have been requested by the City consultants:

- Proposed "Declaration of Easements, Agreements, Covenants and Restrictions," which establishes the easements in favor of Lot 2 for pedestrian and vehicular access and parking, access to resident amenities located on Lot 1, access to existing drainage, water, and sewer lines on Lot 1 and continuing over adjoining vacant parcel, utility easement for gas, electric and other utilities, and temporary construction storage easement on parking area north of Mason Circle. This document also establishes agreements for the maintenance of these common areas and provides a mechanism for sharing costs therefore.

- Proposed temporary easement for Lot 2 to temporarily store construction materials on the vacant lot, if needed.

- Proposed easement documents to formalize the existing easements benefitting the Beacon Lofts property for water, sewer, and storm drainage over the vacant parcel. (three separate documents in one PDF)

4568908.v1

- Corrected short form EAF

Also enclosed is an updated copy of the proposed Plat. The only change from the previously submitted plat is to provide a course and distance missing from the previous submission. Hard copies of the plat are being separately delivered to City Hall.

The following responses are submitted to the City consultant comment letters and to discussion at the Planning Board meeting of September 9th:

JOHN CLARKE COMMENT MEMO DATED SEPTEMBER 4, 2020:

Comments and Recommendations

1. **Comment**: Section 223-25C(3) allows the subsequent subdivision of a lot or building, subject to the controls and conditions in the approved Site Plan and with the dimensional standards applying to the overall site area. The previously adopted Negative Declaration for the site should also be considered as part of the process, given that no changes are proposed, other than the subdivision for Building 16.

   Response: Agreed. A copy of the previously adopted Negative Declaration was submitted as part of this application.

2. **Comment**: The proposed access easement on the Preliminary Subdivision Plat covers connections to Front Street, sidewalks, and parking lots. However, other resident amenities on the previously approved Site Plan should also be considered for inclusion in the easement, particularly the walkway connection from the buildings to the gate and Greenway Trail on the northern side of the site and perhaps the community garden space in the remnants of Building 12 and the dog park.

   Response: Agreed. The applicant has clarified the continuing access to resident amenities in a proposed "Declaration of Easements, Agreements, Covenants and Restrictions" to be recorded in the Dutchess County Clerk's Office immediately following the Filing of the Subdivision Plat. Specifically, that Declaration provides: "Lot 2 Owner and its Permittees are hereby granted a continuing license to access and use the amenities located on Lot 1 on the same basis as Lot 1 Owner and its Permittees. Such amenities include: fitness gym; recreation room, community garden, internal walkway and access to the Greenway Trail, and dog park (the "**Amenities").**" [Section 3.1 (e)] A full copy of the Declaration is submitted with this response letter.

LANC & TULLY COMMENT MEMO DATED SEPTEMBER 4, 2020:

General Comments:

1. **Comment**: The Short Environmental Assessment Form submitted for the project should be corrected on Page 1 of 3 to reflect the actual address of the project. Currently the form notes the address of the project to be in New City, NY.

   Response: Agreed. The document has been corrected, and a copy of the corrected SEAF is attached.

2. **Comment**: A Maintenance agreement between Lots 1 and 2 should be prepared and provided to the Planning Board Attorney for review.

   Response: Agreed. The proposed "Declaration of Easements, Agreements, Covenants and Restrictions" contains an Article addressing Maintenance of the Easement Areas and Amenities [Article III] and Common Areas [Article IV]. A copy of the Declaration is submitted herewith, and a copy provided to the Planning Board attorney for review.

3. **Comment**: An agreement should be prepared between Lots 1 and 2 regarding the "use" of commons areas, such as the dog park in the southerly corner of the Lot 1 parcel.

   Response: Agreed. Access by Lot 2 tenants to the Amenities, including the dog park, and the Common Areas is covered in Article III of the "Declaration of Easements, Agreements, Covenants, and Restrictions," submitted herewith.

DISCUSSION AT SEPTEMBER 9TH PLANNING BOARD MEETING:

At the September 9th meeting, John Clarke suggested that it would be appropriate to provide an agreement for Lot 2 to temporarily store/stage construction materials on Lot 1 and/or the vacant parcel during construction on Lot 2. In response, the applicant has provided for potential storage on a portion of Lot 1, with a backup additional agreement for storage on the vacant parcel if needed. The attached "Declaration" document provides for a temporary construction access easement to store materials in the parking area north of Mason Circle on Lot 1. Also attached is a separate agreement providing for additional temporary storage/staging of materials on the vacant

parcel, should additional space be required. Both agreements provide for restoration of any property used for storage at the end of construction.

We look forward to discussing these matters at the October Planning Board meeting.

Thank you for your consideration in this matter.

Very truly yours,

Jennifer L. Van Tuyl

Enclosures
cc: Jennifer Gray, Esq., Planning Board Attorney
Tom Cerchiarra, P.L.S.
Brendan Johnson, P.L.S.
Mike Bodendorf, P.E.
Aryeh Siegel, AIA
Jack Wertz

4568908.v1

DECLARATION OF EASEMENTS,
AGREEMENTS, COVENANTS AND RESTRICTIONS

Record at the request of
and after recording return to:

Cuddy & Feder LLP
445 Hamilton Avenue
White Plains, New York 10601
Attention: Joanne Romano, Esq.

4575724.6

DECLARATION OF EASEMENTS,
AGREEMENTS, COVENANTS AND RESTRICTIONS

This Declaration of Easements, Agreements, Covenants and Restrictions (this "**Declaration**") is made and entered into as of this [_____] day of [_____], 20[__], by BEACON LOFTS AND STORAGE LLC, a New York limited liability company (collectively, "**Declarant**").

R E C I T A L S:

A. Declarant is the owner of that certain real property more commonly known as 39 Front Street (Mason Circle) located in the City of Beacon, County of Dutchess and State of New York (the "**Property**"), identified on City Tax Maps as Section 6055, Block 04, Lot 590165.

B. Declarant has sought and received Site Plan Approval from the City of Beacon Planning Board, last amended on December 11, 2018 (the "**Site Plan Approval")**, which authorizes a mixed use development on the Property as shown on Site Plan drawings prepared by Aryeh Siegel AIA, Hudson Land Design Civil Engineer, LQ Design Landscape Architect, and TEC Land Surveying, Surveyor, entitled "HIP Lofts & Storage (39 Front Street)Amendment to Special Use Permit Application" Sheets 1-10, with last revision date November 27, 2018.

C. Thereafter, Declarant sought and received Subdivision Approval from the City of Beacon Planning Board (the **"Subdivision Plat Approval**,**"** by resolution dated _____, pursuant to Zoning Law 223-25 (C) (3), wherein the City of Beacon Planning Board approved Declarant's application to subdivide the Development into two (2) lots pursuant to a proposed Subdivision Plat prepared by TEC Land Surveying (the "**Plat**"), such lots designated as "**Lot 1**", which contains approximately 8.072 acres, and "**Lot 2**", which contains approximately 0.674 acres, with the requirement that all development in the subdivision would continue to be in accordance with the Site Plan as approved by the Planning Board, as required by Zoning Law Section 223-25 (C) (3).

D. The City of Beacon Planning Board has requested, and the Declarant has agreed, to record these covenants, restrictions, easements and agreements in order to document certain provisions of the Site Plan to assure that development and operation of Lot 1 and Lot 2 will continue to be in conformity with the approved Site Plan.

E. This Declaration shall be recorded simultaneously and immediately following the filing of the Subdivision Plat, and the Filed Map Number assigned shall be inserted at this location in the Declaration (Filed Map # _____)

NOW, **THEREFORE**, Declarant, for itself and its successors and assigns, does hereby subject Lots 1 and 2 to the following easements, agreements, covenants and restrictions, which shall run with the land and be binding upon and inure to the benefit of the owners of the respective subdivision lots, and any Persons now or in the future owning or having any interest in Lot 1 and/or Lot 2 or any part thereof:

ARTICLE I
DEFINITIONS

1.1. Definitions.

(a) "**Applicable Laws**" shall mean all applicable laws, rules, ordinances, statutes, resolutions, codes, regulations, development orders and zoning regulation and approvals and requirements of all applicable governmental (including without limitation federal, state and local) or quasi-governmental authorities.

(b) "**Approved Site Plan**" shall mean the Site Plan approved by the City of Beacon Planning Board dated December 11, 2018, and any subsequent amendments to such Site Plan as may be duly adopted by the Planning Board in the future.

(c) "**Building**" or "**Buildings**" shall mean any building, structure or other similar improvement from time to time existing on Lot 1 or Lot 2.

(d) "**Business Day**" shall mean any day of the week other than Saturday, Sunday or a holiday on which the national and state banks located in the State of New York are not open for business.

(e) "**County**" shall mean Dutchess County, New York.

(f) "**Declaration**" shall mean this Declaration of Easements, Agreements, Covenants and Restrictions, as such may be amended, modified, restated and/or supplemented from time to time.

(g) "**Default Interest Rate**" shall mean the lesser of: (i) seven percent (7%) per annum in excess of the "Prime Rate," and (ii) the highest lawful rate. The "Prime Rate" shall be the prime or reference rate of interest announced as such from time to time by JPMorgan Chase Bank, N.A. or its successor for short-term, uninsured loans to its most creditworthy borrowers. If there shall be no such announced rate of such bank or its successor, then the "Prime Rate" shall be such equivalent rate as is charged from time to time by major money-center banks.

(h) "**Defaulting Owner**" means an Owner who has failed to make a payment of money required to be paid under this Declaration as and when required under this Declaration or has otherwise failed to comply with the terms of this Declaration after giving effect to any applicable notice, grace and/or cure period.

(i) "**Lot 1 Owner**" shall mean the Owner, from time to time, of Lot 1.

(j) "**Lot 2 Owner**" shall mean the Owner from time to time of Lot 2.

(k) "**Mortgagee**" shall mean the holder of a mortgage encumbering any portion of Lot 1 or Lot 2 and to the extent applicable, a fee owner or lessor or sublessor of any

portion of Lot 1 or Lot 2 which is the subject of a lease under which any Owner becomes a lessee in a so-called "Sale and Leaseback" or "Assignment and Subleaseback" transaction.

(l) "**Owner**" and "**Owners**" as used in this Declaration shall mean Declarant as the initial Owner of Lot 1 and Lot 2 and Declarant's initial and subsequent successors and/or assigns from time to time with respect to all or any portion of Lot 1 or Lot 2. If Lot 1 or Lot 2 as the same exists on the date hereof is subdivided, thereupon Owner shall mean and refer to each Person that from time to time owns a lot as shown by the Official Records of the Dutchess County Clerk's Office, as of the date of the exercise of powers or rights or the performance by such Owner or Owners of obligations created by this Declaration.

(m) "**Permittees**" shall mean each Owner, its respective officers, directors, employees, agents, contractors, customers, tenants, visitors, invitees, licensees and concessionaires, and the employees, agents, contractors, customers, visitors and invitees of all such tenants.

(n) **"Person"** or **"Persons"** shall mean and include individuals, partnerships, firms, associations, limited liability companies, government agencies, joint ventures, corporations, or any other form of business entity.

(o) "**Responsible Share**" shall mean, as to each respective Lot Owner, the quotient created by dividing the number of existing artist live-work units on such Lot by the sum of the number of artist live-work units on both lots, expressed as a percentage, adjusted on a yearly basis as of the commencement of each Budget Year as provided in Section 4.5.

ARTICLE II
PROJECT AND USE RESTRICTIONS AND REQUIREMENTS

2.1. The development of Lot 1 and Lot 2, the construction of the improvements thereon and the use, maintenance, operation and occupancy thereof, shall occur strictly in accordance with the Approved Site Plan. Each Owner acknowledges, confirms and agrees that its interest in its lot is subject to all of the terms, conditions, provisions, stipulations and obligations of the Approved Site Plan, all of which shall be binding upon each Owner for the time such Owner owns its lot.

ARTICLE III
EASEMENTS AND LICENSES

3.1 Easements and Licenses Granted to Lot 2. Declarant hereby establishes the following easements and licenses (as specified below) in, to, over, and across Lot 1 (the "**Easement Areas**") for the benefit of Lot 2 and its Permittees:

(a) **Access**. An easement to use the access drives, walkways and circulating drives constructed and to be constructed on Lot 1, for vehicular and pedestrian ingress, egress, circulation and access to and from each lot and the public streets adjacent to the Development.

(b) **Parking**. An easement to use the parking areas constructed and to be constructed on Lot 1, for vehicular parking, on the same basis as other tenants on Lot 1, subject to any rules applicable throughout the Development and applicable to all tenants.

(c) **Utilities**. An undefined easement for the benefit of Lot 2 in, to, over, under, across and through Lot 1 to provide Lot 2 with access to gas, electric and other utilities that run underground or overground throughout Lot 1, where such utilities currently stand or as they may be relocated on Lot 1.

(d) **Existing Drainage, Water and Sewer Easements on Adjoining Property**. Declarant is grantee under certain existing drainage, water, and sewer easements (the "**Existing Easements**") over the lot located to the west thereof owned by Beacon HIP Lofts, LLC and identified as Tax Parcel 6055-04-535128, which easements currently benefit the Property and run with the land. As such, Lot 2 Owner has a continuing easement to access those Existing Easements in accordance therewith. In addition, Lot 1 Owner hereby grants a continuing easement for the benefit of Lot 2 in, to, over, under, across and through Lot 1 to access the Existing Easements as the same are located on Lot 1.

(e) **Amenities**. Lot 2 Owner and its Permittees are hereby granted a continuing license to access and use the amenities located on Lot 1 on the same basis as Lot 1 Owner and its Permittees. Such amenities include: fitness gym; recreation room, community garden, internal walkway and access to the Greenway Trail, and dog park (the "**Amenities**").

(f) **Temporary Construction Easement.** Lot 2 Owner is hereby granted a temporary access easement to store construction materials and equipment relating to the proposed construction on Lot 2 within the parking lot on Lot 1 north of Mason Circle, during the period of such construction.

3.2 Additional Provisions Regarding Easements.

(a) The use of all easements and licenses provided for in this Article III, Section 3.1 (a) through (e) will, in each instance, be nonexclusive, perpetual and irrevocable, and for the use and benefit of all designated beneficiaries as herein provided. The areas of the Development in which the Easement Areas and Amenities are located shall be referred to herein as "**Common Areas**". The easement provided for in Article III, Section 3.1(f), is temporary and nonexclusive, and shall terminate upon the completion of such construction and not later than the issuance of the final certificate of occupancy therefore. Upon completion of the construction, the Lot 2 Owner shall restore the easement area to substantially the condition existing prior to the exercise of the temporary access easement.

(b) Lot 1 Owner may eject or cause the ejection from Lot 1 of any Person or Persons not authorized, empowered or privileged to use the Common Areas pursuant to this Declaration. Lot 1 Owner may also close off such portions of Lot 1 for such reasonable period or periods of time as may be legally necessary to prevent the acquisition of prescriptive rights by anyone; provided, however, that prior to closing off any portion of Lot 1, such Lot 1 Owner shall

give written notice to Lot 2 Owner of its intention to do so, and shall coordinate such closing with Lot 2 Owner so that no unreasonable interference with the operation Lot 2 or more than a de minimus restriction of use shall occur.

(c) Each Owner shall have the right to grant easements required for utilities or public infrastructure. Except as provided in the preceding sentence, no Owner, nor any Person not an Owner, shall grant an easement or easements over Lot 1 or Lot 2 for the primary benefit of any entity or any property not within the Development at the time of such grant unless both Owners join such easement for the purpose of granting their consent (such consent to be granted or withheld in each Owner's sole discretion).

ARTICLE IV
GENERAL MAINTENANCE; RESTORATION

4.1 Maintenance of Buildings. Each Owner shall at all times, at its sole cost and expense, maintain, or cause to be maintained, the exterior of Buildings from time to time located on such Owner's lot, in good repair, clean condition and free of trash and debris and graffiti, reasonable wear and tear excepted.

4.2 Maintenance of Lots. Other than as expressly set forth herein, such Owner shall at all times, at its sole cost and expense, maintain and repair its lot and keep it in good condition and repair, clean, free of rubbish and other hazards to persons using such lot, properly lighted and landscaped. Any unimproved areas shall be kept generally litter free and shall be landscaped with grass and ground cover. The minimum standard of maintenance for the improved areas of each lot shall be comparable to the standard of maintenance followed in other first-class developments of comparable size in the County and in compliance with all Applicable Laws and the provisions of this Declaration.

4.3 Maintenance of Common Areas. Lot 1 Owner shall operate, maintain, repair and replace the Common Areas substantially in accordance with the initial level of quality therefor (ordinary wear and tear excepted) and otherwise in accordance with this Declaration and shall have such easements of access over and upon Lot 2 as may be reasonably required to carry out the purposes of this Section 4.3. Subject to Lot 2 Owner's compliance with the payment obligations set forth in Section 4.5 hereof, all Common Areas shall be repaired and replaced with materials at least equal to the quality of the materials being repaired, maintained or replaced. The obligations of Lot 1 Owner with respect to the Common Areas shall include, but not be limited to, the following:

(a) **Drive and Parking Areas**. Maintaining, cleaning and replacing all paved surfaces and curbs in a smooth and evenly covered condition; such work shall include, without limitation, sweeping, snow plowing, restriping, resealing and resurfacing.

(b) **Debris and Refuse**. Periodic removal of all papers, debris, filth, refuse, ice and snow, including sweeping to the extent necessary to keep the Common Areas in a first-class, clean and orderly condition. All sweeping shall be at appropriate intervals during such

times as shall not interfere with the conduct of business or use of the Common Area by persons intending to conduct business with occupants of a Project.

(c) **Signs and Markers**. Placing, cleaning, keeping in repair, replacing and repainting any appropriate directional signs or markers, including any handicapped parking signs.

(d) **Lighting**. Maintaining, cleaning and replacing Common Area lighting facilities, including lamps, ballasts and lenses.

(e) **Obstructions**. Keeping the Common Area free from any obstructions unless such obstruction is permitted under the provisions of this Declaration.

(f) **Sidewalks**. Maintaining, cleaning and replacing of all sidewalks, including those adjacent and contiguous to Buildings located within a Project. Sidewalks shall be cleaned and swept at appropriate intervals during such times as shall not interfere with the conduct of business or use of the Common Area.

(g) **Landscaping**. Maintaining, irrigating and replacing landscaping and keeping landscape irrigation systems located in the Common Area in good condition and repair.

(h) **Greenway Trail.** Maintaining and repairing the Greenway Trail as shown on the approved Site Plan in accordance with applicable City of Beacon standards.

4.4 Restoration of Common Areas. In the event of any damage or destruction to the Common Areas, whether insured or uninsured, Lot 1 Owner shall restore, repair or rebuild such Common Area with all due diligence as nearly as possible to at least as good a condition as it was in immediately prior to such damage or destruction and Lot 2 Owner shall reimburse Lot 1 Owner for its Responsible Share of the uninsured cost of repair or restoration.

4.5 Payment of Operating Expenses of the Common Areas.

(a) The costs and expenses to operate, maintain, repair and replace the Common Areas ("**Operating Expenses**") shall be paid by each Owner according to its Responsible Share.

(b) Lot 1 Owner shall from time to time fix and determine the annual budget (each, a "**Budget**") representing the anticipated cost to comply with each Owner's obligations set forth in Section 4.3 for the year covered by such Budget and shall send a copy of such Budget to Lot 2 Owner for its review and reasonable approval. Lot 2 Owner shall have twenty (20) days to review a proposed Budget and either approve the same in writing or suggest reasonable modifications thereto. If Lot 2 Owner does not approve the Budget and suggests reasonable modifications thereto, Lot 1 Owner and Lot 2 Owner shall thereafter diligently and in good faith work to resolve their differences and agree upon a final Budget. Once a Budget is agreed upon, Lot 1 Owner shall deliver a copy thereof to Lot 2 Owner. If a Budget is not approved by the start of the year covered by the Budget, the Owners shall continue to pay for Operating Expenses when and as incurred based on one hundred three (103%) percent of the approved

Budget for the prior year. Once the Budget for the current year is approved: (i) the Owners shall make such adjustments between them as may be necessary to compensate each other for any underpayment or overpayment of Operating Expenses theretofore made for the current year; and (ii) Lot 1 Owner may make reasonable adjustments to the Budget from time to time to reflect unforeseen or un-budgeted Operating Expenses, in which case Lot 1 Owner shall send a copy of the amended Budget to Lot 2 Owner. If Lot 2 Owner fails to approve or suggest modifications to a proposed Budget within the aforesaid twenty (20) day period and thereafter fails to respond to a second request for approval of a proposed Budget within five (5) Business Days after such second request by Lot 1 Owner, the proposed Budget shall be deemed approved. Lot 2 Owner shall pay its Responsible Share of the Budget in equal monthly installments on the first day of each month during the year covered by the applicable Budget. Not later than one hundred twenty (120) days following the end of each Budget year, Lot 1 Owner shall furnish Lot 2 Owner with a written statement setting forth the actual amount of Operating Expenses for such Budget year, together with documentation reasonably substantiating such actual cost for such Budget year. Any surplus funds contributed by an Owner in any Budget year shall be applied against such Owner's Responsible Share of Operating Expenses in any subsequent Budget year and any deficit owed by an Owner for any Budget year shall be paid within thirty (30) days following delivery of the statement setting forth the actual amount of Operating Expenses for such Budget year.

ARTICLE V
INDEMNIFICATION; INSURANCE

5.1 Indemnification. Each Owner shall indemnify, defend, and save the other Owner harmless for, from and against any and all demands, liabilities, damages, expenses, causes of action, suits, claims, and judgments, including reasonable attorneys' fees and costs, arising from: (i) injury or death to person or damage to property that occurs on the indemnifying Owner's lot; (ii) breach of this Declaration by the indemnifying Owner; and/or (iii) failure of the indemnifying Owner to comply with the Approvals and/or the terms and provisions of this Declaration. An Owner shall not be entitled to such indemnification for any damage caused to such Owner by reason of its negligence, recklessness or willful misconduct or the negligence, recklessness or willful misconduct of such Owner's agents, servants, contractors or employees.

5.2 Liability Insurance. Each Owner shall, severally, at all times during the term of this Declaration, maintain or cause to be maintained in full force and effect a commercial general liability insurance policy covering its lot, with an insurance company or companies having an A.M. Best (or equivalent) rating of A- or better, including coverage for any accident resulting in bodily injury to or the death of any person and consequential damages arising therefrom, and third-party property damage in an amount not less than $1,000,000 per occurrence and $2,000,000 aggregate, as such amount is adjusted to pursuant hereto, per occurrence and including coverage of contractual liability. Each Owner's commercial general liability policy with respect to the Common Area on its lot shall name the other Owner as an additional insured. Each Owner shall furnish to each other Owner requesting the same in writing evidence that the insurance referred to in this Section 5.2 is in full force and effect. Such insurance shall provide that the same may not be canceled, reduced below the required minimum or materially amended without at least thirty (30) days prior written notice being given by the insurer to the other

Owner. The aforesaid limits for Owner coverage limit shall be reviewed, and if appropriate, adjusted, on each fifth anniversary of the date of recordation of this Declaration by the change in the Consumer Price Index for each such five (5) year period. For purposes of this Declaration, "**Consumer Price Index**" shall mean the Consumer Price Index for All Urban Consumers published by the Bureau of Labor Statistics of the United States Department of Labor, New York-No. NJ-Long Isl., NY-NJ-CT-PA, All Items, (1982-84=100) or any reputable renamed index selected by the Owners covering the same geographic area or any other reputable successor or substitute index selected by the Owners, acting reasonably, appropriately adjusted.

5.3 Blanket Insurance. Any insurance required to be carried pursuant to this Article V may be carried under a policy or policies covering other liabilities and locations of an Owner; provided, however, that such policy or policies apply to the lot required to be insured by this Article V in an amount not less than the amount of insurance required to be carried by such Owner with respect thereto, pursuant to this Article V.

5.4 Release and Waiver of Subrogation. Each Owner releases the other Owner from and, to the extent legally possible for it to do so on behalf of its insurer, hereby waives any liability for any loss or damage to its property located upon its Lot, which loss or damage is of the type covered by fire and extended coverage insurance described in this Article V, irrespective of any negligence on the part of the other Owner which may have contributed to or caused such loss. If the waiver of subrogation is not effective, each Owner covenants that it will obtain for the benefit of the other Owner an express waiver of any right of subrogation which the insurer of such Owner may acquire against the other Owner by virtue of the payment of any such loss covered by such insurance. In the event any Owner (a "**Non-Waiver Owner**") is by law, statute or governmental regulation unable to obtain a waiver of the right of subrogation for the benefit of the other Owner, then, during any period of time when such waiver is unobtainable, the Non-Waiver Owner shall be deemed not to have released any subrogated claim of its insurance carrier against the other Owner, and during the same period of time the other Owner shall be deemed not to have released the Non-Waiver Owner from any claims they or their insurance carriers may assert which otherwise would have been released pursuant to this Section 5.4. If any Owner is unable to obtain such waiver of the right of subrogation for the benefit of the other Owner, such Non-Waiver Owner shall, within thirty (30) days of receiving notice of such inability, give the other Owner written notice of such inability.

ARTICLE VI
ENFORCEMENT

6.1 Legal Action Generally. If any Owner breaches any provision of this Declaration, then the other Owner may institute legal action against the Defaulting Owner for specific performance, injunction, declaratory relief, damages, or any other remedy provided under law. All remedies herein or at law shall be cumulative and not inclusive. As used herein, any

reference to rights or remedies "at law" or "under law" shall also include any rights or remedies "in equity".

6.2 Injunctive and Declaratory Relief. In the event of any violation or threatened violation by any Owner of Section 2.1, each Owner agrees that such violation or threat thereof shall cause the non-Defaulting Owner and/or its Permittees to suffer irreparable harm and such non-Defaulting Owner and is Permittees shall have no adequate remedy at law, any non-Defaulting Owner shall have the right to enjoin such violation or threatened violation and to bring an action for declaratory relief in a court of competent jurisdiction.

6.3 Self-Help. In addition to all other remedies available at law or in equity, upon the failure of a Defaulting Owner to cure a breach of this Declaration within thirty (30) days following written notice thereof by an Owner (unless, with respect to any such breach the nature of which cannot reasonably be cured within such thirty (30) day period, the Defaulting Owner commences such cure within such thirty (30) day period and thereafter diligently prosecutes such cure to completion), any Owner shall have the right to perform such obligation contained in this Declaration on behalf of such Defaulting Owner and be reimbursed by such Defaulting Owner upon demand for the reasonable costs thereof together with interest at the Default Interest Rate on the outstanding balance due from the time the costs are incurred until paid by the Defaulting Owner. All computations of interest payable shall be made based on a year of three hundred sixty (360) days. Interest shall accrue during each period during which interest is computed from the first day of such period to the last day of the period. Notwithstanding the foregoing, in the event of (a) an emergency, and/or (b) blockage or material impairment of any easement rights provided herein, an Owner may immediately cure the same and be reimbursed by the other Owner upon demand for the reasonable cost thereof together with interest at the Default Interest Rate; provided, however, the reimbursement herein shall only apply to emergencies.

6.4 Lien Rights. Any claim for reimbursement, including interest as aforesaid, and all costs and expenses including reasonable attorneys' fees awarded to any Owner in enforcing any payment in any suit or proceeding under this Declaration shall be assessed against the Defaulting Owner in favor of the non-Defaulting Owner and shall constitute a lien (an "**Assessment Lien**") against the lot of the Defaulting Owner until paid, provided, however, that to the extent that either lot is submitted to a condominium regime or further subdivision and the applicable owner association is the Defaulting Owner, then the non-Defaulting Owner may record evidence of the Assessment Lien against the constituent units or lots on a pro rata basis.

6.5 Remedies Cumulative. The remedies provided in this Article VI are in addition to any remedies available elsewhere in this Declaration or under law. Exercise of one remedy shall not be deemed to preclude exercise of other remedies for the same default, and all remedies available to an Owner may be exercised cumulatively.

6.6 Arbitration. In the case of a dispute with respect to any provision of this Declaration which provides for resolution by arbitration in accordance with this Section 6.6, either Owner shall have the right to submit the dispute to arbitration by the American Arbitration Association ("**AAA**") under its Commercial Arbitration Rules, before a single arbitrator. Where permitted pursuant to such AAA's rules, such arbitration shall be governed by the AAA's

expedited arbitration procedures. The arbitration shall be held at AAA's offices in the County or, if none exists within the County, at the offices of Cuddy & Feder LLP. Judgment on the award rendered by the arbitration may be entered in any court having jurisdiction. In no event shall the arbitrator or arbitrators enlarge upon, or alter or amend, this Declaration or any Owner's rights or obligations as provided in this Declaration. Except as otherwise provided in the following sentence, the fees and expenses of an arbitration proceeding shall be borne by the parties equally. The fees of respective counsel engaged by the parties, the fees and expenses of expert witnesses and other witnesses called and the cost of transcripts shall be borne by the parties engaging such counsel or calling such witness or ordering such transcripts.

ARTICLE VII
REAL PROPERTY TAXES

7.1 Payment of Real Property Taxes. Each Owner shall be responsible for payment of the real property taxes and other charges imposed and/or assessed on its lot and the improvements thereon.

7.2 Separate Assessments. The Owners shall use their diligent efforts, and cooperate with each other, so that the lots and any improvements constructed thereon shall at all times be assessed as separate lots of real estate, and taxed separately (it being understood and agreed, however, that if any lot is subjected to a condominium regime or further subdivision, then each condominium unit or lot established within the such lot shall be separately assessed).

7.3 Combined Assessments. If the two lots created by the Map are not separately assessed as of the date of this Declaration, then, until such time as said two lots are separately assessed and a separate tax bill is issued for each such lot, each of Lot 1 Owner and Lot 2 Owner will pay its Tax Share (defined below) of the real property taxes then due on the said two lots at such time as shall avoid said taxes being delinquent and deliver to the Other Owner evidence reasonably substantiating such payment. For purposes of this Section 7.3, Tax Share means, as to each of Lot 1 Owner and Lot 2 Owner, the quotient obtained after dividing the square footage of Lot 1 or Lot 2, as the case may be, by the aggregate square footage of both Lot 1 and Lot 2, expressed as a percentage.

7.4 Failure to Pay Taxes. If either Owner shall fail to pay any tax or other charge or share thereof (including such Owner's Tax Share of real estate taxes as provided in Section 7.3 above) which is due then such owner shall be deemed to be a Defaulting Owner, and if such unpaid tax or charge is or becomes a lien or encumbrance on any Common Area or Common Area Improvement, or the Non-Defaulting Owner's lot (or any portion thereof), or if, by reason of such nonpayment, any lawful authority would thereafter have the right to sell or otherwise foreclose against or on any Common Area or Common Area Improvement, or the non-Defaulting Owner's lot (or any portion thereof), then the non-Defaulting Owner may, after at least ten (10) days' prior written notice to the Defaulting Owner, pay such tax or charge, or share thereof, together with any interest and penalties thereon, and the Defaulting Owner shall, upon demand, reimburse the non-Defaulting Owner for the amount of such payment. Failure of any Defaulting Owner to so reimburse non-Defaulting Owner shall give rise to a lien in favor of non-Defaulting Owner upon the lot of the Defaulting Owner pursuant to Section 6.4.

ARTICLE VIII
MISCELLANEOUS

8.1 Notices. Any notice, payment, demand, offer, or communication required or permitted to be given by any provision of this Declaration shall be deemed to have been sufficiently given or served for all purposes if sent by registered or certified mail (return receipt requested), postage and charges prepaid, or by Federal Express or other reputable overnight delivery service requiring a signature upon receipt, charges prepaid, addressed to an Owner at its address listed on the deed pursuant to which such Owner acquired its lot or such other address as to which an Owner shall give Notice of to the other Owner in accordance with this Section 8.1. Any such notice shall be deemed to be given on the first date on which it is received or receipt thereof is refused. Notices shall also be given to an Owner's Mortgagee provided the other Owners have received notice of the existence of such Mortgagee and its address. If such information is provided, no notice to a party shall be deemed given unless and until notice has also been given to its Mortgagee in accordance with this Section 8.1.

8.2 Binding Effect. All of the limitations, covenants, conditions, easements, and restrictions contained herein shall attach to and run with the lots, and shall, except as otherwise set forth herein, benefit or be binding upon the successors and assigns of the respective Owners; provided, however, that, such limitations, covenants, conditions, easements and restrictions shall be binding upon, enforceable against, and enforceable by each Owner only with respect to the respective successive periods in which an Owner owns a lot, except as otherwise set forth in this Declaration, and with respect to obligations which accrue during their respective period of ownership. This Declaration and all the terms, covenants and conditions herein contained shall be enforceable as equitable servitudes in favor of said lots and any portion thereof. Whenever the rights, powers and obligations conferred upon any of the Owners are vested in another Owner or Owners, the transferor shall be released or discharged from the obligations thereafter accruing under the terms of this Declaration, and the transferee(s) of such interest shall be bound by the covenants and restrictions herein contained. In the event of any bankruptcy affecting any Owner or occupant of any lot, the parties agree that this Declaration shall, to the maximum extent permitted by law, be considered an agreement that runs with the land and that is not rejectable, in whole or in part, by the bankrupt person or entity.

8.3 Attorneys' Fees. In the event of any action between the Owners for a breach of or to enforce any provision or right hereunder, the non-prevailing Owner in such action shall pay to the prevailing Owner all costs and expenses, expressly including, but not limited to, reasonable attorneys' fees and costs incurred by the successful Owner in connection with such action, including without limitation all fees and costs incurred on any appeal from such action or proceeding.

8.4 Breach Shall Not Permit Termination. It is expressly agreed that no breach of this Declaration shall entitle any Owner to cancel, rescind, or otherwise terminate this Declaration, and such limitations shall not affect in any manner any of the rights or remedies which the Owners may have by reason of any breach of this Declaration.

8.5 Effect on Third Parties. The rights, privileges, and immunities conferred hereunder, and the easements, covenants and licenses granted hereunder, are each for the exclusive benefit of the Owners and are not for the benefit of any third Person nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third Person. It is expressly understood and agreed that no modification or amendment of this Declaration, in whole or in part, shall require any consent or approval on the part of any Permittee or other party other than the Owners.

8.6 No Partnership. Neither this Declaration nor any acts of the Owners shall be deemed or construed to create the relationship of principal and agent, or of partnership, or of joint venture, or of any association between any of the Owners.

8.7 Modification. No modification, waiver, amendment, discharge, or change of this Declaration shall be valid unless the same is in writing and signed by each Owner.

8.8 Severability. In the event any term, covenant, condition, provision, or agreement contained herein is held to be invalid, void, or otherwise unenforceable, by any court of competent jurisdiction, such holding shall in no way affect the validity or enforceability of any other term, covenant, condition, provision, or agreement contained herein.

8.9 Governing Law. This Declaration and the obligations of the Owners hereunder shall be interpreted, construed, and enforced in accordance with the laws of the State of New York.

8.10 Terminology. All personal pronouns used in this Declaration, whether used in the masculine, feminine, or neuter gender, shall include all other genders; the singular shall include the plural and vice versa.

8.11 Captions. Article and section titles or captions contained herein are inserted as a matter of convenience and for reference, and in no way define, limit, extend, or describe the scope of this Declaration or any provisions hereof.

8.12 Consent. In any instance in which any Owner shall be requested to consent to or approve of any matter with respect to which such Owner's consent or approval is required by any of the provisions of this Declaration, such consent or approval or disapproval shall be given in writing, and shall not be unreasonably withheld, conditioned or delayed, unless the provisions of this Declaration with respect to a particular consent or approval shall expressly provide otherwise.

8.13 Estoppel Certificate. Each Owner hereby severally covenants that within thirty (30) days of the written request of any other Owner it will issue to such other Owner or to any prospective Mortgagee or purchaser of such Owner's lot an estoppel certificate stating: (a) whether the Owner to whom the request has been directed knows of any default under this Declaration and if there are known defaults specifying the nature thereof; (b) whether to its knowledge this Declaration has been assigned, modified or amended in writing in any way (and if it has, then stating the nature thereof); and (c) whether the Owner to whom the request has

been directed knows of any payment due such Owner from the other Owner that unpaid and outstanding.

8.14 Not a Public Dedication. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Project to the general public or for the general public, it being the intention of the Owners that this Declaration shall be strictly limited to and for the purposes herein expressed.

8.15 Release. If an Owner shall sell, transfer or assign its entire lot or its interest therein, it shall, except as provided otherwise in this Declaration, be released from its unaccrued obligations hereunder from and after the date of such sale, transfer or assignment. The grantee of any lot or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner of such Lot, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall for itself and its successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with the other party, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

8.16 Time of Essence. Time is of the essence with respect to the performance of each of the covenants and agreements contained in this Declaration.

8.17 Excuse for Non-Performance. Each Owner shall be excused from performing any obligation or undertaking provided in this Declaration, except any obligation to pay any sums of money under the applicable provisions hereof (unless such payment is conditioned upon performance of any obligation or undertaking excused by this Section 8.17), in the event and so long as the performance of any such obligation is prevented or delayed, retarded or hindered by act of God, fire, earthquake, floods, explosion, actions of the elements, war, invasion, insurrection, riot, violence, sabotage, inability to procure or general shortage of labor, equipment, facilities, materials or supplies in the ordinary course on the open market, failure of normal transportation, strikes, lockouts, action of labor unions, condemnation, requisition, laws, orders of governmental authority, inability to obtain governmental approvals or permits despite the exercise of due diligence and best efforts by an Owner or any other cause, whether similar or dissimilar to the foregoing, not within the reasonable control of such Owner, other than the lack of or inability to obtain funds.

8.18 Mechanics' Liens. In the event any mechanics' liens are filed against any other Owner's Lot, the Owner permitting or causing such lien to be filed hereby covenants either to pay the same and have it discharged of record, promptly, or to take such action as may be required to reasonably and legally object to such lien, or to have the lien removed from such Lot, and in all events agrees to have such lien discharged prior to the entry of judgment for foreclosure of such lien.

8.19 Waiver of Default. No waiver of any default by any Owner shall be implied from any omission by any Owner to take any action in respect of such default if such default continues

or is repeated. No express written waiver of any default shall affect any default or cover any period of time other than the default and period of time specified in such express waiver. One or more written waivers of any default in the performance of any term, provision or covenant contained in this Declaration shall not be deemed to be a waiver of any subsequent default in the performance of the same term, provision or covenant or any other term, provision or covenant contained in this Declaration. The consent or approval by any Owner to or of any act or request by any other Owner requiring consent or approval shall not be deemed to waive or render unnecessary the consent to or approval of any subsequent or similar acts or requests. The rights and remedies given to any Owner by this Declaration shall be deemed to be cumulative and no one of such rights and remedies shall be exclusive of any of the others, or of any other right or remedy at law or in equity which any such Owner might otherwise have by virtue of a default under this Declaration, and the exercise of one such right or remedy by any Owner shall not impair such Owner's standing to exercise any other right or remedy.

8.20 Recitals. The Recitals to this Declaration are hereby incorporated into and made a part of this Declaration by this reference.

8.21 Cooperation. Each Owner shall reasonably cooperate with and support the development plans of the other Owner's development of its lot including, without limitation, in terms of public hearings, meetings with and applications to governmental authorities, and similar matters, in all cases, so long as the same are consistent with this Declaration, the Project Site Plan and the Approvals and does not require the cooperating Owner to incur any cost, expense or liability, other than costs and expenses of a de minimis nature.

[SIGNATURE APPEARS ON FOLLOWING PAGE]

[SIGNATURE PAGE TO DECLARATION OF EASEMENTS, AGREEMENTS, COVENANTS AND RESTRICTIONS]

DECLARANT:

Beacon Lofts and Storage LLC,
a New York limited liability company

By:_____
Name:_____
Title:_____
Date signed:_____

STATE OF NEW YORK)
) ss.:
COUNTY OF DUTCHESS)

On the ___ day of _____ in the year 20_, before me, the undersigned, a Notary Public in and for said state, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

_____
Notary Public

Sections:
Block:
Lots:
Municipality: City of Beacon, Dutchess County

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

Beacon Lofts and Storage, LLC

Name of Action or Project:

Beacon Lofts Subdivision pursuant to Beacon Code section 223-25 C (3)

Project Location (describe, and attach a location map):

11-89 Mason Circle, Beacon, NY 12508

Brief Description of Proposed Action:

All project development has already been reviewed as part of a coordinated SEQR review, during which the Planning Board served as Lead Agency, relating to Site Plan and other municipal reviews, resulting in a Negative Declaration adopted by the Planning Board on December 18, 2017. The current application proposes, as authorized under Zoning Law 223-25 C (3) to subdivide one of the building sites within the project as a separate lot, for financing purposes. All development within the entire project will continue to be controlled by the approved Site plan as amended by Resolution of the Planning Board dated December 11, 2018.

Name of Applicant or Sponsor:	Telephone: 914-806-0007
Beacon Lofts and Storage, LLC	E-Mail: jw@wolfeny.com

Address:

16 Squadron Blvd,

City/PO:	State:	Zip Code:
New City	New York	10956

	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: Beacon Planning Board - Subdivison Approval	☐	☑

3. a. Total acreage of the site of the proposed action? 8.746 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? +/-12.276 acres

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

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

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:		
Not applicable as it involves only subdivision of a lot. The energy details were provided and reviewed in the Long Form EAF during the 2018 site plan review and approval.	☐	☑

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____		
Water service connections were covered during the 2018 amended Site Plan approval.	☑	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Sewer service connections were covered during the 2018 amended Site Plan approval.	☑	☐

	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?	☐	☑
Historic/cultural resources were covered during the 2018 amended Site Plan approval.		
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: _____		



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



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: October 9, 2020
Re: **Front Street, Beacon HIP Lofts Subdivision**

I reviewed a September 29, 2020 cover letter from Cuddy+Feder, September 29, 2020 revised Short EAF Part 1, four draft easements, and September 8, 2020 Preliminary Subdivision Plat.

Proposal

The applicant has proposed to subdivide out a 0.674-acre lot containing an approved Building #16, which is part of a previously adopted Site Plan from December 11, 2018 for a larger 8.74-acre mixed-use parcel. A vehicular and pedestrian access easement across the parent parcel will provide access and parking for both lots.

Comments and Recommendations

All my previous comments have been addressed, as long as the draft easements are deemed satisfactory by the Planning Board Attorney and City Engineer.

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

John Clarke, Beacon City Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Jennifer Van Tuyl, Esq., Project Attorney
Michael Bodendorf, P.E., Project Engineer

RESOLUTION

PLANNING BOARD
BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION APPROVAL
FOR BEACON LOFTS & STORAGE, LLC (11-89 MASON CIRCLE)

Parcel ID# 6055-04-590165

WHEREAS, the Beacon Planning Board received an application for Subdivision Approval, under the provisions of Zoning Code §223-25.C(3), from Beacon Lofts & Storage, LLC (the "Applicant"), for a 2-lot subdivision ("Project"), on property located at 11-89 Mason Circle (Front Street) in the Light Industrial (LI) Zoning District and the Historic District and Landmark Overlay Zone ("HDLO") and designated on the Tax Map of the City of Beacon as Parcel ID# 30-6055-04-590165-00 (the "Property"); and

WHEREAS, Proposed Lot 1 would consist of 351,609 square feet (8.072 acres) and Proposed Lot 2 (approved site of Building 16) would consist of 26,378 square feet (0.674 acres); and

WHEREAS, the Planning Board previously granted Amended Site Plan and Certificate of Appropriateness Approval by Resolution dated December 11, 2018 to eliminate the previously approved construction of Building 9A and retain Building 12 in its current community garden use, demolish Buildings 16, 18, 24, and 25, reconstruct a larger new Building 16 with additional live-work units, and extend and modify existing Building 9 to create two additional live-work units in that building; and

WHEREAS, the Planning Board is the approval authority for the Subdivision pursuant to the City of Beacon Code §195-2 and Zoning Code §223-25.C(3); and

WHEREAS, Zoning Code §223-25.C(3) authorizes the Planning Board, after completion of Site Plan review, to subdivide one or more of the lots or buildings within a project that will continue to be controlled by an approved Site Plan; and

WHEREAS, the subdivision will not change the scope of development on the Property which will continue to be controlled by the Amended Site Plan and Certificate of Appropriateness Approval Resolution dated December 11, 2018; and

WHEREAS, the application consists of application forms, correspondence and plans submitted to the Planning Board; and

WHEREAS, the Subdivision is shown on the drawing, entitled "Preliminary Subdivision Plat prepared for Beacon Lofts & Storage LLC," prepared by TEC Land Surveying, Surveyor, dated August 19, 2020, last revised September 8, 2020; and

WHEREAS, the development of the Property as set forth on the approved Site Plan was the subject of an environmental review conducted by the Planning Board as Lead Agency pursuant to the New York State Environmental Quality Review Act ("SEQRA") which concluded with the Planning Board's adoption of a Negative Declaration on December 17, 2017; and

WHEREAS, the requested subdivision is an additional permit/approval sought as part of the Proposed Action previously evaluated by the Planning Board under SEQRA, and does not create new or different adverse environmental impacts, therefore the Planning Board determined on October 14, 2020 that the Board's Negative Declaration dated December 17, 2017 fully addresses the whole action, including the proposed subdivision approval, and no further SEQRA review is required; and

WHEREAS, the Planning Board reviewed the application at its meetings on September 9, 2020 and October 14, 2020 and considered comments by its consulting engineer and planner; and

WHEREAS, on October 14, 2020 the Planning Board opened a duly noticed public hearing on the application for Subdivision approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was closed on October 14, 2020; and

WHEREAS, due to public health and safety concerns related to the current COVID-19 pandemic, the public hearing was duly noticed by publication, mailing and signage in accordance with notice requirements of the Zoning Code of the City of Beacon, and held by videoconference in accordance with the Governor's Executive Orders which suspend the "in-person" requirements of the NYS Open Meetings Law and provide alternative means by which to conduct public meetings and hearings remotely; and

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

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

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

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

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

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

2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.

3. The comments contained in the City Engineer's letter to the Planning Board dated October 6, 2020, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

4. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney. Proposed easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements and notes shown on the Final Subdivision Plat shall be prepared, as applicable, and submitted to the City Attorney for review as to form, and satisfactory assurance delivered to the City Attorney that those documents shall be recorded in the Dutchess County Clerk's Office in appropriate order in relationship to the timing of the filing of the Subdivision Plat, and that a copy of the documents with proof of their recording will be promptly submitted to the Planning Board Secretary for filing with a copy to the City Attorney.

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

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

1. All conditions, set forth in the any previous Planning Board Resolution related to the Property, and not explicitly superseded herein, shall remain in full force and effect. Proposed Lot 1 and Proposed Lot 2 will continue

to be controlled by the Amended Site Plan approved by the Planning Board on December 11, 2018 and any approved amendment thereof.

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

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

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

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

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

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

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

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

Resolution Adopted: October 14, 2020
Beacon, New York

_____ _____, 2020
John Gunn, Chairman Dated
City of Beacon Planning Board

Motion by _____, seconded by _____:

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

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 6, 2020

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

RE: Beacon Lofts & Storage
Building 16 - Subdivision
Tax Parcel 6055-04-590165
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Correspondence from Cuddy & Feder, LLP dated September 29, 2020.
- Revised Short Environmental Assessment Form (SEAF), dated September 29, 2020.
- Document titled "Declaration of Easements, Agreements, Covenants and Restrictions", as prepared by Cuddy & Feder, LLP.
- Documents titled "Drainage Easement Agreement", "Water Line Easement Agreement" and "Temporary Construction and Access Easement Agreement".
- Plan titled "Preliminary Subdivision Plat prepared for Beacon Hip Lofts & Storage LLC", last revised September 8, 2020, as prepared by TEC Land Surveying.

Based upon our review of the above documents and plan, we offer the following comments:

General Comments:

1. Our office finds the Declaration and Easement Agreements to be acceptable, subject to review by the Planning Board Attorney.

Subdivision Plat:

1. The "Now or Formerly" owners of the land to the North of the site should be provided on the plat.

2. The last note under "Easement Notes" states "Subject to an easement for ingress and egress for Parcel 3 in Liber 1988 page 628 as shown hereon." The plan does not appear to show this easement and "Parcel 3" should be labeled on the plan for reference.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

City of Beacon Planning Board Agenda
10/14/2020

Title:

Continue review of application for Site Plan Approval, Multi-Family Residential (62 units), 16 West Main Street. submitted by Farrell Building Company

ATTACHMENTS

16 West Main Sheet 26 Sight Distance.pdf

16 West Main Sheet 22 Construction Details.pdf

16 West Main Street A-100 Building Plans.pdf

16 West Main Sheet 23 Construction Details.pdf

16 West Main Street A-101 Building Plans.pdf

16 West Main Sheet 24 Landscaping Plan.pdf

16 West Main Street A-200 Elevations.pdf

16 West Main Sheet 25 Aerial.pdf

16 West Main Traffic Study.pdf

16 West Main Cover Letter.pdf

16 West Main Drainage Area Map Existing.pdf

16 West Main Drainage Area Map Proposed.pdf

16 West Main Full EAF Part 1 09-29-2020.pdf

16 West Main Geotechnical Report.pdf

16 West Main School Children.pdf

16 West Main Sheet 1 Cover.pdf

16 West Main Sheet 2 Existing Conditions.pdf

16 West Main Sheet 3 Demolition Plan.pdf

16 West Main Sheet 4 Site Plan.pdf

16 West Main Sheet 5 Grading Plan.pdf

16 West Main Sheet 6 Utilities Plan.pdf

16 West Main Sheet 7 Sediment & Erosion Control.pdf

16 West Main Sheet 7 Storm Profile.pdf

16 West Main Sheet 8 Lighting.pdf

16 West Main Sheet 9 Garbage Truck Turning.pdf

16 West Main Sheet 10 Garbage Truck Turning Rear.pdf

16 West Main Sheet 11 Fire Truck Turning 1.pdf

16 West Main Sheet 12 Fire Truck Turning 2.pdf

16 West Main Sheet 13 Fire Truck Turning 3.pdf

16 West Main Sheet 15 Construction Details.pdf

16 West Main Sheet 16 Construction Details.pdf

16 West Main Sheet 17 Construction Details.pdf

16 West Main Sheet 18 Construction Details.pdf

16 West Main Sheet 19 Construction Details.pdf

16 West Main Sheet 20 Construction Details.pdf

16 West Main Sheet 21 Construction Details.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, REVISED 09/23/2019.

2. THE INTERSECTION AND STOPPING SIGHT DISTANCES HAVE BEEN CALCULATED FOLLOWING THE PROCEDURE OUTLINED IN "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS 2018, 7TH EDITION" PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO).

3. INTERSECTION SIGHT DISTANCE CALCULATIONS

   ONTO WEST MAIN STREET:

   POSTED SPEED LIMIT = 25 MPH
   DESIGN SPEED = 35 MPH

   MINOR ROAD APPROACH GRADE = 3% DOWNGRADE

   LEFT TURN (LOOKING RIGHT) (PER AASHTO TABLE 9-7):

   CALCULATED: 385.9 FT
   PROVIDED: 390 FT

   RIGHT TURN (LOOKING LEFT) (PER AASHTO TABLE 9-9):

   CALULATED: 334.4 FT
   PROVIDED: 335 FT

4. STOPPING SIGHT DISTANCE CALCULATIONS

   $SSD = 1.47\ V\ t + \frac{V^2}{30[(a/32.2)\pm G]}$

   V = DESIGN SPEED, 35 MPH
   t = BRAKE REACTION TIME, 2.5 S
   a = DECELERATION RATE, 11.2 FT/S^2
   G = MAJOR ROAD APPROACH GRADE, RISE/RUN, FT/FT

   ONTO WEST MAIN STREET:

   POSTED SPEED LIMIT = 25 MPH
   DESIGN SPEED = 35 MPH

   LEFT TURN (LOOKING RIGHT):

   G = 0.043 FT/FT (UPGRADE)

   CALCULATED: 233.1 FT
   PROVIDED: 235 FT

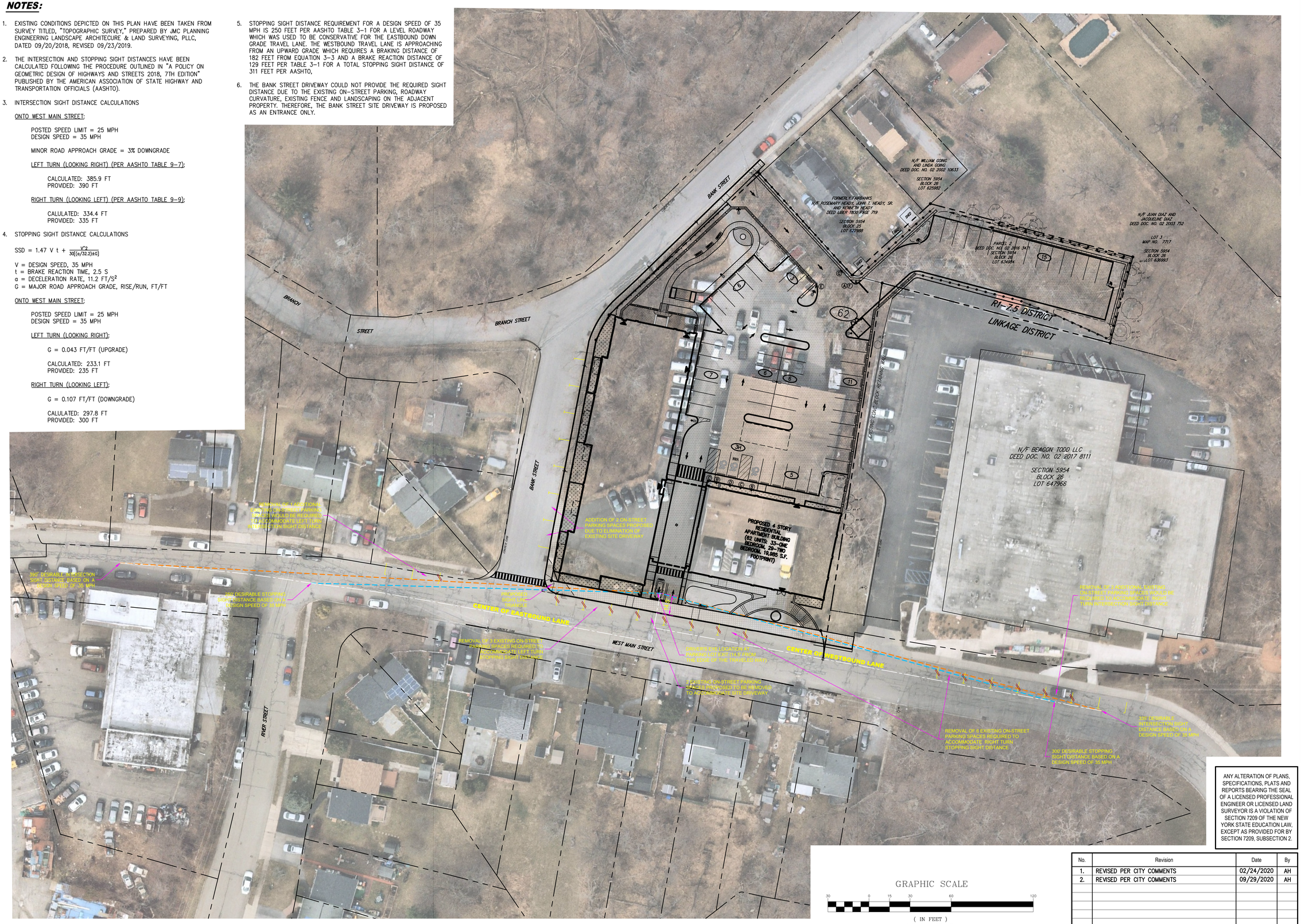
   RIGHT TURN (LOOKING LEFT):

   G = 0.107 FT/FT (DOWNGRADE)

   CALULATED: 297.8 FT
   PROVIDED: 300 FT

5. STOPPING SIGHT DISTANCE REQUIREMENT FOR A DESIGN SPEED OF 35 MPH IS 250 FEET PER AASHTO TABLE 3-1 FOR A LEVEL ROADWAY WHICH WAS USED TO BE CONSERVATIVE FOR THE EASTBOUND DOWN GRADE TRAVEL LANE. THE WESTBOUND TRAVEL LANE IS APPROACHING FROM AN UPWARD GRADE WHICH REQUIRES A BRAKING DISTANCE OF 182 FEET FROM EQUATION 3-3 AND A BRAKE REACTION DISTANCE OF 129 FEET PER TABLE 3-1 FOR A TOTAL STOPPING SIGHT DISTANCE OF 311 FEET PER AASHTO,

6. THE BANK STREET DRIVEWAY COULD NOT PROVIDE THE REQUIRED SIGHT DISTANCE DUE TO THE EXISTING ON-STREET PARKING, ROADWAY CURVATURE, EXISTING FENCE AND LANDSCAPING ON THE ADJACENT PROPERTY. THEREFORE, THE BANK STREET SITE DRIVEWAY IS PROPOSED AS AN ENTRANCE ONLY.



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	02/24/2020	AH
2.	REVISED PER CITY COMMENTS	09/29/2020	AH
	Previous Editions Obsolete		

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

APPLICANT/OWNER:
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ARCHITECT:
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SIGHT DISTANCE PLAN

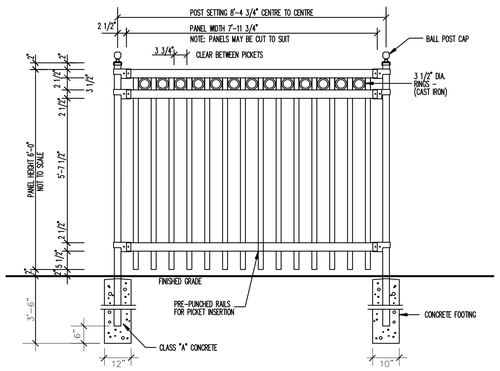
BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

Drawn: AH	Approved: SS
Scale: 1" = 30'	
Date: 12/30/2019	
Project No: 18119	
18119-SITE	ISD 1_ISD.scr

Drawing No:
S-100
(Sheet 26 of 26)

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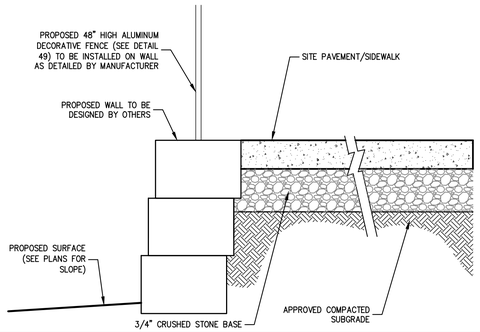


SPECIFICATIONS:

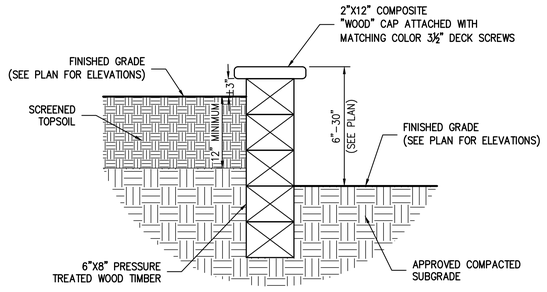
POSTS, RAILS & PICKETS:	COLD FORMED STEEL TUBING INTERIOR & EXTERIOR GALVALUME™ COATING CHROMATE CONVERSION COATING ELECTROSTATICALLY APPLIED THERMALLY BONDED POLYESTER POWDER COATING MINIMUM FILM THICKNESS 2.5 mils
POSTS:	3"x3", 14 GAUGE OR SCH 40 POST SPACING (CENTRE TO CENTRE): 8'-4 3/4"
POST FLANGES:	8"x8" x 1/2" 10"x10" x 1/2"
POST CAP:	BALL
RAILS:	1 1/2" x 2 1/2", 16 GAUGE
PICKETS:	3/4" x 1 1/2", 16 GAUGE
FITTINGS:	12 GAUGE STAMP FORGED FACTORY FINISH AS ABOVE
WELDS:	STAINLESS STEEL
PANEL:	WIDTH OF 7'-11 3/4" HEIGHT OF 6'
COLOUR:	BLACK
WARRANTY:	5 YEAR MAINTENANCE FREE

FENCE TO BE SILVER EAGLE C/W RINGS AS MANUFACTURED BY IRON EAGLE INDUSTRIES, INC. OF MISSISSAUGA, ONTARIO OR APPROVED EQUAL.

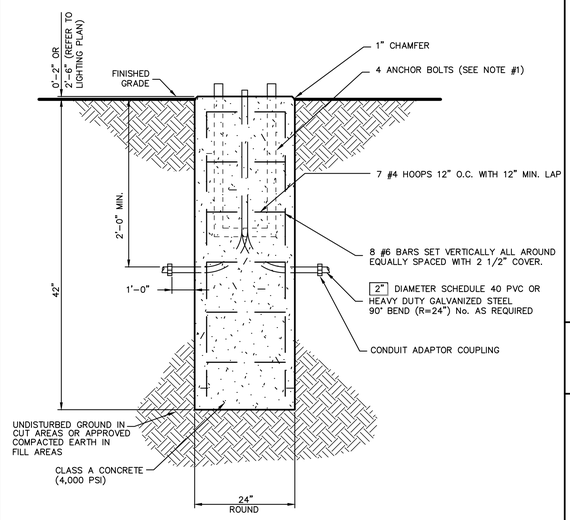
BLACK ALUMINUM SAFETY FENCE 50



RETAINING WALL AND SAFETY FENCE 51



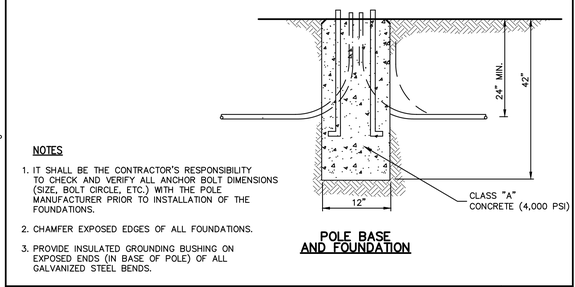
SEAT/GARDEN WALL 52



NOTES:

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE CONTRACTOR WHO WILL BE INSTALLING THE LIGHTING STANDARD PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.
4. POLES AND LUMINAIRES WILL BE FURNISHED AND INSTALLED BY OTHERS.

SITE LIGHTING STANDARD FOUNDATION (ROUND) 53

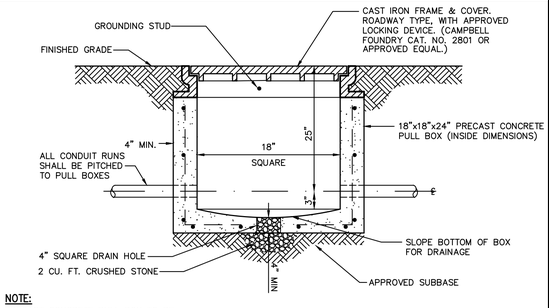


NOTES

1. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CHECK AND VERIFY ALL ANCHOR BOLT DIMENSIONS (SIZE, BOLT CIRCLE, ETC.) WITH THE POLE MANUFACTURER PRIOR TO INSTALLATION OF THE FOUNDATIONS.
2. CHAMFER EXPOSED EDGES OF ALL FOUNDATIONS.
3. PROVIDE INSULATED GROUNDING BUSHING ON EXPOSED ENDS (IN BASE OF POLE) OF ALL GALVANIZED STEEL BENDS.

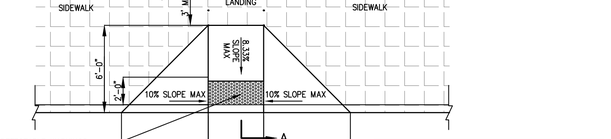
POLE BASE AND FOUNDATION

BOLLARD LIGHT BASE (ROUND) 54

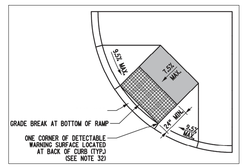


NOTE:
PRECAST CONCRETE PULL BOX TO BE DESIGNED FOR H-20 DESIGN LOAD.

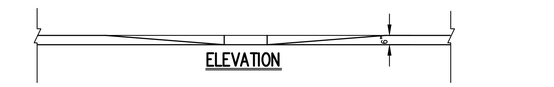
ELECTRICAL PULL BOX 55



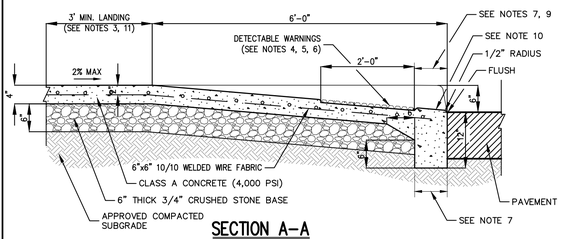
PLAN



OPTION ON CURB



ELEVATION

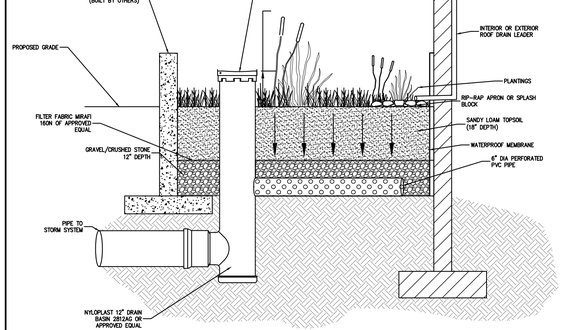


SECTION A-A

NOTES:

1. THE MAXIMUM RUNNING SLOPE OF A CURB RAMP SHALL BE 8.33%, THE MAXIMUM CROSS SLOPE SHALL BE 2.0%, AND WHERE PROVIDED, CURB RAMP FLARES SHALL NOT EXCEED 10% ALONG CURB MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
2. COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO THE CURB RAMP SHALL NOT BE STEEPER THAN 5%. THE ADJACENT SURFACES AT TRANSITIONS AT CURB RAMPS TO WALKS, GUTTERS AND STREETS SHALL BE AT THE SAME LEVEL.
3. LANDINGS SHALL BE PROVIDED AT THE TOP OF CURB RAMPS. THE CLEAR LENGTH OF THE LANDING SHALL BE THIRTY-SIX (36) INCHES MINIMUM. THE CLEAR WIDTH OF THE LANDING SHALL BE AT LEAST AS WIDE AS THE CURB RAMP, EXCLUDING FLARED SIDES, LEADING TO THE LANDING. LANDINGS SHALL HAVE A SLOPE NOT STEEPER THAN 2% IN ANY DIRECTION MEASURED WITH A 2 FOOT SMART LEVEL AS SPECIFIED IN "DIMENSIONAL TOLERANCES IN CONSTRUCTION AND FOR SURFACE ACCESSIBILITY", BY UNITED STATES ACCESS BOARD, LATEST EDITION.
4. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE WARNINGS AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A BASE DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 1.6 INCHES.
5. DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH THE ADA STANDARDS FOR ACCESSIBLE DESIGN, THE BUILDING CODE, AND APPLICABLE LOCAL LAWS AND REGULATIONS, LATEST EDITIONS.
6. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
7. SEE PLANS AND DETAILS FOR CURB TYPE AND DIMENSIONS.
8. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
9. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
10. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.
11. CURB RAMPS SHALL NOT BE LOCATED IN AN AREA THAT INTERFERES WITH MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES.
12. CURB RAMP SHALL HAVE LIGHT BROOM FINISH.
13. THE MINIMUM WIDTH OF A CURB SHALL BE 4'-0".
14. THE GRADE (RUNNING SLOPE) OF A CURB RAMP SHALL BE A MINIMUM OF 5% THE GRADE FOR DESIGN AND LAYOUT SHALL BE A MAXIMUM OF 7.5% OF THE GRADE FOR ADA ACCESSIBILITY AND WORK ACCEPTANCE SHALL BE A MAXIMUM OF 8.3%.
15. THE CROSS SLOPE OF THE CURB RAMP SHALL BE AS FLAT AS POSSIBLE AND STILL PROVIDE POSITIVE DRAINAGE. THE CROSS SLOPE OF A CURB RAMP SHALL BE 1.5% MAXIMUM FOR DESIGN AND LAYOUT, AND 2% MAXIMUM FOR WORK ACCEPTANCE.
16. WHERE A PEDESTRIAN CIRCULAR PATH CROSSES THE CURB RAMP, FLARED SIDES SHALL BE INSTALLED WITH A MAXIMUM SLOPE OF 9.5% FOR DESIGN AND LAYOUT, AND 10% MAXIMUM FOR WORK ACCEPTANCE. THE SLOPE OF FLARED SIDES IS MEASURED PARALLEL TO THE CURB LINE.
17. WHERE A CHANGE IN DIRECTION IS REQUIRED TO UTILIZE A CURB RAMP, A TURNING SPACE SHALL BE PROVIDED AT THE BASE OR THE TOP OF A CURB RAMP AS APPLICABLE. TURNING SPACES SHALL BE PERMITTED TO OVERLAP CLEAR SPACES.
18. DETECTABLE WARNING SURFACES SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS ON PEDESTRIAN ACCESS ROUTES:
    A. CURB RAMPS AND BLENDED TRANSITIONS AT PEDESTRIAN STREET CROSSINGS.
    B. PEDESTRIAN REFUGE ISLANDS (WHERE THE LENGTH OF THE PEDESTRIAN ACCESS ROUTE ACROSS THE REFUGE ISLAND IS GREATER THAN OR EQUAL TO 6 FEET).
    C. PEDESTRIAN AT-GRADE RAIL CROSSINGS NOT LOCATED WITHIN A STREET OR HIGHWAY.
19. DETECTABLE WARNING SURFACES SHALL BE PROVIDED WHERE THE PEDESTRIAN ACCESS ROUTE CROSSES DRIVEWAYS WITH SIGNAL, YIELD OR STOP CONTROL. DETECTABLE WARNING SURFACES SHALL NOT BE PROVIDED AT CROSSINGS OR UNCONTROLLED DRIVEWAY APRONS.
20. SOME DETECTABLE WARNING PRODUCTS REQUIRE A CONCRETE BORDER FOR PROPER INSTALLATION. IF REQUIRED, THE BORDER SHALL NOT EXCEED 2". WHERE THE BACK OF CURB EDGE IS TOOLED TO PROVIDE A RADIUS, THE BORDER DIMENSION SHALL BE MEASURED FROM THE INSIDE EDGE OF THE CURB RADIUS.

PERPENDICULAR CURB RAMP (WITH DETECTABLE WARNING) 56



NOTES:

1. FLOW-THROUGH AND INFILTRATION STORMWATER PLANTERS SHOULD NOT RECEIVE DRAINAGE FROM IMPERVIOUS AREAS GREATER THAN 15,000 SQUARE FEET.
2. INFILTRATION PLANTERS SHOULD BE LOCATED A MINIMUM DISTANCE OF TEN FEET FROM STRUCTURES.
3. RIP-RAP MUST BE PLACED BELOW DOWNSPOUTS OR WHERE STORMWATER ENTERS THE PLANTER TO PREVENT EROSION.
4. STORMWATER PLANTERS ARE DESIGNED TO POND WATER LESS THEN 12 HOURS, WITH A MAXIMUM OF PONDING DEPTH OF 12 INCHES.
5. FLOW-THROUGH AND INFILTRATION PLANTERS MUST HAVE A MINIMUM WIDTH OF 1.5 AND 2.5 FEET, RESPECTIVELY.
6. SOILS SPECIFICATIONS FOR THE STORMWATER PLANTERS GROWING MEDIUM SHOULD ALLOW AN INFILTRATION RATE OF 2 INCHES PER HOUR, AND 5 INCHES AN HOUR FOR THE DRAINAGE LAYER.
7. SOIL COMPACTION MUST BE NO GREATER THAN 85% IN THE PLANTER.
8. THE GROWING MEDIUM DEPTH FOR ALL THREE STORMWATER PLANTERS TYPES SHOULD BE AT LEAST 18 INCHES. GROWING MEDIA SHOULD BE A UNIFORM MIXTURE OF 70% SAND (100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE) AND 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS AND WOODY DEBRIS AND ANIMAL WASTE.
9. FOR INFILTRATION AND FLOW-THROUGH PLANTERS THE DRAINAGE LAYER SHOULD HAVE A MINIMUM DEPTH OF 12 INCHES. DRAINAGE LAYER SHOULD BE CLEAN SAND WITH 100% PASSING THE 1-INCH SIEVE AND 5% PASSING THE NO. 200 SIEVE.
10. A MINIMUM INFILTRATION DEPTH OF 3 FEET SHOULD BE PROVIDED BETWEEN THE BOTTOM OF THE INFILTRATION PRACTICE AND ANY IMPERMEABLE BOUNDARIES, SUCH AS THE SEASONAL HIGH GROUNDWATER LEVEL OR ROCK.
11. INFILTRATION PLANTERS MUST BE DESIGNED AND CONSTRUCTED WITH NO LONGITUDINAL OR LATERAL SLOPE.

FLOW-THROUGH STORMWATER PLANTER (WITH UNDER DRAIN) 57

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

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JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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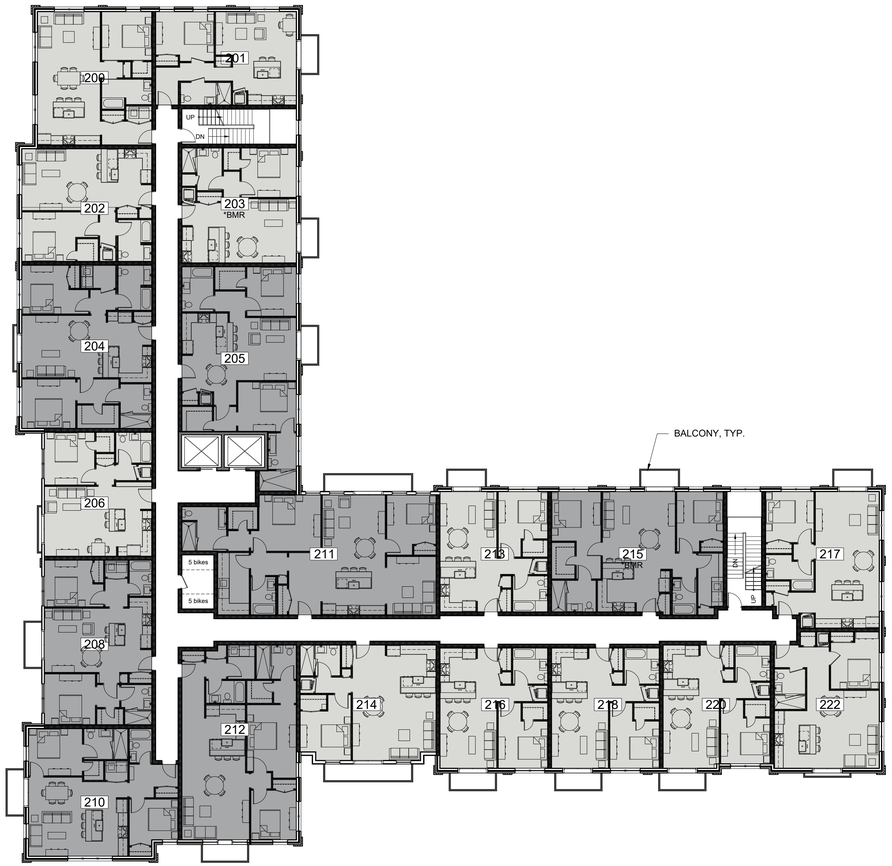
STATE OF NEW YORK · STEPHEN SPINA · LICENSED PROFESSIONAL ENGINEER · 085983

Drawn:	AH
Approved:	SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-907	-
Drawing No:	C-907 (Sheet 22 of 26)

XX

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2nd Floor Plan

12 - 1 Bedroom
7 - 2 Bedroom



1st Floor Plan

9 - 1 Bedroom
6 - 2 Bedroom

62 Total Apartments

= 1 Bedroom Apartment (Qty. = 33)

= 2 Bedroom Apartment (Qty. = 29)

*BMR = **Below-market-rate Unit**
(3 - 1 Bedroom & 3 - 2 Bedroom Units)

GRAPHIC SCALE
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

No.	Revision	Date	By
1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS
3	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS
4	REVISED PER PLANNING BOARD COMMENTS	09/29/20	AJS
	Previous Editions Obsolete		

Drawn: PW Approved: AS
Scale: 1/16" = 1'-0"
Date: 09/24/2019
Project No: 18119
Drawing No: A-100

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
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BEACON, NY 12508

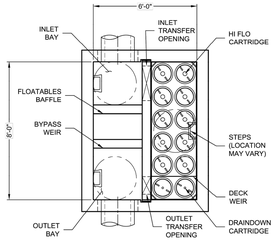
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BUILDING PLANS

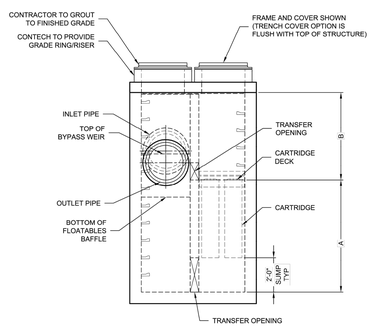
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PLAN VIEW
(TOP SLAB NOT SHOWN FOR CLARITY)



ELEVATION VIEW

JELLYFISH DESIGN NOTES

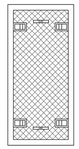
JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD

CARTRIDGE SELECTION

CARTRIDGE LENGTH	54"	40"	27"	15"
OUTLET INVERT TO STRUCTURE INVERT (A)	6'-6"	5'-4"	4'-3"	3'-3"
FLOW RATE HI-FLO / DRAINDOWN (CFS) (PER CART)	0.178 / 0.089	0.133 / 0.067	0.089 / 0.045	0.049 / 0.025
MAX. TREATMENT (CFS)	1.96	1.47	0.98	0.54
DECK TO INSIDE TOP (MIN) (B)	5.00	4.00	4.00	4.00



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.



24" TRENCH COVER
(LENGTH VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
# OF CARTRIDGES REQUIRED (HF / DD)	*
CARTRIDGE LENGTH	*

PIPE DATA:	I.E.	MAT'L	DIA	SLOPE %	H/GL
INLET #1	*	*	*	*	*
INLET #2	*	*	*	*	*
OUTLET	*	*	*	*	*

SEE GENERAL NOTES 6-7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS.

RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

GENERAL NOTES:
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS REPRESENTATIVE. www.ContechES.com
3. JELLYFISH WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
4. STRUCTURE SHALL MEET AASHTO HS-20 OR PER APPROVING JURISDICTION REQUIREMENTS, WHICHEVER IS MORE STRINGENT, ASSUMING EARTH COVER OF 0' - 10', AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 LOAD RATING AND BE CAST WITH THE CONTECH LOGO.
5. STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-857, ASTM C-918, AND AASHTO LOAD FACTOR DESIGN METHOD.
6. OUTLET PIPE INVERT IS EQUAL TO THE CARTRIDGE DECK ELEVATION.
7. THE OUTLET PIPE DIAMETER FOR NEW INSTALLATIONS IS RECOMMENDED TO BE ONE PIPE SIZE LARGER THAN THE INLET PIPE AT EQUAL OR GREATER SLOPE.
8. NO PRODUCT SUBSTITUTIONS SHALL BE ACCEPTED UNLESS SUBMITTED 10 DAYS PRIOR TO PROJECT BID DATE, OR AS DIRECTED BY THE ENGINEER OF RECORD.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STRUCTURE.
C. CONTRACTOR WILL INSTALL AND LEVEL THE STRUCTURE, SEALING THE JOINTS, LINE ENTRY AND EXIT POINTS (NON-SHRINK GROUT WITH APPROVED WATERSTOP OR FLEXIBLE BOOT).
D. CARTRIDGE INSTALLATION, BY CONTECH, SHALL OCCUR ONLY AFTER SITE HAS BEEN STABILIZED AND THE JELLYFISH UNIT IS CLEAN AND FREE OF DEBRIS. CONTACT CONTECH TO COORDINATE CARTRIDGE INSTALLATION WITH SITE STABILIZATION.

Jellyfish® Filter
THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING: U.S. PATENT NO. 8,287,230; 8,221,618; US 9,103,based; OTHER INTERNATIONAL PATENTS PENDING

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

JELLYFISH JFPD0806
STANDARD DETAIL
PEAK DIVERSION CONFIGURATION

NOTES:

REQUIRED MAINTENANCE FOR THE JELLYFISH FILTER IS BASED UPON RESULTS OF THE MOST RECENT INSPECTION, HISTORICAL MAINTENANCE RECORDS, OR THE SITE SPECIFIC WATER QUALITY MANAGEMENT PLAN; WHICHEVER IS MORE FREQUENT. IN GENERAL, MAINTENANCE REQUIRES SOME COMBINATION OF THE FOLLOWING:

1. SEDIMENT REMOVAL FOR DEPTHS REACHING 12 INCHES OR GREATER, OR WITHIN 3 YEARS OF THE MOST RECENT SEDIMENT CLEANING, WHICHEVER OCCURS SOONER.
2. FLOATABLE TRASH, DEBRIS AND OIL REMOVAL.
3. DECK CLEANED AND FREE FROM SEDIMENT.
4. FILTER CARTRIDGES RINSED AND RE-INSTALLED AS REQUIRED BY THE MOST RECENT INSPECTION RESULTS, OR WITHIN 12 MONTHS OF THE MOST RECENT FILTER RINSING, WHICHEVER OCCURS SOONER.
5. REPLACE TENTACLES IF RINSING DOES NOT RESTORE ADEQUATE HYDRAULIC CAPACITY, REMOVE ACCUMULATED SEDIMENT, OR IF DAMAGED OR MISSING. IT IS RECOMMENDED THAT TENTACLES SHOULD REMAIN IN SERVICE NO LONGER THAN 5 YEARS BEFORE REPLACEMENT.
6. DAMAGED OR MISSING CARTRIDGE DECK COMPONENTS MUST BE REPAIRED OR REPLACED AS INDICATED BY RESULTS OF THE MOST RECENT INSPECTION.
7. THE UNIT MUST BE CLEANED OUT AND FILTER CARTRIDGES INSPECTED IMMEDIATELY AFTER AN UPSTREAM OIL, FUEL, OR CHEMICAL SPILL. Filter CARTRIDGE TENTACLES SHOULD BE REPLACES IF DAMAGED OR COMPROMISED BY THE SPILL.

JELLYFISH FILTER

58

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XX

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XX

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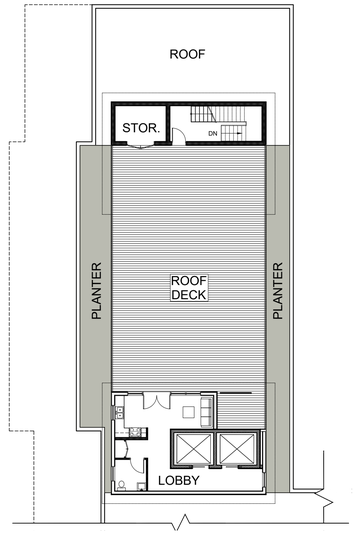
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STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

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18119-DETAILS	C-908	–	

Drawing No:
C-908
(Sheet 23 of 26)



Partial Roof Plan



4th Floor Plan
0 - 1 Bedroom
9 - 2 Bedroom



3rd Floor Plan
12 - 1 Bedroom
7 - 2 Bedroom

62 Total Apartments

= **1 Bedroom Apartment (Qty. = 33)**

= **2 Bedroom Apartment (Qty. = 29)**

***BMR =** **Below-market-rate Unit**
(3 - 1 Bedroom & 3 - 2 Bedroom Units)

GRAPHIC SCALE
0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS
3	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS
4	REVISED PER PLANNING BOARD COMMENTS	09/29/20	AJS
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Date: 09/24/2019
Project No: 18119
Drawing No: A-101

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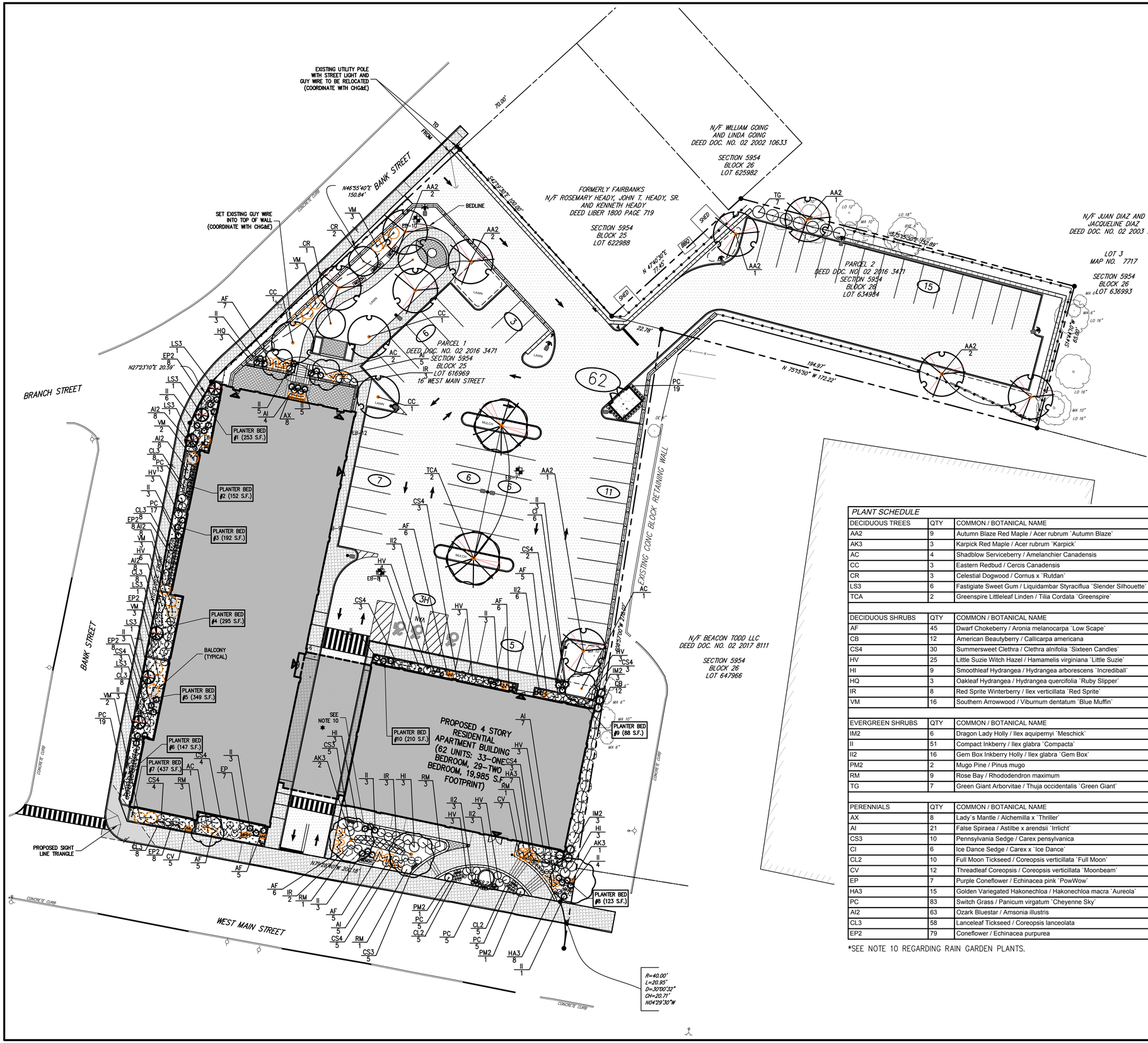
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BUILDING PLANS

BEACON COMMONS
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LEGEND

- EXISTING TREE AND DESIGNATION
- PROPOSED DECIDUOUS TREE
- PROPOSED FLOWERING TREE
- PROPOSED CONIFEROUS TREE
- PROPOSED SHRUBS

NOTES:

1. ALL PLANT MATERIAL SHALL BE FIRST QUALITY STOCK. PLANTED MATERIAL AND METHODS OF INSTALLATION SHALL CONFORM TO THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION, AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
2. ALL AREAS OF THE SITE NOT OCCUPIED BY BUILDING OR PAVEMENT AND NOT SPECIFIED AS BEING PLANTED WITH TREES, SHRUBS OR GROUND COVER SHALL BE LAWN.
3. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" OF BROWN MULCH. MULCH SHALL BE CLEAN, NON-DYED, TOXIC FREE, SHREDDED HARDWOOD.
4. PLANT MATERIALS AS SPECIFIED ON THE DRAWINGS AND DELIVERED TO THE SITE SHALL BE NURSERY GROWN AND CERTIFIED TRUE TO THEIR GENUS, SPECIES AND VARIETY. SUBSTITUTIONS ARE NOT PERMITTED WITHOUT THE PROJECT LANDSCAPE ARCHITECTS WRITTEN APPROVAL.
5. ALL LANDSCAPING SHALL CONTINUE TO BE MAINTAINED IN A HEALTHY GROWING CONDITION THROUGHOUT THE DURATION OF THE PROJECT. ANY PLANTING NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS AT THE BEGINNING OF THE NEXT, IMMEDIATELY FOLLOWING, GROWING SEASON.
6. ALL TREES AND SHRUBS SHALL BE PRUNED AND SHAPED AND BE SUBJECT TO THE APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT AND GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. ANY TREES AND SHRUBS THAT WILL POSSIBLY MATURE AND GROW TOWARDS THE BUILDING, LIGHT POLES, RETAINING WALLS, FENCES, PARKING SPACES, ETC. SHALL BE TRIMMED/PRUNED BACK APPROPRIATELY.
7. PLANTING STOCK SHALL BE WELL-BRANCHED AND WELL-FORMED, SOUND, VIGOROUS, HEALTHY, FREE FROM DISEASE, SUN-SCALE, WINDBURN, ABRASION, AND HARMFUL INSECTS OR INSECTS EGGS; AND SHALL HAVE HEALTHY, NORMAL UNBROKEN ROOT SYSTEMS. DECIDUOUS TREES AND SHRUBS SHALL BE SYMMETRICALLY DEVELOPED, OF UNIFORM HABIT OF GROWTH, WITH STRAIGHT TRUNKS OR STEMS, AND FREE FROM OBJECTIONABLE DISFIGUREMENTS. EVERGREEN TREES AND SHRUBS SHALL HAVE WELL-DEVELOPED SYMMETRICAL TOPS WITH TYPICAL SPREAD OF BRANCHES FOR EACH PARTICULAR SPECIES OR VARIETY. ONLY VINES AND GROUND COVER PLANTS WELL ESTABLISHED IN REMOVAL CONTAINERS, INTEGRAL CONTAINERS, OR FORMED HOMOGENEOUS SOIL SECTIONS SHALL BE USED. PLANTS SHALL BE GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
8. ALL STOCK SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN STOCK, UNLESS OTHERWISE SPECIFIED. BAREROOT STOCK OF ANY KIND IS UNACCEPTABLE UNLESS SPECIFIED.
9. ALL PLANTING BEDS, LAWNS AND LANDSCAPED AREAS SHALL RECEIVE A MINIMUM 4" THICK LAYER OF TOPSOIL, UNLESS OTHERWISE SPECIFIED.
10. RAIN GARDEN PLANTINGS:
    30 - 1 GALLON PERENNIALS TO BE SELECTED BY PROJECT LANDSCAPE ARCHITECT.

PLANT SCHEDULE

DECIDUOUS TREES	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AA2	9	Autumn Blaze Red Maple / Acer rubrum `Autumn Blaze`	2 1/2" - 3" Cal.	B & B	
AK3	3	Karpick Red Maple / Acer rubrum `Karpick`	2 1/2" - 3" CAL.	B & B	
AC	4	Shadblow Serviceberry / Amelanchier Canadensis	8` - 10` HT.	B & B	Full Heavy Multi Ster
CC	3	Eastern Redbud / Cercis Canadensis	8`-10` HT	B & B	
CR	3	Celestial Dogwood / Cornus x `Rutdan`	10` - 12` HT	B & B	Full Heavy
LS3	6	Fastigiate Sweet Gum / Liquidambar Styraciflua `Slender Silhouette`	2" - 2 1/2" Cal.	B & B	
TCA	2	Greenspire Littleleaf Linden / Tilia Cordata `Greenspire`	2 1/2" - 3" Cal.	B & B	
DECIDUOUS SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AF	45	Dwarf Chokeberry / Aronia melanocarpa `Low Scape`	3 gal	Cont.	
CB	12	American Beautyberry / Callicarpa americana	5 gal	Cont.	
CS4	30	Summersweet Clethra / Clethra alnifolia `Sixteen Candles`	5 gal	Cont.	
HV	25	Little Suzie Witch Hazel / Hamamelis virginiana `Little Suzie`	3 gal	Cont.	
HI	9	Smoothleaf Hydrangea / Hydrangea arborescens `Incrediball`	30" - 36"	B & B	
HQ	3	Oakleaf Hydrangea / Hydrangea quercifolia `Ruby Slipper`	30" - 36"	B & B	
IR	8	Red Sprite Winterberry / Ilex verticillata `Red Sprite`	3 gal	Cont.	
VM	16	Southern Arrowwood / Viburnum dentatum `Blue Muffin`	5 gal	Cont.	
EVERGREEN SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
IM2	6	Dragon Lady Holly / Ilex aquipernyi `Meschick`	5` - 6` HT	B&B	
II	51	Compact Inkberry / Ilex glabra `Compacta`	5 gal	Cont.	
II2	16	Gem Box Inkberry Holly / Ilex glabra `Gem Box`	2 gal	Cont.	
PM2	2	Mugo Pine / Pinus mugo	5 gal	Cont.	
RM	9	Rose Bay / Rhododendron maximum	30" - 36" HT.	B & B	
TG	7	Green Giant Arborvitae / Thuja occidentalis `Green Giant`	6` - 8` HT	B & B	
PERENNIALS	QTY	COMMON / BOTANICAL NAME	SIZE	ROOT COND.	REMARKS
AX	8	Lady`s Mantle / Alchemilla x `Thriller`	1 gal	Cont.	
AI	21	False Spiraea / Astilbe x arendsii `Irrlicht`	1 gal	Cont.	
CS3	10	Pennsylvania Sedge / Carex pensylvanica	1 gal	Cont.	
CI	6	Ice Dance Sedge / Carex x `Ice Dance`	1 gal	Cont.	
CL2	10	Full Moon Tickseed / Coreopsis verticillata `Full Moon`	1 gal	Cont.	
CV	12	Threadleaf Coreopsis / Coreopsis verticillata `Moonbeam`	1 gal	Cont.	
EP	7	Purple Coneflower / Echinacea pink `PowWow`	1 gal	Cont.	
HA3	15	Golden Variegated Hakonechloa / Hakonechloa macra `Aureola`	1 gal	Cont.	
PC	83	Switch Grass / Panicum virgatum `Cheyenne Sky`	2 gal	Cont.	
AI2	63	Ozark Bluestar / Amsonia illustris	1 gal	Cont.	
CL3	58	Lanceleaf Tickseed / Coreopsis lanceolata	1 gal	Cont.	
EP2	79	Coneflower / Echinacea purpurea	1 gal	Cont.	

*SEE NOTE 10 REGARDING RAIN GARDEN PLANTS.

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2.	REVISED PER CITY COMMENTS	02/24/2020	AH
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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

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LANDSCAPING PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

Drawn:	AH
Approved:	SS
Scale:	1" = 20'
Date:	10/29/2019
Project No:	18119
18119-LAND	LAND	LAND.scr
Drawing No:	L-100 (Sheet 24 of 26)

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ELEVATION - WEST MAIN STREET

STANDING SEAM METAL SIDING. COLOR: BRICK RED

PAINTED METAL RAILING. COLOR: BLACK

CLAD ALUMINUM WINDOWS - ANDERSEN 400 SERIES OR APPROVED EQUAL. COLOR: BLACK

BRICK SIDING - GLEN GARY 56DD OR APPROVED EQUAL

HARDIE BOARD VERTICAL BOARD AND BATTEN SIDING: COLOR: BRICK RED



PERSPECTIVE - CORNER OF WEST MAIN STREET & BANK STREET



ELEVATION - BANK STREET

STANDING SEAM METAL SIDING. COLOR: BRICK RED

PAINTED METAL RAILING. COLOR: BLACK

CLAD ALUMINUM WINDOWS - ANDERSEN 400 SERIES OR APPROVED EQUAL. COLOR: BLACK

BRICK SIDING - GLEN GARY 56DD OR APPROVED EQUAL

HARDIE BOARD VERTICAL BOARD AND BATTEN SIDING: COLOR: BRICK RED



PERSPECTIVE - LOOKING TOWARDS WEST MAIN STREET



PERSPECTIVE - PORTE COCHERE ENTRY



PERSPECTIVE - CORNER OF WEST MAIN STREET & BANK STREET



PERSPECTIVE - WEST MAIN STREET ENTRANCE



PERSPECTIVE - LOOKING ACROSS WEST MAIN STREET TO PORTE COCHERE ENTRY

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1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS
3	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS
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ELEVATIONS

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GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

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A-100
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LICENSED PROFESSIONAL ENGINEER STEPHEN J. SIEGEL STATE OF NEW YORK

AERIAL SITE PLAN

BEACON COMMONS
16 WEST MAIN STREET
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TRAFFIC STUDY

BEACON COMMONS

16 WEST MAIN STREET
CITY OF BEACON, NEW YORK

Prepared for:

Farrell Building Company
2317 Montauk Highway
Bridgehampton, NY 11932

Prepared by:

JMC Project **18119**

Date:

March 31, 2020

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APPENDIX	DESCRIPTION
A.	TABLES

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2	Intersection Operations-Peak Weekday AM Hour
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3	2022 General Growth Volumes-Peak Weekday AM Hour
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5	Other Development Volumes-555 South Avenue Development

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10 2022 No Build Volumes-Peak Weekday AM Hour
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12 Primary Trip Distributions
13 Primary Volumes-Peak Weekday AM Hour
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15 2022 Build Volumes-Peak Weekday AM Hour
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C. TURNING MOVEMENT COUNTS

D. CAPACITY ANALYSES

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I. INTRODUCTION

This Traffic Study has been prepared to assess existing conditions as well as future traffic operations in association with the proposed Beacon Commons development located at 16 West Main Street in the City of Beacon, NY. The location of the site is illustrated on the figures included in Appendix B.

The 1.5 acre property currently contains an 8,875 square foot retail store and materials supply distributor building with associated off-street parking. The applicant proposes to raze the existing building and construct a four story apartment building containing 62 residential units with associated off-street parking. The proposed building would be comprised of 33 one-bedroom and 29 two-bedroom units.

Access to the site is currently provided via one full movement driveway on West Main Street and two full movement driveways on Bank Street. Under proposed conditions, access to the site would be consolidated to provide one full movement driveway on West Main Street and an entrance only driveway from Bank Street.

II. EXISTING CONDITIONS

A. Existing Roadway Network

JMC performed field reconnaissance at the site and adjoining roadway network in order to gather existing conditions data. The field work included a determination of lane widths, striping, horizontal and vertical alignments, signs, traffic signal phasing and timings, speed limits, pedestrian activities, traffic flows, sidewalks, curbing, etc.

NY 9D is under the jurisdiction of the New York State Department of Transportation (NYSDOT). NY 9D in the study area is also known as North Avenue. It is generally a north-south roadway which connects to US 202 in Cortlandt and US 9 in Wappinger Falls. It generally provides one travel lane in each direction; however, it does widen to provide

additional lanes at several locations. Within the study area, NY 9D has a posted speed limit of 30 mph and on-street parking is prohibited.

Beekman Street is generally a north/south roadway which changes to an east/west roadway at its south terminus. This roadway is under the jurisdiction of the City of Beacon. The roadway connects to Route 9D at each of its termini. Beekman Street provides one travel lane in each direction and widens at a few intersections to provide additional lanes. It has a posted speed limit of 30 mph and on-street parking is permitted along certain locations of the roadway.

West Main Street is an east/west roadway connecting to Beekman Street in the east and the Beacon train station in the west. This roadway is under the jurisdiction of the City of Beacon. It provides one travel lane in each direction. The roadway has a posted speed limit of 25 mph and parking is permitted on both sides of the street.

In order to evaluate the changes in traffic associated with the proposed development, the following intersections have been analyzed:

1. West Main Street & Site Driveway
2. West Main Street & Beekman Street
3. NY 9D & Beekman Street with West Church Street
4. NY 9D & Tompkins Avenue with Ralph Street

The proposed site driveway intersects West Main Street at a T-type unsignalized intersection. West Main Street provides a single travel lane in both directions for shared thru and turning movements. The site driveway provides one egress lane with shared turning movements.

Beekman Street intersects West Main Street at an unsignalized 'T' intersection. The Beekman Street approaches provide a single thru lane with shared turning movements in both directions. West Main Street provides one approach lane with shared turning

movements. West Main Street is controlled by a stop sign. The site driveway for The View development proposes to serve as the fourth leg to this intersection opposite the West Main Street approach. The View driveway is proposed to operate as a stop condition.

Beekman Street and West Church Street intersect NY 9D at a signalized four-legged intersection. The northbound and southbound approaches of NY 9D provide one lane for shared thru/right movements and a separate left turn lane. The eastbound approach of Beekman Street provides a separate right turn lane and a shared left/thru lane. The westbound approach of West Church Street provides a single shared lane for all turning movements.

NY 9D intersects Tompkins Avenue and Ralph Street at an unsignalized four-legged intersection. The Tompkins Avenue and Ralph Street approaches to the intersection provide a single approach lane for all turning movements. The NY 9D northbound and southbound approaches provide one lane for shared thru and right turn movements and a separate left turn lane. Tompkins Avenue and Ralph Street are under stop sign control.

B. Existing Volumes

Traffic counts were performed at the studied intersections in order to quantify and analyze existing peak hour volumes as well as to establish base conditions for projecting future operations. The counts included pedestrian activities and truck traffic.

Traffic counts were conducted from 7:00 – 9:00 AM and 4:00 – 7:00 PM on Tuesday, February 25, 2020 for all the studied intersections except for the site driveway intersection. Traffic volumes at the site driveway have been projected based on the counts conducted at the intersection of West Main Street and Beekman Street. The peak hour volumes occurred between 7:00 – 8:00 AM during the weekday morning and 4:45-5:45 PM during the weekday afternoon. The intersection traffic count data is included in Appendix C. The peak hour volumes are shown on Figures 1 and 2 "2020 Existing Volumes". All figures are

included in Appendix B.

C. Intersection Analysis Methodology

The intersections have been analyzed based on the methodologies of the Highway Capacity Manual 6th Edition. Information derived from the manual relative to the level of service criteria is provided below.

1. Level-of-Service Criteria for Signalized Intersections

Levels of Service (LOS) for signalized intersections are defined in terms of delay, which is a measure of driver discomfort, frustration, fuel consumption, and lost travel time. The delay experienced by a motorist is made up of a number of factors that relate to control, geometrics, traffic and incidents. Total delay is the difference between the travel time actually experienced and the reference travel time that would result during ideal conditions: in the absence of traffic control, in the absence of geometric delay, in the absence of any incidents, and when there are no other vehicles on the road. Only the portion of total delay attributed to the control facility is quantified. This delay is called control delay. Control delay includes the delays of initial deceleration, move-up time in the queue, stops, and reacceleration. In this chapter, control delay may also be referred to as signal delay. Specifically, LOS criteria for traffic signals are stated in terms of the average control delay per vehicle, typically for a peak 15-minute analysis period. Delay is a complex measure and is dependent on a number of variables, including the quality of progression, the cycle length, the green ratio, and the volume/capacity (*v/c)* ratio for the lane group in question.

LOS A describes operations with very low control delay, up to 10 seconds per vehicle. This level of services occurs when progression is extremely favorable and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths may also contribute to low delay.

LOS B describes operations with control delay greater than 10 and up to 20 seconds per vehicle. This level generally occurs with good progression, short cycle lengths, or both.

LOS C describes operations with control delay greater than 20 and up to 35 seconds per vehicle. These higher delays may result from fair progression, longer cycle lengths, or both.

LOS D describes operations with control delay greater than 35 and up to 55 seconds per vehicle. At level D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, or high *v/c* ratios. Many vehicles stop, and the proportion of vehicles not stopping declines.

LOS E describes operations with control delay greater than 55 and up to 80 seconds per vehicle. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent occurrences.

LOS F describes operations with control delay in excess of 80 seconds per vehicle and/or the arrival flow rates exceed the capacity of the intersection. It will also occur at high *v/c* ratios below 1.0 with many individual cycle failures. If the volume-to-capacity (v/c) is greater than 1.0, the LOS is considered an F, even if the delays are lower than 80 seconds.

The LOS criteria for signalized intersections are presented below.

Signalized Level of Service Criteria		
Control Delay (Seconds/Vehicle)	**LOS by Volume-to-Capacity Ratio**	
	v/c ≤ 1.0	**v/c > 1.0**
≤10	A	F
>10 and ≤20	B	F
>20 and ≤35	C	F
>35 and ≤55	D	F
>55 and ≤80	E	F
>80	F	F

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

2. Level of Service for Unsignalized Intersections

The Levels of Service (LOS) for Two Way Stop Control (TWSC) and All Way Stop Control (AWSC) intersections and Roundabouts are determined by the computed or measured control delay and are defined for each minor movement. LOS is not defined for the intersection as a whole for TWSC intersections. LOS criteria are presented below.

Unsignalized Level of Service Criteria		
Control Delay (Seconds/Vehicle)	**LOS by Volume-to-Capacity Ratio**	
	v/c ≤ 1.0	**v/c > 1.0**
≤10	A	F
>10 and ≤15	B	F
>15 and ≤25	C	F
>25 and ≤35	D	F
>35 and ≤50	E	F
>50	F	F

For TWSC intersections, 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 the intersection as a whole at TWSC intersections. For approach-based and intersectionwide assessments at AWSC intersections and roundabouts, LOS is defined solely by control delay.

Average control delay less than 10 seconds/vehicle are defined as LOS A. Follow-up times of less than 5 seconds/vehicle have been measured when there is no conflicting traffic, so control delays of less than 10 seconds/vehicle are appropriate for low flow conditions. If the volume-to-capacity (v/c) is greater than 1.0, the LOS is considered an F, even if the delays are lower than 50 seconds.

The LOS criteria for unsignalized intersections are somewhat different than the criteria used for signalized intersections. The primary reason for this difference is that drivers expect different levels of performance from different kinds of transportation facilities. A number of driver behavior considerations combine to make delays at signalized intersections less onerous than delays at unsignalized intersections. For example, drivers at signalized intersections are able to relax during the red interval, whereas drivers on the minor approaches to unsignalized intersections must remain attentive to the task of identifying acceptable gaps and vehicle conflicts. Also, there is often much more variability in the amount of delay experienced by individual drivers at an unsignalized intersections versus that at signalized intersections. For these reasons, it is considered that the control delay threshold for any given LOS would be less for an unsignalized intersection than it would be for a signalized intersection.

D. Existing Operations

The intersection capacity analyses based on existing volumes and conditions are shown on Tables 2 and 3. The specific volume/capacity ratios, delay for average vehicle in seconds and the associated levels of service are summarized for each lane group, the approach as well as the overall intersection as applicable on Tables 2 to 3. All tables are included in Appendix A.

During the peak weekday AM hour, the Beekman Street approach and left/thru lane at its intersection with NY 9D operates at a level of service C. The Tompkins Avenue and Ralph Street approaches to NY 9D operate at a level of service C. All other movements at the studied intersections operate at a level of service B or better during the peak weekday AM hour.

During the peak weekday PM hour, the Beekman Street approach and lanes as well as the West Church Street approach to NY 9D operates at a level of service C. The Tompkins Avenue approach to NY 9D operate at a level of service D while the Ralph Street approach to NY 9D operates at a level of service C. All other movements at the studied intersections operate at a level of service B or better during the peak weekday PM hour.

III. PROJECTED CONDITIONS

A. No-Build Volumes

In order to project future traffic increases to the year 2022, the existing volumes were increased by a general growth rate of 2% per year compounded annually. Based on discussions with the City of Beacon staff and the City's consultants, we have incorporated the traffic volumes associated with other developments. These developments include the River Ridge Residential Development, Edgewater Development, The View, West End Lofts, and the 555 South Avenue project. The resulting 2021 no-build volumes represent traffic

operation in 2022 without the development of the site. The general growth volumes, other development volumes, and no-build volumes have been shown in the figures in Appendix B.

The NYSDOT has implemented improvements along NY 9D in March 2020 which has been considered in the no-build conditions. These improvements consist of converting the existing traffic signals along NY 9D at the Interstate 84 ramps, Verplanck Avenue, and Beekman Street intersections to adaptive traffic signals. Adaptive traffic signals are able to adjust splits and cycle lengths in real time based on real time collection of traffic volume data to allocate green time more efficiently to assist in the progression of vehicles.

During the peak weekday AM hour, the West Main Street approach to its intersection with Beekman Street is projected to increase in delay from a level of service B under existing conditions to a level of service C under no-build conditions. At the intersection of NY 9D and Beekman Street, the Beekman Street approach and left/thru lane are projected to improve in delay from a level of service C under existing conditions to a level of service B under no-build conditions. The NY 9D southbound approach and thru/right lane at its intersection with Beekman Street is project to increase in delay to operate at a level of service C. The Tompkins Avenue approach to NY 9D is projected to increase in delay to operate at a level of service F under no-build conditions while the Ralph Street approach to NY 9D is projected to operate at a level of service D. All other movements at the studied intersections under no-build conditions are projected to operate at the same levels of service as experienced under existing conditions during the peak weekday AM hour.

During the peak weekday PM hour, the West Main Street approach to its intersection with Beekman Street is projected to increase in delay from a level of service B under existing conditions to a level of service C under no-build conditions. The overall intersection of NY 9D and Beekman Street is projected to increase in delay to operate at a level of service C. At the intersection of NY 9D and Beekman Street, the Beekman Street right turn lane and West Church Street approach are projected to improve in delay from a level of service C under existing conditions to a level of service B under no-build conditions. The NY 9D southbound left turn lane at its intersection with Beekman Street is project to increase in

delay to operate at a level of service B while the NY 9D southbound approach and thru/right lane are projected to operate at a level of service C. The Tompkins Avenue approach to NY 9D is projected to increase in delay to operate at a level of service F under no-build conditions while the Ralph Street approach to NY 9D is projected to operate at a level of service C. All other movements at the studied intersections under no-build conditions are projected to operate at the same levels of service as experienced under existing conditions during the peak weekday PM hour.

B. Build Volumes

The projected traffic associated with the proposed development is based on information published by the Institute of Transportation Engineers (ITE) in its publication "Trip Generation Manual, 10th Edition." Table 1 shows the traffic volumes associated with the proposed development. The development will result in approximately 22 and 28 primary trips during the peak weekday AM and Weekday PM hours, respectively. The development's trips represent 1 trip every 2-3 minutes during the peak weekday AM and PM hours. This study provides a conservative analysis since a credit of the traffic volumes related to existing uses to be removed on the property as part of the proposed development have not been considered. The traffic volumes associated with the proposed development have been shown in the figures in Appendix B.

The primary volumes were routed through the studied intersections based on traffic volume data and consideration of the area roadways. Adding the development related traffic results in 2022 Build Volumes which reflect projected volumes after the completion and occupancy of the development.

IV. FINDINGS & CONCLUSION

Intersection capacity analysis computed based on the Build Volumes indicate that the intersections will operate at the same levels of service as projected for the No-Build Volumes during both studied peak hours except for one turning movement during the peak weekday PM

hour. Projected operations with the proposed development are shown on Tables 2 and 3. During the peak weekday PM hour, NY 9D southbound left turn lane at its intersection with Beekman Street is projected to improve in delay to operate at a level of service A under build conditions. The proposed site driveway along West Main Street is projected to operate at a level of service A during both studied peak hours.

Based on the above, it is the professional opinion of JMC that the development of the site to a four story apartment building containing 62 residential units will not have a significant impact on traffic operations in the study area.

Respectfully submitted,
JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Marc Petroro, PE, PTOE
Senior Project Manager

Kevin Masciovecchio, EIT
Senior Designer III

APPENDIX A

TABLES

TABLE 1

PROPOSED DEVELOPMENT VOLUMES[1]

DESCRIPTION	PEAK WEEKDAY AM HOUR			PEAK WEEKDAY PM HOUR		
	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
a. Proposed 62 Unit Multifamily Housing Primary Volumes (ITE Code 221)[2]	6	16	22	17	11	28

Notes:

(1) Trip generation is based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition.

(2) Multifamily Housing (Mid-Rise) (ITE Code 221) is defined by ITE as multifamily housing including apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

TABLE 2

INTERSECTION OPERATIONS-PEAK WEEKDAY AM HOUR

INTERSECTION	APPROACH	LANE GROUP	2020 EXISTING			2022 NO BUILD			2022 BUILD		
			V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)
1. West Main Street & Site Driveway (Unsignalized)	EASTBOUND (W Main St)	LEFT / THRU							-	0.0	A
	WESTBOUND (W Main St)	THRU / RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND (Site Dwy)	LEFT / RIGHT							0.02	9.8	A
2. West Main Street & Beekman Street (Unsignalized)	EASTBOUND (Beekman St)	THRU / RIGHT	0.01	8.3	A						
	WESTBOUND (Beekman St)	LEFT / THRU	-	-	-		N/A			N/A	
	SOUTHBOUND (W Main St)	LEFT / RIGHT	0.06	13.6	B						
2a. West Main Street / The View Driveway & Beekman Street (Unsignalized with Improvements from Others)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT				0.02	8.5	A	0.03	8.5	A
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT		N/A		0.01	7.6	A	0.01	7.6	A
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT				0.04	9.8	A	0.04	9.9	A
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT				0.12	17.3	C	0.17	18.2	C
3. NY 9D & Beekman Street / West Church Street (Signalized)	EASTBOUND (Beekman St)	LEFT / THRU	0.45	21.6	C	0.40	17.4	B	0.45	18.0	B
		RIGHT	0.05	18.8	B	0.16	16.1	B	0.18	16.3	B
		COMPOSITE	-	21.4	C	-	17.1	B	-	17.7	B
	WESTBOUND (W Church St)	LEFT/THRU/RIGHT	0.06	18.8	B	0.06	15.7	B	0.06	15.9	B
	NORTHBOUND (NY 9D)	LEFT	0.05	7.7	A	0.14	9.7	A	0.15	9.7	A
		THRU / RIGHT	0.35	9.4	A	0.54	10.0	A	0.53	9.9	A
		COMPOSITE	-	9.3	A	-	10.0	A	-	9.9	A
	SOUTHBOUND (NY 9D)	LEFT	0.01	5.4	A	0.01	6.1	A	0.01	6.0	A
		THRU / RIGHT	0.68	12.8	B	0.92	21.4	C	0.92	21.4	C
		COMPOSITE	-	12.7	B	-	21.4	C	-	21.3	C
	INTERSECTION	COMPOSITE	-	12.9	B	-	16.9	B	-	16.9	B
4. NY 9D & Tompkins Avenue / Ralph Street (Signalized)	EASTBOUND (Tompkins Ave)	LEFT/THRU/RIGHT	0.18	22.7	C	0.69	62.1	F	0.70	64.5	F
	WESTBOUND (Ralph St)	LEFT/THRU/RIGHT	0.06	22.8	C	0.08	31.7	D	0.09	32.3	D
	NORTHBOUND (NY 9D)	LEFT	0.00	9.0	A	0.01	9.5	A	0.01	9.5	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND (NY 9D)	LEFT	-	0.0	A	-	0.0	A	-	0.0	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-

Notes:

(1) V/C represents volume/capacity ratio

(2) Delay is average seconds delay per vehicle

(3) LOS represents level of service

TABLE 3

INTERSECTION OPERATIONS-PEAK WEEKDAY PM HOUR

INTERSECTION	APPROACH	LANE GROUP	2020 EXISTING			2022 NO BUILD			2022 BUILD		
			V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)	V/C(1)	DELAY(2)	LOS(3)
1. West Main Street & Site Driveway (Unsignalized)	EASTBOUND (W Main St)	LEFT / THRU							-	0.0	A
	WESTBOUND (W Main St)	THRU / RIGHT		N/A			N/A		-	-	-
	SOUTHBOUND (Site Dwy)	LEFT / RIGHT							0.01	9.4	A
2. West Main Street & Beekman Street (Unsignalized)	EASTBOUND (Beekman St)	THRU / RIGHT	0.00	7.5	A						
	WESTBOUND (Beekman St)	LEFT / THRU	-	-	-		N/A			N/A	
	SOUTHBOUND (W Main St)	LEFT / RIGHT	0.05	12.0	B						
2a. West Main Street / The View Driveway & Beekman Street (Unsignalized with Improvements from Others)	EASTBOUND (Beekman St)	LEFT/THRU/RIGHT				0.04	7.7	A	0.05	7.7	A
	WESTBOUND (Beekman St)	LEFT/THRU/RIGHT		N/A		0.02	8.1	A	0.02	8.1	A
	NORTHBOUND (The View Dwy)	LEFT/THRU/RIGHT				0.02	11.3	B	0.02	11.4	B
	SOUTHBOUND (W Main St)	LEFT/THRU/RIGHT				0.11	17.2	C	0.15	18.5	C
3. NY 9D & Beekman Street / West Church Street (Signalized)	EASTBOUND (Beekman St)	LEFT / THRU	0.70	27.9	C	0.66	21.9	C	0.67	21.6	C
		RIGHT	0.05	20.3	C	0.11	15.9	B	0.11	16.2	B
		COMPOSITE	-	27.5	C	-	21.2	C	-	20.9	C
	WESTBOUND (W Church St)	LEFT/THRU/RIGHT	0.02	20.1	C	0.02	15.5	B	0.02	15.8	B
	NORTHBOUND (NY 9D)	LEFT	0.08	10.6	B	0.25	13.9	B	0.27	14.1	B
		THRU / RIGHT	0.43	13.8	B	0.65	15.1	B	0.64	14.9	B
		COMPOSITE	-	13.6	B	-	15.0	B	-	14.8	B
	SOUTHBOUND (NY 9D)	LEFT	0.01	8.6	A	0.01	10.1	B	0.01	10.0	A
		THRU / RIGHT	0.62	15.9	B	0.92	25.3	C	0.93	26.1	C
		COMPOSITE	-	15.8	B	-	25.2	C	-	26.0	C
	INTERSECTION	COMPOSITE	-	17.9	B	-	20.7	C	-	21.0	C
4. NY 9D & Tompkins Avenue / Ralph Street (Signalized)	EASTBOUND (Tompkins Ave)	LEFT/THRU/RIGHT	0.22	28.8	D	0.74	93.9	F	-	97.4	F
	WESTBOUND (Ralph St)	LEFT/THRU/RIGHT	0.04	17.3	C	0.05	22.2	C	0.05	22.4	C
	NORTHBOUND (NY 9D)	LEFT	0.02	9.0	A	0.05	9.8	A	0.05	9.9	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-
	SOUTHBOUND (NY 9D)	LEFT	0.01	9.1	A	0.01	9.5	A	0.01	9.6	A
		THRU / RIGHT	-	-	-	-	-	-	-	-	-

Notes:

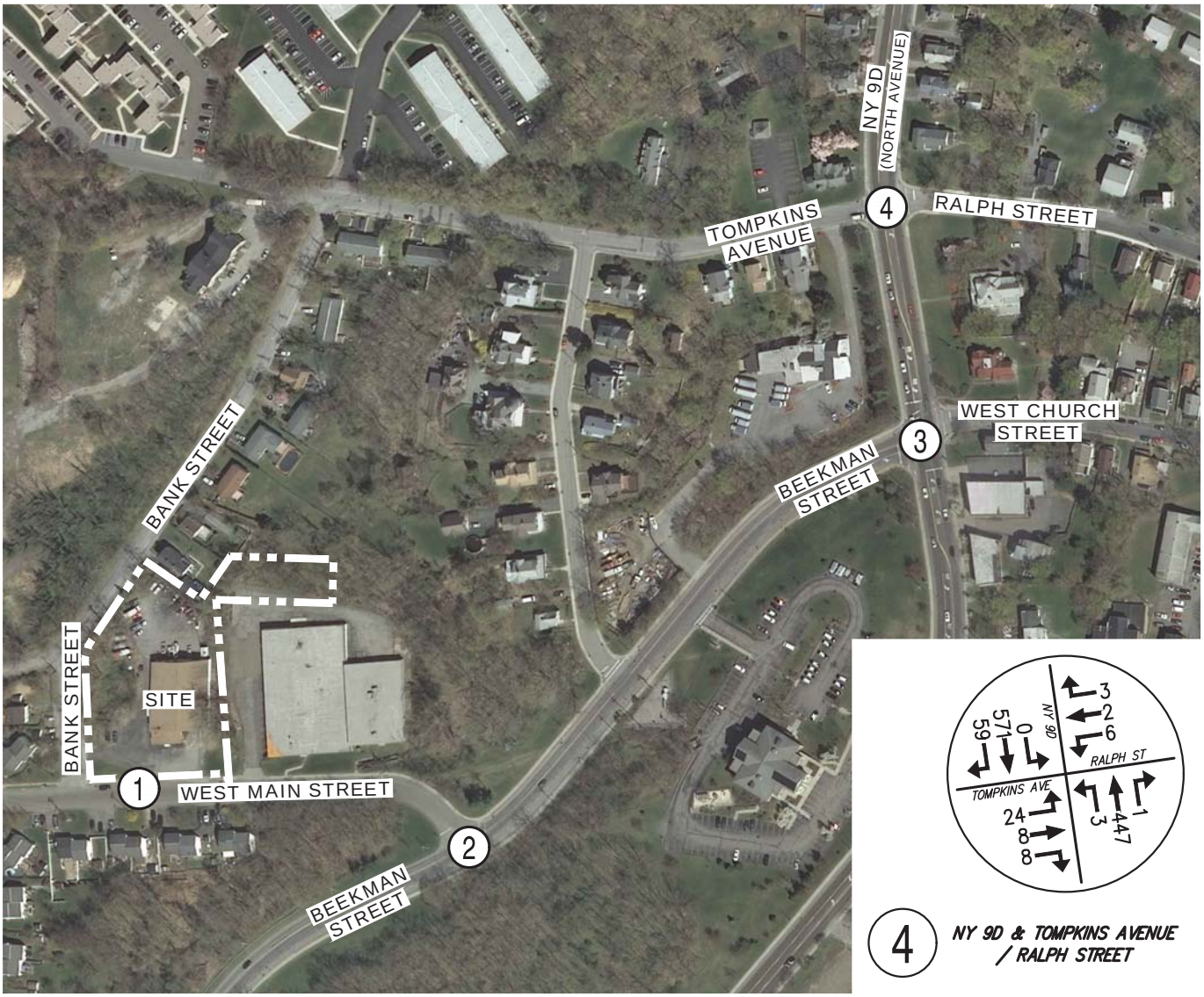
(1) V/C represents volume/capacity ratio

(2) Delay is average seconds delay per vehicle

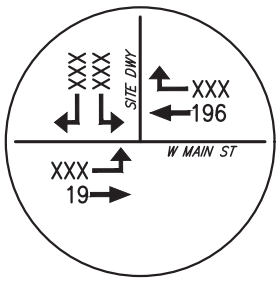
(3) LOS represents level of service

APPENDIX B

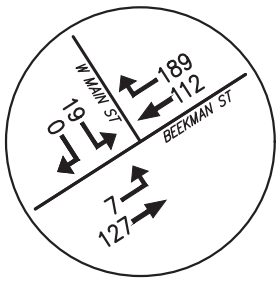
FIGURES



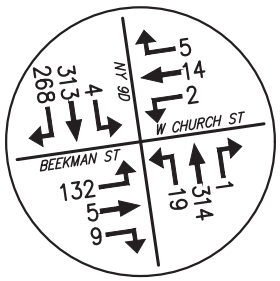
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2020 EXISTING VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

DATE: 03/31/2020 JMC PROJECT: 18119

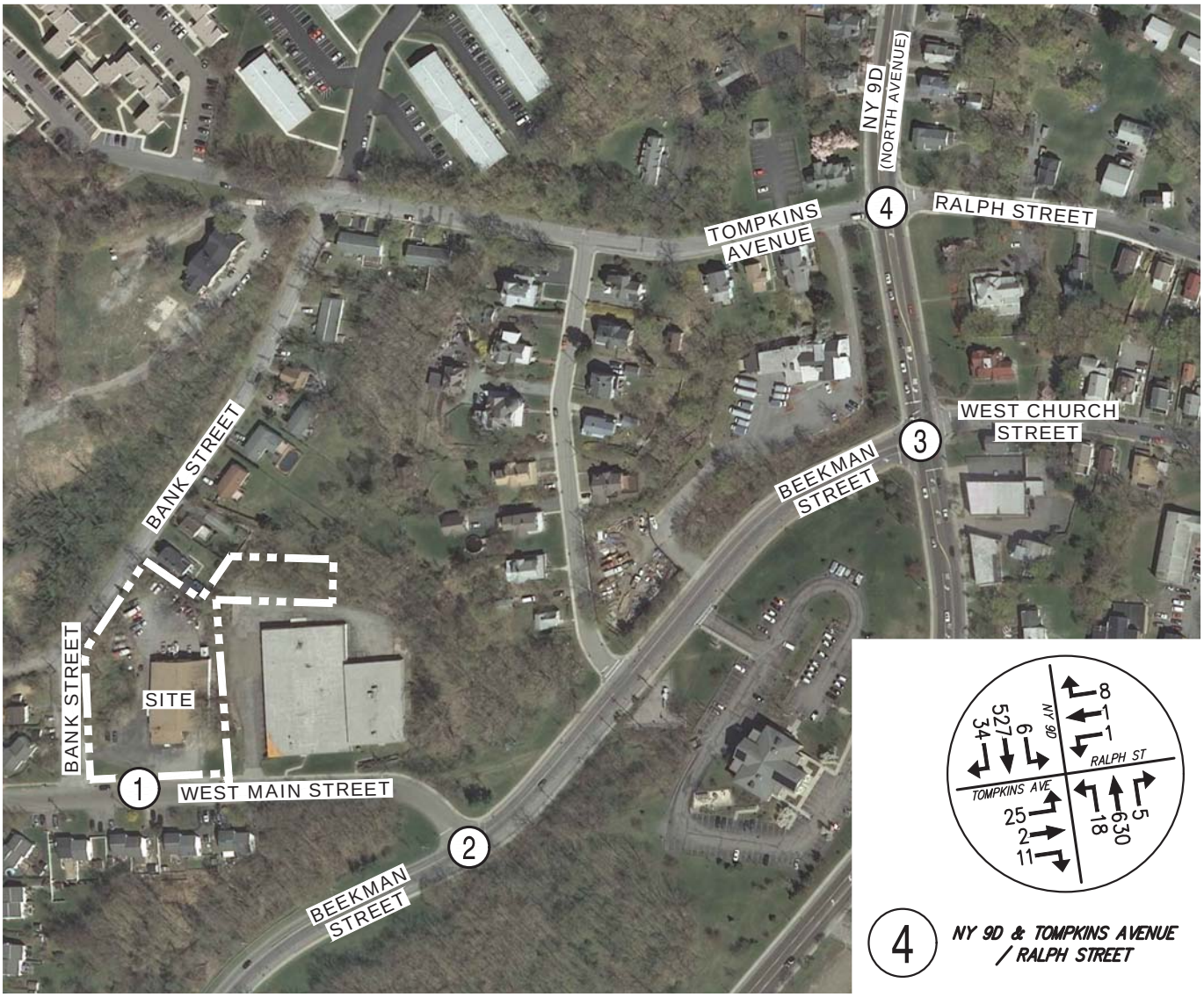
FIGURE: 01 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

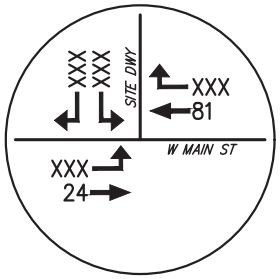
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fax 273-2102

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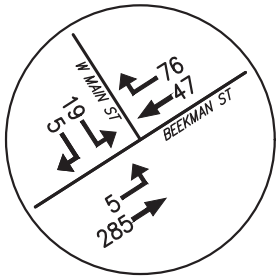
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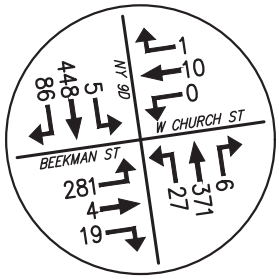
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2020 EXISTING VOLUMES

PEAK WEEKDAY PM HOUR (4:45 - 5:45)

DATE: 03/31/2020 JMC PROJECT: 18119

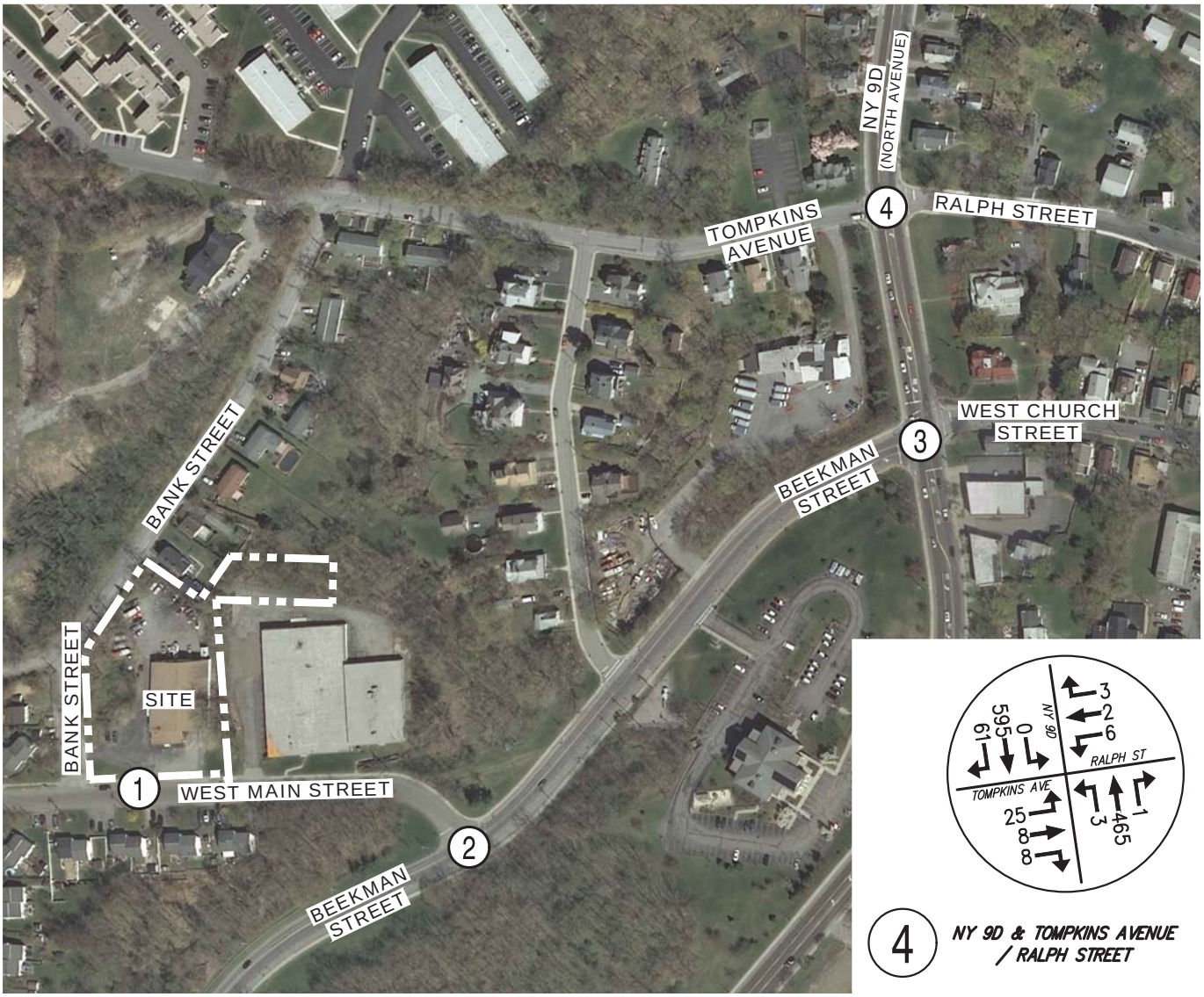
FIGURE: 02 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

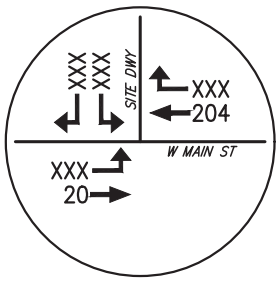
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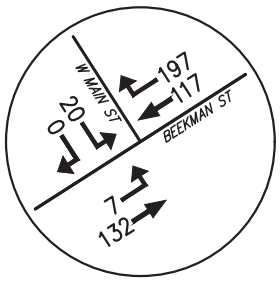
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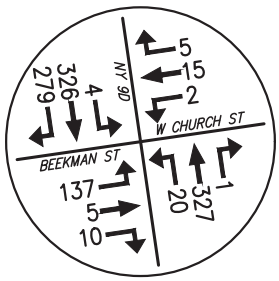
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 GENERAL GROWTH VOLUMES

PEAK WEEKDAY AM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

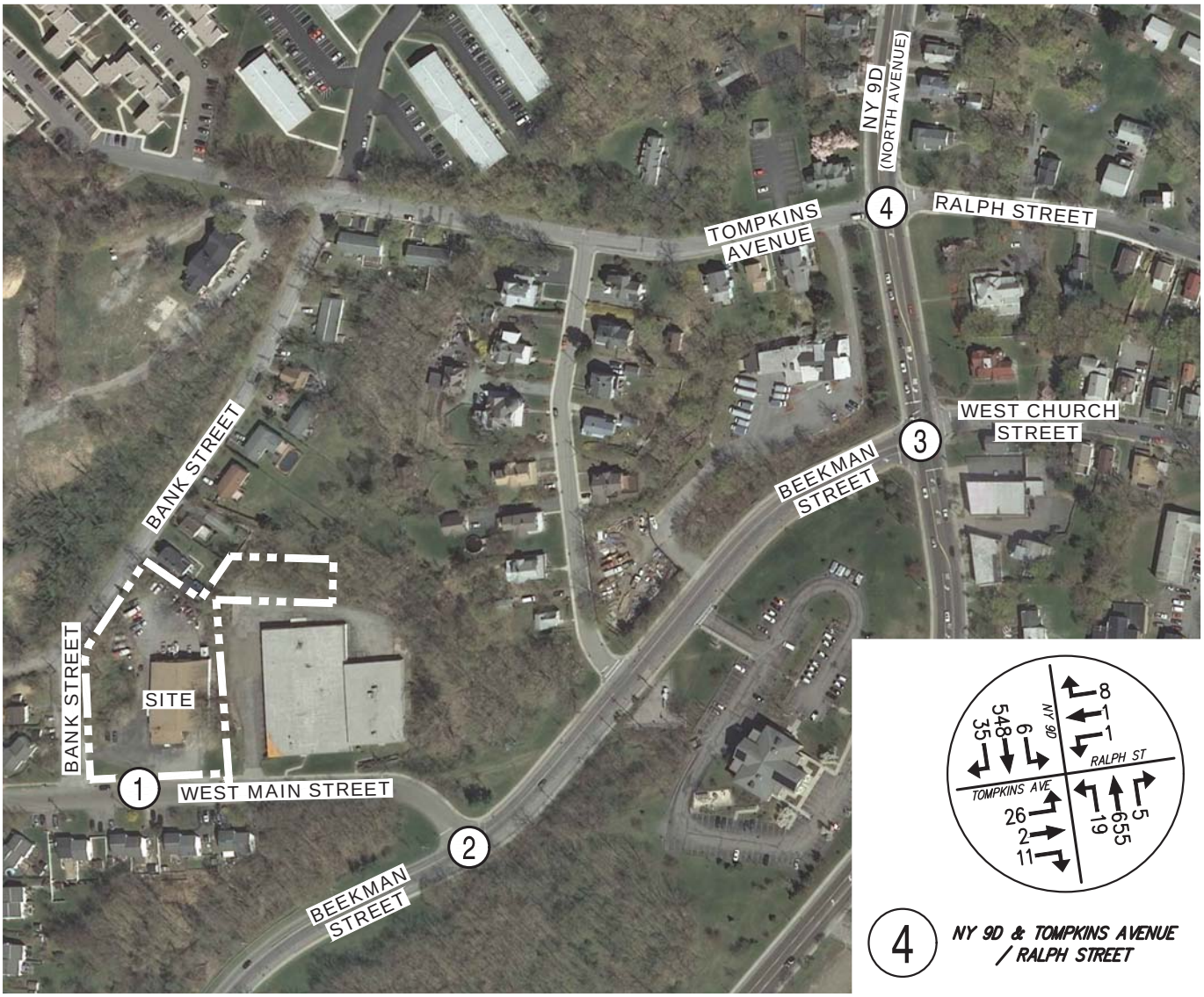
FIGURE: 03 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

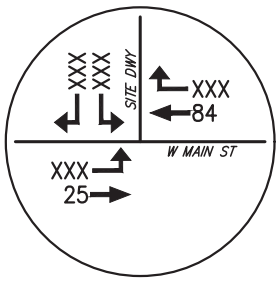
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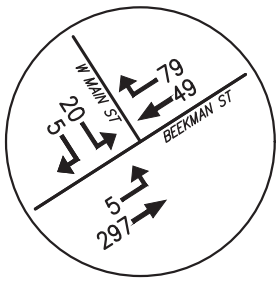
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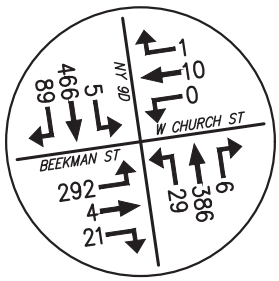
4 **NY 9D & TOMPKINS AVENUE / RALPH STREET**



1 **WEST MAIN STREET & SITE DRIVEWAY**



2 **WEST MAIN STREET & BEEKMAN STREET**



3 **NY 9D & BEEKMAN STREET / WEST CHURCH STREET**

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 GENERAL GROWTH VOLUMES

PEAK WEEKDAY PM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

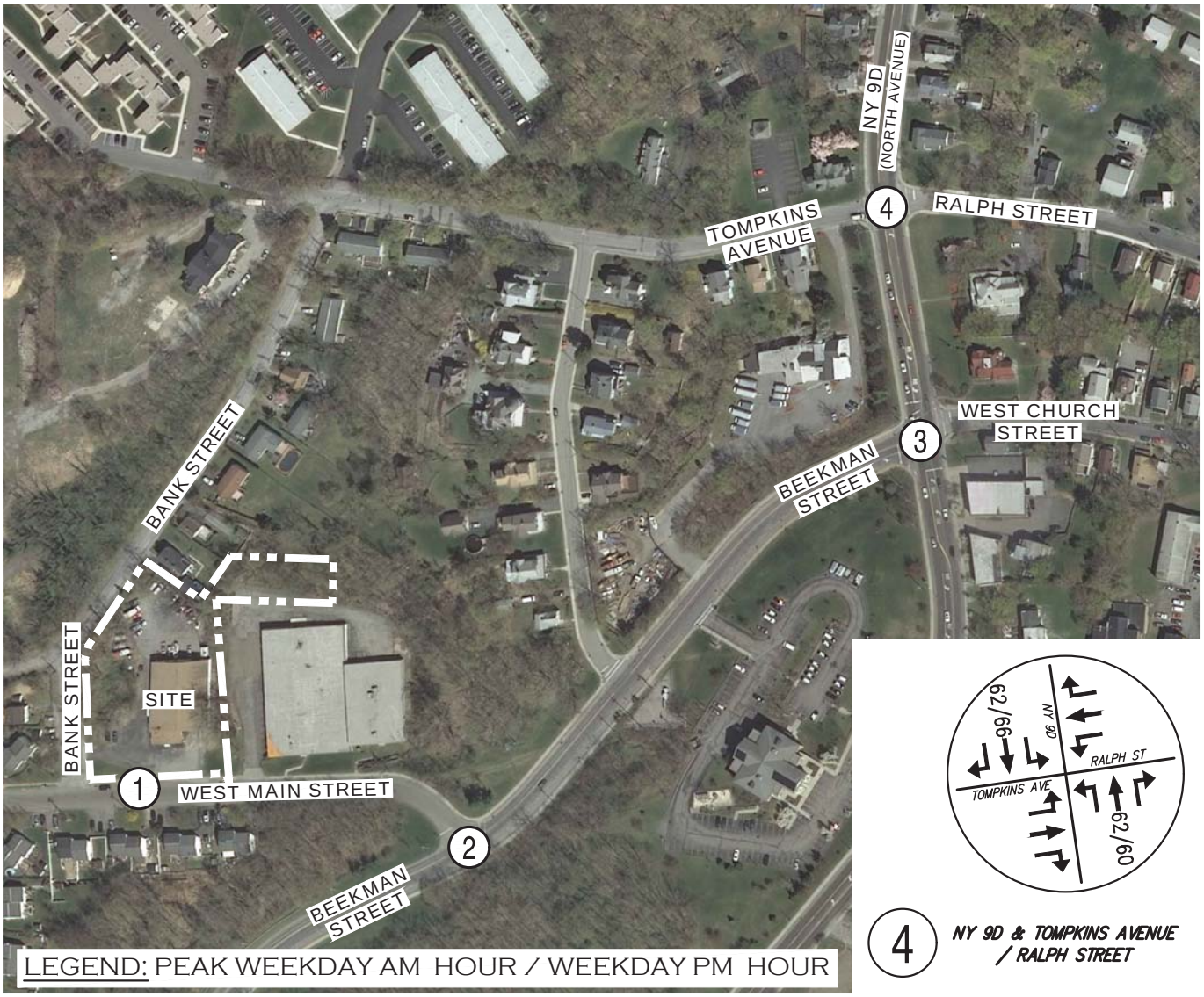
FIGURE: 04 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

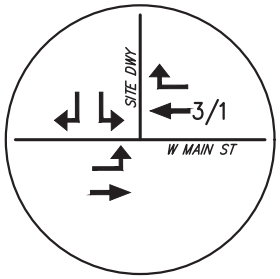
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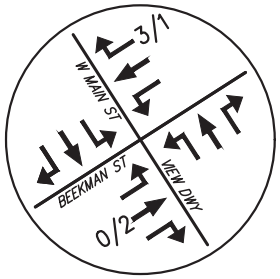
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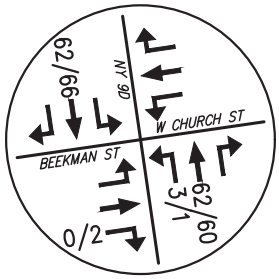
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

555 SOUTH AVENUE DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

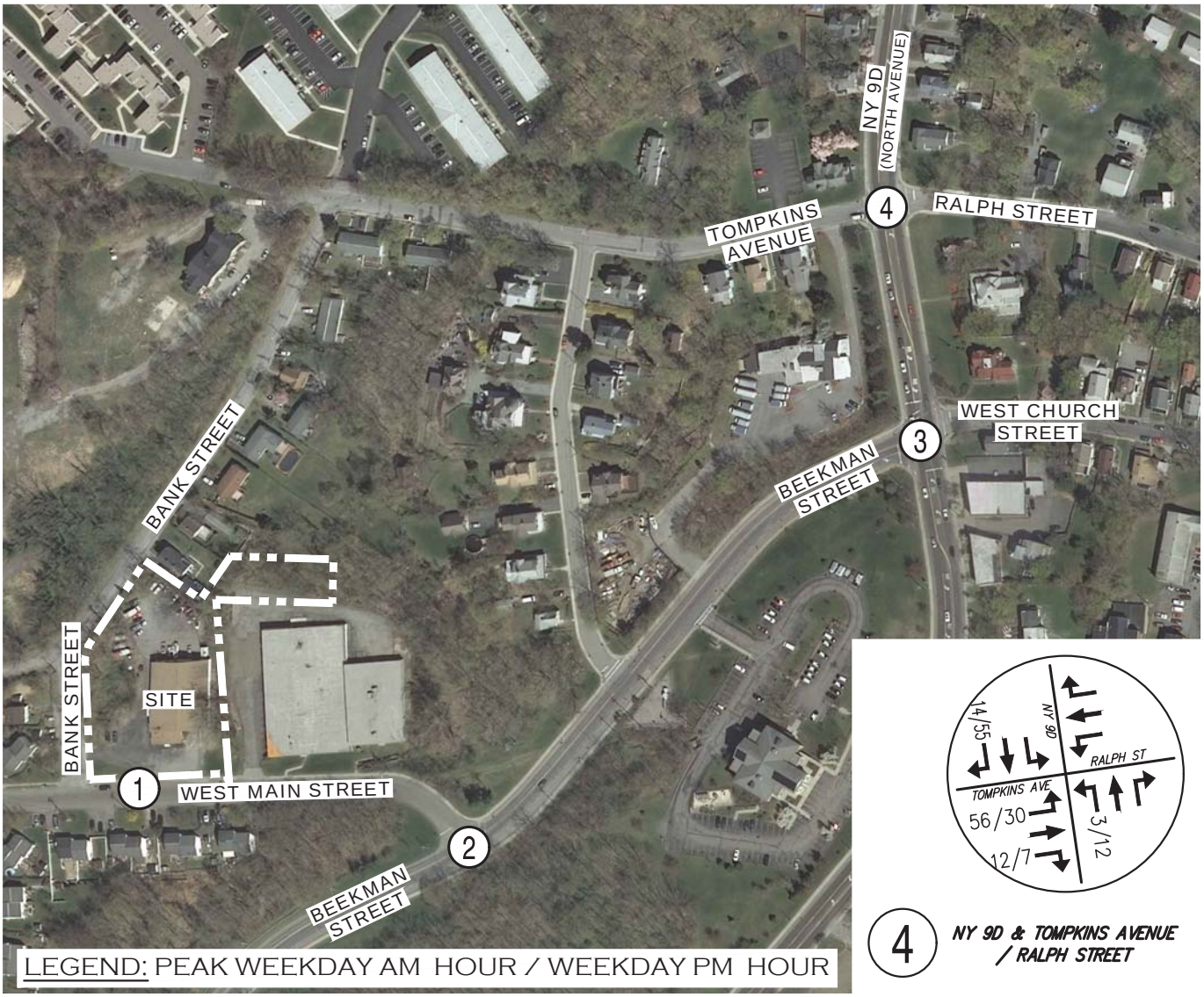
FIGURE: 05 SCALE: 1" = 250'

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ARMONK
NY 10504

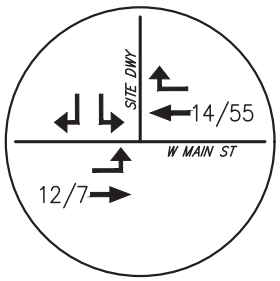
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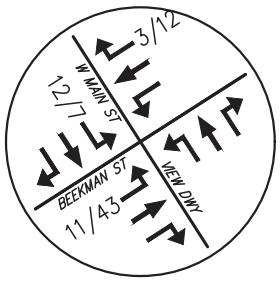
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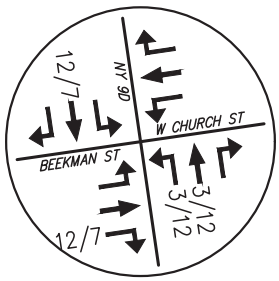
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

EDGEWATER DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

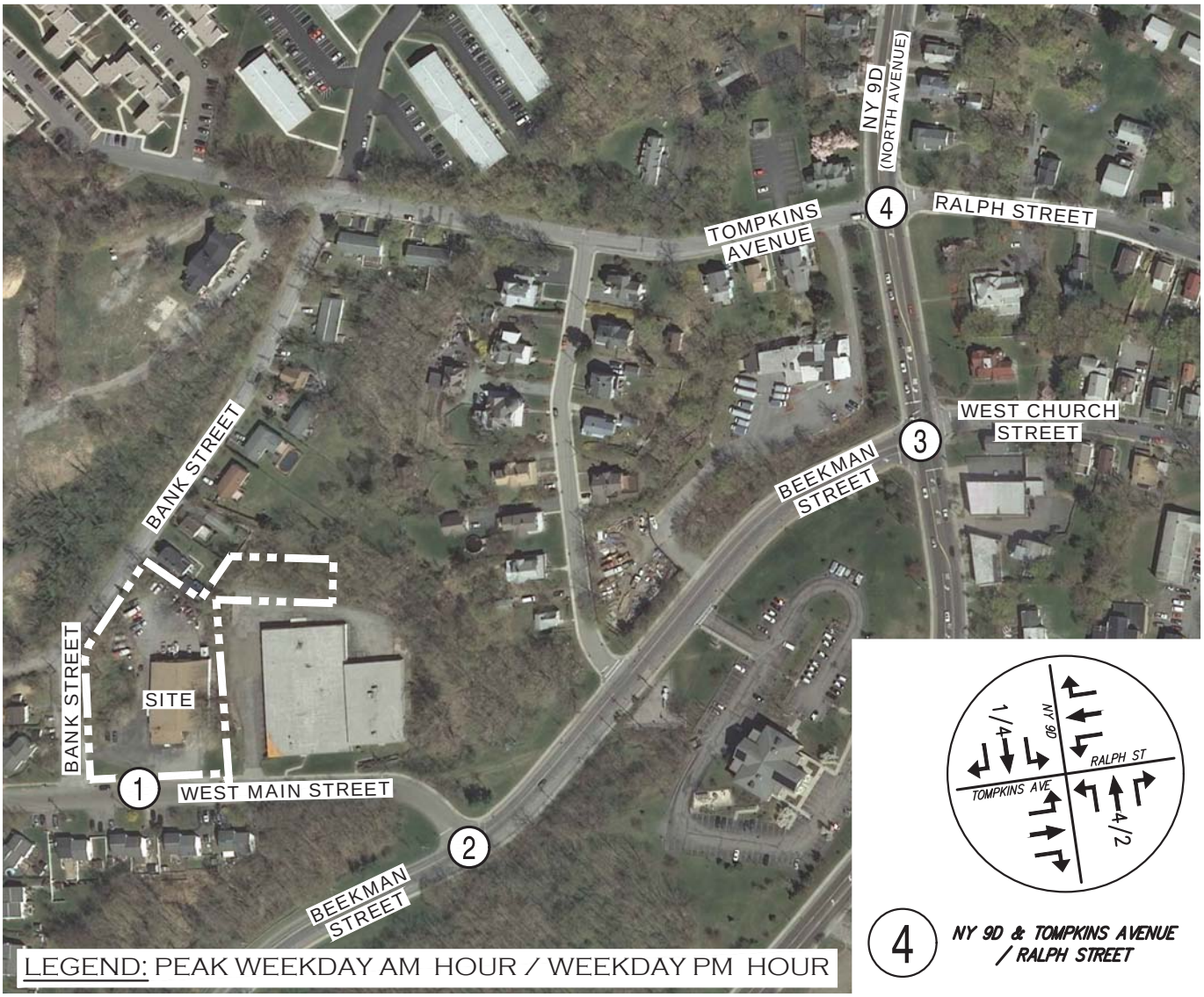
FIGURE: 06 SCALE: 1" = 250'

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ARMONK
NY 10504

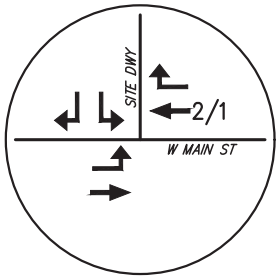
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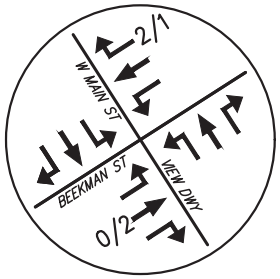
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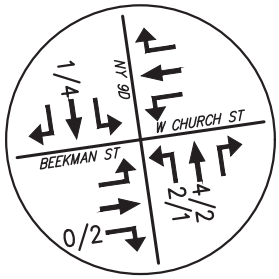
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

RIVER RIDGE RESIDENTIAL DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

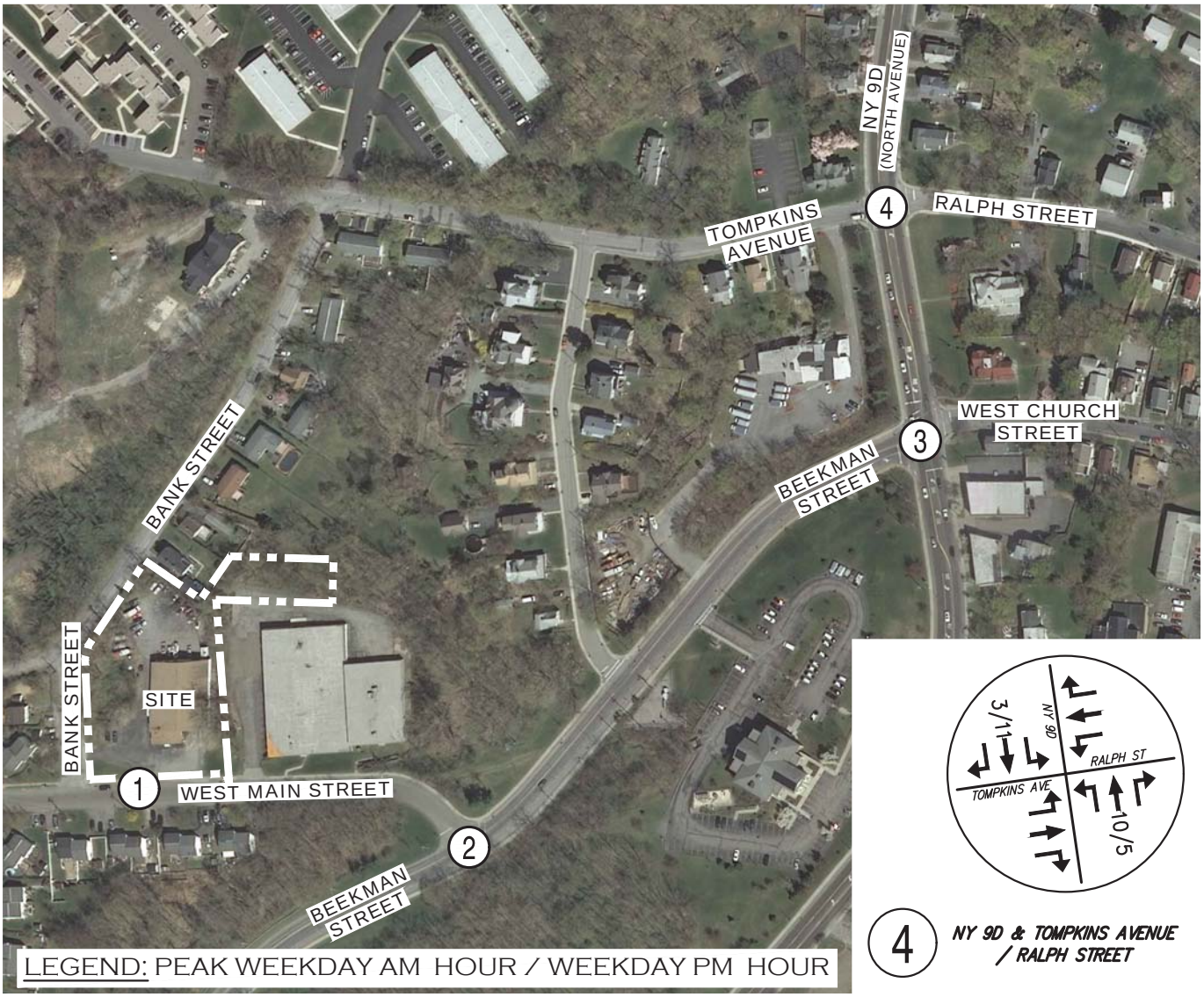
FIGURE: 07 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

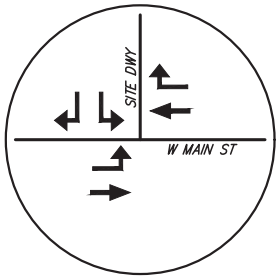
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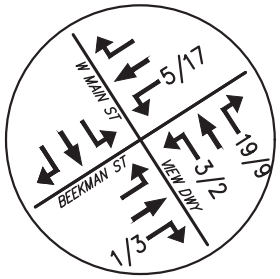
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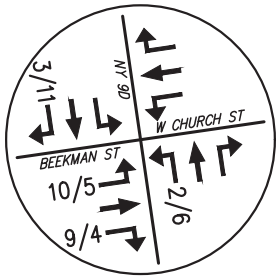
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

THE VIEW DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

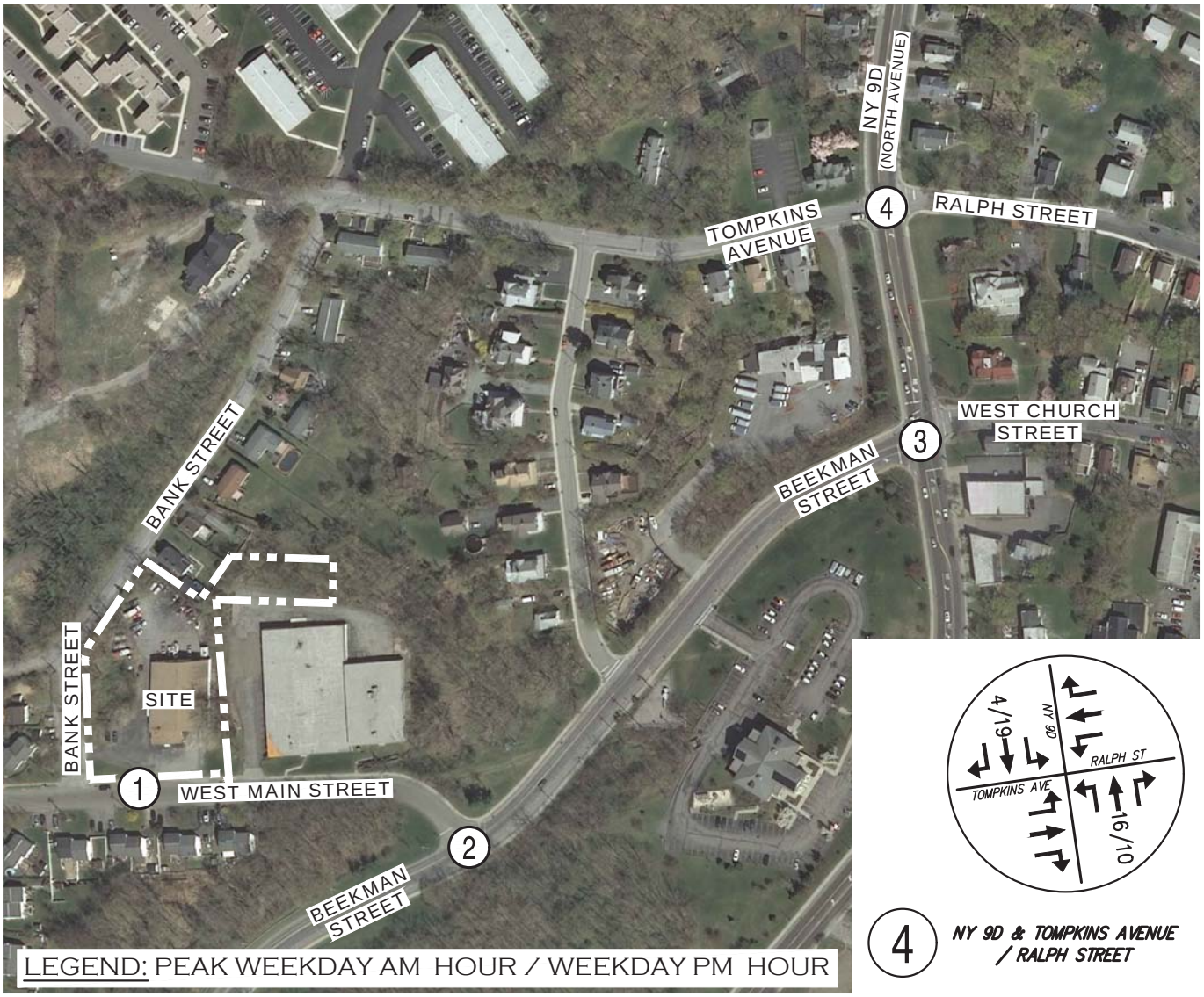
FIGURE: 08 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

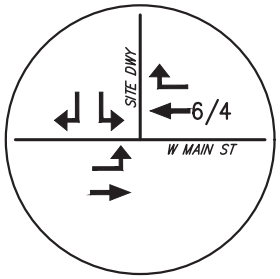
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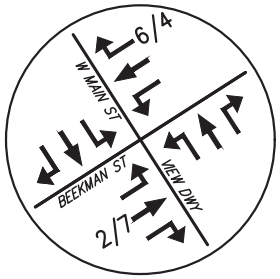
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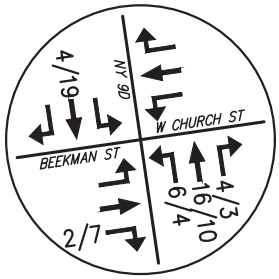
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

OTHER DEVELOPMENT VOLUMES

WEST END LOFTS DEVELOPMENT

DATE: 03/31/2020 JMC PROJECT: 18119

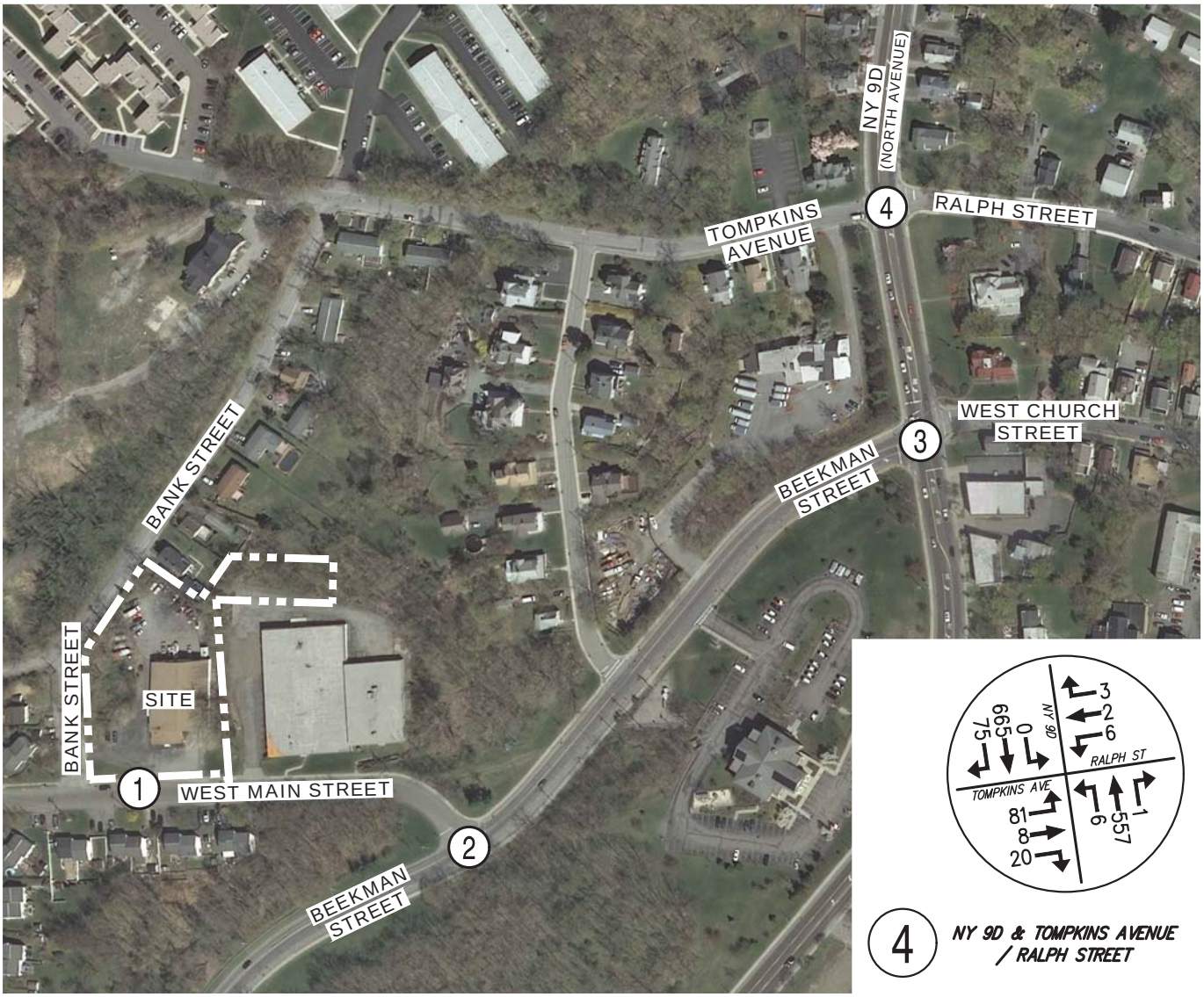
FIGURE: 09 SCALE: 1" = 250'

120 BEDFORD RD
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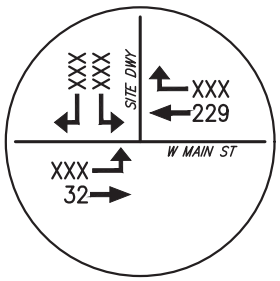
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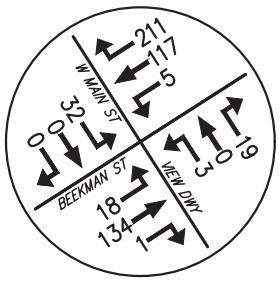
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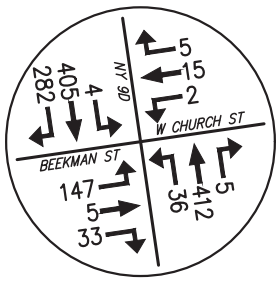
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 NO BUILD VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

DATE: 03/31/2020 JMC PROJECT: 18119

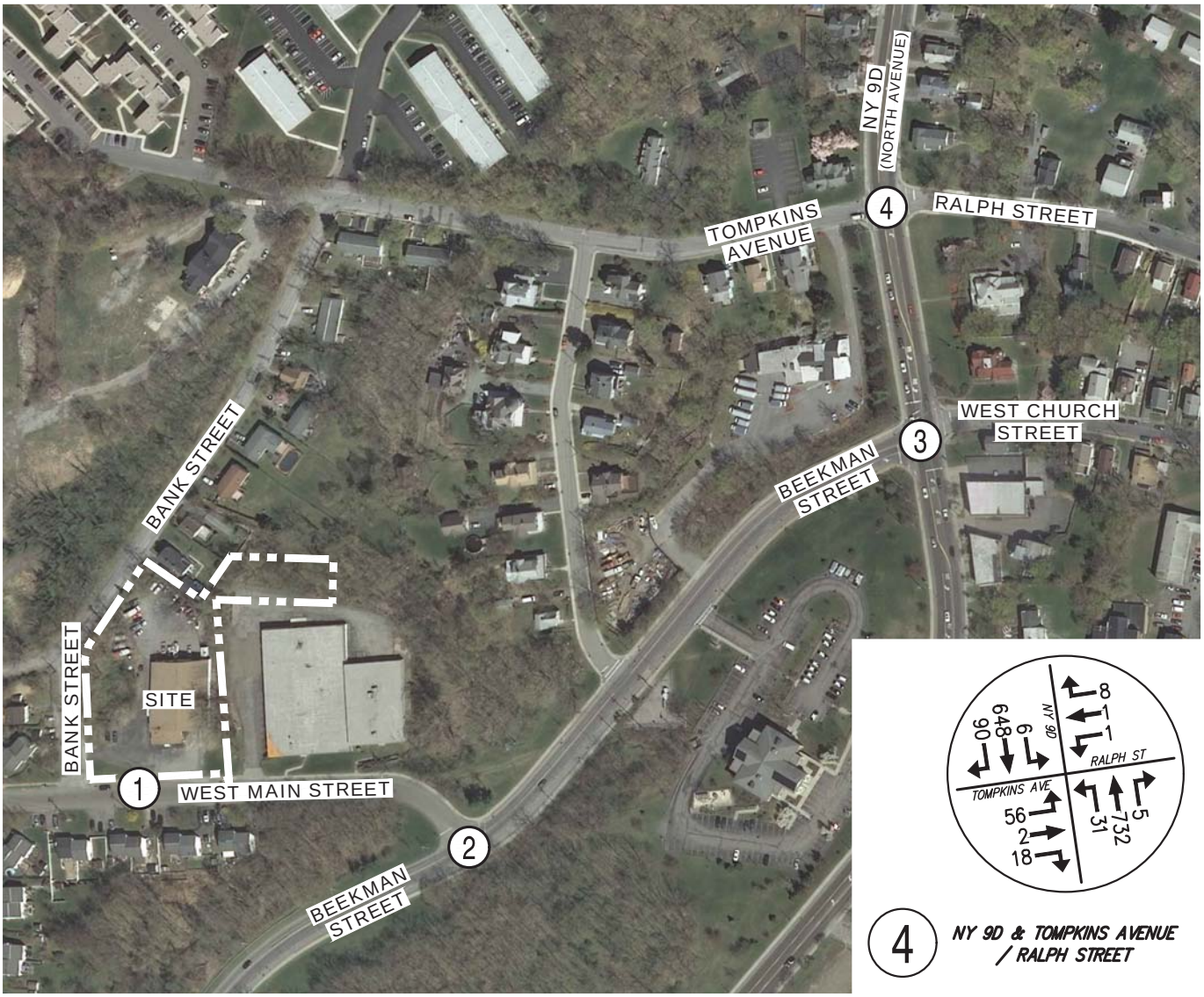
FIGURE: 10 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

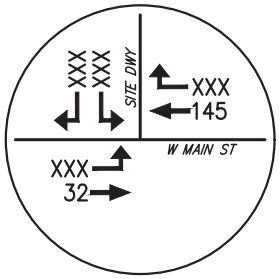
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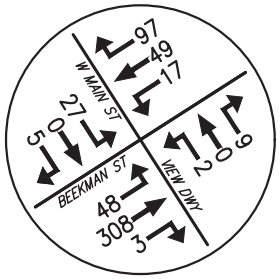
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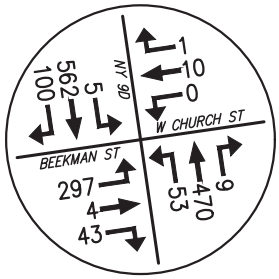
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 NO BUILD VOLUMES

PEAK WEEKDAY PM HOUR (4:45 - 5:45)

DATE: 03/31/2020 JMC PROJECT: 18119

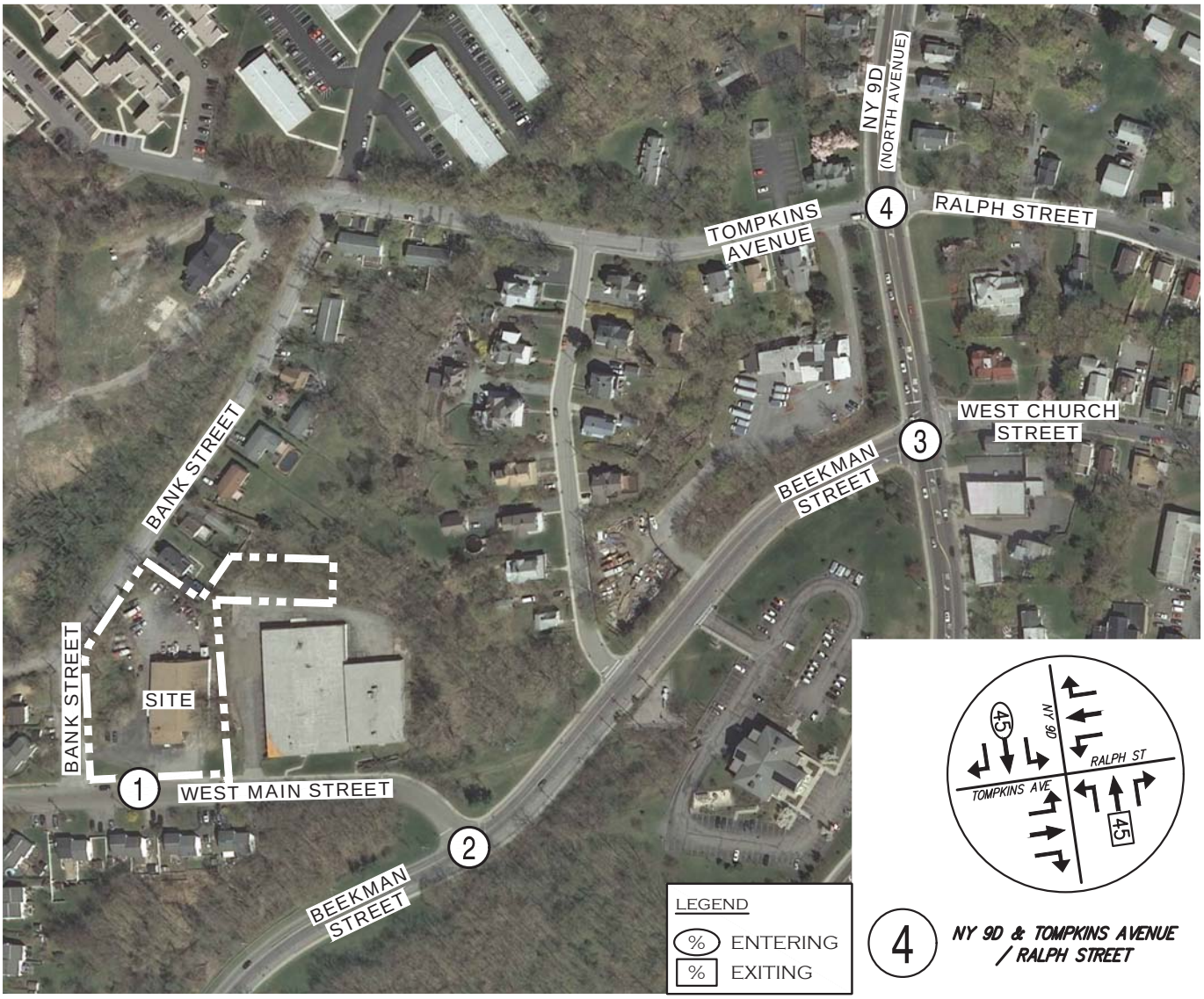
FIGURE: 11 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

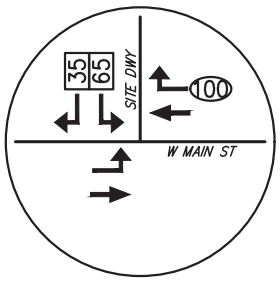
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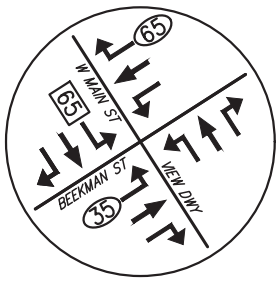
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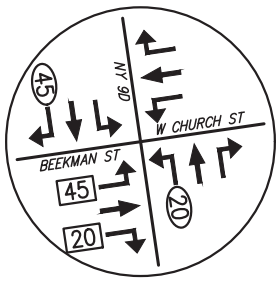
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY TRIP DISTRIBUTIONS

DATE: 03/31/2020 JMC PROJECT: 18119

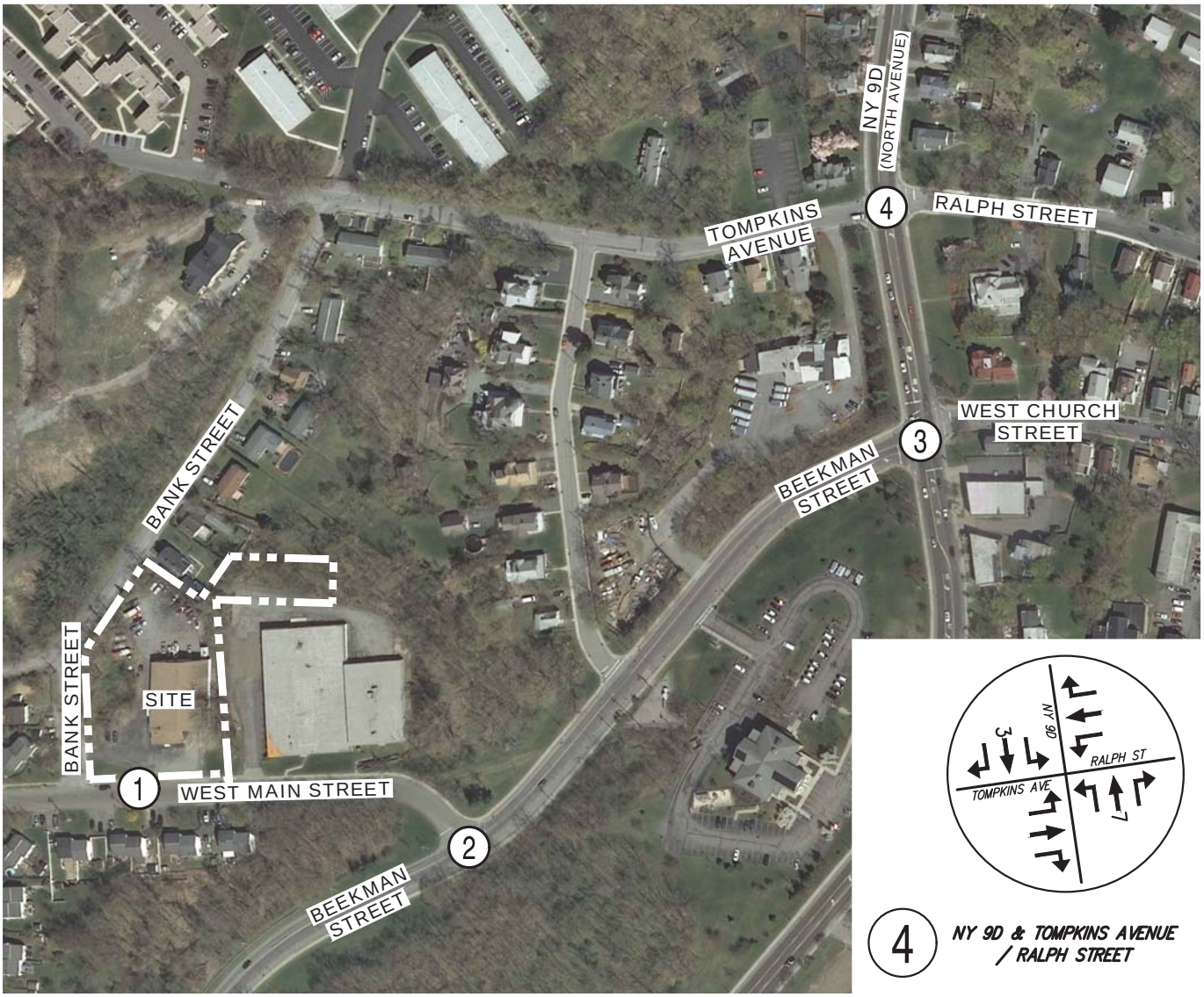
FIGURE: 12 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

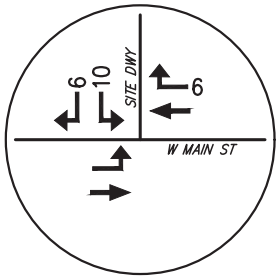
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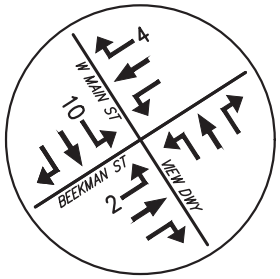
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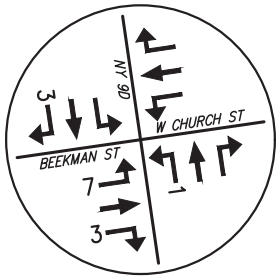
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY VOLUMES

PEAK WEEKDAY AM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

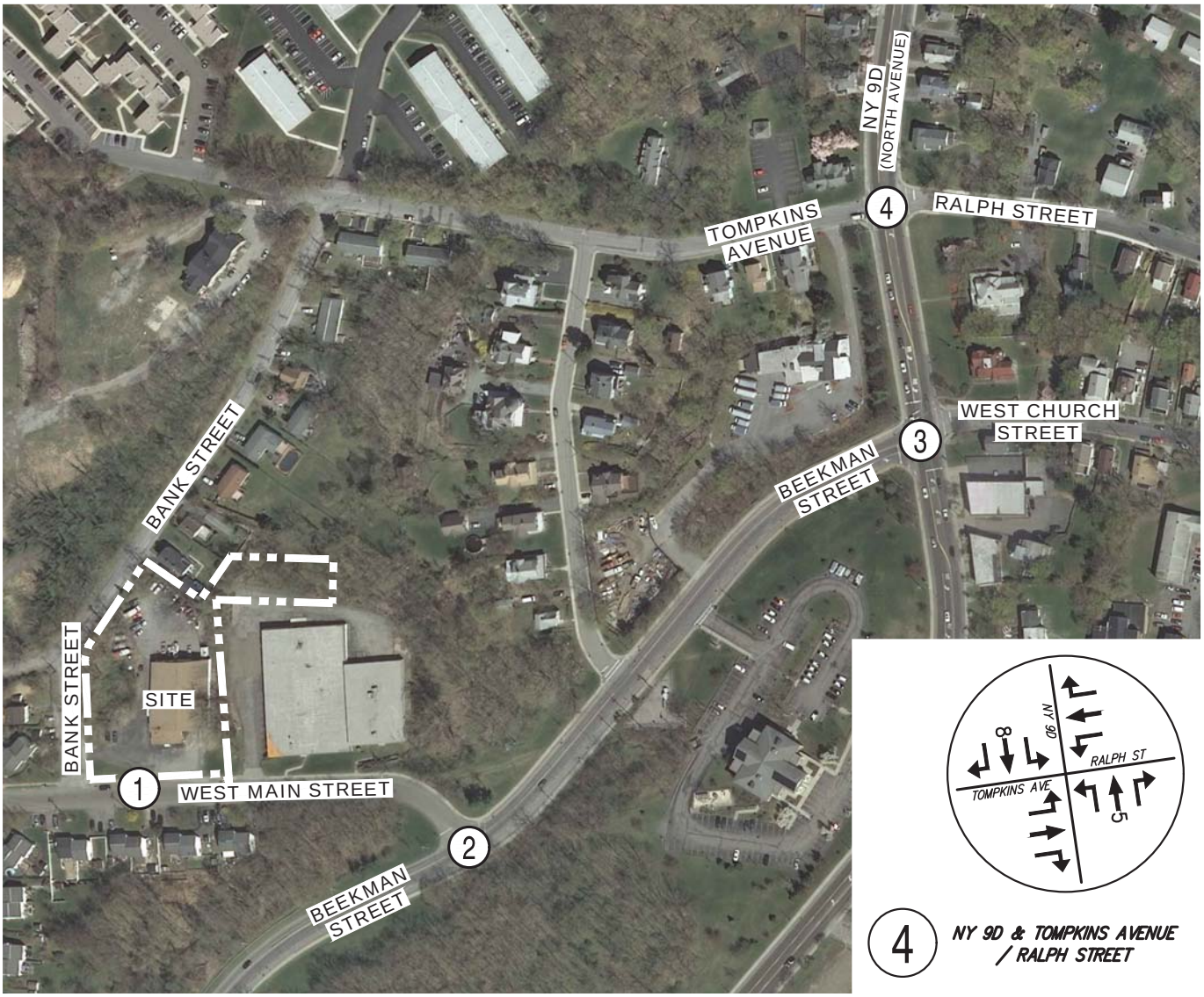
FIGURE: 13 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

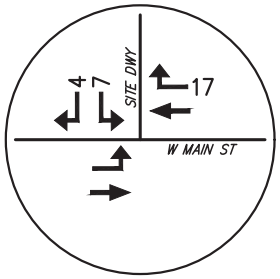
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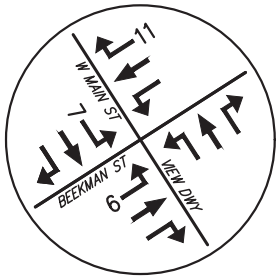
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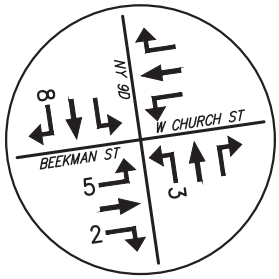
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

PRIMARY VOLUMES

PEAK WEEKDAY PM HOUR

DATE: 03/31/2020 JMC PROJECT: 18119

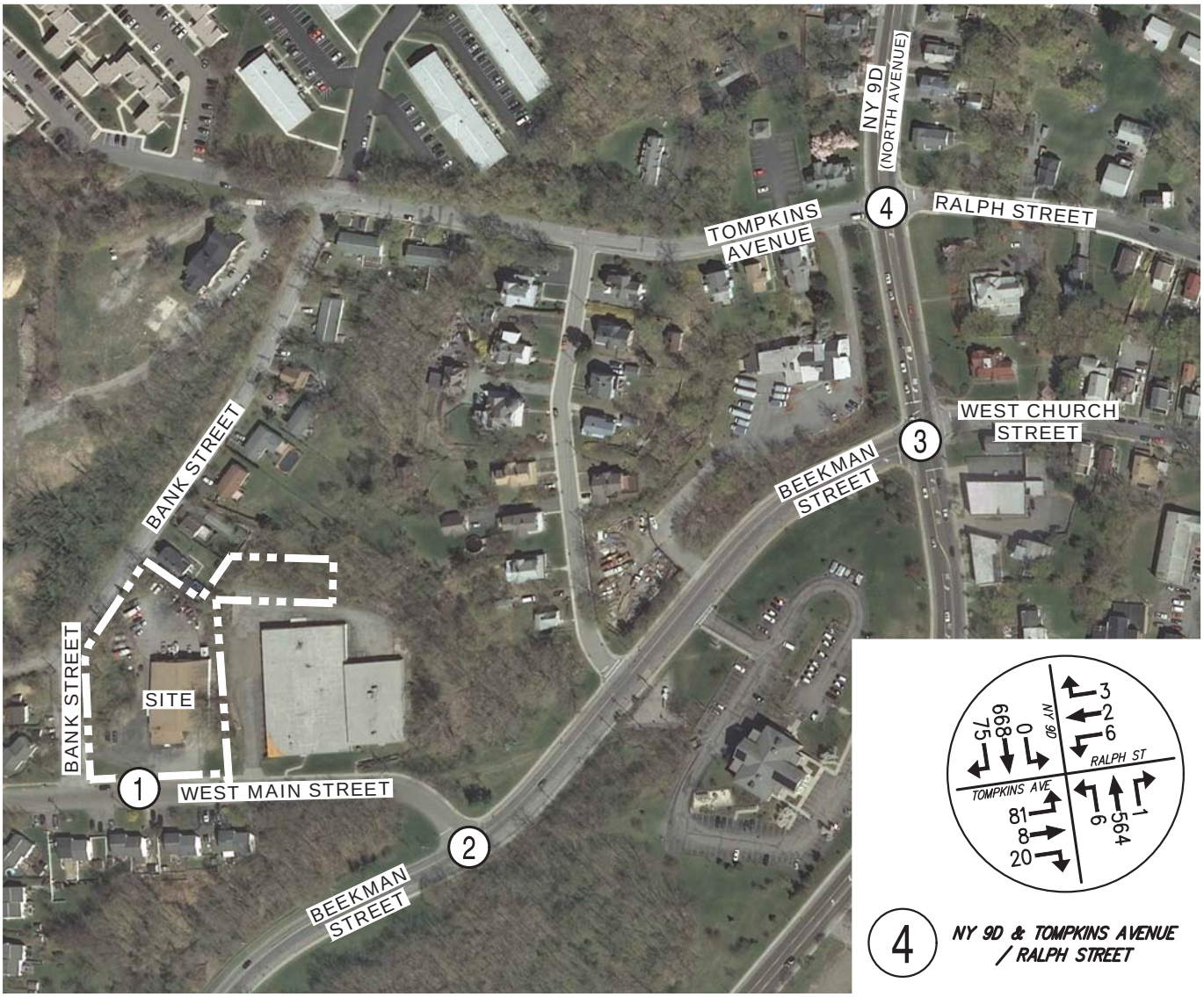
FIGURE: 14 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

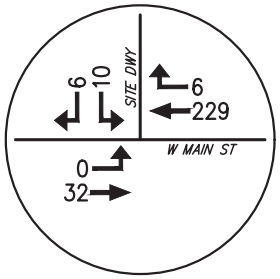
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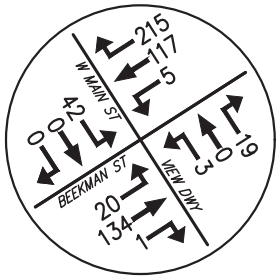
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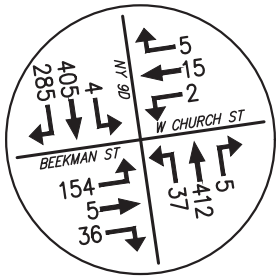
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 BUILD VOLUMES

PEAK WEEKDAY AM HOUR (7:00 - 8:00)

DATE: 03/31/2020 JMC PROJECT: 18119

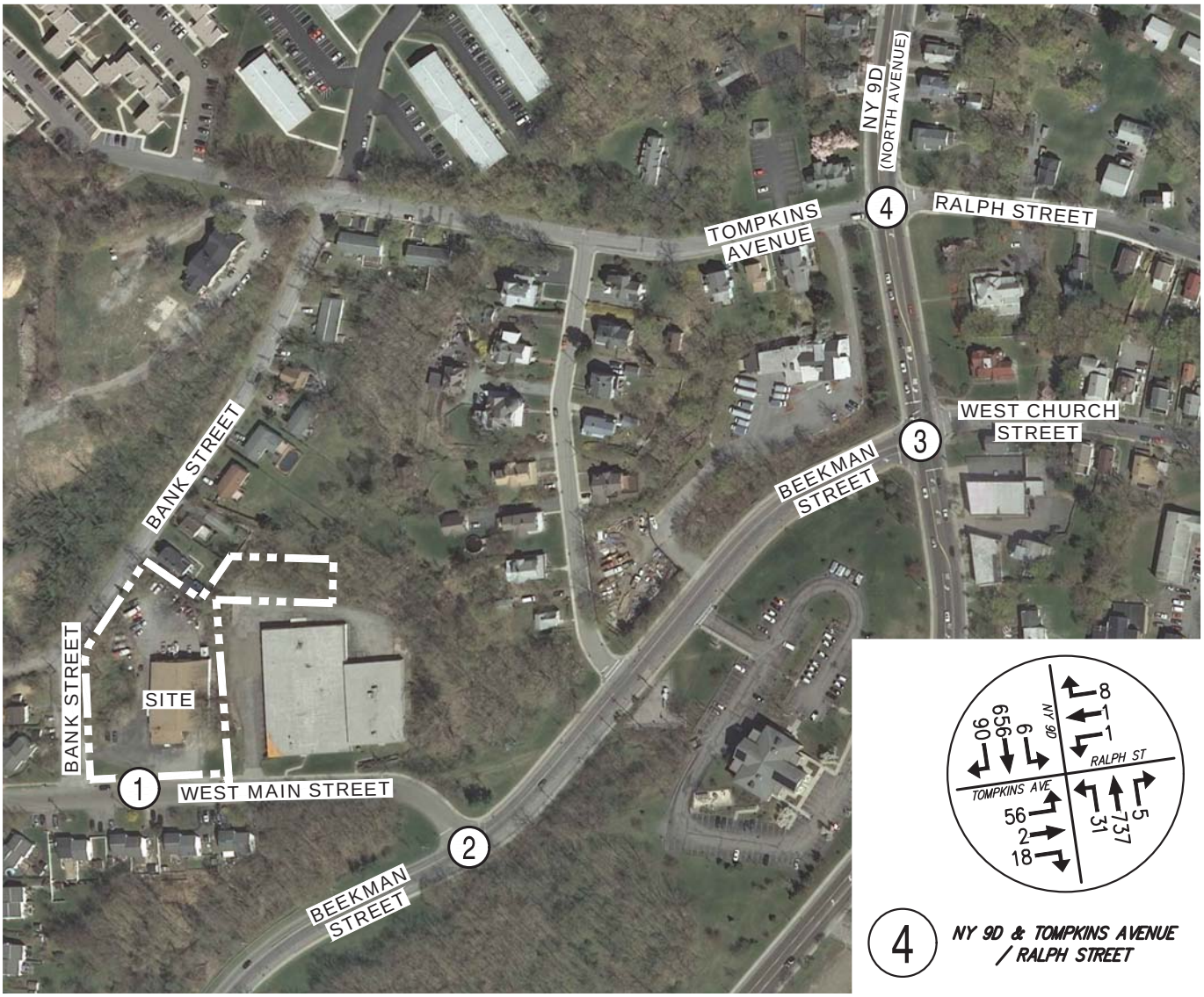
FIGURE: 15 SCALE: 1" = 250'

120 BEDFORD RD
ARMONK
NY 10504

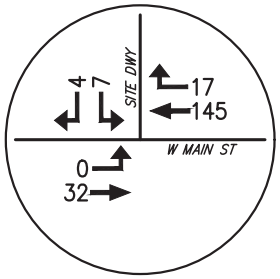
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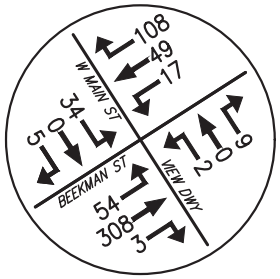
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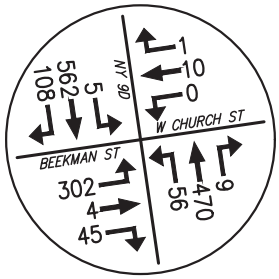
4 NY 9D & TOMPKINS AVENUE / RALPH STREET



1 WEST MAIN STREET & SITE DRIVEWAY



2 WEST MAIN STREET / THE VIEW DRIVEWAY & BEEKMAN STREET



3 NY 9D & BEEKMAN STREET / WEST CHURCH STREET

BEACON COMMONS

16 WEST MAIN STREET BEACON, NY 12508

2022 BUILD VOLUMES

PEAK WEEKDAY PM HOUR (4:45 - 5:45)

DATE: 03/31/2020 JMC PROJECT: 18119

FIGURE: 16 SCALE: 1" = 250'

120 BEDFORD RD
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NY 10504

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APPENDIX C

TURNING MOVEMENT COUNTS

DATE:	2/25/2020	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	West Main Street & Beekman Street		INT #:	2

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	0	30	34	77	6	0							147		1			1	
	TRUCK		1		1	1														
7:15 - 7:30 AM	TOTAL	1	47	33	56	4	0							141		1			1	
	TRUCK				2	4														
7:30 - 7:45 AM	TOTAL	3	26	19	36	3	0							87	1	2			3	
	TRUCK	1	2		2															
7:45 - 8:00 AM	TOTAL	3	22	26	20	6	0							77						
	TRUCK					1														
8:00 - 8:15 AM	TOTAL	3	10	28	45	5	0							91		3			3	
	TRUCK	1			1															
8:15 - 8:30 AM	TOTAL	2	36	13	20	6	0							77						
	TRUCK		1	3																
8:30 - 8:45 AM	TOTAL	2	16	14	26	5	0							63						
	TRUCK																			
8:45 - 9:00 AM	TOTAL	7	16	21	27	2	1							74	2	1			3	
	TRUCK			1	2															
4:00 - 4:15 PM	TOTAL	3	18	14	13	8	2							58						
	TRUCK				1															
4:15 - 4:30 PM	TOTAL	0	79	4	10	8	0							101	1	3			4	
	TRUCK		1		1	1														
4:30 - 4:45 PM	TOTAL	0	23	9	15	7	1							55						
	TRUCK				1	1														
4:45 - 5:00 PM	TOTAL	3	93	8	20	5	1							130	2	3			5	
	TRUCK		1		3															
5:00 - 5:15 PM	TOTAL	0	20	15	14	6	2							57						
	TRUCK				1															
5:15 - 5:30 PM	TOTAL	2	92	10	18	5	2							129						
	TRUCK		1																	
5:30 - 5:45 PM	TOTAL	0	80	14	24	3	0							121						
	TRUCK				2															
5:45 - 6:00 PM	TOTAL	0	35	10	19	6	0							70		1			1	
	TRUCK		1		1															

6:00 - 6:15 PM	TOTAL	0	74	18	22	6	1							121		2			2	
	TRUCK		1		2															
6:15 - 6:30 PM	TOTAL	3	147	7	15	9	1							182						
	TRUCK		1																	
6:30 - 6:45 PM	TOTAL	1	33	21	26	2	0							83						
	TRUCK				1															
6:45 - 7:00 PM	TOTAL	2	127	5	17	4	2							157	1	2			3	
	TRUCK				1															

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street WB - Thru
4: Beekman Street WB - Right
5: W Main Street SB - Left
6: W Main Street SB - Right
7:
8:
9:
10:
11:
12:

A: Cross Beekman Street east of INT
B: Cross W Main Street south of INT
C:
D:

DATE:	2/25/2020
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM
LOCATION:	West Main Street & Beekman Street

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

JOB NO:	18119
NAME:	Traffic Databank
INT #:	2

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	7	125	112	189	19								452	1	4			5	
	TRUCK	14%	2%	0%	3%	32%														0.77
7:15 - 8:15 AM	TOTAL	10	105	106	157	18								396	1	6			7	
	TRUCK	20%	2%	0%	3%	28%														0.70
7:30 - 8:30 AM	TOTAL	11	94	86	121	20								332	1	5			6	
	TRUCK	18%	3%	3%	2%	5%														0.91
7:45 - 8:45 AM	TOTAL	10	84	81	111	22								308		3			3	
	TRUCK	10%	1%	4%	1%	5%														0.85
8:00 - 9:00 AM	TOTAL	14	78	76	118	18	1							305	2	4			6	
	TRUCK	7%	1%	5%	3%	0%	0%													0.84
4:00 - 5:00 PM	TOTAL	6	213	35	58	28	4							344	3	6			9	
	TRUCK	0%	1%	0%	10%	7%	0%													0.66
4:15 - 5:15 PM	TOTAL	3	215	36	59	26	4							343	3	6			9	
	TRUCK	0%	1%	0%	10%	8%	0%													0.66
4:30 - 5:30 PM	TOTAL	5	228	42	67	23	6							371	2	3			5	
	TRUCK	0%	1%	0%	7%	4%	0%													0.71
4:45 - 5:45 PM	TOTAL	5	285	47	76	19	5							437	2	3			5	
	TRUCK	0%	1%	0%	8%	0%	0%													0.84
5:00 - 6:00 PM	TOTAL	2	227	49	75	20	4							377		1			1	
	TRUCK	0%	1%	0%	5%	0%	0%													0.73
5:15 - 6:15 PM	TOTAL	2	281	52	83	20	3							441		3			3	
	TRUCK	0%	1%	0%	6%	0%	0%													0.85
5:30 - 6:30 PM	TOTAL	3	336	49	80	24	2							494		3			3	
	TRUCK	0%	1%	0%	6%	0%	0%													0.68
5:45 - 6:45 PM	TOTAL	4	289	56	82	23	2							456		3			3	
	TRUCK	0%	1%	0%	5%	0%	0%													0.63
6:00 - 7:00 PM	TOTAL	6	381	51	80	21	4							543	1	4			5	
	TRUCK	0%	1%	0%	5%	0%	0%													0.75

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street WB - Thru
7:
8:
9:

A: Cross Beekman Street east of INT
B: Cross W Main Street south of INT
C:

4: Beekman Street WB - Right	**10:**	**D:**
5: W Main Street SB - Left	**11:**	
6: W Main Street SB - Right	**12:**	

DATE:	2/25/2020	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	NY 9D & Beekman Street / W Church Street		INT #:	3

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	37	1	1	0	2	1	3	58	1	2	69	112	287	2			2	4	
	TRUCK	2						1	2	1		6	1							
7:15 - 7:30 AM	TOTAL	44	1	3	1	4	2	6	75	0	1	55	64	256	2	3		4	9	
	TRUCK	3		1					3			6	1							
7:30 - 7:45 AM	TOTAL	21	3	2	1	5	1	5	89	0	1	62	43	233		1		1	2	
	TRUCK	1						1	5			7	1							
7:45 - 8:00 AM	TOTAL	28	0	3	0	3	1	4	88	0	0	114	37	278		1		1	2	
	TRUCK	2							5											
8:00 - 8:15 AM	TOTAL	10	3	1	1	4	0	5	97	0	0	97	62	280		1	1		2	
	TRUCK							1	3			8								
8:15 - 8:30 AM	TOTAL	35	1	1	2	1	0	2	75	0	0	119	27	263	4			1	5	
	TRUCK	1							2			9	4							
8:30 - 8:45 AM	TOTAL	16	1	2	3	1	0	7	121	0	0	110	32	293	1	4		4	9	
	TRUCK								7			4								
8:45 - 9:00 AM	TOTAL	16	2	2	0	1	1	7	78	0	0	112	35	254	2				2	
	TRUCK								9			5	2							
4:00 - 4:15 PM	TOTAL	26	1	5	0	1	0	6	109	1	1	102	16	268		2		2	4	
	TRUCK								2			1	1							
4:15 - 4:30 PM	TOTAL	83	2	1	1	0	2	2	91	1	0	111	9	303		3		3	6	
	TRUCK	2							4			6								
4:30 - 4:45 PM	TOTAL	21	1	1	2	2	2	4	134	1	4	130	18	320		2		1	3	
	TRUCK	1						1	3			4								
4:45 - 5:00 PM	TOTAL	96	0	1	0	2	0	6	116	3	0	105	17	346				1	1	
	TRUCK	1							8				2							
5:00 - 5:15 PM	TOTAL	14	1	2	0	2	1	7	94	0	2	97	17	237		1	1		2	
	TRUCK							1	3											
5:15 - 5:30 PM	TOTAL	93	1	10	0	2	0	8	73	2	2	135	13	339				2	2	
	TRUCK	1							1			1								
5:30 - 5:45 PM	TOTAL	61	2	5	0	3	0	3	88	1	1	111	30	305	1	3		2	6	
	TRUCK							1	2			2	1							
5:45 - 6:00 PM	TOTAL	45	1	3	3	0	0	2	97	0	0	118	27	296		1	1		2	
	TRUCK	1							2			3								

6:00 - 6:15 PM	TOTAL	59	2	3	2	1	0	9	59	0	1	86	24	246	1				1	
	TRUCK							1				1	1							
6:15 - 6:30 PM	TOTAL	147	0	3	2	0	0	2	80	0	2	88	19	343	1	1	1		3	
	TRUCK											1								
6:30 - 6:45 PM	TOTAL	43	2	4	1	5	2	4	58	0	4	91	35	249		1		2	3	
	TRUCK	1							2			1	1							
6:45 - 7:00 PM	TOTAL	119	4	6	1	0	1	3	61	0	1	77	15	288		3		3	6	
	TRUCK							1	1				1							

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street EB - Right
4: W Church Street WB - Left
5: W Church Street WB - Thru
6: W Church Street WB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right
10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

A: Cross Beekman Street west of INT
B: Cross W Church Street east of INT
C: Cross 9D south of INT
D: Cross 9D north of INT

DATE:	2/25/2020
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM
LOCATION:	NY 9D & Beekman Street / W Church Street

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

JOB NO:	18119
NAME:	Traffic Databank
INT #:	3

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	130	5	9	2	14	5	18	310	1	4	300	256	1,054	4	5		8	17	
	TRUCK	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%							0.92
7:15 - 8:15 AM	TOTAL	103	7	9	3	16	4	20	349		2	328	206	1,047	2	6	1	6	15	
	TRUCK	6%	0%	11%	0%	0%	0%	10%	5%		0%	6%	1%							0.93
7:30 - 8:30 AM	TOTAL	94	7	7	4	13	2	16	349		1	392	169	1,054	4	3	1	3	11	
	TRUCK	4%	0%	0%	0%	0%	0%	13%	4%		0%	6%	3%							0.94
7:45 - 8:45 AM	TOTAL	89	5	7	6	9	1	18	381			440	158	1,114	5	6	1	6	18	
	TRUCK	3%	0%	0%	0%	0%	0%	6%	4%			5%	3%							0.95
8:00 - 9:00 AM	TOTAL	77	7	6	6	7	1	21	371			438	156	1,090	7	5	1	5	18	
	TRUCK	1%	0%	0%	0%	0%	0%	5%	6%			6%	4%							0.93
4:00 - 5:00 PM	TOTAL	226	4	8	3	5	4	18	450	6	5	448	60	1,237		7		7	14	
	TRUCK	2%	0%	0%	0%	0%	0%	6%	4%	0%	0%	2%	5%							0.89
4:15 - 5:15 PM	TOTAL	214	4	5	3	6	5	19	435	5	6	443	61	1,206		6	1	5	12	
	TRUCK	2%	0%	0%	0%	0%	0%	11%	4%	0%	0%	2%	3%							0.87
4:30 - 5:30 PM	TOTAL	224	3	14	2	8	3	25	417	6	8	467	65	1,242		3	1	4	8	
	TRUCK	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	3%							0.90
4:45 - 5:45 PM	TOTAL	264	4	18		9	1	24	371	6	5	448	77	1,227	1	4	1	5	11	
	TRUCK	1%	0%	0%		0%	0%	8%	4%	0%	0%	1%	4%							0.89
5:00 - 6:00 PM	TOTAL	213	5	20	3	7	1	20	352	3	5	461	87	1,177	1	5	2	4	12	
	TRUCK	1%	0%	0%	0%	0%	0%	10%	2%	0%	0%	1%	1%							0.87
5:15 - 6:15 PM	TOTAL	258	6	21	5	6		22	317	3	4	450	94	1,186	2	4	1	4	11	
	TRUCK	1%	0%	0%	0%	0%		9%	2%	0%	0%	2%	2%							0.87
5:30 - 6:30 PM	TOTAL	312	5	14	7	4		16	324	1	4	403	100	1,190	3	5	2	2	12	
	TRUCK	0%	0%	0%	0%	0%		13%	1%	0%	0%	2%	2%							0.87
5:45 - 6:45 PM	TOTAL	294	5	13	8	6	2	17	294		7	383	105	1,134	2	3	2	2	9	
	TRUCK	1%	0%	0%	0%	0%	0%	6%	1%		0%	2%	2%							0.83
6:00 - 7:00 PM	TOTAL	368	8	16	6	6	3	18	258		8	342	93	1,126	2	5	1	5	13	
	TRUCK	0%	0%	0%	0%	0%	0%	11%	1%		0%	1%	3%							0.82

1: Beekman Street EB - Left
2: Beekman Street EB - Thru
3: Beekman Street EB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right

A: Cross Beekman Street west of INT
B: Cross W Church Street east of INT
C: Cross 9D south of INT

4: W Church Street WB - Left
5: W Church Street WB - Thru
6: W Church Street WB - Right

10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

D: Cross 9D north of INT

DATE:	2/25/2020	CALCULATIONS - DO NOT EDIT THIS SHEET	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM		NAME:	Traffic Databank
LOCATION:	NY 9D & Tompkins Avenue / Ralph Street		INT #:	4

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 7:15 AM	TOTAL	5	1	2	1	0	0	0	97	0	0	189	18	313	2		3		5	
	TRUCK								4			6								
7:15 - 7:30 AM	TOTAL	8	1	1	0	1	1	2	119	0	0	124	21	278						
	TRUCK						1		6			7	2							
7:30 - 7:45 AM	TOTAL	7	0	2	2	0	1	1	111	1	0	113	11	249	1	1			2	
	TRUCK			1	1				6			7								
7:45 - 8:00 AM	TOTAL	4	6	3	3	1	1	0	120	0	0	145	9	292	1	1	2		4	
	TRUCK								6											
8:00 - 8:15 AM	TOTAL	4	0	3	1	0	4	7	100	1	2	159	9	290			2		2	
	TRUCK			1					3		1	7	1							
8:15 - 8:30 AM	TOTAL	2	2	6	3	0	2	4	106	0	4	142	8	279	3		1		4	
	TRUCK				1				3			10	1							
8:30 - 8:45 AM	TOTAL	3	1	6	2	1	3	2	133	1	0	132	4	288	5		2		7	
	TRUCK	1							8			4								
8:45 - 9:00 AM	TOTAL	6	0	3	1	0	2	4	95	0	0	151	9	271		1			1	
	TRUCK								9			8								
4:00 - 4:15 PM	TOTAL	5	0	3	1	1	0	6	130	2	1	116	9	274	1				1	
	TRUCK	1							2			2	1							
4:15 - 4:30 PM	TOTAL	10	0	2	0	1	3	3	172	0	1	115	5	312	1	1			2	
	TRUCK							1	5			6								
4:30 - 4:45 PM	TOTAL	6	1	6	0	0	2	8	147	1	2	154	6	333	1	1			2	
	TRUCK			1				1	3			3								
4:45 - 5:00 PM	TOTAL	8	1	1	0	1	1	5	204	1	3	120	9	354						
	TRUCK							1	8			2								
5:00 - 5:15 PM	TOTAL	7	0	3	0	0	2	4	104	2	1	112	8	243		2		1	3	
	TRUCK	1							4											
5:15 - 5:30 PM	TOTAL	2	1	6	0	0	4	5	165	1	1	152	6	343						
	TRUCK						1		2			1			1				1	
5:30 - 5:45 PM	TOTAL	8	0	1	1	0	1	4	142	1	1	142	11	312		1			1	
	TRUCK								2			3								
5:45 - 6:00 PM	TOTAL	8	0	3	0	0	2	7	135	1	1	139	5	301	1		4		5	
	TRUCK								3			3								

6:00 - 6:15 PM	TOTAL	2	0	0	0	1	1	0	122	0	1	125	7	259						
	TRUCK											2								
6:15 - 6:30 PM	TOTAL	3	1	4	0	1	0	2	217	2	2	105	8	345			1		1	
	TRUCK											1								
6:30 - 6:45 PM	TOTAL	10	2	5	1	1	2	7	99	3	3	126	6	265	1				1	
	TRUCK								3			1								
6:45 - 7:00 PM	TOTAL	5	0	3	1	0	0	0	182	0	0	96	4	291	1				1	
	TRUCK								1											

1: Tompkins Ave EB - Left
2: Tompkins Ave EB - Thru
3: Tompkins Ave EB - Right
4: Ralph Street WB - Left
5: Ralph Street WB - Thru
6: Ralph Street WB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right
10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

A: Cross Tompkins Ave west of INT
B: Cross Ralph Street east of INT
C: Cross NY 9D south of INT
D: Cross NY 9D north of INT

DATE:	2/25/2020	JOB NO:	18119
PERIOD:	7:00 - 9:00 AM & 4:00 - 7:00 PM	NAME:	Traffic Databank
LOCATION:	NY 9D & Tompkins Avenue / Ralph Street	INT #:	4

PEAK HOUR MOVEMENTS & % HEAVY VEHICLES - DO NOT EDIT THIS SHEET

TIME	CLASS	VEHICLE MOVEMENT												TOTAL VEHICLES	PED/BIKE MOVEMENT				TOTAL PEDS /BIKE	INT. PHF
		1	2	3	4	5	6	7	8	9	10	11	12		A	B	C	D		
7:00 - 8:00 AM	TOTAL	24	8	8	6	2	3	3	447	1		571	59	1,132	4	2	5		11	
	TRUCK	0%	0%	13%	17%	0%	33%	0%	5%	0%		4%	3%							0.90
7:15 - 8:15 AM	TOTAL	23	7	9	6	2	7	10	450	2	2	541	50	1,109	2	2	4		8	
	TRUCK	0%	0%	22%	17%	0%	14%	0%	5%	0%	50%	4%	6%							0.95
7:30 - 8:30 AM	TOTAL	17	8	14	9	1	8	12	437	2	6	559	37	1,110	5	2	5		12	
	TRUCK	0%	0%	14%	22%	0%	0%	0%	4%	0%	17%	4%	5%							0.95
7:45 - 8:45 AM	TOTAL	13	9	18	9	2	10	13	459	2	6	578	30	1,149	9	1	7		17	
	TRUCK	8%	0%	6%	11%	0%	0%	0%	4%	0%	17%	4%	7%							0.98
8:00 - 9:00 AM	TOTAL	15	3	18	7	1	11	17	434	2	6	584	30	1,128	8	1	5		14	
	TRUCK	7%	0%	6%	14%	0%	0%	0%	5%	0%	17%	5%	7%							0.97
4:00 - 5:00 PM	TOTAL	29	2	12	1	3	6	22	653	4	7	505	29	1,273	3	2			5	
	TRUCK	3%	0%	8%	0%	0%	0%	14%	3%	0%	0%	3%	3%							0.90
4:15 - 5:15 PM	TOTAL	31	2	12		2	8	20	627	4	7	501	28	1,242	2	4		1	7	
	TRUCK	3%	0%	8%		0%	0%	15%	3%	0%	0%	2%	0%							0.88
4:30 - 5:30 PM	TOTAL	23	3	16		1	9	22	620	5	7	538	29	1,273	1	3		1	5	
	TRUCK	4%	0%	6%		0%	11%	9%	3%	0%	0%	1%	0%		1				1	0.90
4:45 - 5:45 PM	TOTAL	25	2	11	1	1	8	18	615	5	6	526	34	1,252		3		1	4	
	TRUCK	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%		1				1	0.88
5:00 - 6:00 PM	TOTAL	25	1	13	1		9	20	546	5	4	545	30	1,199	1	3	4	1	9	
	TRUCK	4%	0%	0%	0%		11%	0%	2%	0%	0%	1%	0%		1				1	0.87
5:15 - 6:15 PM	TOTAL	20	1	10	1	1	8	16	564	3	4	558	29	1,215	1	1	4		6	
	TRUCK	0%	0%	0%	0%	0%	13%	0%	1%	0%	0%	2%	0%		1				1	0.89
5:30 - 6:30 PM	TOTAL	21	1	8	1	2	4	13	616	4	5	511	31	1,217	1	1	5		7	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	2%	0%							0.88
5:45 - 6:45 PM	TOTAL	23	3	12	1	3	5	16	573	6	7	495	26	1,170	2		5		7	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%							0.85
6:00 - 7:00 PM	TOTAL	20	3	12	2	3	3	9	620	5	6	452	25	1,160	2		1		3	
	TRUCK	0%	0%	0%	0%	0%	0%	0%	1%	0%	0%	1%	0%							0.84

1: Tompkins Ave EB - Left
2: Tompkins Ave EB - Thru
3: Tompkins Ave EB - Right
7: NY 9D NB - Left
8: NY 9D NB - Thru
9: NY 9D NB - Right

A: Cross Tompkins Ave west of INT
B: Cross Ralph Street east of INT
C: Cross NY 9D south of INT

4: Ralph Street WB - Left
5: Ralph Street WB - Thru
6: Ralph Street WB - Right

10: NY 9D SB - Left
11: NY 9D SB - Thru
12: NY 9D SB - Right

D: Cross NY 9D north of INT

APPENDIX D

CAPACITY ANALYSES



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	19	196	0	0	0
Future Volume (vph)	0	19	196	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	21	213	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	21	213	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	19	196	0	0	0
Future Vol, veh/h	0	19	196	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	21	213	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	213	0	-	0	234	213
Stage 1	-	-	-	-	213	-
Stage 2	-	-	-	-	21	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1357	-	-	-	784	842
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	1005	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1357	-	-	-	784	842
Mov Cap-2 Maneuver	-	-	-	-	784	-
Stage 1	-	-	-	-	852	-
Stage 2	-	-	-	-	1005	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1357	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	7	127	112	189	19	0
Future Volume (vph)	7	127	112	189	19	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	16	16
Grade (%)		1%	-1%		5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.915			
Flt Protected		0.997			0.950	
Satd. Flow (prot)	0	1821	1715	0	1511	0
Flt Permitted		0.997			0.950	
Satd. Flow (perm)	0	1821	1715	0	1511	0
Link Speed (mph)		30	30		25	
Link Distance (ft)		591	933		513	
Travel Time (s)		13.4	21.2		14.0	
Confl. Peds. (#/hr)	4			4	1	
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	0%	3%	32%	0%
Parking (#/hr)	5	5				
Adj. Flow (vph)	9	165	145	245	25	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	174	390	0	25	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		16	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.85	1.02	0.99	0.99	0.88	0.88
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	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	7	127	112	189	19	0
Future Vol, veh/h	7	127	112	189	19	0
Conflicting Peds, #/hr	4	0	0	4	1	0
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	77	77	77	77	77	77
Heavy Vehicles, %	14	2	0	3	32	0
Mvmt Flow	9	165	145	245	25	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	394	0	-	0	456	272
Stage 1	-	-	-	-	272	-
Stage 2	-	-	-	-	184	-
Critical Hdwy	4.24	-	-	-	7.72	6.7
Critical Hdwy Stg 1	-	-	-	-	6.72	-
Critical Hdwy Stg 2	-	-	-	-	6.72	-
Follow-up Hdwy	2.326	-	-	-	3.788	3.3
Pot Cap-1 Maneuver	1102	-	-	-	450	743
Stage 1	-	-	-	-	658	-
Stage 2	-	-	-	-	741	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1096	-	-	-	441	739
Mov Cap-2 Maneuver	-	-	-	-	441	-
Stage 1	-	-	-	-	649	-
Stage 2	-	-	-	-	737	-

Approach	EB	WB	SB
HCM Control Delay, s	0.4	0	13.6
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1096	-	-	-	441
HCM Lane V/C Ratio	0.008	-	-	-	0.056
HCM Control Delay (s)	8.3	0	-	-	13.6
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



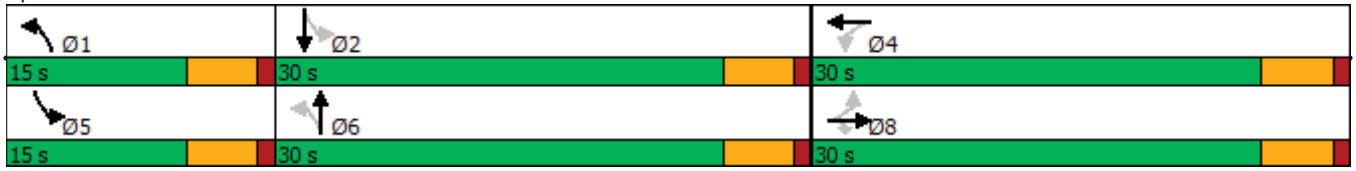
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	132	5	9	2	14	5	19	314	1	4	313	268
Future Volume (vph)	132	5	9	2	14	5	19	314	1	4	313	268
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.969						0.931	
Flt Protected		0.954			0.995		0.950			0.950		
Satd. Flow (prot)	0	1640	1392	0	1744	0	1659	1902	0	1796	1789	0
Flt Permitted		0.717			0.967		0.296			0.542		
Satd. Flow (perm)	0	1211	1392	0	1695	0	516	1902	0	1022	1789	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5						62	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	143	5	10	2	15	5	21	341	1	4	340	291
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	148	10	0	22	0	21	342	0	4	631	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	0		2	0	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	0		78	0	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	0		-10	0	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	3.0		1.0	3.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38			38		
Detector 2 Size(ft)		40	40		40		40			40		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0			3.0		
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Max		None	Max	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.55	0.03		0.06		0.05	0.29		0.01	0.57	
Control Delay		25.4	0.1		13.7		6.2	8.8		6.0	12.6	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		25.4	0.1		13.7		6.2	8.8		6.0	12.6	
Queue Length 50th (ft)		34	0		3		2	40		1	81	
Queue Length 95th (ft)		94	0		19		11	150		4	#369	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		631	774		886		558	1166		795	1116	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.23	0.01		0.02		0.04	0.29		0.01	0.57	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 48.8	
Natural Cycle: 60	
Control Type: Semi Act-Uncoord	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	132	5	9	2	14	5	19	314	1	4	313	268
Future Volume (veh/h)	132	5	9	2	14	5	19	314	1	4	313	268
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.97	0.98		0.97	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1713	2385	2385	2385	1892	2062	2062	1894	1877	1877
Adj Flow Rate, veh/h	143	5	10	2	15	5	21	341	1	4	340	291
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	11	0	0	0	11	5	5	0	6	6
Cap, veh/h	324	7	219	83	215	65	394	987	3	673	500	428
Arrive On Green	0.15	0.15	0.15	0.15	0.15	0.15	0.02	0.48	0.48	0.08	0.54	0.54
Sat Flow, veh/h	1213	42	1415	47	1386	421	1802	2054	6	1804	932	798
Grp Volume(v), veh/h	148	0	10	22	0	0	21	0	342	4	0	631
Grp Sat Flow(s),veh/h/ln	1256	0	1415	1854	0	0	1802	0	2060	1804	0	1729
Q Serve(g_s), s	0.4	0.0	0.3	0.0	0.0	0.0	0.3	0.0	5.4	0.1	0.0	13.8
Cycle Q Clear(g_c), s	6.1	0.0	0.3	5.9	0.0	0.0	0.3	0.0	5.4	0.1	0.0	13.8
Prop In Lane	0.97		1.00	0.09		0.23	1.00		0.00	1.00		0.46
Lane Grp Cap(c), veh/h	330	0	219	363	0	0	394	0	989	673	0	929
V/C Ratio(X)	0.45	0.00	0.05	0.06	0.00	0.00	0.05	0.00	0.35	0.01	0.00	0.68
Avail Cap(c_a), veh/h	781	0	679	998	0	0	705	0	989	881	0	929
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.2	0.0	18.7	18.8	0.0	0.0	7.7	0.0	8.4	5.4	0.0	8.8
Incr Delay (d2), s/veh	0.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.0	0.0	0.0	4.0
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	1.6	0.0	0.1	0.2	0.0	0.0	0.1	0.0	2.2	0.0	0.0	4.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.6	0.0	18.8	18.8	0.0	0.0	7.7	0.0	9.4	5.4	0.0	12.8
LnGrp LOS	C	A	B	B	A	A	A	A	A	A	A	B
Approach Vol, veh/h		158			22			363			635	
Approach Delay, s/veh		21.4			18.8			9.3			12.7	
Approach LOS		C			B			A			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.0	33.0		13.2	9.0	30.0		13.2				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.3	0.0		7.9	2.1	0.0		8.1				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.4				

Intersection Summary												
HCM 6th Ctrl Delay			12.9									
HCM 6th LOS			B									



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	24	8	8	6	2	3	3	447	1	0	571	59
Future Volume (vph)	24	8	8	6	2	3	3	447	1	0	571	59
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.973			0.966						0.986	
Flt Protected		0.971			0.972		0.950					
Satd. Flow (prot)	0	1685	0	0	1439	0	1823	1889	0	1957	1981	0
Flt Permitted		0.971			0.972		0.950					
Satd. Flow (perm)	0	1685	0	0	1439	0	1823	1889	0	1957	1981	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	27	9	9	7	2	3	3	497	1	0	634	66
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	45	0	0	12	0	3	498	0	0	700	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↱		↰	↱	
Traffic Vol, veh/h	24	8	8	6	2	3	3	447	1	0	571	59
Future Vol, veh/h	24	8	8	6	2	3	3	447	1	0	571	59
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	27	9	9	7	2	3	3	497	1	0	634	66

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1177	1177	676	1187	1210	500	704	0	0	500	0	0
Stage 1	671	671	-	506	506	-	-	-	-	-	-	-
Stage 2	506	506	-	681	704	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	220	250	469	176	211	528	903	-	-	1075	-	-
Stage 1	521	532	-	552	575	-	-	-	-	-	-	-
Stage 2	618	608	-	450	479	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	215	248	465	166	209	527	899	-	-	1073	-	-
Mov Cap-2 Maneuver	215	248	-	166	209	-	-	-	-	-	-	-
Stage 1	517	530	-	549	572	-	-	-	-	-	-	-
Stage 2	610	605	-	432	477	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.7	22.8	0.1	0
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	899	-	-	248	214	1073	-	-
HCM Lane V/C Ratio	0.004	-	-	0.179	0.057	-	-	-
HCM Control Delay (s)	9	-	-	22.7	22.8	0	-	-
HCM Lane LOS	A	-	-	C	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.6	0.2	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	24	81	0	0	0
Future Volume (vph)	0	24	81	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	26	88	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	26	88	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	24	81	0	0	0
Future Vol, veh/h	0	24	81	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	26	88	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	88	0	-	0	114	88
Stage 1	-	-	-	-	88	-
Stage 2	-	-	-	-	26	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1508	-	-	-	899	977
Stage 1	-	-	-	-	949	-
Stage 2	-	-	-	-	1001	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1508	-	-	-	899	977
Mov Cap-2 Maneuver	-	-	-	-	899	-
Stage 1	-	-	-	-	949	-
Stage 2	-	-	-	-	1001	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1508	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	5	285	47	76	19	5
Future Volume (vph)	5	285	47	76	19	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	16	16
Grade (%)		1%	-1%		5%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Ped Bike Factor						
Frt			0.917		0.972	
Flt Protected		0.999			0.962	
Satd. Flow (prot)	0	1855	1669	0	1963	0
Flt Permitted		0.999			0.962	
Satd. Flow (perm)	0	1855	1669	0	1963	0
Link Speed (mph)		30	30		25	
Link Distance (ft)		591	933		513	
Travel Time (s)		13.4	21.2		14.0	
Confl. Peds. (#/hr)	3			3	2	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	0%	8%	0%	0%
Parking (#/hr)	5	5				
Adj. Flow (vph)	6	339	56	90	23	6
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	345	146	0	29	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		16	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.85	1.02	0.99	0.99	0.88	0.88
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	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	5	285	47	76	19	5
Future Vol, veh/h	5	285	47	76	19	5
Conflicting Peds, #/hr	3	0	0	3	2	0
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	84	84	84	84	84	84
Heavy Vehicles, %	0	1	0	8	0	0
Mvmt Flow	6	339	56	90	23	6

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	149	0	-	0	457	104
Stage 1	-	-	-	-	104	-
Stage 2	-	-	-	-	353	-
Critical Hdwy	4.1	-	-	-	7.4	6.7
Critical Hdwy Stg 1	-	-	-	-	6.4	-
Critical Hdwy Stg 2	-	-	-	-	6.4	-
Follow-up Hdwy	2.2	-	-	-	3.5	3.3
Pot Cap-1 Maneuver	1445	-	-	-	498	942
Stage 1	-	-	-	-	899	-
Stage 2	-	-	-	-	649	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1439	-	-	-	492	938
Mov Cap-2 Maneuver	-	-	-	-	492	-
Stage 1	-	-	-	-	891	-
Stage 2	-	-	-	-	646	-

Approach	EB	WB	SB
HCM Control Delay, s	0.1	0	12
HCM LOS			B

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1439	-	-	-	546
HCM Lane V/C Ratio	0.004	-	-	-	0.052
HCM Control Delay (s)	7.5	0	-	-	12
HCM Lane LOS	A	A	-	-	B
HCM 95th %tile Q(veh)	0	-	-	-	0.2



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	281	4	19	0	10	1	27	371	6	5	448	86
Future Volume (vph)	281	4	19	0	10	1	27	371	6	5	448	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.989			0.998			0.976	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1799	0	1705	1922	0	1796	1933	0
Flt Permitted		0.720					0.254			0.435		
Satd. Flow (perm)	0	1279	1512	0	1799	0	456	1922	0	821	1933	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	316	4	21	0	11	1	30	417	7	6	503	97
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	320	21	0	12	0	30	424	0	6	600	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	0		2	0	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	0		78	0	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	0		-10	0	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	3.0		1.0	3.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38			38		
Detector 2 Size(ft)		40	40		40		40			40		

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex			Cl+Ex		
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0			3.0		
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Max		None	Max	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.80	0.04		0.02		0.09	0.42		0.01	0.62	
Control Delay		40.5	0.2		17.9		8.7	13.2		8.0	18.2	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		40.5	0.2		17.9		8.7	13.2		8.0	18.2	
Queue Length 50th (ft)		116	0		3		6	108		1	169	
Queue Length 95th (ft)		#276	0		15		17	220		6	344	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		452	589		637		513	1004		654	964	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.71	0.04		0.02		0.06	0.42		0.01	0.62	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 71.4	
Natural Cycle: 60	
Control Type: Semi Act-Uncoord	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	281	4	19	0	10	1	27	371	6	5	448	86
Future Volume (veh/h)	281	4	19	0	10	1	27	371	6	5	448	86
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	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1876	2385	2385	2385	1937	2077	2077	1894	1954	1954
Adj Flow Rate, veh/h	316	4	21	0	11	1	30	417	7	6	503	97
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	0	0	0	8	4	4	0	1	1
Cap, veh/h	452	4	410	0	496	45	383	976	16	533	810	156
Arrive On Green	0.26	0.26	0.26	0.00	0.26	0.26	0.02	0.48	0.48	0.05	0.51	0.51
Sat Flow, veh/h	1358	17	1575	0	1904	173	1845	2037	34	1804	1591	307
Grp Volume(v), veh/h	320	0	21	0	0	12	30	0	424	6	0	600
Grp Sat Flow(s),veh/h/ln	1375	0	1575	0	0	2078	1845	0	2071	1804	0	1898
Q Serve(g_s), s	16.1	0.0	0.7	0.0	0.0	0.3	0.6	0.0	9.8	0.1	0.0	16.6
Cycle Q Clear(g_c), s	16.4	0.0	0.7	0.0	0.0	0.3	0.6	0.0	9.8	0.1	0.0	16.6
Prop In Lane	0.99		1.00	0.00		0.08	1.00		0.02	1.00		0.16
Lane Grp Cap(c), veh/h	456	0	410	0	0	541	383	0	992	533	0	966
V/C Ratio(X)	0.70	0.00	0.05	0.00	0.00	0.02	0.08	0.00	0.43	0.01	0.00	0.62
Avail Cap(c_a), veh/h	571	0	539	0	0	711	716	0	992	805	0	966
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	26.2	0.0	20.2	0.0	0.0	20.1	10.6	0.0	12.5	8.6	0.0	12.9
Incr Delay (d2), s/veh	1.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3	0.0	0.0	3.0
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	5.3	0.0	0.3	0.0	0.0	0.1	0.2	0.0	4.5	0.0	0.0	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	27.9	0.0	20.3	0.0	0.0	20.1	10.6	0.0	13.8	8.6	0.0	15.9
LnGrp LOS	C	A	C	A	A	C	B	A	B	A	A	B
Approach Vol, veh/h		341			12			454			606	
Approach Delay, s/veh		27.5			20.1			13.6			15.8	
Approach LOS		C			C			B			B	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.8	42.2		24.0	9.0	40.0		24.0				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	2.6	0.0		2.3	2.1	0.0		18.4				
Green Ext Time (p_c), s	0.0	0.0		0.0	0.0	0.0		0.6				

Intersection Summary												
HCM 6th Ctrl Delay			17.9									
HCM 6th LOS			B									



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	25	2	11	1	1	8	18	630	5	6	527	34
Future Volume (vph)	25	2	11	1	1	8	18	630	5	6	527	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.959			0.890			0.999			0.991	
Flt Protected		0.968			0.995		0.950			0.950		
Satd. Flow (prot)	0	1655	0	0	1450	0	1720	1924	0	1859	2049	0
Flt Permitted		0.968			0.995		0.950			0.950		
Satd. Flow (perm)	0	1655	0	0	1450	0	1720	1924	0	1859	2049	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	28	2	13	1	1	9	20	716	6	7	599	39
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	43	0	0	11	0	20	722	0	7	638	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↰	↱		↰	↱	
Traffic Vol, veh/h	25	2	11	1	1	8	18	630	5	6	527	34
Future Vol, veh/h	25	2	11	1	1	8	18	630	5	6	527	34
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	28	2	13	1	1	9	20	716	6	7	599	39

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1398	1398	619	1402	1414	723	638	0	0	725	0	0
Stage 1	633	633	-	762	762	-	-	-	-	-	-	-
Stage 2	765	765	-	640	652	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	160	194	527	139	163	425	927	-	-	887	-	-
Stage 1	535	548	-	436	453	-	-	-	-	-	-	-
Stage 2	466	492	-	502	502	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	152	188	527	131	158	423	927	-	-	884	-	-
Mov Cap-2 Maneuver	152	188	-	131	158	-	-	-	-	-	-	-
Stage 1	523	544	-	425	442	-	-	-	-	-	-	-
Stage 2	445	480	-	484	498	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.8	17.3	0.2	0.1
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	927	-	-	194	304	884	-	-
HCM Lane V/C Ratio	0.022	-	-	0.223	0.037	0.008	-	-
HCM Control Delay (s)	9	-	-	28.8	17.3	9.1	-	-
HCM Lane LOS	A	-	-	D	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	0.1	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	32	229	0	0	0
Future Volume (vph)	0	32	229	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	35	249	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	35	249	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	229	0	0	0
Future Vol, veh/h	0	32	229	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	35	249	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	249	0	-	0	284	249
Stage 1	-	-	-	-	249	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1317	-	-	-	740	806
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1317	-	-	-	740	806
Mov Cap-2 Maneuver	-	-	-	-	740	-
Stage 1	-	-	-	-	826	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1317	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	18	134	1	5	117	211	3	0	19	32	0	0
Future Volume (vph)	18	134	1	5	117	211	3	0	19	32	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.914			0.884				
Flt Protected		0.994			0.999			0.993			0.950	
Satd. Flow (prot)	0	1801	0	0	1711	0	0	1635	0	0	1333	0
Flt Permitted		0.994			0.999			0.993			0.950	
Satd. Flow (perm)	0	1801	0	0	1711	0	0	1635	0	0	1333	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			186			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	4					4				1		
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	2%	2%	0%	3%	2%	2%	2%	32%	2%	0%
Parking (#/hr)	5	5	5									
Adj. Flow (vph)	23	174	1	6	152	274	4	0	25	42	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	198	0	0	432	0	0	29	0	0	42	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	0.85	1.02	1.01	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	1.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	18	134	1	5	117	211	3	0	19	32	0	0
Future Vol, veh/h	18	134	1	5	117	211	3	0	19	32	0	0
Conflicting Peds, #/hr	4	0	0	0	0	4	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	14	2	2	2	0	3	2	2	2	32	2	0
Mvmt Flow	23	174	1	6	152	274	4	0	25	42	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	430	0	0	175	0	0	522	663	176	539	526	293
Stage 1	-	-	-	-	-	-	221	221	-	305	305	-
Stage 2	-	-	-	-	-	-	301	442	-	234	221	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	8.42	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.788	4.018	3.3
Pot Cap-1 Maneuver	1068	-	-	1401	-	-	465	382	867	353	395	721
Stage 1	-	-	-	-	-	-	781	720	-	593	608	-
Stage 2	-	-	-	-	-	-	708	576	-	662	678	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1064	-	-	1401	-	-	454	369	866	334	382	718
Mov Cap-2 Maneuver	-	-	-	-	-	-	454	369	-	334	382	-
Stage 1	-	-	-	-	-	-	762	703	-	576	602	-
Stage 2	-	-	-	-	-	-	704	570	-	627	662	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.1	9.8	17.3
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	771	1064	-	-	1401	-	-	334
HCM Lane V/C Ratio	0.037	0.022	-	-	0.005	-	-	0.124
HCM Control Delay (s)	9.8	8.5	0	-	7.6	0	-	17.3
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.4



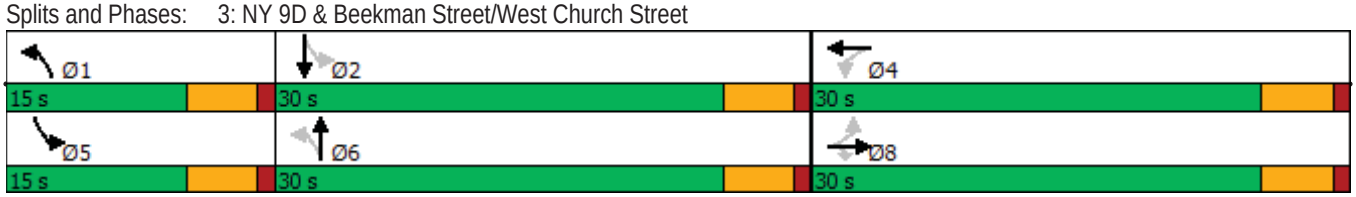
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	147	5	33	2	15	5	36	412	5	4	405	282
Future Volume (vph)	147	5	33	2	15	5	36	412	5	4	405	282
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.971			0.998			0.938	
Flt Protected		0.954			0.996		0.950			0.950		
Satd. Flow (prot)	0	1639	1392	0	1750	0	1659	1884	0	1796	1800	0
Flt Permitted		0.716			0.973		0.172			0.445		
Satd. Flow (perm)	0	1209	1392	0	1709	0	300	1884	0	839	1800	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5			1			50	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	160	5	36	2	16	5	39	448	5	4	440	307
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	165	36	0	23	0	39	453	0	4	747	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.61	0.09		0.06		0.14	0.43		0.01	0.77	
Control Delay		28.8	0.5		14.8		7.1	10.5		6.2	21.8	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		28.8	0.5		14.8		7.1	10.5		6.2	21.8	
Queue Length 50th (ft)		39	0		4		5	66		1	130	
Queue Length 95th (ft)		105	0		20		18	217		4	#508	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		567	707		805		431	1054		671	964	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.29	0.05		0.03		0.09	0.43		0.01	0.77	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 54.4	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	147	5	33	2	15	5	36	412	5	4	405	282
Future Volume (veh/h)	147	5	33	2	15	5	36	412	5	4	405	282
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.97	0.98		0.97	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1713	2385	2385	2385	1892	2062	2062	1894	1877	1877
Adj Flow Rate, veh/h	160	5	36	2	16	5	39	448	5	4	440	307
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	11	0	0	0	11	5	5	0	6	6
Cap, veh/h	402	7	220	99	229	66	277	830	9	561	478	334
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.03	0.41	0.41	0.09	0.47	0.47
Sat Flow, veh/h	1535	48	1415	60	1468	424	1802	2035	23	1804	1027	717
Grp Volume(v), veh/h	165	0	36	23	0	0	39	0	453	4	0	747
Grp Sat Flow(s),veh/h/ln	1583	0	1415	1952	0	0	1802	0	2057	1804	0	1744
Q Serve(g_s), s	0.2	0.0	1.0	0.0	0.0	0.0	0.5	0.0	7.3	0.0	0.0	17.5
Cycle Q Clear(g_c), s	3.9	0.0	1.0	4.4	0.0	0.0	0.5	0.0	7.3	0.0	0.0	17.5
Prop In Lane	0.97		1.00	0.09		0.22	1.00		0.01	1.00		0.41
Lane Grp Cap(c), veh/h	409	0	220	394	0	0	277	0	840	561	0	812
V/C Ratio(X)	0.40	0.00	0.16	0.06	0.00	0.00	0.14	0.00	0.54	0.01	0.00	0.92
Avail Cap(c_a), veh/h	986	0	812	1211	0	0	628	0	1181	809	0	1001
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.1	0.0	15.9	15.7	0.0	0.0	9.6	0.0	9.8	6.1	0.0	10.9
Incr Delay (d2), s/veh	0.2	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.0	10.6
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	1.4	0.0	0.3	0.2	0.0	0.0	0.2	0.0	2.5	0.0	0.0	7.0
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	17.4	0.0	16.1	15.7	0.0	0.0	9.7	0.0	10.0	6.1	0.0	21.4
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	C
Approach Vol, veh/h		201			23			492			751	
Approach Delay, s/veh		17.1			15.7			10.0			21.4	
Approach LOS		B			B			A			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.5	25.3		11.9	9.0	22.8		11.9				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.5	19.5		6.4	2.0	9.3		5.9				
Green Ext Time (p_c), s	0.0	1.0		0.0	0.0	0.7		0.6				

Intersection Summary												
HCM 6th Ctrl Delay			16.9									
HCM 6th LOS			B									



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	8	20	6	2	3	6	557	1	0	665	75
Future Volume (vph)	81	8	20	6	2	3	6	557	1	0	665	75
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.975			0.966						0.985	
Flt Protected		0.964			0.972		0.950					
Satd. Flow (prot)	0	1680	0	0	1439	0	1823	1889	0	1957	1979	0
Flt Permitted		0.964			0.972		0.950					
Satd. Flow (perm)	0	1680	0	0	1439	0	1823	1889	0	1957	1979	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	90	9	22	7	2	3	7	619	1	0	739	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	121	0	0	12	0	7	620	0	0	822	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	81	8	20	6	2	3	6	557	1	0	665	75
Future Vol, veh/h	81	8	20	6	2	3	6	557	1	0	665	75
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	90	9	22	7	2	3	7	619	1	0	739	83

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1421	1421	790	1437	1462	622	826	0	0	622	0	0
Stage 1	785	785	-	636	636	-	-	-	-	-	-	-
Stage 2	636	636	-	801	826	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	158	189	408	121	153	450	813	-	-	969	-	-
Stage 1	463	484	-	474	510	-	-	-	-	-	-	-
Stage 2	541	547	-	390	427	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	153	186	404	109	151	449	809	-	-	967	-	-
Mov Cap-2 Maneuver	153	186	-	109	151	-	-	-	-	-	-	-
Stage 1	457	482	-	469	504	-	-	-	-	-	-	-
Stage 2	530	541	-	360	425	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	62.1	31.7	0.1	0
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	809	-	-	175	147	967	-	-
HCM Lane V/C Ratio	0.008	-	-	0.692	0.083	-	-	-
HCM Control Delay (s)	9.5	-	-	62.1	31.7	0	-	-
HCM Lane LOS	A	-	-	F	D	A	-	-
HCM 95th %tile Q(veh)	0	-	-	4.2	0.3	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	32	145	0	0	0
Future Volume (vph)	0	32	145	0	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt						
Flt Protected						
Satd. Flow (prot)	0	2058	2196	0	1765	0
Flt Permitted						
Satd. Flow (perm)	0	2058	2196	0	1765	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	35	158	0	0	0
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	35	158	0	0	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	145	0	0	0
Future Vol, veh/h	0	32	145	0	0	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	35	158	0	0	0

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	158	0	-	0	193	158
Stage 1	-	-	-	-	158	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1422	-	-	-	822	899
Stage 1	-	-	-	-	894	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1422	-	-	-	822	899
Mov Cap-2 Maneuver	-	-	-	-	822	-
Stage 1	-	-	-	-	894	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	0
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1422	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	-	-	0
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	48	308	3	17	49	97	2	0	9	27	0	5
Future Volume (vph)	48	308	3	17	49	97	2	0	9	27	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.920			0.886			0.979	
Flt Protected		0.993			0.995			0.992			0.960	
Satd. Flow (prot)	0	1844	0	0	1665	0	0	1637	0	0	1741	0
Flt Permitted		0.993			0.995			0.992			0.960	
Satd. Flow (perm)	0	1844	0	0	1665	0	0	1637	0	0	1741	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			185			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	3					3				2		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	2%	2%	0%	8%	2%	2%	2%	0%	2%	0%
Parking (#/hr)	5	5	0									
Adj. Flow (vph)	57	367	4	20	58	115	2	0	11	32	0	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	428	0	0	193	0	0	13	0	0	38	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	0.85	1.02	0.85	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	48	308	3	17	49	97	2	0	9	27	0	5
Future Vol, veh/h	48	308	3	17	49	97	2	0	9	27	0	5
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	0	2	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	1	2	2	0	8	2	2	2	0	2	0
Mvmt Flow	57	367	4	20	58	115	2	0	11	32	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	176	0	0	371	0	0	642	699	371	650	644	119
Stage 1	-	-	-	-	-	-	483	483	-	159	159	-
Stage 2	-	-	-	-	-	-	159	216	-	491	485	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.52	6.22	8.1	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4.018	3.318	3.5	4.018	3.3
Pot Cap-1 Maneuver	1412	-	-	1188	-	-	387	364	675	321	327	923
Stage 1	-	-	-	-	-	-	565	553	-	811	733	-
Stage 2	-	-	-	-	-	-	843	724	-	491	482	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1408	-	-	1188	-	-	364	338	674	298	303	920
Mov Cap-2 Maneuver	-	-	-	-	-	-	364	338	-	298	303	-
Stage 1	-	-	-	-	-	-	536	525	-	767	717	-
Stage 2	-	-	-	-	-	-	822	708	-	458	457	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1	0.8	11.3	17.2
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	584	1408	-	-	1188	-	-	333
HCM Lane V/C Ratio	0.022	0.041	-	-	0.017	-	-	0.114
HCM Control Delay (s)	11.3	7.7	0	-	8.1	0	-	17.2
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.4



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	297	4	43	0	10	1	53	470	9	5	562	100
Future Volume (vph)	297	4	43	0	10	1	53	470	9	5	562	100
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.989			0.997			0.977	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1799	0	1705	1920	0	1796	1936	0
Flt Permitted		0.720					0.105			0.350		
Satd. Flow (perm)	0	1279	1512	0	1799	0	188	1920	0	661	1936	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			12	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	334	4	48	0	11	1	60	528	10	6	631	112
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	338	48	0	12	0	60	538	0	6	743	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0	3.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.82	0.09		0.02		0.30	0.54		0.02	0.86	
Control Delay		44.6	2.1		19.0		11.8	15.0		8.0	32.2	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		44.6	2.1		19.0		11.8	15.0		8.0	32.2	
Queue Length 50th (ft)		156	0		4		13	150		1	320	
Queue Length 95th (ft)		#305	9		16		28	296		6	#543	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		430	565		606		408	1059		589	919	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.79	0.08		0.02		0.15	0.51		0.01	0.81	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 75.6	
Natural Cycle: 70	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	297	4	43	0	10	1	53	470	9	5	562	100
Future Volume (veh/h)	297	4	43	0	10	1	53	470	9	5	562	100
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	1.00		0.99	1.00		0.99	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1876	2385	2385	2385	1937	2077	2077	1894	1954	1954
Adj Flow Rate, veh/h	334	4	48	0	11	1	60	528	10	6	631	112
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	0	0	0	8	4	4	0	1	1
Cap, veh/h	510	5	453	0	547	50	235	810	15	403	683	121
Arrive On Green	0.29	0.29	0.29	0.00	0.29	0.29	0.04	0.40	0.40	0.07	0.42	0.42
Sat Flow, veh/h	1363	16	1576	0	1905	173	1845	2032	38	1804	1615	287
Grp Volume(v), veh/h	338	0	48	0	0	12	60	0	538	6	0	743
Grp Sat Flow(s),veh/h/ln	1379	0	1576	0	0	2078	1845	0	2070	1804	0	1901
Q Serve(g_s), s	13.8	0.0	1.4	0.0	0.0	0.3	1.1	0.0	12.8	0.1	0.0	22.4
Cycle Q Clear(g_c), s	14.1	0.0	1.4	0.0	0.0	0.3	1.1	0.0	12.8	0.1	0.0	22.4
Prop In Lane	0.99		1.00	0.00		0.08	1.00		0.02	1.00		0.15
Lane Grp Cap(c), veh/h	514	0	453	0	0	597	235	0	825	403	0	804
V/C Ratio(X)	0.66	0.00	0.11	0.00	0.00	0.02	0.25	0.00	0.65	0.01	0.00	0.92
Avail Cap(c_a), veh/h	691	0	651	0	0	859	615	0	1198	731	0	1100
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	20.5	0.0	15.8	0.0	0.0	15.5	13.7	0.0	14.8	10.1	0.0	16.5
Incr Delay (d2), s/veh	1.4	0.0	0.1	0.0	0.0	0.0	0.2	0.0	0.3	0.0	0.0	8.8
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	4.3	0.0	0.5	0.0	0.0	0.1	0.4	0.0	5.3	0.0	0.0	10.3
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.9	0.0	15.9	0.0	0.0	15.5	13.9	0.0	15.1	10.1	0.0	25.3
LnGrp LOS	C	A	B	A	A	B	B	A	B	B	A	C
Approach Vol, veh/h		386			12			598			749	
Approach Delay, s/veh		21.2			15.5			15.0			25.2	
Approach LOS		C			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.5	30.6		22.4	9.0	29.1		22.4				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	3.1	24.4		2.3	2.1	14.8		16.1				
Green Ext Time (p_c), s	0.0	1.2		0.0	0.0	0.8		1.3				

Intersection Summary			
HCM 6th Ctrl Delay		20.7	
HCM 6th LOS		C	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	56	2	18	1	1	8	31	732	5	6	648	90
Future Volume (vph)	56	2	18	1	1	8	31	732	5	6	648	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.969			0.890			0.999			0.982	
Flt Protected		0.964			0.995		0.950			0.950		
Satd. Flow (prot)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Flt Permitted		0.964			0.995		0.950			0.950		
Satd. Flow (perm)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	64	2	20	1	1	9	35	832	6	7	736	102
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	86	0	0	11	0	35	838	0	7	838	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	4.8

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	2	18	1	1	8	31	732	5	6	648	90
Future Vol, veh/h	56	2	18	1	1	8	31	732	5	6	648	90
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	64	2	20	1	1	9	35	832	6	7	736	102

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1712	1712	787	1720	1760	839	838	0	0	841	0	0
Stage 1	801	801	-	908	908	-	-	-	-	-	-	-
Stage 2	911	911	-	812	852	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	103	134	431	86	104	366	779	-	-	803	-	-
Stage 1	448	478	-	368	395	-	-	-	-	-	-	-
Stage 2	399	436	-	411	416	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	95	126	431	77	98	364	779	-	-	800	-	-
Mov Cap-2 Maneuver	95	126	-	77	98	-	-	-	-	-	-	-
Stage 1	428	474	-	350	376	-	-	-	-	-	-	-
Stage 2	370	415	-	386	412	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	93.9	22.2	0.4	0.1
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	779	-	-	117	221	800	-	-
HCM Lane V/C Ratio	0.045	-	-	0.738	0.051	0.009	-	-
HCM Control Delay (s)	9.8	-	-	93.9	22.2	9.5	-	-
HCM Lane LOS	A	-	-	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.1	0.2	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	32	229	6	10	6
Future Volume (vph)	0	32	229	6	10	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.996		0.947	
Flt Protected					0.970	
Satd. Flow (prot)	0	2058	2187	0	1621	0
Flt Permitted					0.970	
Satd. Flow (perm)	0	2058	2187	0	1621	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	35	249	7	11	7
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	35	256	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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	0.6

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	229	6	10	6
Future Vol, veh/h	0	32	229	6	10	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	35	249	7	11	7

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	256	0	-	0	288	253
Stage 1	-	-	-	-	253	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1309	-	-	-	737	802
Stage 1	-	-	-	-	823	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1309	-	-	-	737	802
Mov Cap-2 Maneuver	-	-	-	-	737	-
Stage 1	-	-	-	-	823	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.8
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1309	-	-	-	760
HCM Lane V/C Ratio	-	-	-	-	0.023
HCM Control Delay (s)	0	-	-	-	9.8
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0.1



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	134	1	5	117	215	3	0	19	42	0	0
Future Volume (vph)	20	134	1	5	117	215	3	0	19	42	0	0
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	12	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.914			0.884				
Flt Protected		0.994			0.999			0.993			0.950	
Satd. Flow (prot)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Flt Permitted		0.994			0.999			0.993			0.950	
Satd. Flow (perm)	0	1798	0	0	1710	0	0	1635	0	0	1333	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			186			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	4					4				1		
Peak Hour Factor	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77
Heavy Vehicles (%)	14%	2%	2%	2%	0%	3%	2%	2%	2%	32%	2%	0%
Parking (#/hr)	5	5	5									
Adj. Flow (vph)	26	174	1	6	152	279	4	0	25	55	0	0
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	201	0	0	437	0	0	29	0	0	55	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	0.85	1.02	1.01	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	20	134	1	5	117	215	3	0	19	42	0	0
Future Vol, veh/h	20	134	1	5	117	215	3	0	19	42	0	0
Conflicting Peds, #/hr	4	0	0	0	0	4	0	0	0	1	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	77	77	77	77	77	77	77	77	77	77	77	77
Heavy Vehicles, %	14	2	2	2	0	3	2	2	2	32	2	0
Mvmt Flow	26	174	1	6	152	279	4	0	25	55	0	0

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	435	0	0	175	0	0	531	674	176	548	535	296
Stage 1	-	-	-	-	-	-	227	227	-	308	308	-
Stage 2	-	-	-	-	-	-	304	447	-	240	227	-
Critical Hdwy	4.24	-	-	4.12	-	-	7.12	6.52	6.22	8.42	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.42	6.52	-
Follow-up Hdwy	2.326	-	-	2.218	-	-	3.518	4.018	3.318	3.788	4.018	3.3
Pot Cap-1 Maneuver	1064	-	-	1401	-	-	459	376	867	347	389	718
Stage 1	-	-	-	-	-	-	776	716	-	590	606	-
Stage 2	-	-	-	-	-	-	705	573	-	656	672	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1060	-	-	1401	-	-	448	362	866	327	375	715
Mov Cap-2 Maneuver	-	-	-	-	-	-	448	362	-	327	375	-
Stage 1	-	-	-	-	-	-	755	697	-	572	600	-
Stage 2	-	-	-	-	-	-	701	567	-	620	654	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.1	9.9	18.2
HCM LOS			A	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	768	1060	-	-	1401	-	-	327
HCM Lane V/C Ratio	0.037	0.025	-	-	0.005	-	-	0.167
HCM Control Delay (s)	9.9	8.5	0	-	7.6	0	-	18.2
HCM Lane LOS	A	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0	-	-	0.6



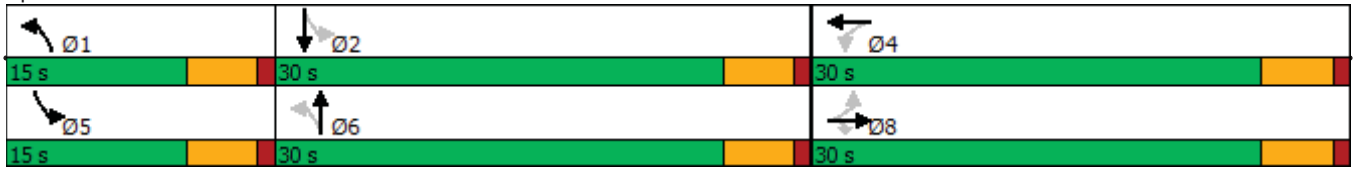
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	154	5	36	2	15	5	37	412	5	4	405	285
Future Volume (vph)	154	5	36	2	15	5	37	412	5	4	405	285
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		0.98			0.99		1.00	1.00		1.00	0.99	
Frt			0.850		0.971			0.998			0.938	
Flt Protected		0.954			0.996		0.950			0.950		
Satd. Flow (prot)	0	1639	1392	0	1750	0	1659	1884	0	1796	1800	0
Flt Permitted		0.716			0.974		0.167			0.443		
Satd. Flow (perm)	0	1209	1392	0	1711	0	291	1884	0	836	1800	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			102		5			1			51	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	8					8	4		5	5		4
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	6%	0%	11%	0%	0%	0%	11%	5%	100%	0%	6%	1%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	167	5	39	2	16	5	40	448	5	4	440	310
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	172	39	0	23	0	40	453	0	4	750	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm	Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		15.0	30.0		15.0	30.0	
Total Split (%)	40.0%	40.0%	40.0%	40.0%	40.0%		20.0%	40.0%		20.0%	40.0%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		10.0	25.0		10.0	25.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				4	4							
v/c Ratio		0.62	0.10		0.06		0.14	0.43		0.01	0.78	
Control Delay		29.1	0.5		14.6		7.4	10.7		6.5	22.4	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		29.1	0.5		14.6		7.4	10.7		6.5	22.4	
Queue Length 50th (ft)		40	0		4		5	68		1	133	
Queue Length 95th (ft)		109	1		20		19	222		4	#519	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		564	704		801		425	1048		665	959	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.30	0.06		0.03		0.09	0.43		0.01	0.78	

Intersection Summary	
Area Type:	Other
Cycle Length: 75	
Actuated Cycle Length: 54.8	
Natural Cycle: 60	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	154	5	36	2	15	5	37	412	5	4	405	285
Future Volume (veh/h)	154	5	36	2	15	5	37	412	5	4	405	285
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	0.98		0.97	0.98		0.97	1.00		0.99	1.00		0.99
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1713	2385	2385	2385	1892	2062	2062	1894	1877	1877
Adj Flow Rate, veh/h	167	5	39	2	16	5	40	448	5	4	440	310
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	0	0	11	0	0	0	11	5	5	0	6	6
Cap, veh/h	379	7	219	98	227	66	275	842	9	562	480	338
Arrive On Green	0.16	0.16	0.16	0.16	0.16	0.16	0.04	0.41	0.41	0.09	0.47	0.47
Sat Flow, veh/h	1404	42	1415	59	1464	423	1802	2035	23	1804	1023	721
Grp Volume(v), veh/h	172	0	39	23	0	0	40	0	453	4	0	750
Grp Sat Flow(s),veh/h/ln	1446	0	1415	1946	0	0	1802	0	2057	1804	0	1743
Q Serve(g_s), s	3.7	0.0	1.1	0.0	0.0	0.0	0.6	0.0	7.3	0.0	0.0	17.7
Cycle Q Clear(g_c), s	4.9	0.0	1.1	4.5	0.0	0.0	0.6	0.0	7.3	0.0	0.0	17.7
Prop In Lane	0.97		1.00	0.09		0.22	1.00		0.01	1.00		0.41
Lane Grp Cap(c), veh/h	385	0	219	390	0	0	275	0	852	562	0	818
V/C Ratio(X)	0.45	0.00	0.18	0.06	0.00	0.00	0.15	0.00	0.53	0.01	0.00	0.92
Avail Cap(c_a), veh/h	952	0	802	1195	0	0	621	0	1167	808	0	989
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	1.00	1.00	0.00	0.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.7	0.0	16.2	15.9	0.0	0.0	9.6	0.0	9.7	6.0	0.0	10.9
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.0	0.0	0.0	0.1	0.0	0.2	0.0	0.0	10.5
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	1.5	0.0	0.3	0.2	0.0	0.0	0.2	0.0	2.5	0.0	0.0	7.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.0	0.0	16.3	15.9	0.0	0.0	9.7	0.0	9.9	6.0	0.0	21.4
LnGrp LOS	B	A	B	B	A	A	A	A	A	A	A	C
Approach Vol, veh/h		211			23			493			754	
Approach Delay, s/veh		17.7			15.9			9.9			21.3	
Approach LOS		B			B			A			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	6.6	25.6		12.0	9.0	23.2		12.0				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	10.0	25.0		25.0	10.0	25.0		25.0				
Max Q Clear Time (g_c+I1), s	2.6	19.7		6.5	2.0	9.3		6.9				
Green Ext Time (p_c), s	0.0	0.9		0.0	0.0	0.7		0.6				

Intersection Summary												
HCM 6th Ctrl Delay			16.9									
HCM 6th LOS			B									



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	81	8	20	6	2	3	6	564	1	0	668	75
Future Volume (vph)	81	8	20	6	2	3	6	564	1	0	668	75
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.975			0.966						0.985	
Flt Protected		0.964			0.972		0.950					
Satd. Flow (prot)	0	1680	0	0	1439	0	1823	1889	0	1957	1979	0
Flt Permitted		0.964			0.972		0.950					
Satd. Flow (perm)	0	1680	0	0	1439	0	1823	1889	0	1957	1979	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)			5	5			4		2	2		4
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Heavy Vehicles (%)	0%	0%	13%	17%	0%	33%	0%	5%	0%	0%	4%	3%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	90	9	22	7	2	3	7	627	1	0	742	83
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	121	0	0	12	0	7	628	0	0	825	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other
Control Type: Unsignalized	

Intersection	
Int Delay, s/veh	5.2

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	81	8	20	6	2	3	6	564	1	0	668	75
Future Vol, veh/h	81	8	20	6	2	3	6	564	1	0	668	75
Conflicting Peds, #/hr	0	0	5	5	0	0	4	0	2	2	0	4
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	0	0	13	17	0	33	0	5	0	0	4	3
Mvmt Flow	90	9	22	7	2	3	7	627	1	0	742	83

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1432	1432	793	1448	1473	630	829	0	0	630	0	0
Stage 1	788	788	-	644	644	-	-	-	-	-	-	-
Stage 2	644	644	-	804	829	-	-	-	-	-	-	-
Critical Hdwy	6.3	5.7	5.93	6.87	6.1	6.33	4.1	-	-	4.1	-	-
Critical Hdwy Stg 1	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.3	4.7	-	5.87	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.417	3.653	4	3.597	2.2	-	-	2.2	-	-
Pot Cap-1 Maneuver	155	186	406	119	151	445	811	-	-	962	-	-
Stage 1	462	483	-	470	506	-	-	-	-	-	-	-
Stage 2	536	544	-	389	426	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	150	183	402	107	149	444	807	-	-	960	-	-
Mov Cap-2 Maneuver	150	183	-	107	149	-	-	-	-	-	-	-
Stage 1	456	481	-	465	500	-	-	-	-	-	-	-
Stage 2	525	538	-	359	424	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	64.5	32.3	0.1	0
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	807	-	-	172	144	960	-	-
HCM Lane V/C Ratio	0.008	-	-	0.704	0.085	-	-	-
HCM Control Delay (s)	9.5	-	-	64.5	32.3	0	-	-
HCM Lane LOS	A	-	-	F	D	A	-	-
HCM 95th %tile Q(veh)	0	-	-	4.3	0.3	0	-	-



Lane Group	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (vph)	0	32	145	17	7	4
Future Volume (vph)	0	32	145	17	7	4
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	16	10	10
Grade (%)		5%	-8%		-3%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.986		0.955	
Flt Protected					0.968	
Satd. Flow (prot)	0	2058	2165	0	1631	0
Flt Permitted					0.968	
Satd. Flow (perm)	0	2058	2165	0	1631	0
Link Speed (mph)		25	25		30	
Link Distance (ft)		427	513		132	
Travel Time (s)		11.6	14.0		3.0	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	0	35	158	18	8	4
Shared Lane Traffic (%)						
Lane Group Flow (vph)	0	35	176	0	12	0
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Left	Left	Right	Left	Right
Median Width(ft)		0	0		10	
Link Offset(ft)		0	0		0	
Crosswalk Width(ft)		16	16		16	
Two way Left Turn Lane						
Headway Factor	0.88	0.88	0.80	0.80	1.07	1.07
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	0.5

Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Vol, veh/h	0	32	145	17	7	4
Future Vol, veh/h	0	32	145	17	7	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	-	0	0	-	0	-
Grade, %	-	5	-8	-	-3	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	35	158	18	8	4

Major/Minor	Major1		Major2		Minor2	
Conflicting Flow All	176	0	-	0	202	167
Stage 1	-	-	-	-	167	-
Stage 2	-	-	-	-	35	-
Critical Hdwy	4.12	-	-	-	5.82	5.92
Critical Hdwy Stg 1	-	-	-	-	4.82	-
Critical Hdwy Stg 2	-	-	-	-	4.82	-
Follow-up Hdwy	2.218	-	-	-	3.518	3.318
Pot Cap-1 Maneuver	1400	-	-	-	813	890
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	993	-
Platoon blocked, %		-	-	-		
Mov Cap-1 Maneuver	1400	-	-	-	813	890
Mov Cap-2 Maneuver	-	-	-	-	813	-
Stage 1	-	-	-	-	887	-
Stage 2	-	-	-	-	993	-

Approach	EB	WB	SB
HCM Control Delay, s	0	0	9.4
HCM LOS			A

Minor Lane/Major Mvmt	EBL	EBT	WBT	WBR	SBLn1
Capacity (veh/h)	1400	-	-	-	839
HCM Lane V/C Ratio	-	-	-	-	0.014
HCM Control Delay (s)	0	-	-	-	9.4
HCM Lane LOS	A	-	-	-	A
HCM 95th %tile Q(veh)	0	-	-	-	0



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	54	308	3	17	49	108	2	0	9	34	0	5
Future Volume (vph)	54	308	3	17	49	108	2	0	9	34	0	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	16	16	16	12	12	12	12	12	12	16	12	16
Grade (%)		1%			-1%			0%			5%	
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												
Frt		0.999			0.916			0.886			0.982	
Flt Protected		0.993			0.995			0.992			0.958	
Satd. Flow (prot)	0	1844	0	0	1655	0	0	1637	0	0	1743	0
Flt Permitted		0.993			0.995			0.992			0.958	
Satd. Flow (perm)	0	1844	0	0	1655	0	0	1637	0	0	1743	0
Link Speed (mph)		30			30			30			25	
Link Distance (ft)		591			933			185			513	
Travel Time (s)		13.4			21.2			4.2			14.0	
Confl. Peds. (#/hr)	3					3				2		
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	0%	1%	2%	2%	0%	8%	2%	2%	2%	0%	2%	0%
Parking (#/hr)	5	5	0									
Adj. Flow (vph)	64	367	4	20	58	129	2	0	11	40	0	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	435	0	0	207	0	0	13	0	0	46	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	0.85	1.02	0.85	0.99	0.99	0.99	1.00	1.00	1.00	0.88	1.03	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	2.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	54	308	3	17	49	108	2	0	9	34	0	5
Future Vol, veh/h	54	308	3	17	49	108	2	0	9	34	0	5
Conflicting Peds, #/hr	3	0	0	0	0	3	0	0	0	2	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	1	-	-	-1	-	-	0	-	-	5	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	0	1	2	2	0	8	2	2	2	0	2	0
Mvmt Flow	64	367	4	20	58	129	2	0	11	40	0	6

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	190	0	0	371	0	0	663	727	371	671	665	126
Stage 1	-	-	-	-	-	-	497	497	-	166	166	-
Stage 2	-	-	-	-	-	-	166	230	-	505	499	-
Critical Hdwy	4.1	-	-	4.12	-	-	7.12	6.52	6.22	8.1	7.52	6.7
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	7.1	6.52	-
Follow-up Hdwy	2.2	-	-	2.218	-	-	3.518	4.018	3.318	3.5	4.018	3.3
Pot Cap-1 Maneuver	1396	-	-	1188	-	-	375	351	675	309	316	914
Stage 1	-	-	-	-	-	-	555	545	-	803	727	-
Stage 2	-	-	-	-	-	-	836	714	-	481	473	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1392	-	-	1188	-	-	351	323	674	285	291	911
Mov Cap-2 Maneuver	-	-	-	-	-	-	351	323	-	285	291	-
Stage 1	-	-	-	-	-	-	523	513	-	754	711	-
Stage 2	-	-	-	-	-	-	815	698	-	445	446	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	1.1	0.8	11.4	18.5
HCM LOS			B	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	577	1392	-	-	1188	-	-	313
HCM Lane V/C Ratio	0.023	0.046	-	-	0.017	-	-	0.148
HCM Control Delay (s)	11.4	7.7	0	-	8.1	0	-	18.5
HCM Lane LOS	B	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	0.1	0.1	-	-	0.1	-	-	0.5



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	302	4	45	0	10	1	56	470	9	5	562	108
Future Volume (vph)	302	4	45	0	10	1	56	470	9	5	562	108
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	13	13	13	12	13	13	12	14	14
Grade (%)		2%			-10%			-4%			1%	
Storage Length (ft)	0		95	0		0	95		0	85		0
Storage Lanes	0		1	0		0	1		0	1		0
Taper Length (ft)	25			25			55			65		
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		1.00		1.00	1.00		1.00	1.00	
Frt			0.850		0.989			0.997			0.976	
Flt Protected		0.953					0.950			0.950		
Satd. Flow (prot)	0	1716	1546	0	1799	0	1705	1920	0	1796	1933	0
Flt Permitted		0.720					0.102			0.353		
Satd. Flow (perm)	0	1279	1512	0	1799	0	183	1920	0	666	1933	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			85		1			1			13	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		933			505			383			349	
Travel Time (s)		21.2			11.5			8.7			7.9	
Confl. Peds. (#/hr)	5		1	1		5	1		4	4		1
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Heavy Vehicles (%)	1%	0%	0%	0%	0%	0%	8%	4%	0%	0%	1%	4%
Parking (#/hr)				3	3	3						
Adj. Flow (vph)	339	4	51	0	11	1	63	528	10	6	631	121
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	343	51	0	12	0	63	538	0	6	752	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.06	1.06	1.06	0.90	1.05	0.90	0.97	0.93	0.93	1.01	0.92	0.92
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	2	1	2		2	2		2	2	
Detector Template	Left			Left								
Leading Detector (ft)	20	78	78	20	78		78	78		78	78	
Trailing Detector (ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Position(ft)	0	-10	-10	0	-10		-10	-10		-10	-10	
Detector 1 Size(ft)	20	40	40	20	40		40	40		40	40	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	2.0	2.0	0.0	2.0		1.0	1.0		1.0	1.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	3.0	5.0	0.0	3.0		3.0	0.0		3.0	0.0	
Detector 2 Position(ft)		38	38		38		38	38		38	38	
Detector 2 Size(ft)		40	40		40		40	40		40	40	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector 2 Type		Cl+Ex	Cl+Ex		Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Turn Type	Perm	NA	Perm		NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4			6			2		
Detector Phase	8	8	8	4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	4.0	4.0	4.0	4.0	4.0		4.0	16.0		4.0	16.0	
Minimum Split (s)	9.0	9.0	9.0	21.0	21.0		9.0	21.0		9.0	21.0	
Total Split (s)	30.0	30.0	30.0	30.0	30.0		20.0	40.0		20.0	40.0	
Total Split (%)	33.3%	33.3%	33.3%	33.3%	33.3%		22.2%	44.4%		22.2%	44.4%	
Maximum Green (s)	25.0	25.0	25.0	25.0	25.0		15.0	35.0		15.0	35.0	
Yellow Time (s)	4.0	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	1.0	
Lost Time Adjust (s)		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		5.0	5.0		5.0		5.0	5.0		5.0	5.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?												
Vehicle Extension (s)	2.0	2.0	2.0	2.0	2.0		1.0	1.0		1.0	1.0	
Recall Mode	None	None	None	None	None		None	Min		None	Min	
Walk Time (s)				5.0	5.0							
Flash Dont Walk (s)				11.0	11.0							
Pedestrian Calls (#/hr)				3	3							
v/c Ratio		0.84	0.09		0.02		0.32	0.53		0.02	0.87	
Control Delay		46.6	2.4		19.0		12.2	15.0		8.0	32.6	
Queue Delay		0.0	0.0		0.0		0.0	0.0		0.0	0.0	
Total Delay		46.6	2.4		19.0		12.2	15.0		8.0	32.6	
Queue Length 50th (ft)		160	0		4		13	150		1	327	
Queue Length 95th (ft)		#311	11		16		29	296		6	#556	
Internal Link Dist (ft)		853			425			303			269	
Turn Bay Length (ft)			95				95			85		
Base Capacity (vph)		422	556		594		401	1043		589	900	
Starvation Cap Reductn		0	0		0		0	0		0	0	
Spillback Cap Reductn		0	0		0		0	0		0	0	
Storage Cap Reductn		0	0		0		0	0		0	0	
Reduced v/c Ratio		0.81	0.09		0.02		0.16	0.52		0.01	0.84	

Intersection Summary	
Area Type:	Other
Cycle Length: 90	
Actuated Cycle Length: 76.6	
Natural Cycle: 75	
Control Type: Actuated-Uncoordinated	

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 3: NY 9D & Beekman Street/West Church Street





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	302	4	45	0	10	1	56	470	9	5	562	108
Future Volume (veh/h)	302	4	45	0	10	1	56	470	9	5	562	108
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	1.00		0.99	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	0.88	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	1876	1876	1876	2385	2385	2385	1937	2077	2077	1894	1954	1954
Adj Flow Rate, veh/h	339	4	51	0	11	1	63	528	10	6	631	121
Peak Hour Factor	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89	0.89
Percent Heavy Veh, %	0	0	0	0	0	0	8	4	4	0	1	1
Cap, veh/h	504	5	448	0	542	49	235	823	16	408	681	131
Arrive On Green	0.28	0.28	0.28	0.00	0.28	0.28	0.04	0.41	0.41	0.07	0.43	0.43
Sat Flow, veh/h	1362	16	1576	0	1905	173	1845	2032	38	1804	1592	305
Grp Volume(v), veh/h	343	0	51	0	0	12	63	0	538	6	0	752
Grp Sat Flow(s),veh/h/ln	1379	0	1576	0	0	2078	1845	0	2070	1804	0	1898
Q Serve(g_s), s	14.3	0.0	1.5	0.0	0.0	0.3	1.2	0.0	12.8	0.1	0.0	23.0
Cycle Q Clear(g_c), s	14.6	0.0	1.5	0.0	0.0	0.3	1.2	0.0	12.8	0.1	0.0	23.0
Prop In Lane	0.99		1.00	0.00		0.08	1.00		0.02	1.00		0.16
Lane Grp Cap(c), veh/h	509	0	448	0	0	591	235	0	839	408	0	811
V/C Ratio(X)	0.67	0.00	0.11	0.00	0.00	0.02	0.27	0.00	0.64	0.01	0.00	0.93
Avail Cap(c_a), veh/h	682	0	644	0	0	848	608	0	1183	732	0	1085
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	1.00	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	21.0	0.0	16.2	0.0	0.0	15.8	13.8	0.0	14.6	10.0	0.0	16.6
Incr Delay (d2), s/veh	0.6	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.3	0.0	0.0	9.5
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	4.3	0.0	0.5	0.0	0.0	0.1	0.4	0.0	5.3	0.0	0.0	10.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	21.6	0.0	16.2	0.0	0.0	15.8	14.1	0.0	14.9	10.0	0.0	26.1
LnGrp LOS	C	A	B	A	A	B	B	A	B	A	A	C
Approach Vol, veh/h		394			12			601			758	
Approach Delay, s/veh		20.9			15.8			14.8			26.0	
Approach LOS		C			B			B			C	

Timer - Assigned Phs	1	2		4	5	6		8				
Phs Duration (G+Y+Rc), s	7.6	31.2		22.4	9.0	29.8		22.4				
Change Period (Y+Rc), s	5.0	5.0		5.0	5.0	5.0		5.0				
Max Green Setting (Gmax), s	15.0	35.0		25.0	15.0	35.0		25.0				
Max Q Clear Time (g_c+I1), s	3.2	25.0		2.3	2.1	14.8		16.6				
Green Ext Time (p_c), s	0.0	1.2		0.0	0.0	0.8		0.9				

Intersection Summary			
HCM 6th Ctrl Delay		21.0	
HCM 6th LOS		C	



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	56	2	18	1	1	8	31	737	5	6	656	90
Future Volume (vph)	56	2	18	1	1	8	31	737	5	6	656	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	14	14	14	14	14	14	12	13	13	12	14	14
Grade (%)		-4%			-2%			-2%			-6%	
Storage Length (ft)	0		0	0		0	55		0	50		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			30			50		
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												
Frt		0.969			0.890			0.999			0.982	
Flt Protected		0.964			0.995		0.950			0.950		
Satd. Flow (prot)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Flt Permitted		0.964			0.995		0.950			0.950		
Satd. Flow (perm)	0	1660	0	0	1450	0	1720	1924	0	1859	2032	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		391			425			349			506	
Travel Time (s)		8.9			9.7			7.9			11.5	
Confl. Peds. (#/hr)	1					1			3	3		
Confl. Bikes (#/hr)												1
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 (%)	4%	0%	0%	0%	0%	13%	6%	3%	0%	0%	1%	0%
Parking (#/hr)	3	3	3	3	3	3						
Adj. Flow (vph)	64	2	20	1	1	9	35	838	6	7	745	102
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	86	0	0	11	0	35	844	0	7	847	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			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane											Yes	
Headway Factor	0.89	1.05	0.89	0.91	1.06	0.91	0.99	0.95	0.95	0.96	0.88	0.88
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary	
Area Type:	Other

Control Type: Unsignalized

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	56	2	18	1	1	8	31	737	5	6	656	90
Future Vol, veh/h	56	2	18	1	1	8	31	737	5	6	656	90
Conflicting Peds, #/hr	1	0	0	0	0	1	0	0	3	3	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	55	-	-	50	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	-4	-	-	-2	-	-	-2	-	-	-6	-
Peak Hour Factor	88	88	88	88	88	88	88	88	88	88	88	88
Heavy Vehicles, %	4	0	0	0	0	13	6	3	0	0	1	0
Mvmt Flow	64	2	20	1	1	9	35	838	6	7	745	102

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1727	1727	796	1735	1775	845	847	0	0	847	0	0
Stage 1	810	810	-	914	914	-	-	-	-	-	-	-
Stage 2	917	917	-	821	861	-	-	-	-	-	-	-
Critical Hdwy	6.34	5.7	5.8	6.7	6.1	6.13	4.16	-	-	4.1	-	-
Critical Hdwy Stg 1	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Critical Hdwy Stg 2	5.34	4.7	-	5.7	5.1	-	-	-	-	-	-	-
Follow-up Hdwy	3.536	4	3.3	3.5	4	3.417	2.254	-	-	2.2	-	-
Pot Cap-1 Maneuver	101	131	426	84	102	363	773	-	-	799	-	-
Stage 1	444	474	-	365	393	-	-	-	-	-	-	-
Stage 2	396	433	-	407	413	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	93	124	426	75	96	361	773	-	-	796	-	-
Mov Cap-2 Maneuver	93	124	-	75	96	-	-	-	-	-	-	-
Stage 1	424	470	-	347	374	-	-	-	-	-	-	-
Stage 2	367	412	-	382	409	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	97.4	22.4	0.4	0.1
HCM LOS	F	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	773	-	-	115	218	796	-	-
HCM Lane V/C Ratio	0.046	-	-	0.751	0.052	0.009	-	-
HCM Control Delay (s)	9.9	-	-	97.4	22.4	9.6	-	-
HCM Lane LOS	A	-	-	F	C	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4.2	0.2	0	-	-

September 29, 2020

Honorable Chairman John Gunn and Members of the Planning Board
City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 18119
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Site Plan Approval

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Farrell Building Company, we are pleased to provide three (3) signed/sealed sets of the following revised documents in support of Site Plan Approval for the above captioned project:

1. **JMC Site Plans:**

Dwg	Title	Last Revised
C-000	"Cover Sheet"	09/29/2020
C-010	"Existing Conditions Plan"	09/29/2020
C-020	"Demolition Plan"	09/29/2020
C-100	"Site Plan"	09/29/2020
C-200	"Grading Plan"	09/29/2020
C-300	"Utilities Plan"	09/29/2020
C-400	"Erosion and Sediment Control Plan"	09/29/2020
C-600	"Lighting Plan"	09/29/2020
C-700	"Garbage Truck Turning Plan (Front Loading)"	09/29/2020
C-701	"Garbage Truck Turning Plan (Rear Loading)"	09/29/2020
C-702	"Fire Truck Turning Plan (Scenario 1)"	09/29/2020
C-703	"Fire Truck Turning Plan (Scenario 2)"	09/29/2020
C-704	"Fire Truck Turning Plan (Scenario 3)"	09/29/2020
C-900	"Construction Details"	09/29/2020
C-901	"Construction Details"	09/29/2020
C-902	"Construction Details"	09/29/2020
C-903	"Construction Details"	09/29/2020
C-904	"Construction Details"	09/29/2020
C-905	"Construction Details"	09/29/2020

C-906	"Construction Details"	09/29/2020
C-907	"Construction Details"	09/29/2020
L-100	"Landscaping Plan"	09/29/2020
A-100	"Aerial Site Plan"	09/29/2020
S-100	"Sight Distance Plan"	09/29/2020

2. **Aryeh Siegel Architect Drawings:**

Dwg	Title	Last Revised
A-100	"Building Plans"	09/29/2020
A-101	"Building Plans"	09/29/2020
A-200	"Elevations"	09/29/2020

3. **Long Environmental Assessment Form, dated 09/29/2020.**

4. **Stormwater Pollution Prevention Plan (SWPPP), revised 09/29/2020.**

5. **JMC Public School Children Analysis Letter, revised 03/27/2020.**

6. **JMC Traffic Study, dated 03/31/2020.**

7. **Carlin-Simpson Associates Report on Subsurface Soil and Foundation Investigation, dated 09/28/2020.**

Below please find our responses to the comments within the John Clarke Planning and Design Memorandum, dated March 6, 2020.

Comment No. 1

For the SEQRA analysis, the Project needs a transportation study, assessing train use, walkability, biking, and cumulative traffic impacts on nearby streets and intersections.

Response No. 1

The Traffic Study is enclosed for review. We would like to receive feedback from the Board and its consultants and then we can add information regarding transit oriented development items such as train use, walkability and biking if needed. We have coordinated the scope of the study with the City Traffic Engineer, Creighton Manning Engineering, LLP. The study concludes that the project will not have a significant impact on traffic operations in the study area.

Comment No. 2

On Sheet C-100, the crosswalk in the underpass should line up with the sidewalk from the ADA compliant parking spaces.

Response No. 2

The crosswalk has been lined up with the sidewalk and parking along the north side of the rear of the building as requested.

Comment No. 3

Sheet C-010 should show all existing trees over 6-inches in diameter on the site and the trees that will need to be removed.

Response No. 3

The property survey was updated to reflect all existing trees over 6 inches in diameter which are shown on Sheet C-010 "Existing Conditions Plan". Sheet C-020 "Demolition Plan" identifies which trees are proposed to be removed.

Comment No. 4

The proposed encroachment onto the neighboring property to the east will need to be addressed.

Response No. 4

Parcel 3 appears to be from an old public right-of-way when West Main Street may have stopped and there was a cul-de-sac in front of the site. The project will involve the dedication of the small piece of Parcel 3 that extends into the public sidewalk and roadway. Parcels 1, 2 and 3 should be merged into one lot. The Utility Plan shows the proposed temporary and permanent easements necessary. We have met with both adjacent property owners and had positive conversations.

Comment No. 5

Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.

Response No. 5

So noted.

Comment No. 6

The Sheet C-600 Lighting Plan will need to be consistent with the recently amended standards in Section 223-14 B:

a. The lighting levels in the parking and pedestrian areas should average approximately 1footcandle. The plan should lower the average lighting levels, especially in the underpass and southern parking lot.

b. The notes on the plan should indicate a Color Rendering Index in the range of 80 - 100.

Response No. 6

Drawing C-600 "Lighting Plan" depicts the revised lighting design resulting in the average lighting intensity of around 1 foot candle for the parking lots. A note has been added to the plans indicating that the CRI for the site light fixtures shall be between 80-100.

Comment No. 7

For the Sheets A-100, A-101, and A-200 Building Plans:

a. The scaled elevations need building heights, floor-to-floor heights, materials, and colors noted.
b. The rooftop accessory structures may be limited under Section 223-41.21 D(5), including the need for a 15-foot setback from the front edge of the roof.
c. If the landscaping and parking configuration are shown on the 1st floor Plan, they should match the C-100 Site Plan and L-100 Landscaping Plan.
d. The proposal has been referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in 223-41.21 K.

Response No. 7

The drawings prepared by Aryeh Siegel Architect were previously submitted to the Planning Board to address the comments above. It appeared from feedback received at the February 11, 2020 Planning Board meeting, the Board is more comfortable with progress on the architecture of the building. The Board recommended an application be submitted to the City Architectural Review Board for the March meeting. The Applicant received comments at their meeting with the Architectural Review Board Sub-Committee and is working to address these items for further review. Scaled elevations with building heights, floor to floor heights, materials and colors will be noted on future submissions once there is agreement on the direction of the building design.

Comment No. 8

The Public School Children Analysis estimate of 6-7 public school children from the proposed project was based on a set of multifamily multipliers from the Rutgers University 2006 Residential Demographic Multipliers for New York, long considered the standard for school estimates. The Planning Board has in past projects used a higher multiplier for the required affordable-workforce units, factoring in the lower rental rates. The Rutgers multipliers for 30 market-rate and 3 workforce 1-bedroom apartments and 26 market-rate and 3 workforce 2-bedroom apartments would round out to a total of 8 public school-age children. This should not change the overall conclusions of the analysis.

Response No. 8

The public school impact analysis has been updated as requested and is resubmitted for approval.

Below please find our responses to the comments within the Lanc & Tully Engineering and Surveying, P.C. comment letter, dated March 4, 2020.

General Comments

Comment No. 1

An Inflow & Infiltration study of the existing site has been conducted and it should be noted that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Although no illegal connections were observed, it is unclear as to why the wash sink in the rear of the building is connected to the storm drainage system. The sink should be disconnected from the drainage system and connected to the sanitary sewer system.

Response No. 1

The previously submitted JMC Inflow and Infiltration Study Memorandum, dated 02/24/2020 investigated the site for potential inflow and infiltration cross connections such as roof drains, sump pumps, site drains and plumbing fixtures. The above items were reviewed by running water and adding fluorescent dye and checking downstream structures. The conclusion is that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. However, the interior slop sink that discharges to the storm system should be connected to the sanitary sewer system. The owner shall disconnect the sink from the storm plumbing and connect it to the sewer plumbing for the building.

Comment No. 2

As the project entails the development of 62 residential units, we would recommend that a traffic study be conducted to determine if there will be any impacts on the intersections adjacent to or near the proposed project, as well any impacts to the existing traffic lights along Route 9D. We would recommend that the City of Beacon retain the services of a traffic engineer to review the project and work with the applicant to determine the intersections that should be studied. This may also impact the answer to question "j" under section D.2 of the EAF. The applicant's consultant has noted that they have contacted the City's Traffic Engineer to discuss the traffic scope, and once prepared will submit to the Planning Board under separate cover.

Response No. 2

An updated Full EAF is submitted for review which reflects the results of the submitted information.

Comment No. 3

If soil testing has been conducted on the site for the proposed building, was rock encountered? If so, at what depth and will blasting be required? The applicant's consultant has stated soil testing will occur at a later date and a geotechnical report shall be included with a future submission.

Response No. 3

The geotechnical report is enclosed which describes the soil testing that was done in July 2020. The soil testing encountered shale bedrock or auger refusal on probable bedrock throughout the site at depths ranging from 13'0" to 23'0" below the existing ground surface. It is not anticipated that blasting will be necessary. It appears the proposed building will need to be supported by piles so it should be anticipated that there will be some noise and vibration from pile driving machinery.

Comment No. 4

As discussed at the December 10, 2019 Planning Board meeting, the application should be referred to the Fire Chief with regard to emergency access. The applicant has stated that since it appears the building has been conceptually approved, they will provide the fire truck turning plans to the Fire Department.

Response No. 4

The fire truck turning plans have been emailed and delivered to the City Fire Department for review and feedback in the spring and again recently. We have followed up a few times and have not received any comments.

Comment No. 5

A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review.

Response No. 5

So noted.

Comment No. 6

On the cover page, it is unclear as to where Note No. 6 would come into play on this project. If the note is not necessary, it should be removed.

Response No. 6

The note has been removed.

Site Plan

Comment No. 1

Water and Sewer service lines are only shown connecting to the building on the eastern side of the property. How is the water conveyed from the easterly building to the westerly building and sewer conveyed from the westerly building to the easterly building? This should be clarified on the plans. The applicant

states that additional information will be provided in a future submission, and it is likely that the sewer will exit the building at the corner of West Main and Bank Street.

Response No. 1

The utility connections for the building have not been designed by the project architect and/or project plumbing engineer. However, the site plans have been revised to show the proposed sanitary sewer exiting the building at the corner of West Main Street and Bank Street. The water service connection is still shown at the east side of the building and the water can be run above the overpass as needed.

Comment No. 2

As previously mentioned, Detail #10, "Utility Trench Detail", shall have a minimum of 95% compaction, not 92%. Detail sheet has not been included in this submission.

Response No. 2

The Construction Details shall be revised to have a minimum of 95% compaction, not 92%.

Comment No. 3

The proposed storm pipe crossing West Main Street crosses multiple existing utilities. Utility profiles should be included in the plan set to show all crossings and show that no conflicts will occur with existing utilities. Stationing shall also be included on these profiles and on the utility plan set to allow for coordination between the plan and profile. Applicant's consultant notes that this will be provided in future submission.

Response No. 3

Sheet C-310 "Storm Profiles" is provided for review. The proposed storm conveyance system has a few crossings that dictated how the system was designed. There is an existing 24 inch corrugated metal pipe (CMP) that crosses existing water, sewer, telephone, electric, gas, etc. within West Main Street. The design previously proposed to replace it with a 30 inch high density polyethylene (HDPE) storm pipe but a larger pipe cannot make it through all of the crossings and still connect into the existing storm system on the other side of the roadway. Therefore the new design proposes to replace the 24 inch CMP with a 24 inch HDPE pipe which will provide a lower Manning's number for increased capacity without changing the pipe. This should not require the relocation of any other utilities. Stationing is shown on Sheet C-310 "Storm Profiles" and Sheet C-300 "Utilities Plan".

Comment No. 4

On Sheet C-100 (Sheet 4 of 24) the proposed stop sign, and no turn right sign, are shown on the wrong side of the road. They should either be installed next to the proposed stop bar or on both sides of the road. The applicant's consultant notes that if the signs were located on the right side near the watt, they would be damaged by a vehicle or plow since it is not behind a curb for protection. We believe that the signs

could be located on the proper side of the drive from the rear parking area, as a small curbed corner island could be provided at the intersection since cars leaving the rear parking area are unable to make a right turn out of the site towards Bank Street.

Response No. 4

A small curbed corner island with a stop sign is proposed at the intersection.

Comment No. 5

The size and material of the existing watermain shall be included on the plans. The applicant states that this will be provided in a future submission. Based upon the City's water mapping, the line in West Main Street is a 6" cast iron pipe.

Response No. 5

The 8 inch cast iron water main in Bank Street and the 6 inch cast iron water main in West Main Street are labeled on Sheet C-010 "Existing Conditions Plan" and Sheet C-300 "Utilities Plan".

Comment No. 6

It is unclear where the existing 18" CMP drainage pipe that crosses Bank Street, just up from West Main Street, is coming from. The plan should clearly show where this drainage line starts. The applicant states that they have contacted the DPW for record plans of this area. I have informed the applicant's consultant that there are no record plans for this area and that they will have to conduct further field investigations.

Response No. 6

Additional field investigation of the drainage structure was done. The existing drain inlet in Bank Street at the corner has an 18 inch pipe is blocked up with its terminal point at about half way across Bank Street. The pipe has been abandoned. Sheet C-020 "Demolition Plan" and Sheet C-300 "Utilities Plan" indicated that the existing abandoned pipe shall be filled with concrete.

Comment No. 7

The detail entitled "Stormwater Treatment Landscaped Area" states that the existing native soil will be aerated and used as biofilter soil. What if the native soil is unsuitable to be used as biofilter material? The applicant's consultant has noted that if poor soils are encountered then they will be replaced with new soils meeting the specifications of rain garden bioretention soil media as described in the NYS Stormwater Management Design manual. The plans should clearly note this along with providing the specifications for the replacement soils.

Response No. 7

Since poor soils were encountered during the soil testing by the project geotechnical engineer, the Detail #45 "Stormwater Treatment Landscaped Area" on Sheet C-906 "Construction Details" has been revised to specify new soils meeting the specifications of rain garden/bioretention soil media as described in the NYS Stormwater Management Design Manual.

Erosion and Sediment Control Plan:

Comment No. 1

Plan shall be cleaned up so that labels do not overlap and are brought in front of the site plan design.

Response No. 1

The plan has been cleaned up by eliminating information not pertaining to erosion control.

Comment No. 2

The South East Corner of the plan does not have the Limit of Disturbance matching up with what is proposed to be disturbed. This shall be fixed accordingly.

Response No. 2

The limit of disturbance line work has been updated to reflect the changes proposed on the other site plans.

Comment No. 3

The limit of disturbance leader is pointing to the proposed wall. This shall be fixed accordingly.

Response No. 3

The label has been adjusted accordingly.

Stormwater Pollution Prevention Plan (SWPPP)

Comment No. 1

MS4 SWPPP acceptance form shall be included as an appendix to the document. Applicant states forms will be included when the project advances towards approval.

Response No. 1

The MS4 SWPPP Acceptance Form and Notice of Intent Form are provided in the appendix of the SWPPP.

Comment No. 2

Since infiltration is being considered for the subsurface chamber system and rain garden, soil testing will need to be conducted for these proposed systems, and will need to be witnessed by the City Engineer's office. Using assumed saturated hydraulic conductivity data from the USDA Web Soil Survey is not sufficient. Applicant states soil testing will be coordinated with City Engineer at a later date.

Response No. 2

Soil testing was performed and the results were not conducive to an infiltration practice. Refer to the geotechnical report provided.

We trust that the enclosed documents and above responses are sufficient for the Planning Board's review and we look forward to discussing the project at the next meeting. In the interim, if you have questions or require additional information, please do not hesitate to contact our office at (914) 273-5225.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Stephen Spina, PE
Senior Project Manager

cc: Mr. Steve Zagoren
Mr. Butch Payne
Mr. Greg Pancost
Mr. Aryeh Siegel

p:\2018\18119\admin\ltrgunn 09-29-2020.docx

EXISTING DRAINAGE LEGEND

- EXISTING GRADE (220)
- WATERSHED BOUNDARY LINE
- BOUNDARY OF COVER TYPE LINE
- FLOW PATH LINE

SOIL TYPE TABLE

DESIGNATION	HYDROLOGIC GROUP	DESCRIPTION
DwB	B	DUTCHESS–CARDIGAN COMPLEX, UNDULATING, ROCKY

EDA–1A 0.63 AC.

EDA–1B 0.67 AC.

OFFSITE 6.36 AC.

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984

PARCEL 3
DEED DOC. NO. 02 2016 3472
69.27'

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENNETH HEADY
DEED LIBER 1800 PAGE 719
SECTION 5954
BLOCK 25
LOT 622988

N/F WILLIAM GOING
AND LINDA GOING
DEED DOC. NO. 02 2002 10633
SECTION 5954
BLOCK 26
LOT 625982

N/F JUAN DIAZ AND
JACQUELINE DIAZ
DEED DOC. NO. 02 2003
LOT 3
MAP NO. 7717
SECTION 5954
BLOCK 26
LOT 636993

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111
SECTION 5954
BLOCK 26
LOT 647966

PARCEL 2 TO BE MERGED WITH PARCELS 1 & 3 AS PART OF THIS PROJECT

PARCEL 3 TO BE MERGED WITH PARCELS 1 & 2 AS PART OF THIS PROJECT

PORTION OF PARCEL 1 TO BE DEDICATED TO CITY OF BEACON AS PART OF THIS PROJECT

EXISTING BUILDING ROOF DRAINS ONTO PAVEMENT TOWARDS SITE

R1–7.5 DISTRICT
LINKAGE DISTRICT

BRANCH STREET
BANK STREET
WEST MAIN STREET

EXISTING CITY DRAINAGE EASEMENT

EXISTING RAIN GARDEN
45 L.F. 24" CMP

ONE STORY BRICK BUILDING
16 WEST MAIN STREET
±8,075 S.F.

ONE STORY

ROOF DRAIN LEADERS SPILL ONTO PAVEMENT (TYP.)

ROOF DRAIN LEADERS DRAIN TO REAP. OF BUILDING (TYP.)

APPROXIMATE LOCATION OF DUMPSTERS

APPROXIMATE LOCATION OF DRAIN PIPE FROM INTERNAL BUILDING FLOOR DRAW

END OF PIPE ABANDONED

DESIGN POINT #1

259 L.F. 12" SAN @ 4.02%

POSSIBLE LOCATION OF SEWER LATERAL (NEEDS TO BE FIELD VERIFIED)

R=40.00'
L=83.75'

N79°28'40"W 200.18'

N72°23'10"E 20.59'

N46°35'40"E 150.84'

N 47°40'30"E 47.45'

S72°40'30"E 108.09'

N 75°15'50" W 172.22'

S14°44'10"W 65.00'

N 75°15'50" W 152.89'

S 75°15'50" E 178.86'

PROGRESS PLOTTING

Drawing: 18119-Drainage
Date: 2020-09-24
Time: 5:16 PM
By:

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	03/XX/2020	AH

Previous Editions Obsolete

Drawn: AH Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-Drainage | EDA | EDA.scr
Drawing No: DA–1

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

EXISTING DRAINAGE AREA MAP

NOT FOR CONSTRUCTION

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PROPOSED DRAINAGE LEGEND

- EXISTING GRADE
- PROPOSED FINISHED GRADE
- WATERSHED BOUNDARY LINE
- FLOW PATH LINE
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED MANHOLE
- EXISTING DRAIN INLET
- PROPOSED DRAIN INLET (DI)

SOIL TYPE TABLE

DESIGNATION	HYDROLOGIC GROUP	DESCRIPTION
DwB	B	DUTCHESS–CARDIGAN COMPLEX, UNDULATING, ROCKY

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
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PROPOSED DRAINAGE AREA MAP

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

PROGRESS PLOTTING

Drawing: 18119-Drainage
Date: 2020-09-24
Time: 5:11 PM
By:

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	03/XX/2020	AH

Previous Editions Obsolete

Drawn:	AH	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-Drainage	PDA	PDA.scr	

Drawing No: DA–2

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Instructions for Completing Part 1

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

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

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

A. Project and Applicant/Sponsor Information.

Name of Action or Project: Beacon Commons		
Project Location (describe, and attach a general location map): 16 West Main Street, Beacon, NY (corner of West Main Street & Bank Street)		
Brief Description of Proposed Action (include purpose or need): The property is comprised of two (2) parcels. Parcel 1 is within the L "Linkage" Form Based District and is approximately 1.3 acres. Parcel 2 is within the R1-7.5 "One Family" Residential District and is approximately 0.2 acres. Parcel 1 is proposed to be redeveloped with a 62-unit 4-story apartment building comprised of 33 one-bedroom and 29 two-bedroom units. Parcel 2 is proposed to be developed into a parking area to support the proposed residential units. Parcel 3 appears to be from an old public right-of-way when West Main Street may have stopped and there was a cul-de-sac in front of the site. The project will involve the dedication of the small piece of Parcel 3 that extends into the public sidewalk and roadway. Parcels 1, 2 and 3 would be merged into one lot. The are proposed temporary and permanent easements necessary to construct the project. The applicant has met with both adjacent property owners and had positive conversations. The existing building is a retail store and materials supply distributor that is proposed to be demolished. The proposed building is 4 stories with the ground floor being split by the main site driveway off West Main Street.		
Name of Applicant/Sponsor: Farrell Building Company	Telephone: (631) 766-0023 E-Mail: zags1413@gmail.com	
Address: 2317 Montauk Highway		
City/PO: Bridgehampton	State: NY	Zip Code: 11932
Project Contact (if not same as sponsor; give name and title/role): Aryeh Siegel, Architect	Telephone: (845) 838-2490 E-Mail: ajs@ajsarch.com	
Address: 84 Mason Circle		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): Same as sponsor/applicant	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Counsel, Town Board, or Village Board of Trustees ☑Yes ☐No	City Council Special Permit for proposed parking in residential district (Parcel 2)	TBD
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Site Plan Approval and Parking Waiver from Planning Board	10/29/2019
c. City, Town or Village Zoning Board of Appeals ☐Yes ☑No		
d. Other local agencies ☑Yes ☐No	City Architectural Review Board	TBD
e. County agencies ☑Yes ☐No	Dutchess County Department of Health	TBD
f. Regional agencies ☐Yes ☑No		
g. State agencies NYSDEC ☑Yes ☐No	SPDES General Permit No. GP-0-15-002	TBD
h. Federal agencies ☐Yes ☑No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☑ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
Parcel 1: L - Linkage Form Based District
Parcel 2: R-1 - 7.5 One Family Residential District

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City School District

b. What police or other public protection forces serve the project site?
City of Beacon Police Dept.

c. Which fire protection and emergency medical services serve the project site?
City of Beacon Fire Dept.; Beacon Volunteer Ambulance Corps.

d. What parks serve the project site?
Pete and Toshi Seeger Riverfront Park; Long Dock Park; Memorial Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? ±1.51 acres
b. Total acreage to be physically disturbed? ±1.66 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ±1.51 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential merging of the 3 parcels.
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 1
iv. Minimum and maximum proposed lot sizes? Minimum 1.51 Maximum 1.51

e. Will the proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 18-24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase				62
At completion of all phases				62

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify:

_____

iii. If other than water, identify the type of impounded/contained liquids and their source.

_____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

_____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i .What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

_____

_____

i*v.* Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

_____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

_____

_____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

_____

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

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

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

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

v. Describe any proposed reclamation/mitigation following disturbance:

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

i. Total anticipated water usage/demand per day: 10,010 gallons/day (91 bedrooms x 110 gpd/bedroom)

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

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 10,010 gallons/day

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

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

- Name of wastewater treatment plant to be used: Beacon Sewage Treatment Plant
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will a line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☑ No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: None

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

19,360 Square feet or 0.444 acres (impervious surface)

65,560 Square feet or 1.505 acres (parcel size)

ii. Describe types of new point sources. Building and parking lot expansions

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

On-site runoff shall be collected and detained by a sub-surface detention system and treated by a rain garden, water quality structures, stormwater planters, etc. then to the municipal system.

- If to surface waters, identify receiving water bodies or wetlands: Municipal system draining to Hudson River.
- Will stormwater runoff flow to adjacent properties? ☑ Yes ☐ No

iv. Does the proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☑ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:

- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐ Yes ☑ No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

_____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐ Yes ☑ No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐ Yes ☑ No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐ Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of truck trips/day and type (e.g., semi trailers and dump trucks): _____

_____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐ Yes ☐ No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐ Yes ☐ No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐ Yes ☐ No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐ Yes ☐ No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑ Yes ☐ No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: TBD

_____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

Central Hudson Gas & Electric

iii. Will the proposed action require a new, or an upgrade, to an existing substation? ☐ Yes ☑ No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7:00am - 7:00pm
- Saturday: 7:00am - 7:00pm
- Sunday: 7:00am - 7:00pm
- Holidays: 7:00am - 7:00pm

ii. During Operations:

- Monday - Friday: 24/7
- Saturday: 24/7
- Sunday: 24/7
- Holidays: 24/7

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

Typical construction noise during permitted construction hours.

ii. Will the proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☑ No

Describe:

n. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Lighting will be standard outdoor security and driveway lighting, high efficiency LED downlighting.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Removal of trees on northern parcel.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally, describe the proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☑ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

Limited use for landscaping as needed.

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☑ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☑ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: TBD tons per TBD (unit of time)
- Operation : 4-5 tons per month (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: Debris removal and recycling will be in accordance with all applicable local requirements. Best Management Practices will be implemented where applicable (i.e. dust control).
- Operation: Recycling efforts will be in accordance with all applicable local and State law.

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: Solid waste will be disposed of in accordance with all applicable local requirements.
- Operation: Wheelabrator Dutchess County, Poughkeepsie, NY

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will the proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

_____

_____

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

_____

_____

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

_____

_____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

_____

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

_____

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☐ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	0.77	1.21	+0.44
• Forested	0.56	0.00	-0.56
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Landscaping	0.17	0.29	+0.12

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☑ Yes ☐ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☑ Yes ☐ No

☑ Yes – Spills Incidents database — Provide DEC ID number(s): 1109063

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: N/A

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00096, V00299, 314069, C314112, V00293, 546031

iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

All sites have been remediated or have environmental controls/easements in place.

_____

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? 13 to 23 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

DwB Dutchess-Cardigan complex	100 %
	%
	%

d. What is the average depth to the water table on the project site? Average: 4'10" to 21 feet

e. Drainage status of project site soils:

☐	Well Drained:	_____% of site
☐	Moderately Well Drained:	_____% of site
☑	Poorly Drained	100 % of site

f. Approximate proportion of proposed action site with slopes:

☑	0-10%:	56.5 % of site
☑	10-15%:	15.7 % of site
☑	15% or greater:	27.8 % of site

g. Are there any unique geologic features on the project site? ☐ Yes ☑ No
If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? ☐ Yes ☑ No

ii. Do any wetlands or other waterbodies adjoin the project site? ☐ Yes ☑ No

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100-year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500-year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: Typical suburban species

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

If Yes:

i. Species and listing (endangered or threatened): Indiana Bat, Atlantic Sturgeon, Shortnose Sturgeon

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

If Yes:

i. Species and listing: _____

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Reformed Dutch Church of Fishkill Landing

iii. Brief description of attributes on which listing is based:

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☐ Yes ☑ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

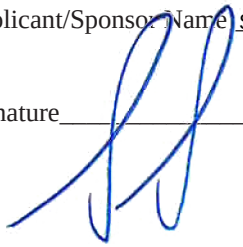
Attach any additional information which may be needed to clarify your project.

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

G. Verification

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

Applicant/Sponsor Name: Stephen Spina, Project Site Engineer Date: 09/29/2020

Signature:  Title: Project Manager

PRINT FORM



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



B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00096, V00299, 314069, C314112, V00293, 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.o. [Endangered or Threatened Species - Name]	Atlantic Sturgeon, Shortnose Sturgeon, Indiana Bat
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

CARLIN • SIMPSON & ASSOCIATES

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28 September 2020

Farrell Building Company
2317 Montauk Highway
Bridgehampton, NY 11932

Attn: Mr. Stephen H. Zagoren

Re: Report on Subsurface Soil and Foundation Investigation
Proposed Apartment Building
16 West Main St.
Beacon, NY (CSA Job #20-07)

Dear Mr. Zagoren:

In accordance with our revised proposal dated 14 January 2020 and your subsequent authorization, we have completed a Subsurface Soil and Foundation Investigation for the referenced site. The purpose of this study was to determine the nature and engineering properties of the subsurface soil and groundwater conditions for the new construction, to recommend a practical foundation scheme, to determine the allowable bearing capacity of the site soils, and to determine the soil permeability in the new stormwater management area.

We understand that the planned construction will consist of two apartment buildings. The proposed construction will also include a new stormwater management system. To guide us in our study, JMC has provided us with site plans that indicate the location of the proposed construction.

Our scope of work for this project included the following:

1. Reviewed the proposed layout, the existing site conditions, the expected soil conditions, and planned this study.

2. Retained General Borings Inc. to advance twelve (12) test borings at the subject site.

3. Laid out the boring locations in the field, provided full time inspection of the explorations, obtained soil samples, and prepared detailed logs and a Boring Location Plan.

4. Analyzed the field data and prepared this report containing the results of this study.

1.0 SITE DESCRIPTION

The project site is located at 16 West Main Street in Beacon, New York. The site is currently occupied by an existing single-story building. The remainder of the site is occupied by asphalt parking lots and grass landscape areas. Site grades generally slope down from west to east. Elevations range from approximately +45.0 to +32.0

2.0 PROPOSED CONSTRUCTION

We understand that the planned construction will consist of two new four-story apartment buildings. The proposed buildings will have a finished floor lavation of +37.75. Site development will also include a new stormwater management system.

At the time of this report the column loads of the new buildings were not known. Once the planned construction drawings have been further completed, a copy of the final plans should be forwarded to our office so that we can review them along with the recommendations in this report. At that time, any changes or additional recommendations can be provided, if required.

3.0 SUBSURFACE CONDITIONS

To determine the subsurface soil and groundwater conditions at the site, twelve (12) test borings were advanced by General Borings, Inc. at the locations shown on the enclosed Boring Location Plan. The borings were performed using hollow stem augers and split spoon sampling. Detailed boring logs have been prepared and are included in this report. The borings were completed in July 2020 under the full-time inspection of Carlin-Simpson & Associates. Our field engineer visually identified all of the soil samples obtained during the boring operations.

3.1 Soils

The soil descriptions shown on the boring logs are based on the Burmister Classification System. In this system, the soil is divided into three components: Sand (S), Silt ($) and Gravel (G). The major component is indicated in all capital letters, the lesser in lower case letters. The following modifiers indicate the quantity of each lesser component:

Modifier	Quantity
trace (t)	0 -10%
little (l)	10% - 20%
some (s)	20% - 35%
and (a)	35% - 50%

The subsurface soil conditions encountered in the test borings can be summarized as follows:

Stratum 1A Topsoil — At the surface in portions of the site is topsoil that ranges from approximately 1 to 6 inches in thickness.

Stratum 1B Asphalt — At the surface in the remaining borings is asphalt pavement that ranges from approximately 1 to 3 inches in thickness.

Stratum 2 Existing Fill — Below the surface layer in the majority of the site is existing fill that generally consists of brown, black coarse to fine SAND, little (to some) Silt, little (to and) coarse to fine Gravel. Debris including asphalt, brick, concrete, and other possible obstructions was encountered within the existing fill. The existing fill generally extends to depths ranging from 2'0" to 14'0" below the existing ground surface throughout the site.

Stratum 3 Sandy Clay and Silt — Below the existing fill in borings B-5, B-6, and B-9 is brown, gray soft to medium stiff Clayey Silt or SILT and CLAY little (to and), coarse to fine Sand. Where encountered, this stratum extends to depths ranging from 6'3" to 19'0" below the existing ground surface.

Stratum 4 Silty Sand with Gravel (Glacial Till) — Below Stratum 2 and Stratum 3 is medium dense to very dense brown coarse to fine Sand, trace (to and) Silt, little (to and) coarse to fine Gravel. The majority of the borings were terminated in this stratum at auger refusal at depths ranging from 13'0" to 23'0" below the existing ground surface.

Stratum 5 Weathered Schist Bedrock — Underlying the upper Strata in portions of the site is highly to completely weathered Shale bedrock. This stratum was encountered in borings B-10, B-11, and B-12 at depths ranging from 14'0" to 19'0" below the existing ground surface.

3.2 Groundwater

Observations for groundwater were made during sampling and upon completion of the drilling operations at each boring location. During the subsurface investigation, groundwater was encountered in most of the test borings at depths ranging from 4'10" to 21'0" below the existing ground surface (elevations +34.5 to +21.5). We expect that groundwater may be encountered in portions of the site during construction.

Groundwater on the subject site will be controlled by the topography and the underlying bedrock surface. As surface water infiltrates the ground, the water will travel along the soil/rock interface and through fractures in the bedrock. Variations in the location of the long-term water table may occur as a result of changes in precipitation, evaporation, surface water runoff, and other factors not immediately apparent at the time of this exploration.

3.3 Summary of Boring Observations

A summary of the boring observations is provided in Table 1 below.

Table 1 – Summary of Boring Observations

Boring No.	Approximate Ground Surface Elevation	Depth to Groundwater (Elevation)	Depth to Bottom of Existing Fill (Elevation)	Depth to Bottom of Soft Soils (Elevation)	Depth to Bedrock (Elevation)
East Building Borings					
B-1	+42.0	15'0" (+27.0)	3'0" (+39.0)	NE	NE to 22'0"
B-2	+42.0	17'0" (+25.0)	NE	NE	NE to 21'10"
B-3	+36.5	15'0" (+21.5)	5'0" (+31.5)	NE	25'3" (+11.3)
West Building Borings					
B-4	+32.5	6'0" (+26.5)	6'0" (+26.5)	NE	AR @ 13'0" (+19.5)
B-5	+34.0	10'0" (+24.0)	10'0" (+24.0)	19'0" (+15.0)	NE to 22'0"
B-6	+35.0	13'6" (+21.5)	9'0" (+26.0)	18'6" (+16.5)	AR @ 23'0" (+12.0)
B-9	+37.5	5'9" (+31.8)	9'6" (+28.0)	20'6" (+17.0)	AR @ 23'0" (+14.5)
B-11	+46.0	NE to 22'0"	14'0" (+32.0)	NE	CWR @ 17'0" (+29.0)
B-12	+40.5	7'6" (+33.0)	9'6" (+31.0)	NE	CWR @ 19'0" (+21.5)
Site Borings					
B-10	+53.0	21'0" (+32.0)	2'0" (+51.0)	NE	CWR @ 14'0" (+39.0)
B-7	+39.5	5'0" (+34.5)	8'0" (+31.5)	> 17'0"	NE to 17'0"
B-8	+38.0	4'10" (+33.2)	10'0" (+27.0)	> 14'0"	NE to 14'0"

AR – Auger Refusal on Probable Bedrock
CWR – Completely Weathered Rock
NE – Not Encountered

4.0 SUMMARY OF DESIGN RECOMMENDATIONS

Below is a summary of the major design and construction considerations for this project. Additional recommendations are provided in the following sections of this report.

- *Subsurface Conditions (Section 3.0)*
  - Existing Fill is present at the site to depths of 3'0" to 14'0" below the existing ground surface (elevations +51.0 to +22.5).
  - Soft silt and clay soils were encountered in borings B-5, B-6, and B-9 extending to depths ranging from 18'6" to 20'6" (elevations +17.0 to +15.0) below the existing ground surface.
  - Groundwater is present at depths ranging from 4'10" to 21'0" below the existing ground surface (elevations +34.5 to +21.5).
  - Shale bedrock or auger refusal on probable bedrock was encountered throughout the site at depths ranging from 13'0" to 23'0" below the existing ground surface (elevations +39.0 to +12.0).
  - A summary of the subsurface observations is provided in Table 1 above.

- *Building Foundation Recommendations (Section 5.2)*
  - The existing fill and soft clays and silts present the possibility of intolerable differential settlements under the new building loads.
  - New fill required to achieve the desired grades must be placed early in the construction schedule to consolidate the potential soft compressible soils and reduce future settlements.
  - Based on the proposed site grades and presence of unsuitable soils we recommend two foundation options for the proposed buildings.
  - *West Building Pile Foundations (Section 5.2)*
    - Driven timber piles or concrete-filled steel pipe piles are suitable for support of the proposed building columns and structural floor slab.
    - Pre-drilling or excavation of obstructions within the existing fill may be required.
    - *Driven concrete-filled steel pipe piles*
      - 8-inch diameter
      - Allowable capacity: 40 tons.
      - Anticipated pile depths: 15 to 25 feet below the existing ground surface.
    - *Driven timber piles*
      - Minimum tip diameter: 8-inch
      - Allowable capacity: 35 tons.
      - Anticipated pile depths: 15 to 25 feet below the existing ground surface.
    - Pile supported structural floor slab
  - *Preliminary East Building Foundations (Section 5.3)*
    - *Additional borings must be performed in the footprint of the East Building to verify the extent and transition areas between the soft silt and clay (Stratum 3).*
    - *If soft soils (Stratum 3) are encountered in the required additional borings, the east building foundations will likely need to be designed as a drilled pile foundation.*
    - Pending the results of the additional borings, our preliminary recommendations for the East Building are as follows.
      - We anticipate that some of the existing fill will be removed from the new west building footprint during excavation to the planned subgrade elevation.
      - Where existing fill is encountered below the planned subgrade elevation, it must be completely removed and replaced with new compacted fill.
      - Preliminarily, we anticipate that the East Building foundations may be designed with a net allowable bearing pressure of 4,000 psf. The building slab may be designed as a slab on grade bearing on virgin soil or new compacted fill.

5.0 BUILDING EVALUATION

We understand that the planned construction will consist of two new four-story apartment buildings. The new buildings will have a finished floor elevation of +37.75. A summary of the boring observations performed in the proposed building area is provided in Table 1 above.

Existing fill (Stratum 2) is present throughout the site to depths ranging from depths of 3'0" to 14'0" below the existing ground surface (elevations +51.0 to +22.5). The depth of the existing fill is variable and may be deeper in unexplored areas of the site. The existing fill is not an acceptable bearing material for the new building foundations or floor slab. The consistency and density of the fill are not predictable. Certain areas may contain clean dense soils while other areas may contain loose material, void spaces, and/or debris, as shown by the boring data. The existing fill material creates the possibility of intolerable differential settlements under loading.

In addition, soft Sandy Clays and Silts (Stratum 3) soils were encountered in borings B-5, B-6, and B-9 on the border between the East and West building. The soft soils were encountered to depths ranging from 18'6" to 20'6" below the existing ground surface. These soils are susceptible to long term consolidation settlements due to additional loads from raising site grades and the new building.

West Building Foundations

Existing site grades in the proposed West building range from approximately elevation +50.0 to +29.0. Cuts of up to 12 feet are anticipated in the northern portion of the west building. Fills of up to 9 feet are anticipated in the southern portion of the west building.

New fill to raise site grades must be placed early in the project schedule to induce any settlements of the underlying soft Sandy Clays and Silts (Stratum 3).

The existing fill (Stratum 2) and soft Sandy Clays and Silts (Stratum 3) soils are not suitable for support of the new West Building foundations or floor slab. The new building and floor slab loads must be transferred to the underlying medium dense to dense soils or bedrock using a pile foundation. The West Building slab must be designed as a pile supported structural slab. Pile recommendations are provided in Section 5.2 below.

Preliminary East Building Foundations

Existing site grades in the area of the proposed East Building range from approximately elevation +44.0 to +36.0. With a proposed finished floor elevation of +37.75, cuts of up to 6 feet are anticipated in the East Building footprint. Minor fills of up to 1.5 feet area anticipated in the western portion of the East Building footprint. As result, we anticipate that some of the existing fill will be removed from the East Building footprint during excavation to the planned subgrade elevation.

Soft Sandy Clays and Silts (Stratum 3) were encountered in the vicinity of the East Building. However, the extent of the unsuitable soft soils is not clear based on the performed borings. ***Three (3) additional borings must be performed in the northwestern portion of the East Building to verify the extent of the unsuitable soft soils.*** If soft soils are not encountered in the footprint of the East building, and the existing fill is completely removed, we anticipate that the new foundations may be designed as shallow spread footings. The new building loads must be provided to Carlin-Simpson & Associates to

perform a settlement analysis and refine our recommendations. If the East and West building are supported on different foundations systems (i.e. piles and shallow spread footings) a structural break to prevent hard points and differential settlements must be included in the structural design.

If soft soils are encountered in the additional required borings, we anticipate that a pile foundation will be required to support the East Building foundations and structural floor slab. The East Building piles will likely need to be designed as drilled piles to avoid short driven piles. Carlin-Simpson & Associates will provide additional foundation recommendations after the additional borings are completed.

5.1 Site Preparation

As part of the site development, the existing structures, on the site will be demolished. All debris resulting from the demolition of these structures must be completely removed from the new construction areas, extending at least ten (10) feet beyond the new building limits, where practical. This shall include the complete removal of all foundations, walls, floor slabs, utilities, pavement, and miscellaneous debris. Where the removal of existing structures or associated materials extends below the planned structures, the resulting excavations shall be backfilled with new compacted fill as described below.

Densification of Subgrade Soils (Proofrolling)

After the demolition of the existing structures and the surface materials are removed as outlined above; the exposed subgrade shall be proofrolled with at least five (5) passes of a large vibratory drum roller (i.e. Dynapac CA 250 or equivalent). The proofrolling is necessary to densify the underlying soils. The proofrolling must be performed prior to the excavation for new foundations and the placement of new fill in the canopy areas. In areas where the existing subgrade is to be cut, the proofrolling of the subgrade in those areas should be performed once the proposed subgrade is achieved.

A representative from Carlin-Simpson & Associates shall observe the proofrolling operation. If any excessive movement is noted during the proofrolling, the soft soil shall be removed and replaced with new compacted fill. The Carlin-Simpson & Associates representative shall be responsible for determining what material, if any, is to be removed and will direct the Contractor during this operation.

Handling Water and Wet Subgrades in the Site Excavations

As shown in Table 1, groundwater was encountered in each of the test borings at depths ranging from 4’10” to 21’0” beneath the existing ground surface. These depths correlate to groundwater levels ranging from approximately elevation +34.5 to +21.5. Based on the boring observations and the site conditions, groundwater may be encountered in the site excavations. Proper groundwater control measures (i.e. sumps and pumps) will be required in the event that water is encountered in the site excavations.

If required, temporary groundwater control measures shall consist of one (1) or more sumps and pumps. The sumps shall consist of a perforated pipe at least eight (8) inches in diameter, surrounded by crushed stone and filter fabric. The sump pits must be installed just outside the planned excavation area and at least two (2) feet below the lowest anticipated subgrade elevation. The sumps and pumps must be set and in operation prior to excavating below the water table. The pumps shall be used to temporarily lower the surrounding groundwater level and keep the building excavation relatively dry. Electric pumps equipped with an automatic shut off and capable of operating 24 hours a day are recommended. Swales and ditches should be constructed to collect and direct the water seepage to the sump pits.

In the event that the exposed building subgrade at the bottom of the excavation is wet, stabilizing the subgrade surface with geotextile fabric and crushed stone may be required prior to the placement of new compacted fill. Carlin-Simpson & Associates will determine this during construction as the conditions are exposed. Where needed, the subgrade should be stabilized with geotextile fabric, such as Mirafi 500X or equivalent, and 3/4-inch clean crushed stone.

To prepare the subgrade surface for the geotextile fabric and crushed stone, all surface water, loose soil, mud, topsoil and organic material must be removed from the area. After the subgrade is prepared, a layer of geotextile fabric (Mirafi 500X or equivalent) shall be laid out on the subgrade surface. Adjacent layers of geotextile fabric should be overlapped a minimum of six (6) inches. The excavation shall then be filled with 12 to 18 inches of 3/4-inch clean crushed stone. The crushed stone shall be placed in maximum 12-inch layers and compacted by several passes of a small vibratory drum roller. The crushed stone can then be used to support the proposed building foundations and floor slab. The area may also be brought to planned subgrade elevation with compacted backfill. If this is the case, the stone should be covered with a layer of geotextile fabric (Mirafi 500X or equivalent). The area may then be backfilled with new fill compacted to 95% of its Maximum Modified Dry Density (ASTM D1557) as described above.

Installation of New Structural Fill

New fill required to achieve the final site grades must be placed early in the planned construction schedule to induce any possible settlements of the underlying soft Sandy Silts and Clays (Stratum 3).

New fill required to achieve final grades shall consist of either engineer-approved on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and approved the Carlin-Simpson & Associates field representative prior to placing subsequent layers. The suitability of the excavated soil for reuse as compacted structural fill is discussed in Section 6.4 below.

If imported structural fill will be required during construction, the imported structural fill shall meet the following specified gradation:

US Standard Sieve Size	Percent Finer By Weight
3 inch	100
No. 4	30-80
No. 40	10-50
No. 200	0-20

5.2 West Building – Pile Foundations

The existing fill and soft soils are not suitable for support of the new West Building foundations and floor slab. The West Building foundations and structural floor slab must be pile supported. We anticipate that driven concrete filled steel pipe piles or timber piles can be considered for support of the West Building. Pending the results of the additional borings in the East Building footprint, Carlin-Simpson & Associates can also provide drilled pile foundation recommendations for the West Building.

Obstructions (cobbles, boulders, brick, concrete, wood, etc.) are present within the existing fill. Depending upon the depth of the obstruction below the bottom of the pile cap or grade beam, the contractor shall either remove the obstruction or clear away the obstruction by excavating or other means, or abandon the pile and install an additional pile at the locations determined by the project structural engineer. Alternatively, pre-drilling of pile locations can be considered.

5.2.1 Driven Concrete-Filled Steel Pipe Piles

Concrete-filled steel pipe piles may be considered for support of the proposed West Building foundations and floor slab. The concrete-filled steel pipe piles must be driven through the unsuitable site soils (Strata 2 and 3) and into medium dense to dense virgin soils or bedrock. These piles will be primarily end-bearing piles. The pile depths will be variable across the site. The number of piles required and their locations shall be determined by the project structural engineer. A summary of the recommendations for pipe piles is provided in Table 2, below.

Table 2 – Driven Pipe Pile Recommendations

Description	Value
Pipe Pile Diameter	8 inches
Allowable Axial Capacity	40 tons
Estimated Depth to Capacity From Existing Ground Surface	15 to 25 feet or greater

The piles shall have a minimum nominal wall thickness of 3/8-inch. Steel pipe piles must conform to the requirements of the New York State Building Code. Each pile shall be inspected for damage after driving. After completion of inspection, the piles shall also be filled with 5,000 psi concrete.

5.2.2 Driven Timber Pile Foundations

Timber piles can also be considered for support of the proposed West Building foundations and floor slab. These piles must be driven through the unsuitable site soils (Strata 2 and 3) and into medium dense to dense virgin soils or bedrock. These piles will be primarily end-bearing piles. The pile depths will be variable across the site. The number of piles required and their locations shall be determined by the project structural engineer. A summary of the recommendations for pipe piles is provided in Table 3, below.

The timber piles for the planned building shall be treated structural timber piles driven. The timber piles must be fitted with steel driving shoe to prevent damage during driving through the existing fill. Timber piles must conform to the requirements of the New York State Building Code.

Table 3 – Driven Timber Pile Recommendations

Description	Value
Minimum Tip Diameter	8 inches
Allowable Axial Capacity	35 tons
Estimated Depth to Capacity From Existing Ground Surface	15 to 25 feet or greater

5.2.3 Driven Pile Installation and Testing

For driven piles, the final driving resistance that must be achieved will be the resistance computed by the Engineering News Record (ENR) formula for a 35 or 40 ton pile plus the resistance per foot needed to penetrate through the bottom of the unsuitable materials. By adding these together the resistance developed by the upper soil layers above the bearing layer is not considered a portion of the final driving resistance. The Engineering News Record (ENR) formula considers the type and size of hammer selected by the contractor. Final driving resistance will be determined when the hammer to be used is known. We recommend the pile hammer be capable of delivering at least 15,000 ft. lbs. per blow.

A pile load test is not required for allowable timber pile capacities not greater than 35 tons or pipe pile capacities not greater than 40 tons. However, a PDA test program is recommended to establish the pile capacity, verify the energy output of the pile contractors hammer, and further refine the expected pile depths.

5.2.4 West Building Slab Recommendations

We recommend that the new floor slab be designed as structural floor slab supported by piles. Pile recommendations are discussed in the previous section of this report.

5.3 Preliminary East Building Foundation Recommendations

Soft Sandy Clays and Silts (Stratum 3) were encountered in the vicinity of the East Building. However, the extent of the unsuitable soft soils is not clear based on the performed borings. ***Three (3) additional borings must be performed in the northwestern portion of the East Building to verify the extent of the unsuitable soft soils.*** If soft soils are not encountered in the footprint of the East building, and the existing fill is completely removed, we anticipate that the new foundations may be designed as shallow spread footings. Preliminary recommendations for a shallow spread footing system are provided below.

The new building loads must be provided to Carlin-Simpson & Associates to perform a settlement analysis and refine our recommendations. If the East and West building are supported on different foundations systems (i.e. piles and shallow spread footings) a structural break to prevent hard points and differential settlements must be included in the structural design.

If soft soils are encountered in the additional required borings, we anticipate that a pile foundation will be required to support the East Building foundations and structural floor slab. The East Building piles will likely need to be designed as drilled piles to avoid short driven piles. Carlin-Simpson & Associates will provide additional foundation recommendations after the additional borings are completed.

5.3.1 East Building Area Preparation

Provided that the existing fill is completely removed from the East Building area as described below, the new footings may be designed as shallow spread footings bearing on virgin soil or new compacted fill. The new floor slab may be designed as a slab on grade.

If the East and West building are supported on different foundations systems (i.e. piles and shallow spread footings) a structural break to prevent hard points and differential settlements must be included in the structural design. As an alternative to completely removing the existing fill, the new East Building foundations can be supported on pile foundations, in this case a structural break will not be required.

Removal of Existing Fill – East Building

The boring data indicates that existing fill is present in the East Building to depths ranging from 3’0” to 5’0” below the existing ground surface (elevations +39.0 to +31.5). With a finished floor elevation of +37.75, we anticipate that some of the existing fill will be removed from the building footprint during excavation to the planned subgrade elevation. As discussed above, the existing fill is not a suitable bearing material for the new building foundations or floor slab and must be completely removed and replaced as described below.

Based on the boring observations and the proposed construction, we anticipate an over-excavation of up to approximately 6 feet below the existing ground surface will be

required in the western portion of the East Building footprint. The over-excavation shall extend through the existing fill, down to the virgin soil. At the bottom of the excavation, the removal of the unsuitable material shall extend horizontally beyond the building limits a minimum distance of 1'0" plus a distance equal to the depth of the excavation below the planned foundation bearing elevation. For example, if the removal of the existing fill extends vertically 6'0" below the planned foundation bearing elevation, the excavation must extend horizontally a minimum of 7'0" (1'0" plus 6'0") beyond the new building limits at that location.

The removal of the existing fill from the proposed building area shall be performed under the full time inspection of Carlin-Simpson & Associates. The on-site representative from Carlin-Simpson & Associates shall direct the contractor during this operation to ensure that all of the unsuitable material has been removed from the proposed building area.

During the removal of the unsuitable material, the contractor should segregate the potentially re-usable existing soil/fill material from the non-reusable fill (i.e. ash, debris and topsoil). The on-site representative from Carlin-Simpson & Associates shall evaluate the suitability of the excavated materials for use as compacted fill during the excavation and prior to its re-use. Potentially usable fill should be stockpiled and covered with tarps or plastic sheeting for protection from excess moisture. Any fill material that is or becomes wet must be dried prior to its re-use.

After the surface materials and existing fill have been removed and prior to the placement of new structural fill, the exposed subgrade soil must be graded level and proofrolled by several passes of a vibratory drum roller. The proofrolling operation is necessary to densify the underlying soils. Carlin-Simpson & Associates shall be retained to observe the proofrolling of the subgrade. If any soft or otherwise unsuitable soils are noted, the unsuitable material shall be removed and replaced with new structural fill. Carlin-Simpson & Associates shall be responsible for determining what material, if any, is to be removed and will direct the contractor during this operation.

Installation of New Structural Fill

New fill required to achieve final grades shall consist of either engineer-approved on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight passing a No. 200 sieve. The new fill shall be placed in layers not exceeding one (1) foot in thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D1557). Each layer must be compacted, tested, and approved by the Carlin-Simpson & Associates field representative or a qualified geotechnical engineering firm prior to placing subsequent layers. The suitability of the excavated soil for reuse as compacted structural fill is discussed in Section 6.4 below.

If imported structural fill will be required during construction, the imported structural fill shall meet the following specified gradation:

US Standard Sieve Size	Percent Finer By Weight
3 inch	100
No. 4	30-80
No. 40	10-50
No. 200	0-20

5.3.2 Preliminary East Building Foundation – Spread Footings

Preliminarily, shallow spread footings can be considered for support of the East Building. Additional borings must be performed in the East Building footprint to verify the extent of the unsuitable soils. If unsuitable soils are not encountered, and the building area is prepared as described in Section 5.3.1 above, the new foundations may be constructed on the virgin site soils or new compacted fill. The new building foundations may be designed as shallow spread footings using net design bearing pressures as listed in the Table 4 below. All of the exterior footings shall bear at the minimum depth listed below for protection from frost. Interior column footings may bear on the virgin soil or new structural fill just below the floor slab provided the structure is heated during winter. The footings shall have minimum dimensions as listed below.

The excavations for the new foundations shall be performed under the full-time inspection of Carlin-Simpson & Associates or a qualified geotechnical engineering firm. The on-site representative shall confirm that the foundation bearing material is capable of supporting the design bearing pressure.

Table 4 – Building Foundation Design Parameters

Description	Value
Foundation Bearing Material	Virgin Soil or New Compacted Fill
Net Design Bearing Pressure	4,000 psf
Minimum Frost Depth	42 inches
Minimum Column Dimension	30 inches
Minimum Wall Dimension	18 inches

Prior to the placement of formwork, reinforcement steel, and concrete, the bearing subgrade soil shall be cleaned of all loose soil and where soil is encountered at the subgrade elevation, it shall be compacted with several passes of a small vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or “jumping jack” style tamper (i.e. Wacker Model BS 600). This must be performed under the observation of Carlin-Simpson & Associates or a qualified geotechnical engineer. If instability is observed during the compaction of the bearing subgrade, the soft soil shall be removed and replaced with new compacted fill.

5.3.3 Floor Slabs on Grade

The floor slab may be designed as a slab on grade bearing on densified virgin soil or on new engineer-approved structural fill. Floor slab design parameters are provided in

Table 5 below. A minimum of 6 inches of 3/4-inch clean crushed stone is recommended beneath the concrete slab for additional support and drainage.

Table 5 – Building Floor Slab Design Parameters

Description	Value
Slab Subgrade Material	Densified Virgin Soil or New Structural Fill
Modulus of Subgrade Reaction (k)	200 pci
Crushed Stone Cushion Thickness	6 inches

5.3.4 East Building Settlement

Settlement of individual footings, designed in accordance with recommendations presented in this report, is expected to be within tolerable limits for the proposed building. For footings placed on natural soils or new compacted fill approved by Carlin-Simpson & Associates and constructed in accordance with the requirements outlined in this report, maximum total settlement is expected to be on the order of 1-inch or less. Maximum differential settlement between adjacent columns or load bearing walls is expected to be half the total settlement.

The above settlement values are based on our engineering experience with similar soil conditions and the anticipated structural loading, and are to guide the structural engineer with his design. To minimize difficulties during the foundation installation phase, it is critical that Carlin-Simpson & Associates be retained to observe the foundation bearing surfaces and to confirm the recommended bearing pressures and that the existing fill and unsuitable materials have been removed from beneath the new foundations.

5.4 Building Foundation Walls

Where foundation walls are required, the soil adjacent to the foundation walls will exert a horizontal pressure against the wall. This pressure is based on the soil density and Coefficient of Earth Pressure at Rest (k_o), which is applicable to non-yielding building walls. Foundation wall design parameters are listed in Table 6 below.

Table 6 – Foundation Wall Design Parameters

Soil Type	Value
Moist Unit Weight (γ)	130 pcf
Coefficient of Earth Pressure at Rest (k_o)	0.5
Equivalent Fluid Pressure	65 psf/ft
Foundation Sliding Coefficient. Virgin Soils or New Structural Fill: Clean Sound Rock:	 0.45 0.55

Where foundation walls are required, we recommend that a footing drain be placed around the exterior of the new structure to prevent water from accumulating against the foundation wall. This drain may consist of a minimum four (4) inch diameter, rigid wall

perforated PVC pipe surrounded by at least 12 inches of 3/4-inch clean crushed stone. The stone shall be wrapped in a geotextile fabric, such as Mirafi 140N or equivalent. The foundation drainpipe should be extended to daylight or to the stormwater collection system. The outside face of the foundation wall, where it extends below grade, must be damp proofed or waterproofed.

Outside the structure, the backfill placed adjacent to the foundation walls and above the footing drain shall consist of either clean crushed stone or an imported sand and gravel mixture containing less than 10% by weight passing a No. 200 sieve and placed in layers not exceeding one (1) foot in thickness. This clean sand and gravel or crushed stone backfill shall extend a minimum of one (1) foot horizontally from the back face of the foundation walls, and shall extend vertically up the wall face to two (2) feet below the finished ground surface elevation. Where retained soils are not covered by concrete or pavement and are exposed to weather, the top two (2) feet of backfill should consist of low permeable soil. This will help to minimize water infiltration behind the wall. Surface grades should be sloped away from the building to prevent water from accumulating adjacent to the wall.

Beyond this point, the foundation walls should be backfilled with suitable soil placed in layers up to one (1) foot in thickness. The suitability of the on-site soil for reuse as compacted fill is discussed in a separate section below. The new fill should be compacted with a vibratory drum trench compactor (i.e. Wacker Model RT560), a heavy vibratory plate tamper (i.e. Wacker BPU 3545A or equivalent), or “jumping jack” style tamper (i.e. Wacker Model BS 600) to at least 92% of its Maximum Modified Dry Density (ASTM D-1557). Heavy equipment should not be operated near the building walls as damage to the walls could occur.

5.5 Seismic Design Considerations

From site-specific test boring data, the Site Class was determined from New York State Building Code Section 1613.2.2. The site-specific data used to determine the Site Class typically includes soil test borings to determine Standard Penetration resistances (N-values). Based on estimated average N-values in the upper 100 feet of soil profile, the site can be classified as Site Class D – Stiff Soil Profile.

New structures should be designed to resist stress produced by lateral forces computed in accordance with Section 1613 of the International Building Code – New York State Edition. The values in Table 7 shall be used for this project.

Table 7 – Seismic Design Values

Description	Value
Mapped Spectral Response Acceleration for Short Periods, [Fig 1613.2.1 (1)]	S_S=0.233g
Mapped Spectral Response Acceleration at 1-Second Period, [Fig 1613.2.1 (2)]	S_1=0.057g
Site Coefficient [Table 1613.2.3 (1)]	F_a= 1.60
Site Coefficient [Table 1613.2.3 (2)]	F_v= 2.40
Max Considered Earthquake Spectral Response for Short Periods [Eq 16-36]	S_{MS}=0.373g
Max Considered Earthquake Spectral Response at 1-Second Period [Eq 16-37]	S_{M1}=0.137g
Design Spectral Response Acceleration for Short Periods [Eq 16-38]	S_{DS}=0.249g
Design Spectral Response Acceleration for 1-Second Period [Eq 16-39]	S_{D1}=0.091g

6.0 SITE EVALUATION

We understand that the site developments will include stormwater management, new utilities, pavement, suitability of onsite soils for reuse, and suspected contaminated soils are provided below. A summary of the subsurface conditions encountered throughout the site are provided in Table 1 above.

New fill required to achieve the final site grades must be placed early in the planned construction schedule to induce any possible settlements of the underlying soft Sandy Silts and Clays (Stratum 3).

6.1 Stormwater Management System

It is our understanding that a new stormwater management system is planned as part of the proposed site developments. Infiltration testing was planned as a part of this study but could not be performed due to the presence of existing fill and shallow groundwater in the area of the proposed system. Additional testing must be performed to verify the infiltration characteristics of the site soils once the existing building in the area of the proposed system is demolished. A summary of the groundwater conditions encountered at the site can be found in Table 1 above.

Should stormwater management areas be planned in other portions of the property, they should be evaluated on a case-by-case basis. The stormwater management systems must be designed in accordance with the applicable New York State Department of Environmental Conservation (NYSDEC) regulations and the New York State Stormwater Management Design Manual (January 2015). The testing requirements are outlined in Appendix D of the manual.

6.2 Utilities

Existing fill was encountered throughout the site to depths ranging from 2’0” to 14’0” feet below the existing ground surface. The existing fill contains debris including asphalt, brick, and concrete. New utilities may bear in the densified existing fill and virgin site soils or new compacted fill. The bottom of all trenches should be excavated clean and shaped so a hard bottom is provided for the pipe support. If any soft or unsuitable soil

conditions are encountered during construction, the unsuitable materials must be removed and replaced with new compacted fill.

In the event that the trench bottom becomes soft due to the inflow of surface or trapped water, the soft soil shall be removed and the excavation filled with a minimum of six (6) inches of 3/4-inch clean crushed stone to provide a firm base for support of the pipe. Sump pits and pumps should be adequate to keep the excavations dry.

After the utility is installed, the trench must be backfilled with compacted fill. The fill shall consist of suitable on-site soil or imported sand and gravel. Imported fill shall contain less than 20% by weight passing a No. 200 sieve. Controlled compacted fill shall be placed in one (1) foot loose layers and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557). The backfill must be free of topsoil, debris, and large boulders or rock fragments.

6.3 Pavement

We understand that the proposed construction will also include new asphalt paved parking areas and driveways. We expect that varying cuts and fills will be required to achieve the planned subgrade elevations in the new pavement areas. Densified existing fill or virgin site soils, and new compacted fill may be used to support the pavement.

To prepare the new pavement areas, the existing surface materials (i.e. topsoil, vegetation, etc.) must be removed from the planned pavement areas. In the proposed pavement areas, the existing structures and debris resulting from the demolition of these structures must be completely removed from the new pavement area, extending at least five (5) feet beyond the new paving limits, where practical. The excavations resulting from the removal of existing structures shall be backfilled using controlled compacted fill. New fill shall consist of either suitable on-site soil or imported sand and gravel placed in one (1) foot loose layers and compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557).

Existing fill was present throughout the site to depths ranging from 2’0” to 14’0” below the existing ground surface. Areas where existing fill is encountered shall be compacted in place. Carlin-Simpson & Associates must evaluate these areas for the presence of soft or unsuitable material within the existing fill matrix. Portions of this fill may have to be removed and replaced with new compacted fill. Carlin-Simpson & Associates will determine this during construction.

After all surface materials have been removed, the area can be excavated to the planned subgrade elevation. Where soil is encountered at the subgrade elevation, the subgrade shall be proofrolled with a large vibratory drum roller (i.e. Dynapac 250 or equivalent) to densify the underlying soils. The on-site representative from Carlin-Simpson & Associates shall witness the proofrolling operation. If any excessive movement is noted during the proofrolling, the soft or unsuitable soil shall be removed and replaced with new compacted fill.

Where new fill is required to achieve final grades, it shall consist of either suitable on-site soil or imported sand and gravel. Imported sand and gravel shall contain less than 20% by weight passing a No. 200 sieve. New fill shall be placed in layers not exceeding one (1) foot in loose thickness and each layer shall be compacted to at least 95% of its Maximum Modified Dry Density (ASTM D-1557). After the planned subgrade has been proofrolled and new compacted fill has been placed as required, the new pavement subbase may be placed on the existing site soils, bedrock, and new compacted fill.

A minimum of six (6) inches of dense graded aggregate (DGA) or crushed stone is recommended for sub-pavement drainage and additional pavement support. We recommend that the following pavement sections be used for the parking lots and driveways. This pavement section is subject to local government approval.

Asphalt Pavement Section

The new pavement subbase may be placed on engineer-approved densified existing fill, virgin soil, or new compacted fill. A minimum of six (6) inches of dense graded aggregate (DGA) is recommended for the subbase layer for drainage and additional pavement support. We recommend that the following pavement section be used for the parking lots and driveways. This pavement section is subject to local government approval.

2”	Asphalt Top Course	NYSDOT, Type 6F
4”	Asphalt Base Course	NYSDOT, Type 3
8”	Stone Subbase (DGA)	NYSDOT, Type 1
	Approved Compacted Subgrade (Minimum CBR = 10)	

Rigid (Concrete) Pavement

We understand that concrete pavement will be used in portions of the site. Typically, a five (5) inch thick, 4,000-psi concrete section supported on six (6) inches of dense graded aggregate (DGA) base and an approved compacted subgrade is adequate for passenger vehicle traffic and occasional truck traffic.

Based on the boring data and the laboratory test results, we anticipate that the densified site soils and new compacted fill will provide a CBR value that is equal to or greater than 10, which can adequately support the above pavement sections.

6.4 Suitability of the In-Situ Soils for Use as Compacted Fill

The suitability of each soil stratum for use as compacted fill is discussed below.

Stratum 2 Existing Fill — The existing fill generally consists of brown, black coarse to fine SAND, little (to some) Silt, little (to and) coarse to fine Gravel. Debris including asphalt, brick, concrete, and other possible obstructions was encountered within the existing fill.

The existing fill must remain relatively dry for optimum compaction and

all the debris (asphalt, brick and concrete) is removed prior to reuse as compacted fill.

Stratum 3 Sandy Clay and Silt — Stratum 3 generally consists of Clayey Silt or SILT and CLAY little (to and), coarse to fine Sand. This stratum is generally unsuitable for reuse as compacted fill due to its high fines content and moisture sensitivity.

The boring observations indicate that the on-site soils contain a low to moderate percentage of silt (10 to >50%). The moderate to high silt content soils will be moisture sensitive. If the soil becomes too wet, it will be difficult to achieve adequate compaction. In addition, the site soils that extend below the groundwater table are completely saturated and therefore, unsuitable for reuse.

Proper moisture conditioning of the soil will be required. New compacted fill should be within 2% (+/-) of its optimum moisture content at the time of placement. In the event that the on-site material is too wet at the time of placement and cannot be adequately compacted, the soil should be aerated and allowed to dry or the material removed and a drier cleaner fill material used. In the event that the on-site material is too dry at the time of placement and cannot be adequately compacted, water may be needed to increase the soil moisture content for proper compaction.

The in-situ soils which exist throughout the site may become soft and weave if exposed to excessive moisture and construction traffic. The instability will occur quickly when exposed to these elements and it will be difficult to stabilize the subgrade. We recommend that adequate site drainage be implemented early in the construction schedule and if the subgrade becomes wet, the contractor should limit construction activity until the soil has dried.

The minimum compaction requirements for the various areas of the site are summarized in Table 8 below.

Table 8 – Minimum Compaction Requirements

Area	Maximum Modified Dry Density (ASTM D-1557)
Below Foundations	**95%**
Below Floor Slabs	92%
Pavement Areas	95%
Exterior Slabs and Sidewalks	92%
Utility Trenches	95%
Landscape Areas	90%

6.5 Related Environmental Concerns of On-Site Soils and Groundwater

During our subsurface exploration, a fuel/ petroleum odor was noted in borings B-7 indicating possible contamination of the site soils. During construction, special handling, testing, and/or disposal of potentially contaminated soil and groundwater may be required.

An environmental engineering firm must address the suitability of the on-site soils for use on the project site with respect to any environmental concerns. Proper disposal of all contaminated soil and water must be performed in accordance with applicable federal and state regulations. An environmental engineering firm should be retained by the owner to address these potential issues. Carlin-Simpson & Associates can provide environmental engineering services upon request.

7.0 GENERAL

The findings, conclusions and recommendations presented in this report represent our professional opinions concerning subsurface conditions at the site. The opinions presented are relative to the dates of our site work and should not be relied on to represent conditions at later dates or at locations not explored. The opinions included herein are based on information provided to us, the data obtained at specific locations during the study and our past experience. If additional information becomes available that might impact our geotechnical opinions, it will be necessary for Carlin-Simpson & Associates to review the information, reassess the potential concerns, and re-evaluate our conclusions and recommendations.

Regardless of the thoroughness of a geotechnical exploration, there is the possibility that conditions between borings and test pits will differ from those encountered at specific boring or test pit locations, that conditions are not as anticipated by the designers and/or the contractors, or that either natural events or the construction process have altered the subsurface conditions. These variations are an inherent risk associated with subsurface conditions in this region and the approximate methods used to obtain the data. These variations may not be apparent until construction.

The professional opinions presented in this geotechnical report are not final. Field observations and foundation installation monitoring by the geotechnical engineer, as well as soil density testing and other quality assurance functions associated with site earthwork and foundation construction, are an extension of this report. Therefore, Carlin-Simpson & Associates should be retained by the Owner to observe all earthwork and foundation construction, to document that the conditions anticipated in this study actually exist, and to finalize or amend our conclusions and recommendations Carlin-Simpson & Associates is not responsible or liable for the conclusions and recommendations presented in this report if Carlin-Simpson & Associates does not perform the observation and testing services.

Therefore, in order to preserve continuity in this project, the Owner must retain the services of Carlin-Simpson & Associates to provide full time geotechnical related monitoring and testing during construction. At a minimum, this shall include the observation and testing of the following: 1) the removal of existing fill and unsuitable soil, where required; 2) the installation and placement of compacted fill; 3) subgrade and evaluation of the site excavations; and 4) installation and testing of pile foundations.

This report has been prepared in accordance with generally accepted geotechnical engineering practice. No other warranty is expressed or implied. The evaluations and recommendations presented in this report are based on the available project information, as

well as on the results of the exploration. Carlin-Simpson & Associates should be given the opportunity to review the final drawings and site plans for this project to determine if changes to the recommendations outlined in this report are needed. Should the nature of the project change, these recommendations should be re-evaluated.

This report is provided for the exclusive use of Farrell Building Company and the project specific design team and may not be used or relied upon in connection with other projects or by other third parties. Carlin-Simpson & Associates disclaims liability for any such third-party use or reliance without express written permission. Use of this report or the findings, conclusions or recommendations by others will be at the sole risk of the user. Carlin-Simpson & Associates is not responsible or liable for the interpretation by others of the data in this report, nor their conclusions, recommendations or opinions.

If the conditions encountered during construction vary significantly from those stated in this report, this office should be notified immediately so that additional recommendations can be made.

Thank you for allowing us to assist you with this project. Should you have any questions or comments, please contact this office.

Stephen Rossi

STEPHEN ROSSI, P.E.
Project Engineer

Robert Simpson

ROBERT B. SIMPSON, P.E.



File No. 20-07

GENERAL NOTES:

1. GENERAL LAYOUT WAS OBTAINED FROM A DRAWING PREPARED BY JMC, PLLC, ENTITLED "UTILITIES PLAN", DATED 29 OCTOBER 2019.
2. BORING LOCATIONS WERE LAID OUT IN THE FIELD BY CARLIN-SIMPSON & ASSOCIATES (CSA).
3. BORINGS WERE PERFORMED BY GENERAL BORINGS INC. IN JULY 2020. UNDER THE FULL TIME INSPECTION OF CSA.
4. LOCATIONS ARE APPROXIMATE.

LEGEND:

- BORING LOCATION
- PROPOSED BORING LOCATION
- APPROXIMATE EXTENT OF SOFT SILT AND CLAY

NORTH

B-10 B-12 B-11 B-7 B-9 B-8 B-6 B-4 B-3 B-5 B-1 B-2

APPROXIMATE EXTENT OF SOFT SOILS

WEST BUILDING

EAST BUILDING

PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 10[illegible] S.F.

FFE 37.75

PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET

PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 534384

LOT 3
MAP NO. 7717
SECTION 5954
BLOCK 26
LOT 636993

N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633
SECTION 5954
BLOCK 26
LOT 625982

FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719
SECTION 5954
BLOCK 25
LOT 622988

N/F JUAN DIAZ AND JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752

N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111
SECTION 5954
BLOCK 26
LOT 647966

BRANCH STREET
BANK STREET
WEST MAIN STREET
EXISTING CONC. BLOCK RETAINING WALL

STORMWATER TREATMENT LANDSCAPED AREA 2A1
STORMWATER TREATMENT LANDSCAPED AREA 2A2
INTERNAL STEPS UP TO ELEVATION 39.50 (REFER TO ARCHITECTURAL DRAWINGS)
INTERNAL STEPS UP TO ELEVATION 39.40 (REFER TO ARCHITECTURAL DRAWINGS)
45' WATER QUALITY STRUCTURE WQS-3-1 TOP 34.60
259 L.F. 12" SAN @ 4.00%
OVERSIZED DMH-3 TOP 35.00
DB-3-2 TOP 35.50
DMH-1 TOP 31.97
CI-2 TOP 31.08
DMH-2 TOP 30.74
DMH-3 TOP 30.39
DMH-4 TOP 37.58
DMH-5 TOP 39.90
DMH-6 TOP 42.00
DMH-7 TOP 49.50
DMH-5-3 TOP 37.90
DB-5-6-1 TOP 37.50
DB-5-6-2 TOP 37.50
CI-5-5 TOP 39.15
CI-5-6 TOP 41.70
CI-5-7 TOP 46.00
CI-5-6-1 TOP 44.00
CI-5-6-2 TOP 48.80
CI-5-5-1 TOP 37.50
OCS-5-1 TOP 39.65
DI-5-6 TOP 41.75
DI-7-1 TOP 51.00
DI-6-1 TOP 47.00
DI-6-2 TOP 47.50
DI-8 TOP 57.50
ACCESS MH TOP 41.00
ACCESS MH TOP 40.35
BYPASS DMH-5-2 TOP 38.50
TW 55.50 BW 54.50
TW 50.25 BW 46.00
TW 52.25 BW 46.00
TW 51.00 BW 45.50
TW 54.00 BW 50.50
TW 55.00 BW 50.30
TW 54.00 BW 49.00
TW 54.00 BW 47.00
TW 54.00 BW 47.75
TW 45.50 BW 44.20
TW 43.85 BW 43.35
TW 51.00 BW 46.50
TW 49.25 BW 44.00
TW 42.25 BW 42.00
TW 53.00 BW 52.00
TW 54.00 BW 53.00
TW 60.00 BW 55.00
TW 66.00 BW 58.00
TW 63.50 BW 58.00
TW 59.00 BW 58.00
TW 43.96 BW 39.58
TW 42.50 BW 38.00
TOP 30.39 INV 27.03 (E) INV 26.17 (W) INV 23.25 (S) INV 22.10 (N) INV. 25.54 (SE)
TOP 48.79 INV 47.8 (NE) INV CNW (SE) SUMP 44.54
TOP 49.49 INV 45.09 (NW) INV 43.44 (SW) INV CNW (NE) SUMP 43.60
TOP 47.43 INV 39.34 (N) INV 39.22 (NE) INV 39.16 (W) INV 37.76 (S)
TOP 45.83 INV 42.9 SUMP 40.98
TOP 47.01 INV 41.64 (W) INV 42.63 (NE) INV 32.66 (S) INV 32.54 (E)
TOP 37.54 INV 23.74 (E) INV 23.43 (S) INV 22.16 (N) INV 21.11 (W)
TOP 30.74 INV 23.44 (E) INV 22.64 (W) INV 21.94 (N) SUMP 21.92
TOP 42.97 INV 37.9 (N) INV 36.12 (E) INV 30.72 (W)
TOP 46.76 INV 40.86 (2-4" PVC-S) INV 37.06 (DROP) (E) INV 34.15 (W)
TOP 47.01 (NO ACCESS)
TOP 50.13 (NO ACCESS)
R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W
N72°23'10"E 20.59'
N27°23'10"E 128.88'
N16°55'40"E 150.84'
S42°23'10"E 100.00'
N 47°10'30" E 17.45'
N 75°15'50" W 172.22'
N79°28'40"W 200.18'
194.97'
22.78'
65.00'

ROBERT B. SIMPSON, P.E.
PROFESSIONAL ENGINEER

LICENSE NO. | SIGNATURE | DATE

BORING LOCATION PLAN

PROPOSED APARTMENT BUILDINGS
16 WEST MAIN STREET
BECON, NEW YORK

DRAWN: CKS	SCALE: 1" = 20'
CHECKED: RBS	DATE: 28-SEP-20
PROJECT NO.: 20-07	DWG NO.: FIG -1
APPROVED:	

CARLIN-SIMPSON AND ASSOCIATES
61 Main Street
Sayreville, NJ 08872
Consulting Geotechnical and Environmental Engineers

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-1
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +42.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 21-Jul-20
21-Jul-20	1330	15'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 21-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			6		**Topsoil** 0'4"	
1		**S-1**	13		FILL (Br cf S, s $, l (-) cf G, w/brick)	Rec = 6"
			50/2"			moist
2					**FILL (Brown coarse to fine SAND, some**	
					Silt, little (-) coarse to fine Gravel,	
3					**with brick)** 3'0"	
			10			
4		**S-2**	11		Br, gr $ s, cf S, t (+) cf G	Rec = 18"
			14		**Brown, gray SILT some, coarse to fine**	moist
5			16		**SAND, trace (+) coarse to fine Gravel**	
			9			
6		**S-3**	12		same, no cf G	Rec = 10"
			50/3"		6'3"	moist
7						Dense drilling
8						
9						
10						
			18			
11		**S-4**	18		Br cf S, l (+) $, l (+) cf G	Rec = 7"
			24			wet
12			21			Dense drilling
13					**Brown coarse to fine SAND,**	
					little (+) Silt, little (+) coarse to	
14					**fine Gravel**	
15						
			24			
16		**S-5**	27		same	Rec = 18"
			31			wet
17			36			Dense drilling
18						
19						
20						
			11			
21		**S-6**	13		same, gr, s $, l cf G	Rec = 20"
			23			wet
22			27		**End of Boring @ 22'0"** 22'0"	

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-2
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +42.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 21-Jul-20
21-Jul-20	1530	17'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 21-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			4		**Topsoil** 0'6"	
1		**S-1**	10		Br, gr Cy $ s, cf S, t cf G	Rec = 16"
			9			moist
2			9			
			8			
3		**S-2**	11		same, l (+) mf S, no G	Rec = 20"
			13			moist
4			17			
5						
					Brown, gray Clayey SILT some, coarse	
			8		**to fine Sand, trace coarse to fine Gravel**	
6		**S-3**	8		same	Rec = 22"
			12			moist
7			14			
			14			
8		**S-4**	15		same	rec = 24"
			16			moist
9			23			
10					10'0"	
			7			
11		**S-5**	11		Br cf S, l (+) $, l cf G	Rec = 6"
			18			moist
12			19			
13						
14						
					Brown coarse to fine SAND,	
15					**little (+) Silt, little coarse to fine Gravel**	
			40			
16		**S-6**	50/4"		same, gr a cf G	Rec = 2"
						moist
17						
18						
19						
20						
			21			
21		**S-7**	34		same, gr s (-) cf G	Rec = 12"
			42			wet
22			50/4"		**End of Boring @ 21'10"** 21'10"	

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.				TEST BORING LOG					BORING NUMBER B-3
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY									SHEET NO.: 1 of 2
Client: Farrell Building Co									JOB NUMBER: 20-07
Drilling Contractor: General Borings Inc									ELEVATION: +36.5
GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 21-Jul-20
21-Jul-20	1015	15'0"	HSA	DIA.		1 3/8"			FINISH DATE: 21-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'2"	
1						
			7			
2		S-1	50/3"		FILL (Br cf S, t (+) $, a cf G, w/birck, concrete)	Rec = 4"
					FILL (Brown coarse to fine SAND,	moist
3					**trace (+) Silt, and coarse to fine Gravel,**	Auger refusal on concrete 2.5'
			26		**with brick, concrete, debris)**	moved 5' W
4		S-2	20		FILL (same, l $, s cf G)	Rec = 10"
			15			moist
5			9		5'0"	
			2			*mottling, possible perched
6		S-3	3		Br, gr, or mttld C & $ s, cf S, t cf G	Rec = 15"
			11			moist
7			5			
			7			
8		S-4	11		same, lt gr, br, no G	Rec = 19"
			15			moist
9			15			
					Brown, gray, orange mottled Clay and	
10					**SILT some, coarse to fine Sand, trace**	
			6		**coarse to fine Gravel**	
11		S-5	6		same, l mf S	Rec = 21"
			9			wet
12			12			
13						
14						
15						
			1			
16		S-6	3		same, gr S & C	Rec = 24"
			2			wet
17			6			
18					18'0"	
					Gray coarse to fine SAND, little Silt,	
19					**and coarse to fine Gravel, with cobbles**	
20						
			17			
21		S-7	26		Gr cf S, l $, a cf G	Rec = 0"
			22			wet
22			27			

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.					TEST BORING LOG	BORING NUMBER B-3
Project:	Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY					SHEET NO.: 2 of 2
Client:	Farrell Building Co					JOB NUMBER: 20-07
Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
23					**Gray coarse to fine SAND, little Silt, and coarse to fine Gravel**	Dense drilling
24						
25						
		S-8	50/3"		Gr cf S, l $, a cf G 25'3"	Rec = 4"
26					**End of Boring @ 25'3"**	wet
27						Likely bedrock
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-4
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +32.5

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 22-Jul-20
22-Jul-20	14:30	6'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 22-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'2"	
1						
			8			
2		S-1	9		FILL (Br cf S, l $, s (+) cf G, w/brick, concrete)	Rec = 7"
			12		**FILL (Brown coarse to fine SAND, little**	moist
3			27		**Silt, some (+) coarse to fine Gravel, with**	
			12		**brick, concrete)** 3'6"	
4		S-2	6		FILL (Br, gr Cy $ s, cf S)	Rec = 10"
			5		**FILL (Brown, gray Clayey SITL some,**	moist
5			4		**coarse to fine Sand)** 5'0"	
			3		FILL (Br, bk cf S, s (-) $, a cf G, w/fibers)	
6		S-3	2		**FILL (Brown, black coarse to fine SAND,**	Rec = 6"
			3		**some (-) Silt, and coarse to fine Gravel,**	wet
7			2		**with fibers)** 7'0"	
			1			
8		S-4	1		FILL (Gr $ & C l, cf S	Rec = 12"
			3			wet
9			3		**FILL (Gray SILT and Clay little, coarse**	
					to fine Sand	
10					10'0"	
			7			
11		S-5	7		Br cf S, t (+) $, a cf G	Rec = 7"
			6			wet
12			50/3"		**Brown coarse to fine SAND, trace (+) Silt,**	
					and coarse to fine Gravel	
13					13'0"	Auger refusal @ 13'0"
					End of Boring @ 13'0"	
14						
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-5
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +34.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 22-Jul-20
22-Jul-20	1043	10'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 22-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			12		**Topsoil** 0'1"	
1		**S-1**	17		FILL (Br cf S, t (+) $, a cf G)	Rec = 10"
			10			moist
2			17			
		S-2	50/2"		FILL (same)	Rec = 0
3						Boulder
					FILL (Brown coarse to fine SAND, trace (+) Silt, and coarse to fine Gravel)	
4						
					5'0"	
5						
			7			
6		**S-3**	3		FILL (Gr C & $ l, cf S, w/roots, sticks)	Rec = 14"
			3			wet
7			2		**FILL (Gray Clay and SILT little, coarse to fine Sand, with roots, sticks, glass)**	slightly mottled
			3			wet
8		**S-4**	3		FILL (same, dk gr, l (-) cf G, w/glass)	Rec = 24"
			5			wet
9			5			
10					10'0"	
			4			
11		**S-5**	4		Br, gr $y C l (-), mf S	Rec = 24"
			4			wet
12			5			
13						
14					**Brown, gray SILTY Clay little (-), medium to fine Sand**	
15						
			WOH/12			
16		**S-6**			same, gr	Rec = 24"
			1			wet
17			2			
18						
19					19'0"	
20					**Brown coarse to fine SAND, little Silt, some coarse to fine Gravel**	
			10			
21		**S-7**	8		Br cf S, l $, s cf G	Rec = 7"
			12			wet
22			22		**End of Boring @ 22'0"** 22'0"	

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.				TEST BORING LOG					BORING NUMBER B-6
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY									SHEET NO.: 1 of 2
Client: Farrell Building Co									JOB NUMBER: 20-07
Drilling Contractor: General Borings Inc									ELEVATION: +35.0
GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 23-Jul-20
23-Jul-20	930	13'6"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 23-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'3"	
1						
			7			
2		**S-1**	19		FILL (Br cf S, l (-) $, s cf G, w/brick)	Rec = 7"
			50/2"			moist
3						Brick cutting coming up
4					**FILL (Brown coarse to fine SAND, little (-) Silt, some coarse to fine Gravel, with brick)**	
5						
			27			
6		**S-2**	43		FILL (same, a cf G, w/brick)	Rec = 7"
			50/1"			moist
7						Boulder (possible old floor slab)
8						
9					9'0"	
10						
			4			
11		**S-3**	6		Br, gr Cy $ l, mf S	Rec = 24"
			7			moist
12			8			mottled
13					**Brown, gray Clayey SILT little, medium to fine Sand**	
14						
15						
			1/12"			
16		**S-4**			same, gr $ & C	Rec = 24"
			1			wet
17			1			
18						
					18'6"	
19						
					Brown coarse to fine GRAVEL some, coarse to fine Sand, trace Silt	
20						
			9			
21		**S-5**	6		Br cf G s, cf S, t $	Rec = 5"
			14			wet
22			30			

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.	TEST BORING LOG	BORING NUMBER B-6
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		SHEET NO.: 2 of 2
Client: Farrell Building Co		JOB NUMBER: 20-07

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
23					**Brown coarse to fine GRAVEL some, coarse to fine Sand, trace Silt**	Auger refusal 23'0"
24					**End of Boring @ 23'0"**	Likely Bedrock
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						
40						
41						
42						
43						
44						
45						
46						
47						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-7
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +39.5

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 23-Jul-20
23-Jul-20	1230	5'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 23-Jul-20
23-Jul-20	1330	5'0"	HSA	WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'1"	
1						
			3			
2		**S-1**	4		FILL (Br, gr cf S, l $, s cf G, w/brick, asphalt)	Rec = 14"
			15			moist
3			8			
			6			
4		**S-2**	5		FILL (same, brick, asphalt)	Rec = 6"
			3		**FILL (Brown, gray coarse to fine SAND,**	moist
5			4		**little Silt, some coarse to fine Gravel,**	
			1		**with brick, asphalt, wood)**	
6		**S-3**	1/12"		FILL (same, bk t $, w/wood)	Rec = 4"
						wet
7			50/0"			Petrolum Odor
						Boulder
8					8'0"	
			1			
9		**S-4**	2		Gr cf G s, cf S, s $	Rec = 6"
			5			wet
10			10			
			2		**Gray coarse to fine GRAVEL some, coarse**	
11		**S-5**	8		same **to fine Sand, some Silt**	Rec = 3"
			3			wet
12			3			
13					13'0"	
14						
					Brown Clay and SILT little, coarse to	
15					**fine Sand, trace coarse to fine Gravel**	
			2			
16		**S-6**	3		Br C&$ l, cf S, t cf G	Rec = 20"
			5			wet
17			8		17'0"	
					End of Boring @ 17'0"	
18						
19						
20						
21						
22						

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-8
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		SHEET NO.: 1 of 1
Client: Farrell Building Co		JOB NUMBER: 20-07
Drilling Contractor: General Borings Inc		ELEVATION: +38.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 23-Jul-20
23-Jul-20	1115	5'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 23-Jul-20
23-Jul-20	1230	4'10"	Open	WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'3"	
1						
			7			
2		S-1	6		FILL (Br, gr cf S, l $, s cf G, w/brick)	Rec = 10"
			9			moist
3			8			
			8			
4		S-2	8		FILL (same)	Rec = 12"
			27		**FILL (Brown, gray coarse to fine SAND,**	moist
5			50/2"		**little Silt, some coarse to fine Gravel,**	
			6		**with brick, wood)**	
6		S-3	6		FILL (same, w/wood)	Rec = 6"
			50/1"			wet
7						wood
8						
			3			
9		S-4	7		FILL (same, gr a cf G, w/wood)	Rec = 6"
			8			wet
10			12		10'0"	
			4			
11		S-5	5		Br, gr $&C l, cf S	Rec = 20"
			6			wet
12			9		**Brown, gray SILT and Clay little, coarse**	
			2		**to fine Sand**	
13		S-6	2		same, br t cf G	Rec = 18"
			4			wet
14			4		14'0"	
					End of Boring @ 14'0"	
15						
16						
17						
18						
19						
20						
21						
22						

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.					TEST BORING LOG					BORING NUMBER B-9	
Project:	Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY									SHEET NO.:	1 of 2
Client:	Farrell Building Co									JOB NUMBER:	20-07
Drilling Contractor:	General Borings Inc									ELEVATION:	+37.5
GROUNDWATER						CASING	SAMPLE	CORE	TUBE	DATUM:	Topo
DATE	TIME	DEPTH	CASING		TYPE	HSA	SS			START DATE:	24-Jul-20
24-Jul-20	1015	5'9"	HSA		DIA.	3 1/4"	1 3/8"			FINISH DATE:	24-Jul-20
					WGHT		140#			DRILLER:	J Casson
					FALL		30"			INSPECTOR:	KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'3"	
1						
			4			
2		S-1	6		FILL (Gr Cy $ s, cf S, t (-) f G, w/t roots, asphalt)	Rec = 10"
			10			moist
3			6			
			4			
4		S-2	15		FILL (same, w/brick)	Rec = 10"
			10		**FILL (Gray Clayey SILT some, coarse to**	moist
5			8		**fine Sand, trace (-) fine Gravel, with**	
			3		**trace roots, asphalt, cinders, bricks)**	
6		S-3	3		FILL (Dk gr cinders w/brick)	Rec = 11"
			2			wet
7			2			
			2			
8		S-4	2		FILL (same)	Rec = 9"
			3			wet
9			3			fuel odor
					9'6"	
10						
			3			
11		S-5	2		Gr Cy $ t (+), mf S, w/ t O	Rec = 9"
			4			wet
12			9			
						Oil Scheen on cuttings
13						
14						
					Gray Clayey SILT trace (+), medium to	
15					**fine Sand**	
			1			
16		S-6	1		Gr Cy $ t, f S	Rec = 6"
			1			wet
17			1			
18						
19						
20						
			7		20'6"	
21		S-7	48		Gr cf S, a $, l cf G (till)	Rec = 8"
			50/1"		**Gray coarse to fine SAND, and Silt,**	wet
22					**little coarse to fine Gravel**	

CARLIN - SIMPSON & ASSOCIATES Sayreville, N.J.					TEST BORING LOG		BORING NUMBER B-9
Project:	Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY						SHEET NO.: 2 of 2
Client:	Farrell Building Co						JOB NUMBER: 20-07
Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION		REMARKS
23					**Gray coarse to fine SAND, and Silt, little coarse to fine Gravel**	23'0"	Auger refusal 23'0"
24					**End of Boring @ 23'0"**		Likely Bedrock
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							
36							
37							
38							
39							
40							
41							
42							
43							
44							
45							
46							
47							

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-10
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		SHEET NO.: 1 of 1
Client: Farrell Building Co		JOB NUMBER: 20-07
Drilling Contractor: General Borings Inc		ELEVATION: +53.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 24-Jul-20
24-Jul-20	1515	21'0"	HSA	DIA.	3 1/4"	1 3/8"			FINISH DATE: 24-Jul-20
				WGHT		140#			DRILLER: J Casson
				FALL		30"			INSPECTOR: KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'3"	
1					**FILL (Brown, gray coarse to fine SAND, little (-) Silt, some coarse to fine Gravel)**	
			20			
2		**S-1**	16		2'0"	Rec = 7"
			7		Br cf S, s $	moist
3			5			
4						
5						
			7			
6		**S-2**	11		same, s (+) $	Rec = 15"
			13		**Brown coarse to fine SAND, some Silt**	moist
7			15			
8						
9						
10						
			7			
11		**S-3**	8		Mttld br, gr, or br Cy $ l (+), cf S 11'0"	Rec = 22"
			15		Br, gr Cy $ l (+), cf S, t cf G	moist
12			18			
13					**Brown, gray Clayey SILT little (+), coarse to fine Sand, trace coarse to fine Gravel**	
14					14'0"	
15						
			62			
16		**S-4**	20/1"		Shale, highly to completely weathered	Rec = 2"
						moist
17						
18						
19					**Shale, highly to completely weathered**	
20						
			36			
21		**S-5**	50/3"		same	Rec = 3"
						moist to wet
22					**End of Boring @ 22'0"** 22'0"	Refusal on auger 22'0"

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-11
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +46.0

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	DATUM: Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			START DATE: 22-Jul-20
No Groundwater Encountered				DIA.	3 1/4"	1 3/8"			FINISH DATE: 22-Jul-20
				WGHT		140#			DRILLER: JC
				FALL		30"			INSPECTOR: JP

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
			13		**Topsoil** 0'1"	
1		S-1	12		FILL (Br cf S, t (+) $, a cf G, w/brick)	Rec = 6"
			7			moist
2			6			
			4			
3		S-2	6		FILL (same)	Rec = 4"
			16		**FILL (Brown coarse to fine SAND,**	moist
4			10		**trace (+) Silt, and coarse to fine Gravel,**	
					with brick)	
5					5'0"	
			3		**FILL (Gray SILT & CLAY little,**	
6		S-3	6		**coarse to fine Sand** 6'0"	Rec = 10"
			17		FILL (Br cf S, s (-) $, l cf G, w/brick, roots)	wet
7			9			
		S-4	50/2"		FILL (same, a cf G, w/brick)	Rec = 3"
8						moist
9					**FILL (Brown coarse to fine SAND,**	
					some (-) Silt, little coarse to fine Gravel,	
10					**with brick, roots)**	
			3			
11		S-5	3		FILL (same)	Rec = 4"
			50/3"			moist
12						
13						
14					14'0"	
15					**Brown, gray coarse to fine SAND,**	
			26		**little (-) Silt, and coarse to fine Gravel**	
16		S-6	31		Br, gr cf S, l (-) $, a cf G	Rec = 20"
			37			moist
17			43		17'0"	very dense
18						
19					**Shale, highly to completely weathered**	
20						
			45			
21		S-7	50/4"		Shale, highly to completely weathered	Rec = 15"
						moist
22					22'0"	

CARLIN-SIMPSON & ASSOCIATES Sayreville, NJ	TEST BORING LOG	BORING NUMBER B-12
Project: Proposed Soil Testing Beacon Commons, 16 West Main St, Beacon NY		**SHEET NO.:** 1 of 1
Client: Farrell Building Co		**JOB NUMBER:** 20-07
Drilling Contractor: General Borings Inc		**ELEVATION:** +40.5

GROUNDWATER					CASING	SAMPLE	CORE	TUBE	**DATUM:** Topo
DATE	TIME	DEPTH	CASING	TYPE	HSA	SS			**START DATE:** 24-Jul-20
24-Jul-20	1300	7'6"	HSA	DIA.	3 1/4"	1 3/8"			**FINISH DATE:** 24-Jul-20
				WGHT		140#			**DRILLER:** J Casson
				FALL		30"			**INSPECTOR:** KWA

Depth (ft.)	Casing Blows per Foot	Sample Number	Blows on Sample Spoon per 6"	Sym	IDENTIFICATION	REMARKS
					Asphalt 0'2"	
1						
			11			
2		S-1	11		**FILL (Gray, brown Clayey SITL little, coarse to fine Sand, trace fine Gravel, with brick, cinders, wood)**	Rec = 0
			13			
3			13			
			11			
4		S-2	8		FILL (Gr br Cy $ l, cf S, t f G, w/brick, cinders, wood)	Rec = 10"
			6			moist
5			7		5'0"	fuel odor on cuttings
		S-3	50/1"		FILL (cobbles, boulders)	
6						
					FILL (cobbles, boulders)	
7						
8					8'0"	
			2		FILL (Gr br Cy $ l, cf S)	Rec = 20"
9		S-4	4		**FILL (Gray brown Clayey SILT, little**	wet
			4		**coarse to fine Sand** 9'6"	
10			6			
			6			
11		S-5	6		Br Cy $ l (-), mf S	Rec = 10"
			7			wet
12			10			
					Brown Clayey SILT little (-),	
13					**medium to fine Sand**	
14					14'0"	
15						
			27			
16		S-6	14		Dk br cf G s (-), cf S, s $	Rec = 11"
			14			wet
17			14		**Dark Brown coarse to fine GRAVEL**	
					some (-), coarse to fine Sand,	
18					**some Silt**	
19					9'0"	
20					**Shale, highly to completely weathered**	
		S-7	50/3"		Shale, highly to completely weathered 20'3"	Rec = 2"
21					**End of Boring @ 20'3"**	wet
22						

February 24, 2020
Revised March 27, 2020

Honorable Chairman John Gunn and
Members of the City of Beacon Planning Board
One Municipal Plaza
Beacon, NY 12508

Re: JMC Project 19151
Beacon Commons
16 West Main Street
City of Beacon, NY 12508

Public School Children Analysis

Dear Chairman Gunn and Members of the Planning Board:

This letter provides a revised analysis of the number of public school children anticipated to be generated by the Beacon Commons residential development in response to a comment from the Town Planning Consultant in their memorandum to the Board dated March 6, 2020. Beacon Commons consists of 62 rental apartments (33 one-bedroom and 29 two-bedroom units) in a 4-story building.

The comment notes that the required affordable-workforce units, factoring in the lower rental rates, have higher multipliers that have been used by the Planning Board for past projects. Accordingly, this revised analysis takes into account the Rutgers multipliers for 30 market-rate and 3 workforce 1-bedroom apartments and 26 market-rate and 3 workforce 2- bedroom apartments.

The subject site is situated within the Beacon City School District. The school district has four elementary schools (Glenham, J.V. Forrestal, Sargent, and South Avenue), plus the Rombout Middle School and Beacon High School.

A. Number of Public School Children

In order to estimate the number of school children from a proposed development, demographic multipliers are utilized. Standard industry published multipliers for common configurations of standard housing types are a conventional planning resource that is used for estimating population and school children resulting from new housing development.

For the purpose of this analysis, the number of public school children anticipated to be generated by the proposed development has been based upon the Rutgers University Center for Urban Policy Research (CUPR) Residential Demographic Multipliers, NY, June 2006, which

is a standard industry source. Rutgers multipliers are based on the type of residential unit (such as single-family detached, multifamily buildings with 5+ units, etc.), whether the unit is owned or rented, and the rental cost, in broad categories. Multipliers for rental units of 5+ units have been used for this analysis.

Table 1 below, analyzes the number of public school children anticipated to be generated by the project.

Table 1
Number of Public School Children Generated
Utilizing Standard Industry Source

Number of Apartments	Number of Bedrooms Per Apartment	Public School Children per Apartment Multiplier	New Public School Children
30 Market	1	0.07(1)	2
3 Afford.	1	0.27(2)	1
26 Market	2	0.16(1)	4
3 Afford.	2	0.45(2)	1
62	**--**	**--**	**8**

(1) Rutgers University Center for Urban Policy Research (CUPR), Residential Demographic Multipliers, (NY), June 2006. Public school children, 5+ units, rentals more than $1,000/mo. for 1-bedroom units, and more than $1,100/mo. for 2-bedroom units.

(2) Rutgers University Center for Urban Policy Research (CUPR), Residential Demographic Multipliers, (NY), June 2006. Public school children, 5+ units, rentals $500 to $1,000/mo. for 1-bedroom units, and $750 to $1,100/mo. for 2-bedroom units.

B. Enrollment Trends

In order to evaluate the potential impacts of a project on a school district, it is important to understand enrollment trends for the district. The New York State Education Department website indicates a reduction in the enrollments at the Beacon City School District from at least the 2012/2013 school year to the 2017/2018 school year. Although the 2017/2018 school year enrollment increased by 1.0%, as illustrated in Table 2 below, prior to this there were consistent declines in district enrollment from at least the 2012/2013 school year. To quantify this decline, the 2017/2018 enrollment of 2,841 is 302 fewer students than the 2012/2013 enrollment of 3,143, a decline of approximately -9.6%.

Table 2
Beacon City School District Enrollment Trends

School Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Student Enrollment	3,143	3,060	2,994	2,866	2,812	2,841
Change in Enrollment	-98	-83	-66	-128	-54	+29
% Change in Enrollment	-3.0	-2.6	-2.2	-4.3	-1.9	+1.0

This would appear to indicate that the School District would have the capacity to accommodate the 8 public school-age children from the proposed project (Table 1). The enrollment for each grade level would, therefore, increase by approximately zero to one student.

The elementary school-age children from the proposed project would attend the South Avenue Elementary School, which enrolls students from pre-kindergarten through the 5th grade. Accordingly, taking the 8 students generated by the proposed project and using the 49% student grade distribution of the School District from pre-kindergarten through 5th grade, approximately 4 students from the project would attend South Avenue Elementary School.

Table 3 below, illustrates enrollment trends at the South Avenue Elementary School. Although the 2016/2017 and 2017/2018 school year enrollment increased by 0.6 % and 2.8%, respectively, as illustrated in Table 3 below, prior to this there were consistent declines in district enrollment from at least the 2012/2013 school year. To quantify this decline, the 2017/2018 enrollment of 334 is 37 fewer students than the 2012/2013 enrollment of 371, a decline of approximately -10.0%.

Table 3
South Avenue Elementary School
Enrollment Trends

School Year	2012/2013	2013/2014	2014/2015	2015/2016	2016/2017	2017/2018
Student Enrollment	371	346	339	323	325	334
Change in Enrollment	-52	-25	-7	-16	+2	+9
% Change in Enrollment	-12.3	-6.7	-2.0	-4.7	+0.6	+2.8

C. Conclusion

Based on the above, the proposed 62 rental apartment units could potentially generate approximately 8 public school-age children. This would be an increase of approximately 0.3% to the district student enrollment based upon the 2017/2018 district enrollment of 2,841. From 2012/2013, the district enrollment declined by 302 students, and therefore the increase in public school-age children from the project would appear to be able to be accommodated by the district.

The South Avenue Elementary School would potentially see an increase of approximately 4 students, which is a 1.2% increase in its enrollment based upon the 2017/2018 school enrollment of 334. From 2012/2013, the South Avenue Elementary School enrollment declined by 37 students, and therefore the increase in public elementary school-age children from the project would appear to be able to be accommodated by the South Avenue Elementary School.

In conclusion, it is anticipated that the proposed Beacon Commons residential project will generate few public school-age children and not have a significant impact on the Beacon City School District.

Thank you for your consideration.

Sincerely,

JMC Planning Engineering Landscape Architecture & Land Surveying, PLLC

Robert B. Peake

Robert B. Peake, AICP
Project Manager

cc: Mr. Steve Zagoren

P:\2018\18119\ADMIN\School Children 03-27-2020.docx

SITE PLAN DRAWINGS

BEACON COMMONS

TAX MAP SECTION 5954 | BLOCK 25 | LOT 616969

DUTCHESS COUNTY

16 WEST MAIN STREET

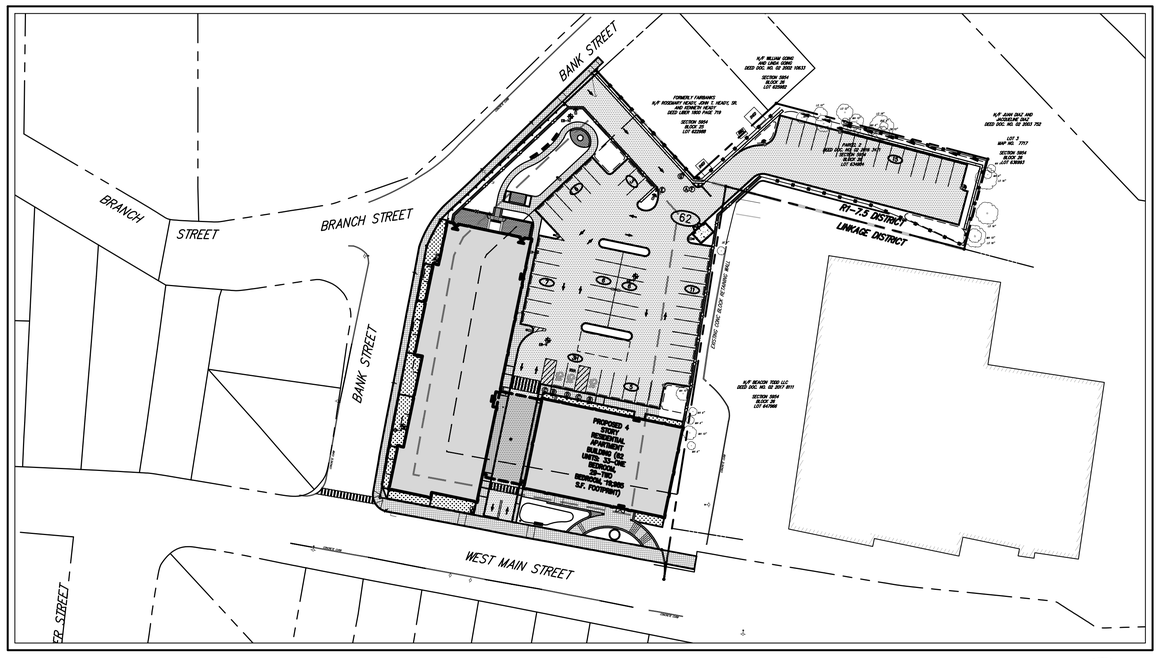
BEACON, NY 12508

Applicant:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932
(631) 549-9800

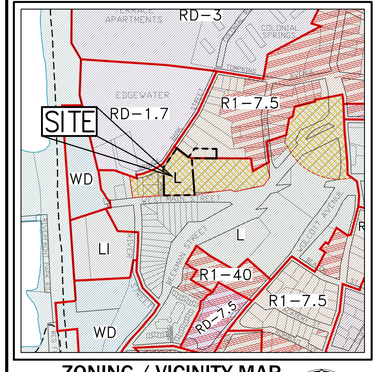
Architect:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508
(845) 838-2490

Site Planner, Civil & Traffic Engineer, Surveyor and Landscape Architect:
120 BEDFORD ROAD
ARMONK, NY 10504
(914) 273-5225

Geotechnical Engineer:
CARLIN-SIMPSON & ASSOCIATES
61 MAIN STREET
SAYREVILLE, NJ 08872
(732) 432-5757



AREA MAP
SCALE: 1" = 50'



ZONING / VICINITY MAP
SCALE: 1" = 500'
CITY OF BEACON.ORG:
ZONING / 10/04/2017

LEGEND

	SITE PROPERTY LINE
	ZONING BOUNDARY
	LOT LINE
L	LINKAGE
LI	LIGHT INDUSTRIAL
WD	WATER FRONT DEVELOPMENT
R1-40	ONE FAMILY RESIDENTIAL
R1-7.5	ONE FAMILY RESIDENTIAL
RD-1.7	DESIGNED RESIDENCE
CB	CENTRAL BUSINESS

GENERAL CONSTRUCTION NOTES APPLY TO ALL WORK HEREIN:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CALL 811 "DIG SAFELY" (1-800-962-7962) TO HAVE UNDERGROUND UTILITIES LOCATED. EXPLORATORY EXCAVATIONS SHALL COMPLY WITH CODE 753 REQUIREMENTS. NO WORK SHALL COMMENCE UNTIL ALL THE OPERATORS HAVE NOTIFIED THE CONTRACTOR THAT THEIR UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE UNDERGROUND AND SURFACE UTILITIES AND STRUCTURES AT OR ADJACENT TO THE SITE OF CONSTRUCTION, INSOFAR AS THEY MAY BE ENDANGERED BY THE CONTRACTOR'S OPERATIONS. THIS SHALL HOLD TRUE WHETHER OR NOT THEY ARE SHOWN ON THE CONTRACT DRAWINGS. IF THEY ARE SHOWN ON THE DRAWINGS, THEIR LOCATIONS ARE NOT GUARANTEED EVEN THOUGH THE INFORMATION WAS OBTAINED FROM THE BEST AVAILABLE SOURCES, AND IN ANY EVENT, OTHER UTILITIES ON THESE PLANS MAY BE ENCOUNTERED IN THE FIELD. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, IMMEDIATELY REPAIR OR REPLACE ANY STRUCTURES OR UTILITIES THAT HE DAMAGES, AND SHALL CONSTANTLY PROCEED WITH CAUTION TO PREVENT UNDUE INTERRUPTION OF UTILITY SERVICE.
2. CONTRACTOR SHALL HAND DIG TEST PITS TO VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL VERIFY EXISTING UTILITIES DEPTHS AND ADVISE OF ANY CONFLICTS WITH PROPOSED UTILITIES. IF CONFLICTS ARE PRESENT, THE OWNER'S FIELD REPRESENTATIVE, JMC, PLLC AND THE APPLICABLE MUNICIPALITY OR AGENCY SHALL BE NOTIFIED IN WRITING. THE EXISTING/PROPOSED UTILITIES RELOCATION SHALL BE DESIGNED BY JMC, PLLC.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL LOCAL PERMITS REQUIRED.
4. ALL WORK SHALL BE DONE IN STRICT COMPLIANCE WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES, STANDARDS, ORDINANCES, RULES, AND REGULATIONS. ALL CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL SAFETY CODES. APPLICABLE SAFETY CODES MEAN THE LATEST EDITION INCLUDING ANY AND ALL AMENDMENTS, REVISIONS, AND ADDITIONS THERETO, TO THE FEDERAL DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION'S OCCUPATIONAL SAFETY AND HEALTH STANDARDS (OSHA); AND APPLICABLE SAFETY, HEALTH REGULATIONS AND BUILDING CODES FOR CONSTRUCTION IN THE STATE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GUARDING AND PROTECTING ALL OPEN EXCAVATIONS IN ACCORDANCE WITH THE PROVISION OF SECTION 107-05 (SAFETY AND HEALTH REQUIREMENTS) OF THE NYSDOT STANDARD SPECIFICATIONS. IF THE CONTRACTOR PERFORMS ANY HAZARDOUS CONSTRUCTION PRACTICES, ALL OPERATIONS IN THE AFFECTED AREA SHALL BE DISCONTINUED AND IMMEDIATE ACTION SHALL BE TAKEN TO CORRECT THE SITUATION TO THE SATISFACTION OF THE APPROVAL AUTHORITY HAVING JURISDICTION.
5. CONTRACTOR SHALL MAINTAIN ACCESS TO ALL PROPERTIES AFFECTED BY THE SCOPE OF WORK SHOWN HEREON AT ALL TIMES TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. RAMPING CONSTRUCTION TO PROVIDE ACCESS MAY BE CONSTRUCTED WITH SUBBASE MATERIAL EXCEPT THAT TEMPORARY ASPHALT CONCRETE SHALL BE PLACED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE PEDESTRIAN ACCESS AT ALL TIMES.

SUBSURFACE UTILITY LOCATIONS ARE BASED ON A COMPILATION OF FIELD EVIDENCE, AVAILABLE RECORD PLANS AND/OR UTILITY MARK-OUTS. THE LOCATION OR COMPLETENESS OF UNDERGROUND INFORMATION CANNOT BE GUARANTEED. VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION OR CONSTRUCTION.

811 Know what's below. Call before you dig.

JMC Drawing List:

C-000	(SHEET 1 OF 26)	COVER SHEET
C-010	(SHEET 2 OF 26)	EXISTING CONDITIONS PLAN
C-020	(SHEET 3 OF 26)	DEMOLITION PLAN
C-100	(SHEET 4 OF 26)	SITE PLAN
C-200	(SHEET 5 OF 26)	GRADING PLAN
C-300	(SHEET 6 OF 26)	UTILITIES PLAN
C-310	(SHEET 7 OF 26)	STORM PROFILES
C-400	(SHEET 8 OF 26)	SEDIMENT AND EROSION CONTROL PLAN
C-600	(SHEET 9 OF 26)	LIGHTING PLAN
C-700	(SHEET 10 OF 26)	GARBAGE TRUCK TURNING PLAN (FRONT-LOADING)
C-701	(SHEET 11 OF 26)	GARBAGE TRUCK TURNING PLAN (REAR-LOADING)
C-702	(SHEET 12 OF 26)	FIRE TRUCK TURNING PLAN (SCENARIO 1)
C-703	(SHEET 13 OF 26)	FIRE TRUCK TURNING PLAN (SCENARIO 2)
C-704	(SHEET 14 OF 26)	FIRE TRUCK TURNING PLAN (SCENARIO 3)
C-900	(SHEET 15 OF 26)	CONSTRUCTION DETAILS
C-901	(SHEET 16 OF 26)	CONSTRUCTION DETAILS
C-902	(SHEET 17 OF 26)	CONSTRUCTION DETAILS
C-903	(SHEET 18 OF 26)	CONSTRUCTION DETAILS
C-904	(SHEET 19 OF 26)	CONSTRUCTION DETAILS
C-905	(SHEET 20 OF 26)	CONSTRUCTION DETAILS
C-906	(SHEET 21 OF 26)	CONSTRUCTION DETAILS
C-907	(SHEET 22 OF 26)	CONSTRUCTION DETAILS
C-908	(SHEET 23 OF 26)	CONSTRUCTION DETAILS
L-100	(SHEET 24 OF 26)	LANDSCAPING PLAN
A-100	(SHEET 25 OF 26)	AERIAL SITE PLAN
S-100	(SHEET 26 OF 26)	SIGHT DISTANCE PLAN

ARYEH SIEGEL ARCHITECT Drawing List:

A-100	BUILDING PLANS
A-101	BUILDING PLANS
A-200	ELEVATIONS

TABLE OF LAND USE

SECTION 5954, BLOCK 25, LOT 616969
ZONE "L" – "LINKAGE DISTRICT"
PROPOSED USE: RESIDENTIAL
FIRE DISTRICT: CITY OF BEACON
WATER DISTRICT: CITY OF BEACON
BEACON CITY SCHOOL DISTRICT
SEWER DISTRICT: CITY OF BEACON

DESCRIPTION		REQUIRED	EXISTING	PROPOSED
LOT AREA (PARCELS 1, 2 & 3)	(FEET)	–	1.5 ACRES	1.5 ACRES
LOT WIDTH	(FEET)	–	201'	201'
LOT FRONTAGE	(FEET)	–	555'	555'
LOT DEPTH	(FEET)	75'	320'	320'
BUILDING HEIGHT	(FEET/STORIES)	48'/4 STORIES	–	48'/4 STORIES
FLOOR AREA RATIO		–	–	–
LOT COVERAGE BY LANDSCAPING	(PERCENT)	15% MIN.	47%	17%
YARDS				
FRONT BUILDING SETBACK	(FEET)	MIN. 0'/MAX. 20'	53'/107'	4'
REAR BUILDING SETBACK	(FEET)	MIN. 25'	88'	112'
SIDE BUILDING SETBACK (CORNER LOT)	(FEET)	MIN. 0'/MAX. 30'	13'	3'
PARKING SETBACKS				
FRONT/SIDE (FOR CORNER) PARKING SETBACK	(FEET)	40'/40'	29'/24'	97'/40'
REAR PARKING SETBACK	(FEET)	–	–	–
SIDE PARKING SETBACK	(FEET)	–	–	–
PARKING SUMMARY				
TOTAL SPACES REQUIRED	(1 SPACE/UNIT)	62	28	62
STANDARD SPACES		59	26	59
ACCESSIBLE SPACES		3	2	3

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

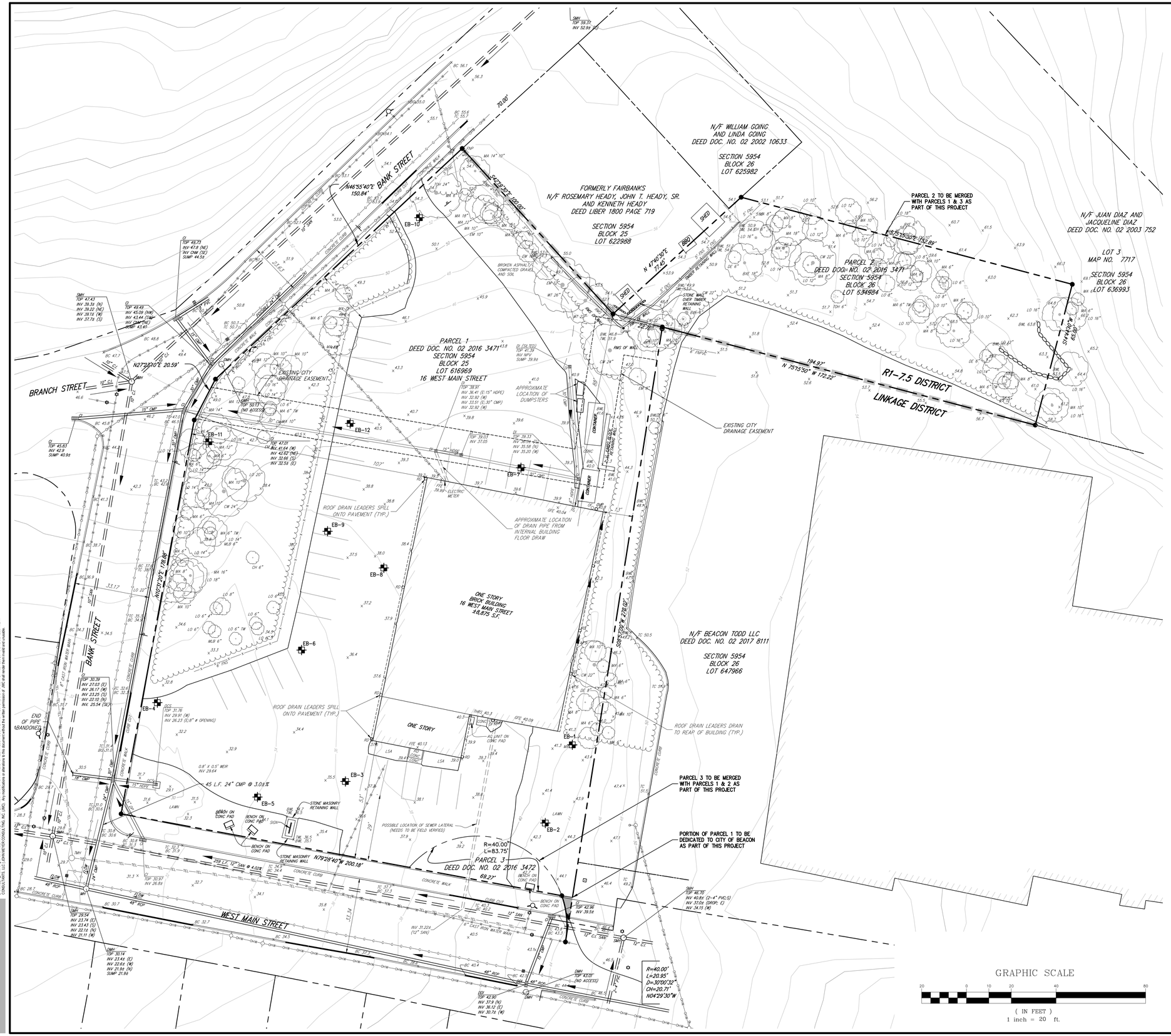
No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
	Previous Editions Obsolete		

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

Drawn:	AH	Approved:	SS
Scale:	AS SHOWN		
Date:	10/29/2019		
Project No:	18119		
18119-COVER	COVER	COVER.scr	
Drawing No:	C-000 (Sheet 1 of 26)		

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE LINE
- EXISTING PARKING
- 36" RCP — EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN — EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EB-1 — EXISTING BORING LOCATION & DESIGNATION

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE TOPOGRAPHY SHOWN IS REFERENCED FROM NAVD88 VERTICAL DATUM AS SHOWN ON THE ABOVE TOPOGRAPHIC SURVEY.
3. THE PROJECT SITE IS LOCATED IN ZONE X, "AREA OF MINIMAL FLOOD HAZARD," ACCORDING TO FEMA MAP NO. 36027C0463E, EFFECTIVE 05/02/2012.
4. THE EXISTING SANITARY SEWER SERVICE LATERAL WAS NOT LOCATED AND IS PROPOSED TO BE REMOVED. IT IS ASSUMED TO BE LOCATED FROM THE SOUTH SIDE OF THE BUILDING TO THE MAIN WITHIN WEST MAIN STREET. THE CONTRACTOR SHALL VERIFY AND REMOVE IN ACCORDANCE WITH DUTCHESS COUNTY HEALTH DEPARTMENT AND CITY OF BEACON STANDARDS.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

EXISTING CONDITIONS PLAN

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

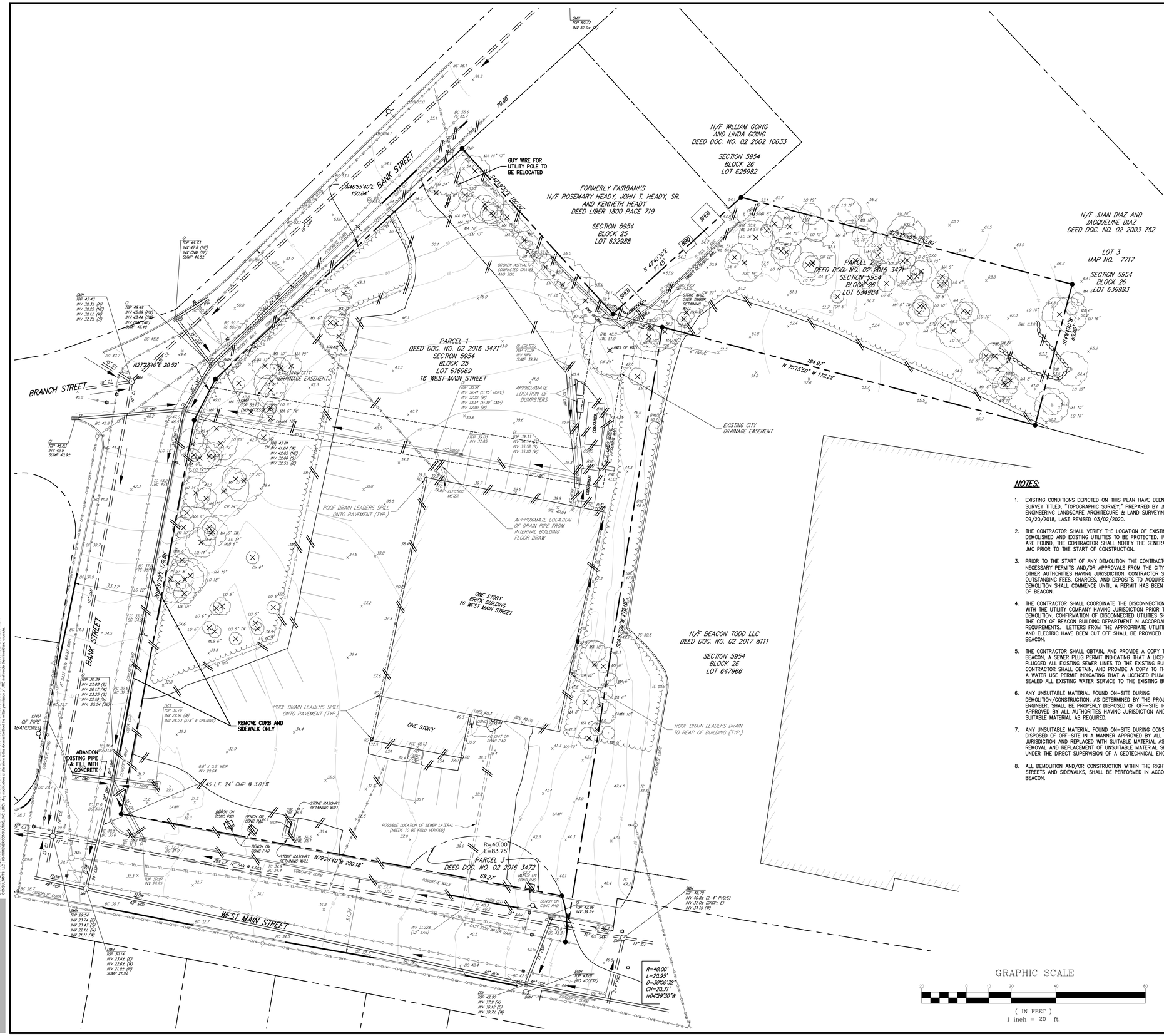
STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
	Previous Editions Obsolete		

Drawn: AH Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-EXISTING | EXIST | EXIST.scr
Drawing No: C-010 (Sheet 2 of 26)

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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING TREE LINE
- EXISTING PARKING
- 36" RCP — EXISTING STORM DRAIN LINE AND SIZE
- 8" SAN — EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING FEATURE TO BE REMOVED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE DEMOLISHED AND EXISTING UTILITIES TO BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.
3. PRIOR TO THE START OF ANY DEMOLITION THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND/OR APPROVALS FROM THE CITY OF BEACON AND ALL OTHER AUTHORITIES HAVING JURISDICTION. CONTRACTOR SHALL PAY ALL OUTSTANDING FEES, CHARGES, AND DEPOSITS TO ACQUIRE SAID PERMITS. NO DEMOLITION SHALL COMMENCE UNTIL A PERMIT HAS BEEN OBTAINED FROM CITY OF BEACON.
4. THE CONTRACTOR SHALL COORDINATE THE DISCONNECTION OF ALL UTILITIES WITH THE UTILITY COMPANY HAVING JURISDICTION PRIOR TO THE START OF DEMOLITION. CONFIRMATION OF DISCONNECTED UTILITIES SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT IN ACCORDANCE WITH THEIR REQUIREMENTS. LETTERS FROM THE APPROPRIATE UTILITIES STATING THAT GAS AND ELECTRIC HAVE BEEN CUT OFF SHALL BE PROVIDED TO THE CITY OF BEACON.
5. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A SEWER PLUG PERMIT INDICATING THAT A LICENSED PLUMBER HAS PLUGGED ALL EXISTING SEWER LINES TO THE EXISTING BUILDING. THE CONTRACTOR SHALL OBTAIN, AND PROVIDE A COPY TO THE CITY OF BEACON, A WATER USE PERMIT INDICATING THAT A LICENSED PLUMBER HAS CUT AND SEALED ALL EXISTING WATER SERVICE TO THE EXISTING BUILDING.
6. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING DEMOLITION/CONSTRUCTION, AS DETERMINED BY THE PROJECT'S GEOTECHNICAL ENGINEER, SHALL BE PROPERLY DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED.
7. ANY UNSUITABLE MATERIAL FOUND ON-SITE DURING CONSTRUCTION SHALL BE DISPOSED OF OFF-SITE IN A MANNER APPROVED BY ALL AUTHORITIES HAVING JURISDICTION AND REPLACED WITH SUITABLE MATERIAL AS REQUIRED. ALL REMOVAL AND REPLACEMENT OF UNSUITABLE MATERIAL SHALL BE COMPLETED UNDER THE DIRECT SUPERVISION OF A GEOTECHNICAL ENGINEER.
8. ALL DEMOLITION AND/OR CONSTRUCTION WITHIN THE RIGHT-OF-WAY, INCLUDING STREETS AND SIDEWALKS, SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON.
9. ALL CONSTRUCTION/DEMOLITION DEBRIS NOT PROPOSED TO BE RECYCLED SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE IN ACCORDANCE WITH THE REGULATIONS OF ALL LOCAL, STATE AND FEDERAL AGENCIES HAVING JURISDICTION.
10. EXISTING CONCRETE MAY BE STORED ON SITE, AND RECYCLED FOR USE AS COMPACTED FILL. ALL MATERIAL TO BE USED AS FILL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.
11. PRIOR TO THE START OF SITE DEMOLITION, EROSION AND SEDIMENT CONTROL DEVICES SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BEACON, AS REQUIRED AND/OR DIRECTED BY THE CITY OF BEACON OR JMC.
12. EXISTING DRAINAGE PATTERNS ON SITE SHALL BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.
13. ALL EXISTING UTILITY CASTINGS WHICH ARE TO REMAIN SHALL BE REMOVED AND RESET TO THE NEW PROPOSED GRADES IN ACCORDANCE WITH THE DIRECTIONS OF THE OWNER'S FIELD REPRESENTATIVE. EXISTING CASTINGS WHICH ARE DAMAGED OR UNFIT FOR INSTALLATION IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, SHALL BE REPLACED.
14. ALL EXISTING SIDEWALKS, CURBS, PAVEMENT, ETC. TO REMAIN, WHICH ARE DISTURBED OR DAMAGED DUE TO THE NEW CONSTRUCTION, ARE TO BE REPLACED WITH MATERIALS CONSISTENT WITH EXISTING CONDITIONS.
15. THESE PLANS ARE TO BE PROVIDED TO BOTH THE DEMOLITION CONTRACTOR AND THE SITE CONTRACTOR FOR THEIR USE, INFORMATION AND COORDINATION. ANY QUESTIONS OF CONTRACTOR RESPONSIBILITY AND/OR SEPARATION OF WORK SHALL BE DIRECTED TO THE GENERAL CONTRACTOR IN WRITING PRIOR TO ISSUANCE OF BID.
16. THE OWNER SHALL RETAIN A LICENSED AND QUALIFIED PROFESSIONAL, CERTIFIED BY THE CITY OF BEACON, TO INSPECT FOR THE PRESENCE OF ASBESTOS AND/OR OTHER HAZARDOUS MATERIALS WITHIN DEMOLITION AREAS PRIOR TO THE COMMENCEMENT OF DEMOLITION. IF REMEDIATION IS REQUIRED, THE OWNER SHALL DO SO IN ACCORDANCE WITH THE NYS ASBESTOS RULES AND REGULATIONS AND/OR ANY AUTHORITIES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED DOCUMENTATION TO THE NYS PRIOR TO OBTAINING A DEMOLITION PERMIT.
17. THE CONTRACTOR SHALL EXTERMINATE RODENTS AS REQUIRED BY THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND MENTAL HYGIENE. A LETTER FROM THE HEALTH DEPARTMENT CERTIFYING THAT A LICENSED EXTERMINATOR HAS TREATED THE EXITING BUILDING SHALL BE PROVIDED TO THE CITY OF BEACON DEPARTMENT OF BUILDINGS.

APPLICANT/OWNER:
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DEMOLITION PLAN

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1.	REVISED PER CITY COMMENTS	12/30/19	AH
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3.	REVISED PER CITY COMMENTS	09/29/2020	AH

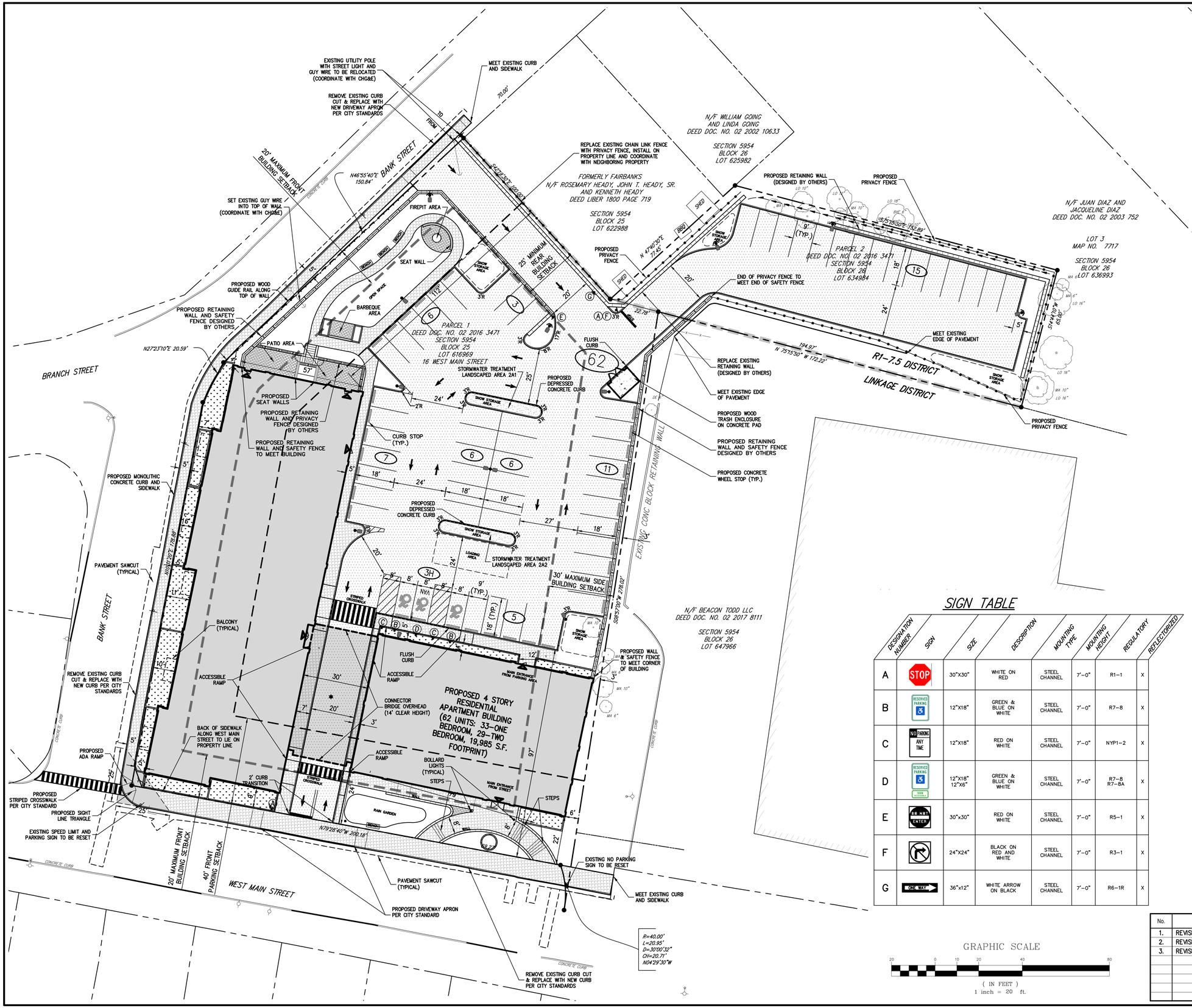
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LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING BUILDING LINE
- EXISTING PAVEMENT EDGE
- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING PARKING
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE FLUSH CURB
- PROPOSED SAWCUT LINE
- PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVERS
- PROPOSED CONCRETE PAD
- PROPOSED RETAINING WALL (DESIGN BY OTHERS)
- PROPOSED SAFETY FENCE
- PROPOSED PRIVACY FENCE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED 12" WIDE WHITE STOP LINE
- PROPOSED ARROW MARKING ON PAVEMENT
- TRAFFIC SIGN LOCATION & DESIGNATION
- PEDESTRIAN CROSSING
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED BOLLARD LIGHTING STANDARD

SIGN TABLE

DESIGNATION LETTER	SIGN	SIZE	DESCRIPTION	MOUNTING TYPE	MOUNTING HEIGHT	REGULATORY	REFLECTORIZED
A	STOP	30"X30"	WHITE ON RED	STEEL CHANNEL	7'-0"	R1-1	X
B	RESERVED PARKING	12"X18"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8	X
C	NO PARKING ANY TIME	12"X18"	RED ON WHITE	STEEL CHANNEL	7'-0"	NYP1-2	X
D	RESERVED PARKING VAN ACCESSIBLE	12"X18" 12"X6"	GREEN & BLUE ON WHITE	STEEL CHANNEL	7'-0"	R7-8 R7-8A	X
E	88 NEW ENTER	30"x30"	RED ON WHITE	STEEL CHANNEL	7'-0"	R5-1	X
F		24"X24"	BLACK ON RED AND WHITE	STEEL CHANNEL	7'-0"	R3-1	X
G	ONE WAY	36"x12"	WHITE ARROW ON BLACK	STEEL CHANNEL	7'-0"	R6-1R	X

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

NOTES:

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SITE PLAN

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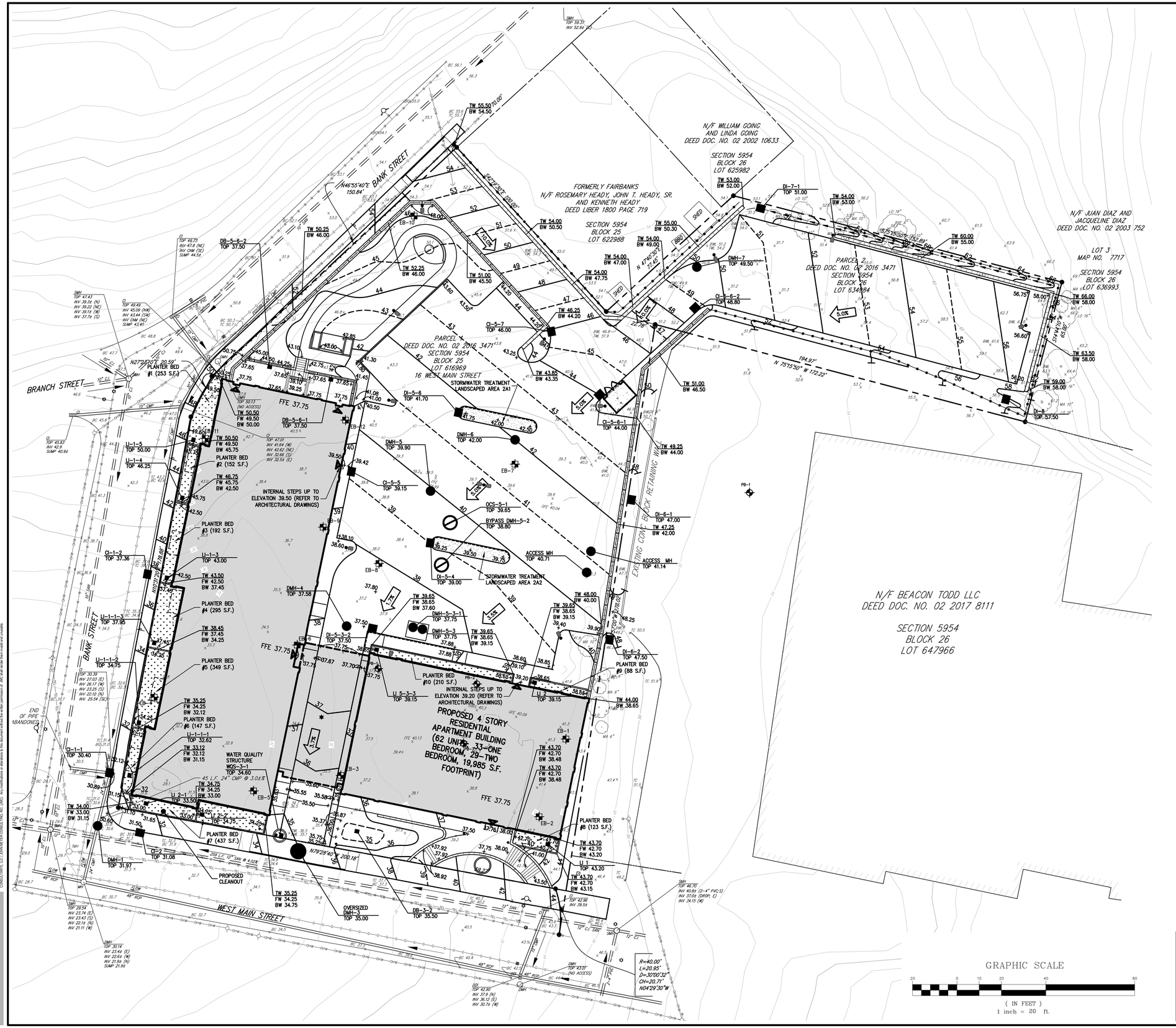
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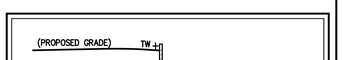


LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING BUILDING LINE
- EXISTING CURB LINE
- EXISTING INDEX CONTOUR
- EXISTING CONTOUR
- EXISTING SPOT GRADE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- EB-1 EXISTING BORING LOCATION & DESIGNATION
- PB-1 PROPOSED BORING LOCATION & DESIGNATION
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE SIDEWALK
- 50 PROPOSED FINISHED GRADE
- 41.00 PROPOSED SPOT GRADE
- DMH PROPOSED STORM DRAIN MANHOLE
- CI PROPOSED TYPE CI DRAIN INLET
- DI PROPOSED TYPE DI DRAIN INLET
- DB PROPOSED TYPE DB DRAIN BASIN
- WQS PROPOSED WATER QUALITY STRUCTURE
- OCS PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- CO PROPOSED CLEANOUT
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY RAIL
- PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
- PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)

NOTES:

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2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIAL AND TO PREVENT SETTLEMENT.
4. EXCAVATIONS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTIES, NOR DIVERT WATER ONTO THE PROPERTY OF OTHERS AT ANY TIME DURING THE COURSE OF CONSTRUCTION.
5. CONTRACTOR SHALL REFER TO EROSION AND SEDIMENT CONTROL PLAN FOR FURTHER DIRECTION REGARDING SITE STABILIZATION THROUGHOUT THE COURSE OF CONSTRUCTION.



RETAINING WALL SPOT GRADE LEGEND

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GRADING PLAN

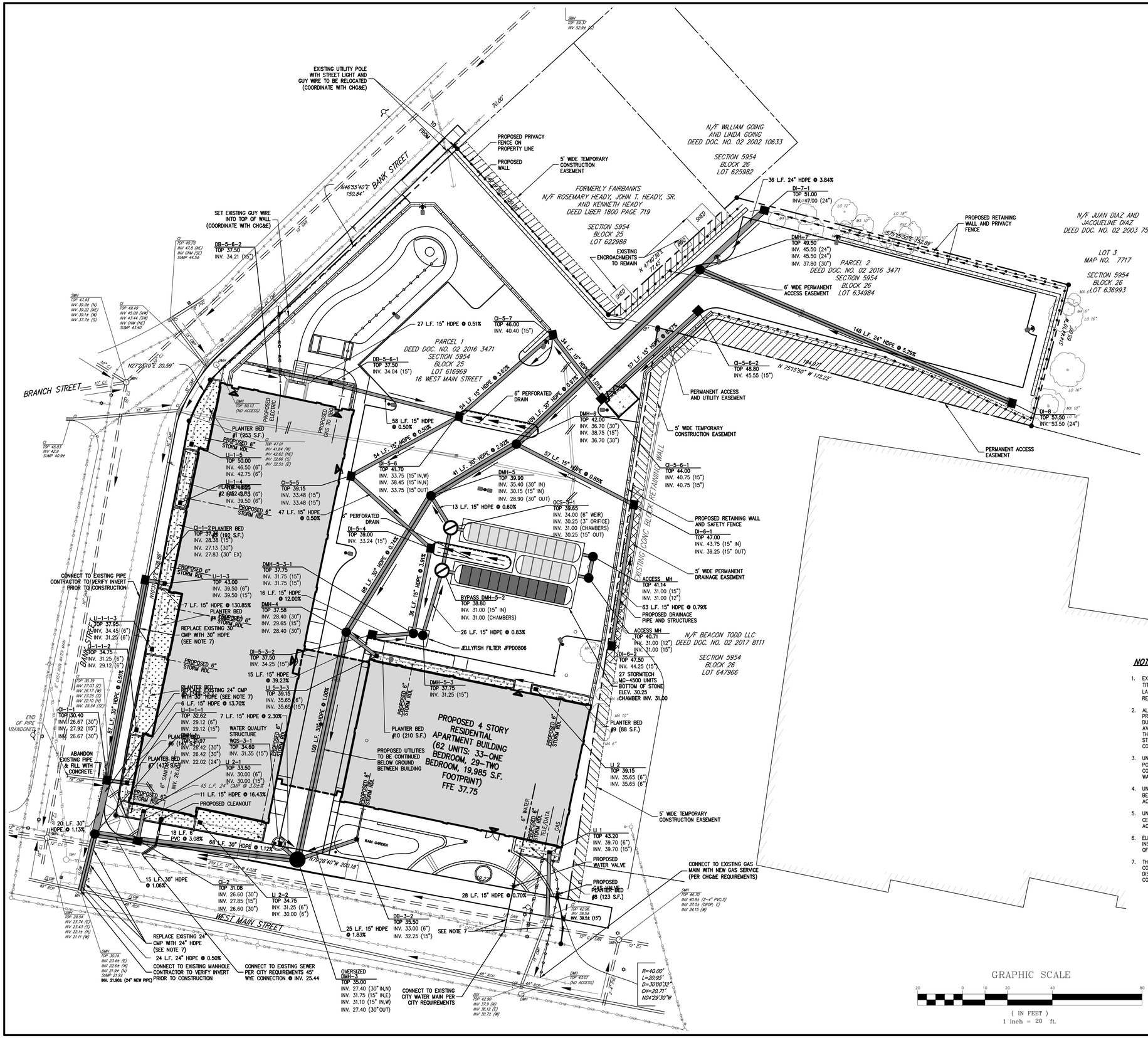
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16 WEST MAIN STREET
BEACON, NY 12508

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LEGEND

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- EXISTING CURB LINE
- EXISTING STONE WALL
- EXISTING RETAINING WALL
- EXISTING FENCE
- EXISTING TREE AND DESIGNATION
- EXISTING STORM DRAIN LINE AND SIZE
- EXISTING SANITARY LINE AND SIZE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD WIRES
- EXISTING DRAIN INLET
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GAS VALVE
- EXISTING WATER VALVE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- EXISTING SIGN
- PROPOSED BUILDING LINE
- PROPOSED CONCRETE CURB
- PROPOSED EASEMENT LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DROP CURB AND RAMP
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED TYPE CI DRAIN INLET
- PROPOSED TYPE DI DRAIN INLET
- PROPOSED TYPE DB DRAIN BASIN
- PROPOSED WATER QUALITY STRUCTURE
- PROPOSED SUBSURFACE DRAINAGE OUTLET CONTROL STRUCTURE
- PROPOSED CLEANOUT
- 15" HDPE — PROPOSED STORM DRAIN LINE & SIZE
- 6" PVC — PROPOSED SANITARY SEWER LINE & SIZE
- 6" WATER — PROPOSED WATER LINE & SIZE
- PROPOSED GAS LINE
- PROPOSED OVERHEAD WIRES
- PROPOSED WATER VALVE
- PROPOSED GAS VALVE
- PROPOSED WOOD GUIDE RAIL
- PROPOSED RETAINING WALL AND SAFETY FENCE (DESIGN BY OTHERS)
- PROPOSED PRIVACY FENCE
- PROPOSED UTILITY POLE

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
3. UNLESS OTHERWISE SPECIFIED, PIPE FOR STORM DRAINS SHALL BE HIGH DENSITY POLYETHYLENE PIPE (HDPE) WITH A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS IN ACCORDANCE WITH ASTM F-2648. JOINTS SHALL BE WATERTIGHT IN ACCORDANCE WITH ASTM D-3212.
4. UNLESS OTHERWISE SPECIFIED, PIPE FOR SANITARY SEWER GRAVITY LINES SHALL BE POLYVINYL CHLORIDE PIPE (PVCP), SDR-35, WITH PUSH-ON JOINTS IN ACCORDANCE WITH ASTM D-3034 AND D-3212.
5. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER LINES SHALL BE DOUBLE CEMENT-LINED DUCTILE IRON PIPE (DIP), CLASS 54, WITH MECHANICAL JOINTS IN ACCORDANCE WITH AWWA C-150, C-151, C-104 AND C-111.
6. ELECTRIC, TELEPHONE, FIRE ALARM AND CABLE TELEVISION LINES SHALL BE INSTALLED UNDERGROUND IN CONDUIT IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
7. THE CONTRACTOR SHALL VERIFY THE LOCATION OF EXISTING UTILITIES TO BE CONNECTED TO AND EXISTING UTILITIES TO REMAIN AND BE PROTECTED. IF ANY DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND JMC PRIOR TO THE START OF CONSTRUCTION.

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UTILITIES PLAN

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PROGRESS PLOTTING

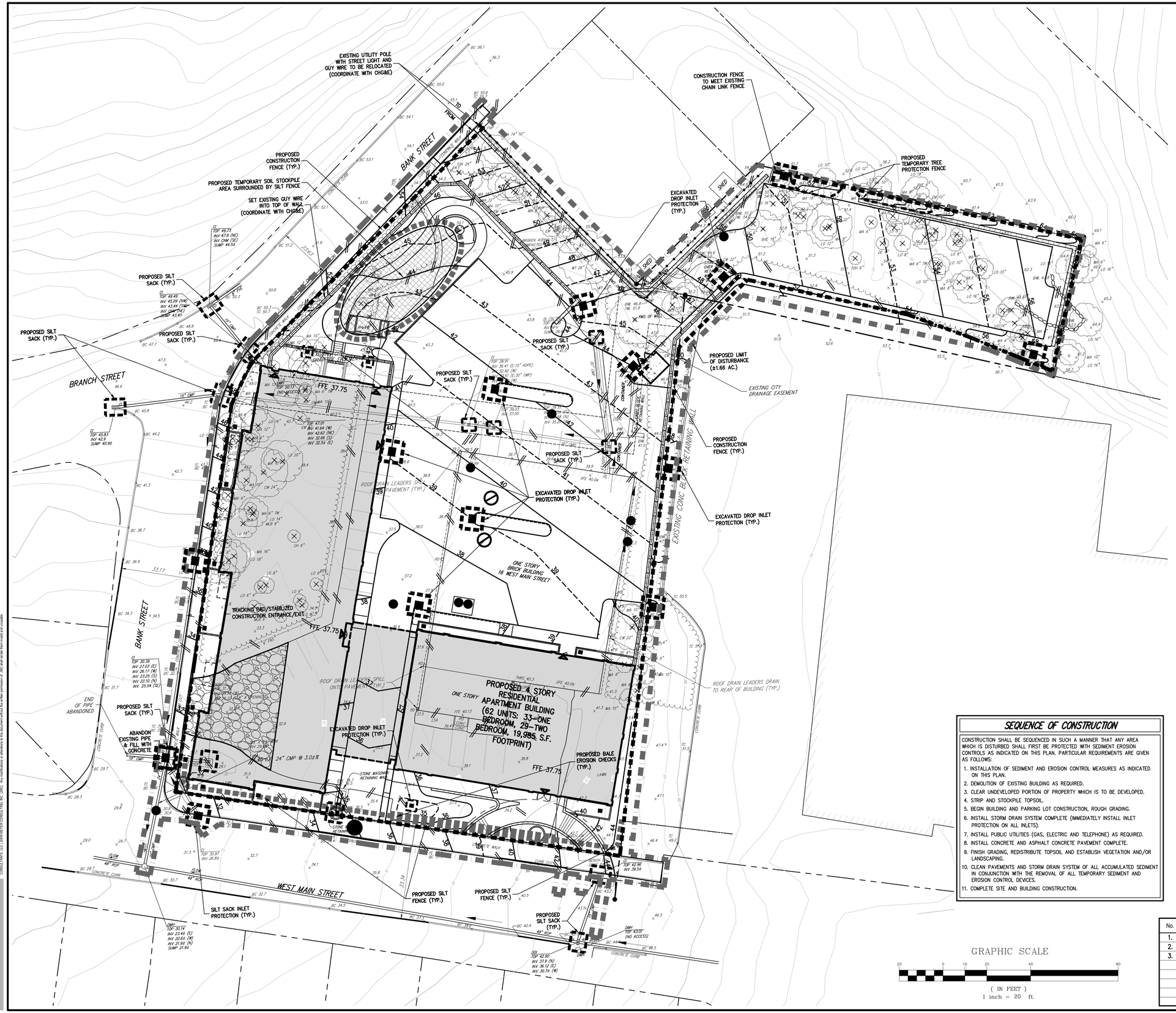
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C-300
(Sheet 6 of 26)

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NOT FOR CONSTRUCTION



LEGEND

- PROPOSED INLET PROTECTION
- PROPOSED CONSTRUCTION FENCE
- PROPOSED TEMP. TREE PROTECTION FENCE
- PROPOSED SILT FENCE
- PROPOSED BALE EROSION CHECKS
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED STABILIZED CONSTRUCTION ENTRANCE
- PROPOSED STOCKPILE AREA
- EXISTING TREE AND DESIGNATION
- EXISTING TREE TO BE REMOVED
- EXISTING FEATURE TO BE REMOVED

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "TOPOGRAPHIC SURVEY," PREPARED BY JMC PLANNING ENGINEERING LANDSCAPE ARCHITECTURE & LAND SURVEYING, PLLC, DATED 09/20/2018, LAST REVISED 03/02/2020.
2. THIS PLAN IS FOR TEMPORARY EROSION AND SEDIMENT CONTROL INFORMATION ONLY.
3. PRIOR TO BEGINNING ANY CLEARING, GRUBBING OR EXCAVATION, ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ALL THE PLANS AND SPECIFICATIONS. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. FINAL STABILIZATION OF LANDSCAPED AREAS SHALL BE IN ACCORDANCE WITH THE LANDSCAPE PLAN.
4. THE CONTRACTOR SHALL INSPECT AND MAINTAIN ON-SITE EROSION AND SEDIMENT CONTROL MEASURES ON A DAILY BASIS. ALL COLLECTED SEDIMENT WITHIN SEDIMENT BARRIERS SHALL BE REMOVED PERIODICALLY AS REQUIRED TO MAINTAIN THE FUNCTION OF THE SEDIMENT BARRIERS. ALL SEDIMENT COLLECTED SHALL BE RESPREAD ON-SITE WITHIN STABILIZED AREAS AS DIRECTED BY THE OWNERS REPRESENTATIVE.
5. THE CONTRACTOR SHALL INSPECT DOWNSTREAM CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS, AFTER EACH RAINSTORM, AND AS MAY BE REQUIRED OR DIRECTED BY ALL APPLICABLE APPROVALS AND PERMITS. THE CONTRACTOR SHALL IMMEDIATELY PROVIDE A WRITTEN REPORT ON FINDINGS OF SEDIMENT IN DOWNSTREAM AREAS TO ALL AUTHORITIES HAVING JURISDICTION AND MAKE REPAIRS AS REQUIRED OR DIRECTED.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BY THE CONTRACTOR AS REQUIRED/WARRANTED BY FIELD CONDITIONS AND AS DIRECTED BY THE OWNERS REPRESENTATIVE, JMC, AND/OR ANY AUTHORITY HAVING JURISDICTION.
7. STOCKPILING OF CONSTRUCTION MATERIAL SHALL BE PLACED ON-SITE IN THE AREA DESIGNATED ON THIS PLAN OR AS APPROVED BY THE OWNERS REPRESENTATIVE. STOCKPILED EXCAVATED MATERIAL SHALL HAVE TWO ROWS OF SILT FENCE LOCATED AROUND ITS PERIMETER. ALL STOCKPILED MATERIAL SHALL BE MAINTAINED IN AN ORDERLY MANNER SO AS NOT TO IMPEDE ON PEDESTRIAN AND/OR VEHICULAR TRAFFIC CIRCULATION ROUTES.
7. DUST SHALL BE CONTROLLED BY SPRINKLING OR OTHER APPROVED METHODS AS NECESSARY, OR AS DIRECTED BY THE OWNERS REPRESENTATIVE.
8. ALL STORMWATER MANAGEMENT PRACTICES SHALL REMAIN UNDISTURBED AND BE PROTECTED FROM HEAVY MACHINERY TRAFFIC DURING CONSTRUCTION. HOWEVER DURING CONSTRUCTION OF THE PRACTICE THE CONTRACTOR SHALL MINIMIZE AND AVOID HEAVY MACHINERY TRAFFIC TO THE MAXIMUM EXTENT PRACTICABLE. THERE SHALL BE NO STORAGE OF MATERIALS WITHIN AREAS TO BE USED FOR STORMWATER MANAGEMENT PRACTICES. THE CONTRACTOR SHALL INSTALL CONSTRUCTION FENCE AROUND THE PRACTICE TO DISCOURAGE VEHICLE TRAFFIC.
9. ALL EXPOSED SLOPES AND GRADED/DISTURBED AREAS, THAT WILL NOT BE FURTHER DISTURBED WITHIN 14 CALENDAR DAYS (7 DAYS FOR CONSTRUCTION SITES THAT EITHER DIRECTLY DISCHARGE TO ONE OF THE 303(d) SEGMENTS LISTED IN APPENDIX E OF THE GENERAL PERMIT OR ARE LOCATED WITHIN ONE OF THE WATERSHEDS LISTED IN APPENDIX C OF THE GENERAL PERMIT), SHALL BE TEMPORARILY SEEDED WITHIN 24 HOURS OF DISTURBANCE, IN ACCORDANCE WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) "EROSION AND SEDIMENT CONTROL GUIDELINES" AND THE ANSI A300 "BEST MANAGEMENT PRACTICES FOR TREE AND SHRUB PLANTING, TRANSPLANTING, MAINTENANCE AND CARE," PREPARED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), LATEST EDITIONS, AS FOLLOWS:
   A. SEED MIXTURE AND RATE OF APPLICATION:
      A.1. IN SPRING, SUMMER OR EARLY FALL, SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 POUNDS PER ACRES (APPROXIMATELY 0.7 POUNDS/1000 SQUARE FEET OR USE 1 POUND/1000 SQUARE FEET).
      A.2. IN LATE FALL OR EARLY WINTER, SEED THE AREA WITH CERTIFIED "AROOSTOOK" WINTER RYE (CEREAL RYE) AT 100 POUNDS PER ACRE (2.5 POUNDS/1000 SQUARE FEET).
   B. APPLICATION SHALL BE UNIFORM BY MECHANICAL OR HYDROSEED METHODS.
   C. MULCH ALL SEEDED AREAS WITH STRAW AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET) SUCH THAT THE MULCH FORMS A CONTINUOUS BLANKET.
10. ALL SEEDED AREAS SHALL BE FERTILIZED, RESEEDED, AND MULCHED AS NECESSARY TO MAINTAIN VIGOROUS, DENSE VEGETATIVE COVER.
11. TEMPORARY SEED MIXTURES SHALL NOT BE PLACED ON AREAS WHERE FINAL GRADE HAS BEEN ESTABLISHED AND TOPSOIL HAS BEEN PLACED UNLESS OTHERWISE DIRECTED BY THE PROJECT LANDSCAPE ARCHITECT.

SEQUENCE OF CONSTRUCTION

CONSTRUCTION SHALL BE SEQUENCED IN SUCH A MANNER THAT ANY AREA WHICH IS DISTURBED SHALL FIRST BE PROTECTED WITH SEDIMENT EROSION CONTROLS AS INDICATED ON THIS PLAN. PARTICULAR REQUIREMENTS ARE GIVEN AS FOLLOWS:

1. INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES AS INDICATED ON THIS PLAN.
2. DEMOLITION OF EXISTING BUILDING AS REQUIRED.
3. CLEAR UNDEVELOPED PORTION OF PROPERTY WHICH IS TO BE DEVELOPED.
4. STRIP AND STOCKPILE TOPSOIL.
5. BEGIN BUILDING AND PARKING LOT CONSTRUCTION, ROUGH GRADING.
6. INSTALL STORM DRAIN SYSTEM COMPLETE (IMMEDIATELY INSTALL INLET PROTECTION ON ALL INLETS).
7. INSTALL PUBLIC UTILITIES (GAS, ELECTRIC AND TELEPHONE) AS REQUIRED.
8. INSTALL CONCRETE AND ASPHALT CONCRETE PAVEMENT COMPLETE.
9. FINISH GRADING, REDISTRIBUTE TOPSOIL AND ESTABLISH VEGETATION AND/OR LANDSCAPING.
10. CLEAN PAVEMENTS AND STORM DRAIN SYSTEM OF ALL ACCUMULATED SEDIMENT IN CONJUNCTION WITH THE REMOVAL OF ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES.
11. COMPLETE SITE AND BUILDING CONSTRUCTION.

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
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Drawn: AH Approved: SS
Scale: 1" = 20'
Date: 10/29/2019
Project No: 18119
18119-SITE | S&E | S&E.scr
Drawing No: C-400
(Sheet 7 of 26)

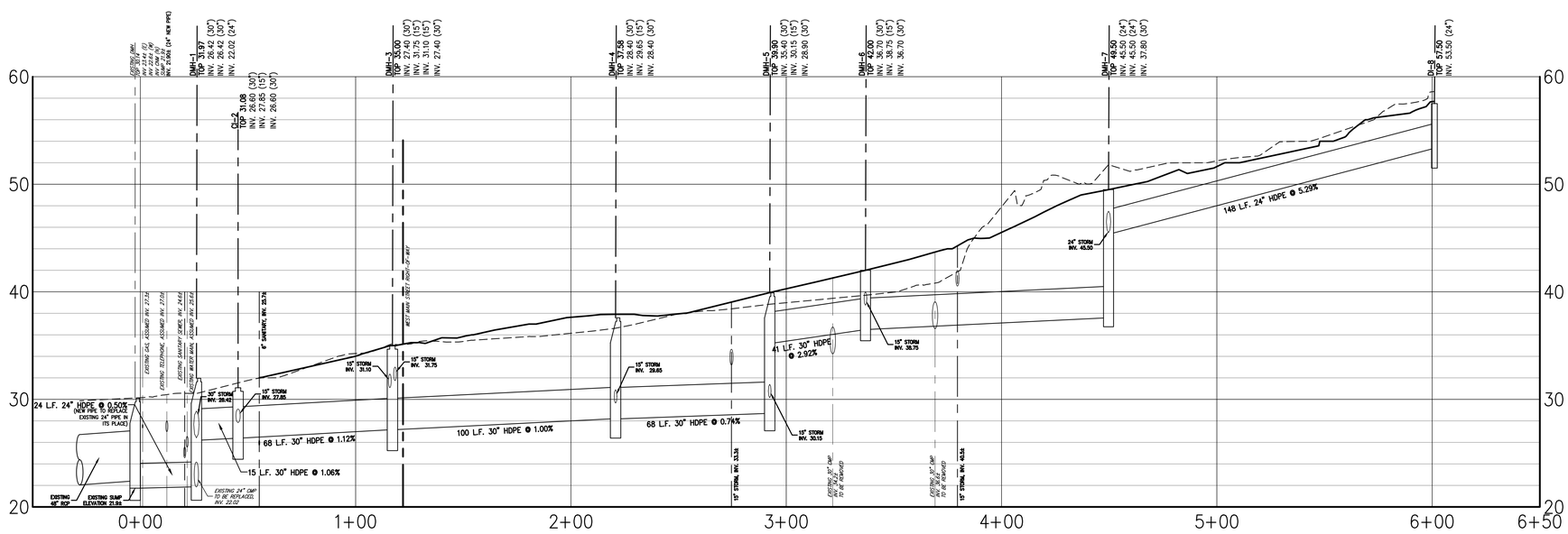
SEDIMENT AND EROSION CONTROL PLAN
BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

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Existing MH to DI-8 PROFILE

SCALE
HORIZONTAL: 1" = 30'
VERTICAL: 1" = 6'

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
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BEACON, NY 12508

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www.jmcpllc.com

STORM PROFILE

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

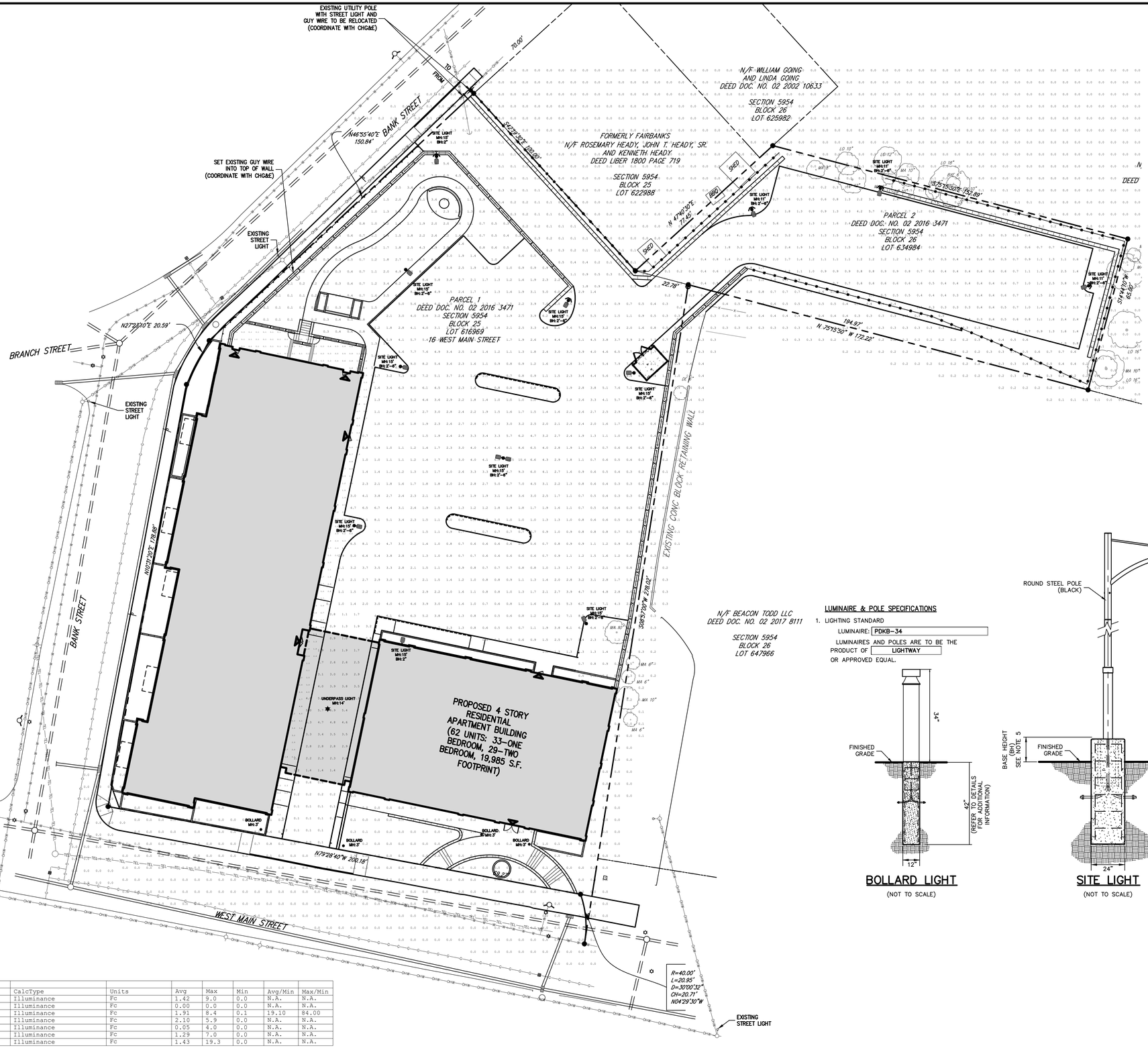
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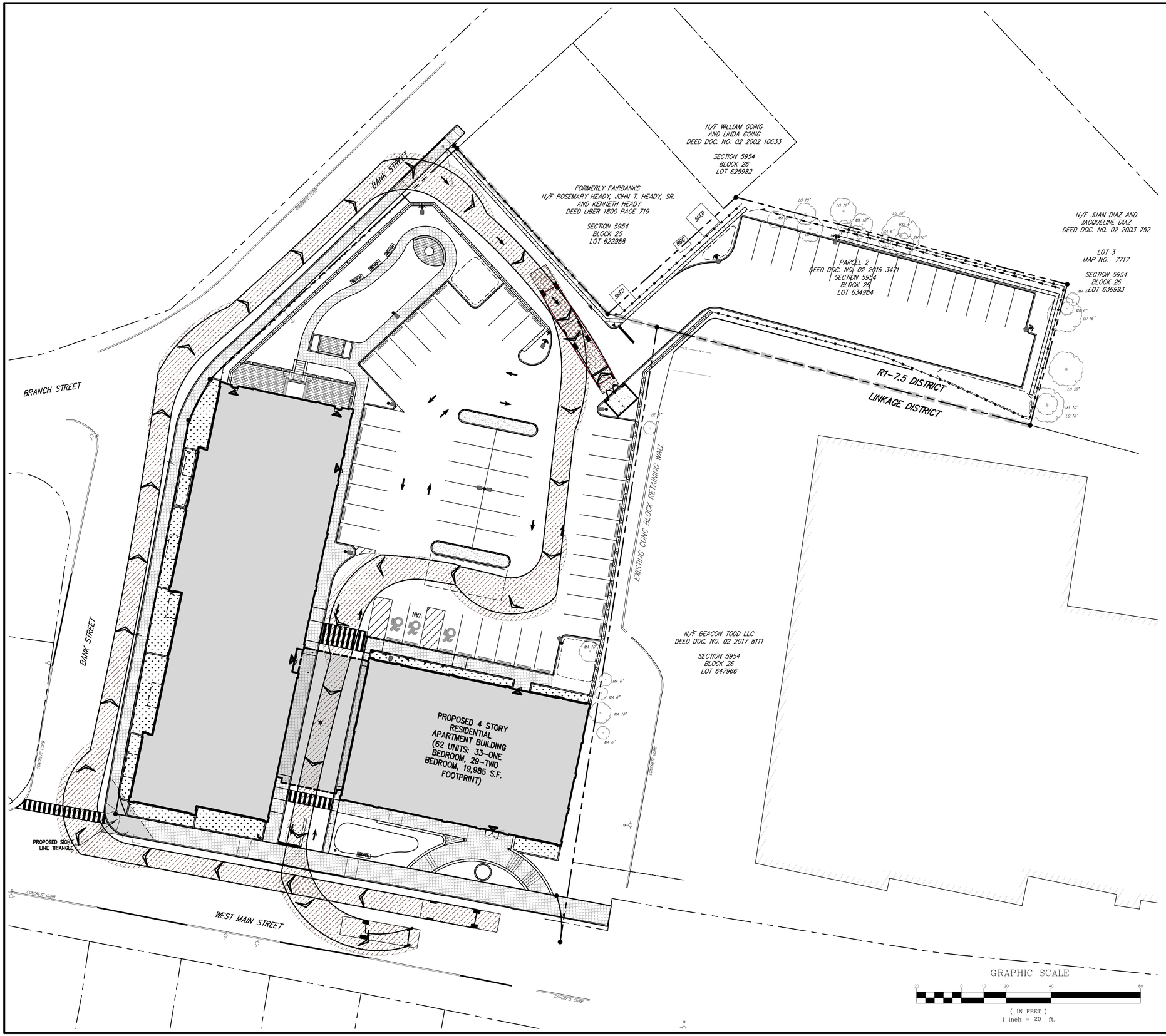
Previous Editions Obsolete

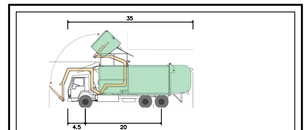
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Approved:	SS
Scale:	AS SHOWN
Date:	09/29/2020
Project No:	18119
18119-SITE	STORM PROFILE	UTIL.scr
Drawing No:	C-310 (Sheet 7 of 26)

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EXISTING UTILITY POLE WITH STREET LIGHT AND GUY WIRE TO BE RELOCATED (COORDINATE WITH CHG&E)
SET EXISTING GUY WIRE INTO TOP OF WALL (COORDINATE WITH CHG&E)
EXISTING STREET LIGHT
EXISTING STREET LIGHT
EXISTING STREET LIGHT
BANK STREET
BRANCH STREET
WEST MAIN STREET
N46°55'40"E 150.84'
N27°23'10"E 20.59'
N03°13'20"E 178.88'
S40°28'30"E 180.66'
N79°28'40"W 200.18'
S08°57'00"W 278.02'
N 75°15'50" W 172.22'
S64°10'W 68.00'
N 47°40'30"E 77.45'
22.78'
70.00'
10' FROM
PROPOSED 4 STORY RESIDENTIAL APARTMENT BUILDING (62 UNITS: 33-ONE BEDROOM, 29-TWO BEDROOM, 19,985 S.F. FOOTPRINT)
PARCEL 1
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 25
LOT 616969
16 WEST MAIN STREET
PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984
FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR. AND KENNETH HEADY
DEED LIBER 1800 PAGE 719
SECTION 5954
BLOCK 25
LOT 622988
N/F WILLIAM GOING AND LINDA GOING
DEED DOC. NO. 02 2002 10633
SECTION 5954
BLOCK 26
LOT 625982
N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111
SECTION 5954
BLOCK 26
LOT 647966
EXISTING CONC BLOCK RETAINING WALL
R=40.00'
L=20.95'
D=30°00'32"
CH=20.71'
N04°29'30"W
SHED
SHED
SHED
SITE LIGHT MH:15' BH:2'
SITE LIGHT MH:15' BH:2'-6"
UNDERPASS LIGHT MH:14'
BOLLARD MH:3'
BOLLARD MH:3'
BOLLARD MH:3'
MA 10"
MA 6"
MA 6"
MA 10"
LO 10"
LO 16"
LO 16"
LO 10"
LO 12"
LO 16"
LO 16"
LO 16





Front-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.5416ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.0s
Curb to Curb Turning Radius	29.300ft

PROFILE

SCALE: NTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

GARBAGE TRUCK TURNING PLAN (FRONT LOADING)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SIRNA
085983
LICENSED PROFESSIONAL ENGINEER

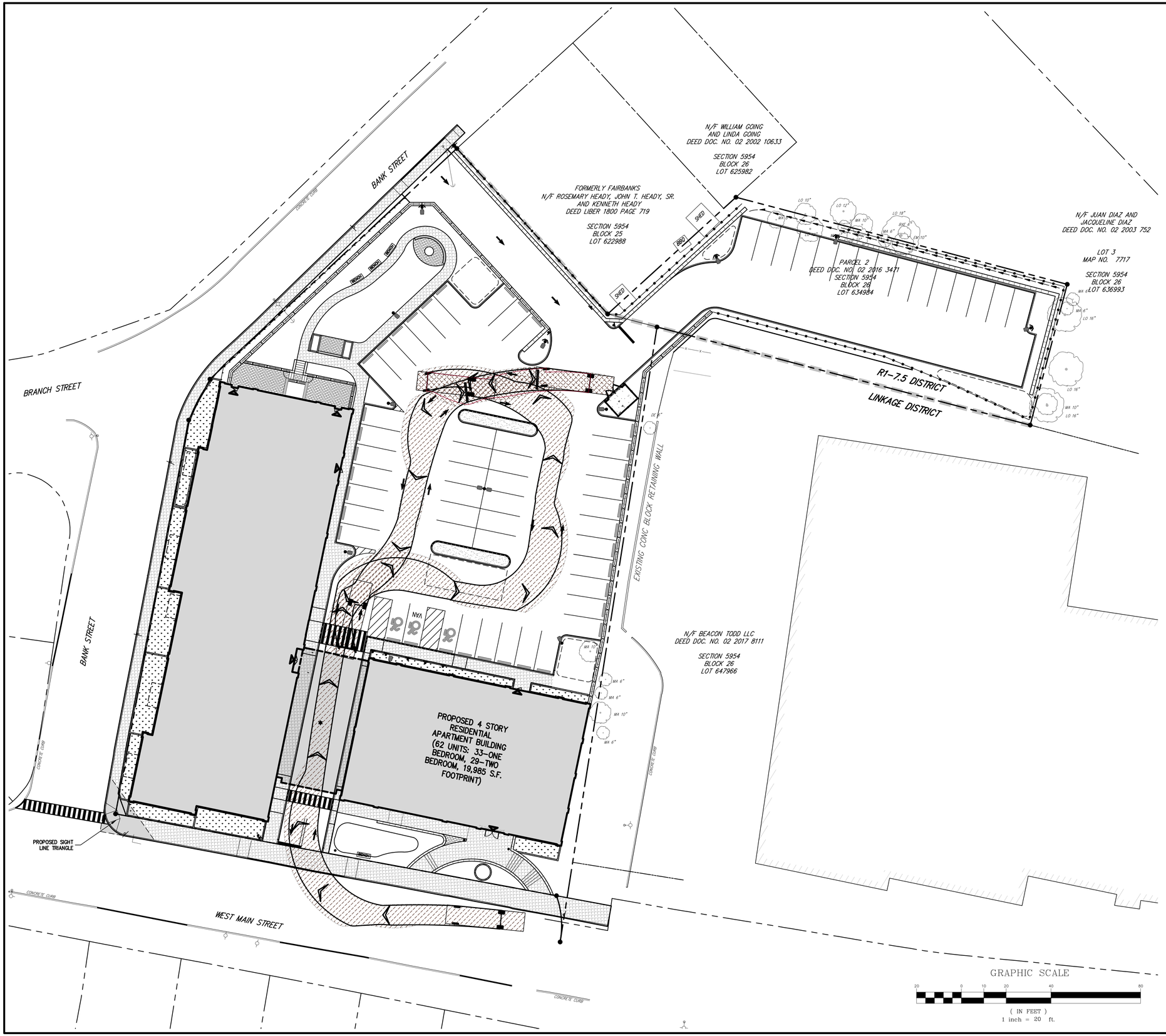
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2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
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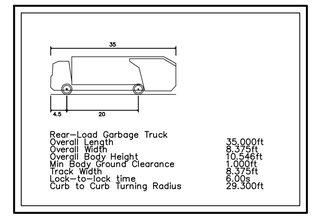
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Project No:	18119		
18119-SITE	TRUCK-1	TRUCK.scr	

Drawing No:
C-700
(Sheet 9 of 26)

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Rear-Load Garbage Truck	
Overall Length	35.000ft
Overall Width	8.375ft
Overall Body Height	10.546ft
Min Body Ground Clearance	1.000ft
Track Width	8.375ft
Lock-to-lock time	6.00s
Curb to Curb Turning Radius	29.300ft

PROFILE

SCALE: NTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
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voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

GARBAGE TRUCK TURNING PLAN (REAR LOADING)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SPINA
085583
LICENSED PROFESSIONAL ENGINEER

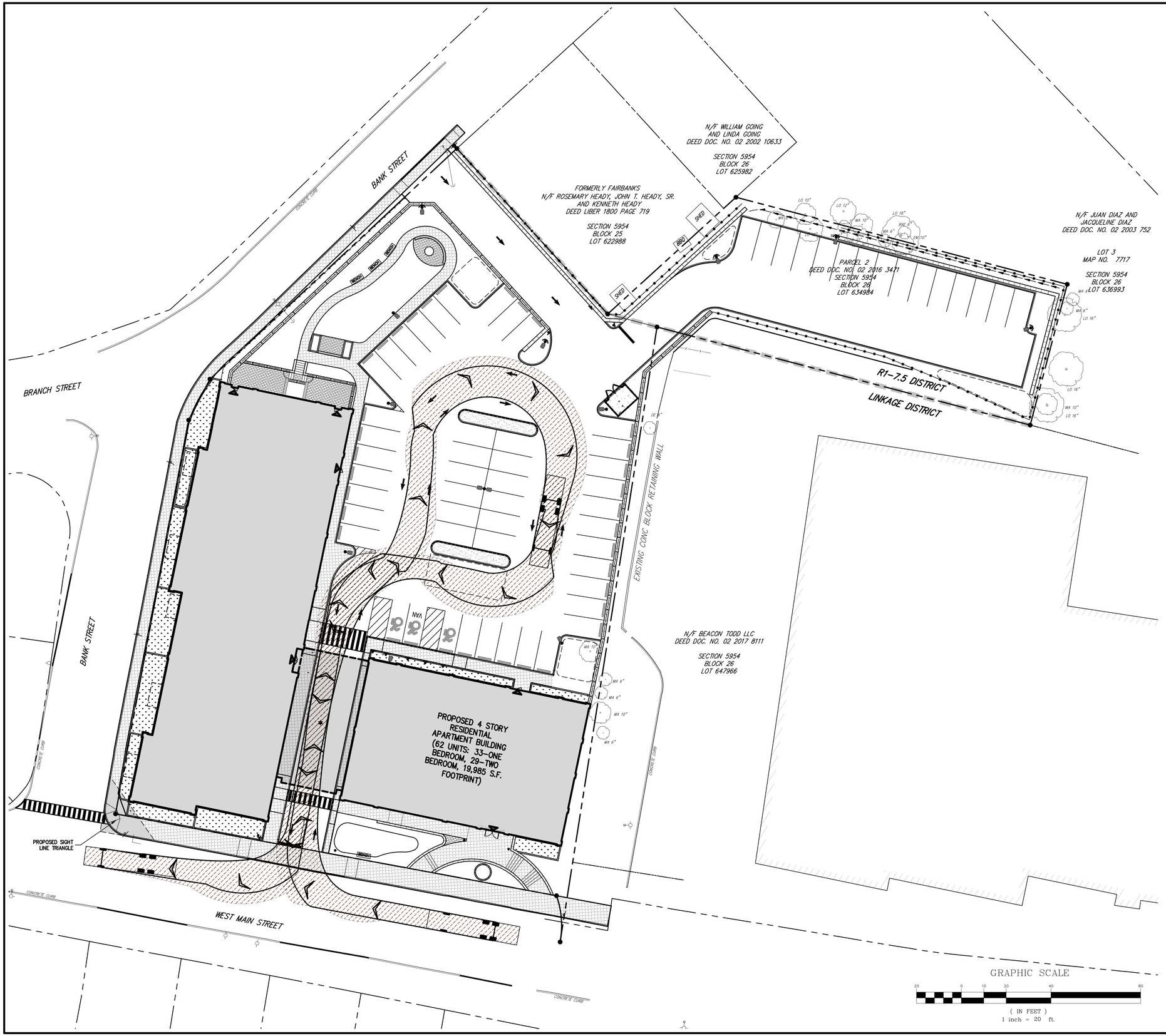
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3.	REVISED PER CITY COMMENTS	09/29/2020	AH
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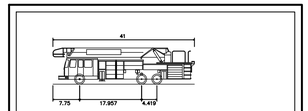
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Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-2	TRUCK.scr	

Drawing No:
C-701
(Sheet 10 of 26)

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Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.083 s
Curb to Curb Turning Radius	34.833ft

PROFILE
SCALE: NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

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FIRE TRUCK TURNING PLAN (SCENARIO 1)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SIRIM
085983
LICENSED PROFESSIONAL ENGINEER

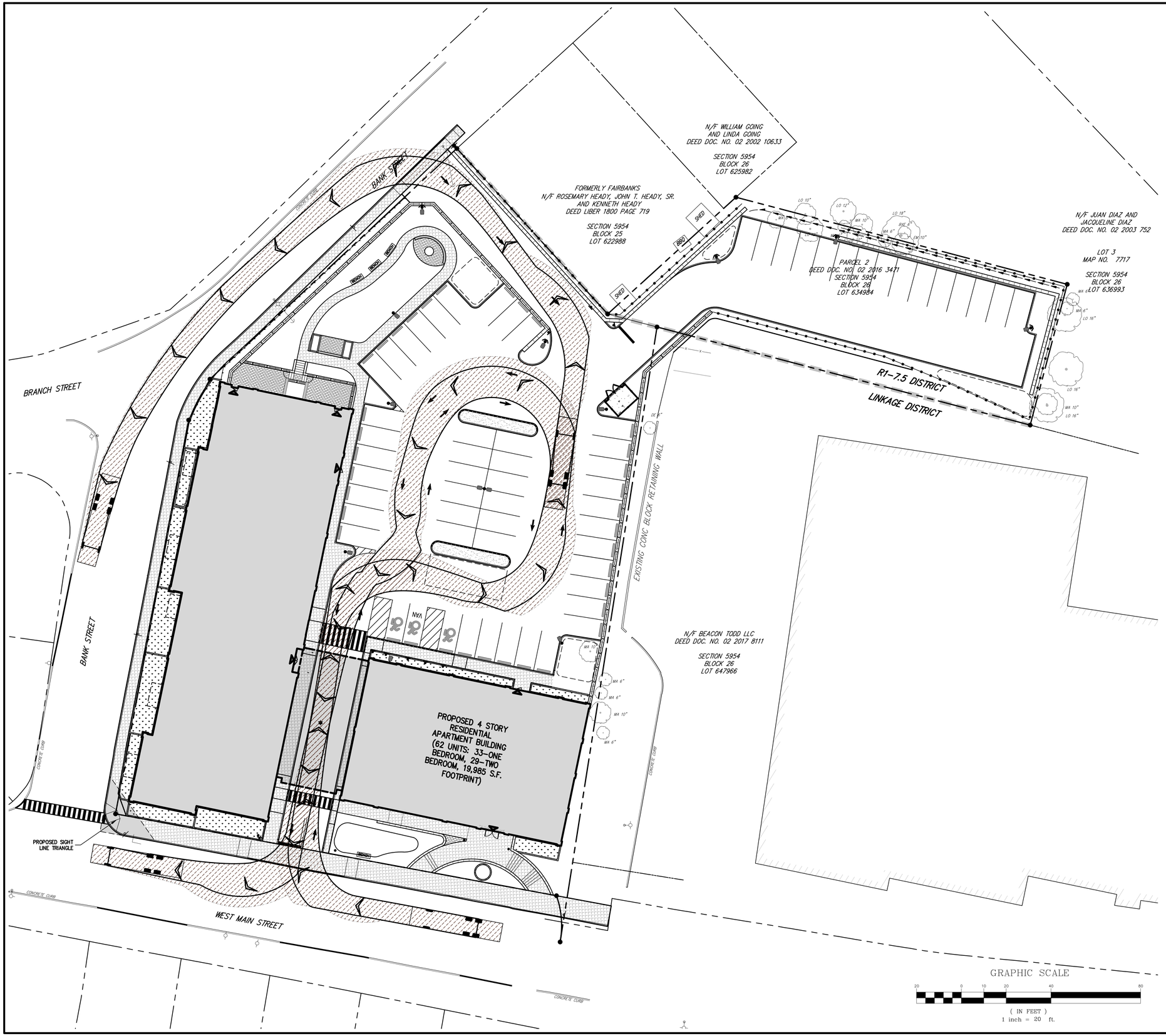
No.	Revision	Date	By
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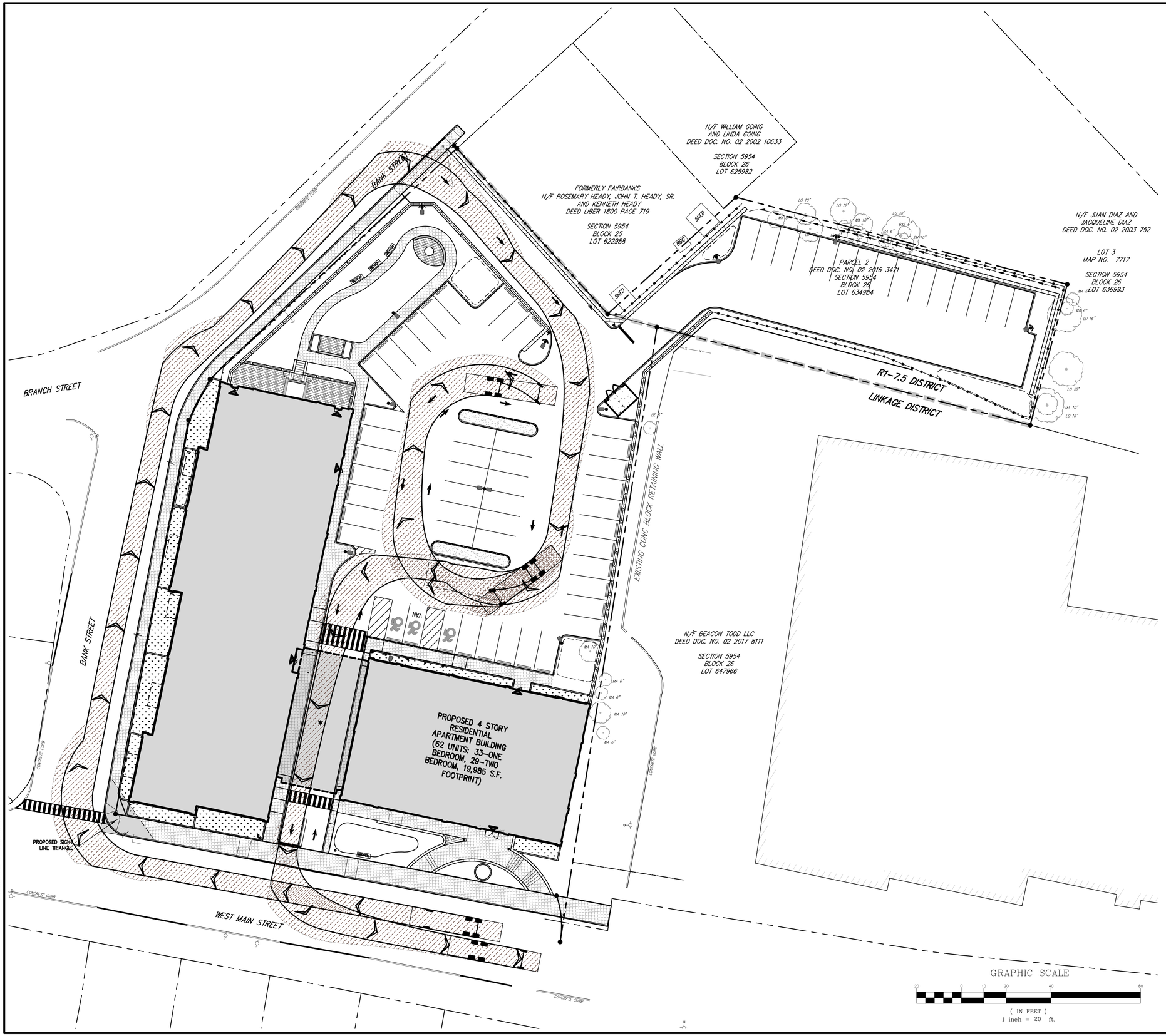
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Date:	10/29/2019		
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18119-SITE	TRUCK-3	TRUCK.scr	

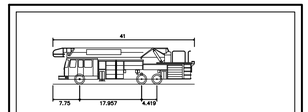
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BRANCH STREET
BANK STREET
BANK STREET
WEST MAIN STREET
CONCRETE CURB
CONCRETE CURB
CONCRETE CURB
CONCRETE CURB
N/F WILLIAM GOING
AND LINDA GOING
DEED DOC. NO. 02 2002 10633
SECTION 5954
BLOCK 26
LOT 625982
FORMERLY FAIRBANKS
N/F ROSEMARY HEADY, JOHN T. HEADY, SR.
AND KENNETH HEADY
DEED LIBER 1800 PAGE 719
SECTION 5954
BLOCK 25
LOT 622988
N/F JUAN DIAZ AND
JACQUELINE DIAZ
DEED DOC. NO. 02 2003 752
LOT 3
MAP NO. 7717
SECTION 5954
BLOCK 26
LOT 636993
PARCEL 2
DEED DOC. NO. 02 2016 3471
SECTION 5954
BLOCK 26
LOT 634984
R1-7.5 DISTRICT
LINKAGE DISTRICT
EXISTING CONC BLOCK RETAINING WALL
N/F BEACON TODD LLC
DEED DOC. NO. 02 2017 8111
SECTION 5954
BLOCK 26
LOT 647966
PROPOSED 4 STORY
RESIDENTIAL
APARTMENT BUILDING
(62 UNITS: 33-ONE
BEDROOM, 29-TWO
BEDROOM, 19,985 S.F.
FOOTPRINT)
SHED
SHED
BBQ
PROPOSED SIGHT
LINE TRIANGLE
LO 10"
LO 12"
LO 18"
MA 10"
MA 6"
BIR 6"
DW 10"
MA 6"
LO 16"
LO 16"
MA 10"
LO 16"
MA 10"
MA 6"
MA 6"
MA 10"
MA 6"
DE 14"
DE 14"
DE 14





Beacon Fire Truck	
Overall Length	41.000ft
Overall Width	8.333ft
Overall Body Height	11.500ft
Min Body Ground Clearance	0.935ft
Track Width	8.417ft
Lock-to-lock time	4.0s
Curb to Curb Turning Radius	34.833ft

PROFILE

SCALE: NTS

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

APPLICANT/OWNER:
FARRELL BUILDING COMPANY
2317 MONTAUK HIGHWAY
BRIDGEHAMPTON, NY 11932

ARCHITECT:
ARYEH SIEGEL ARCHITECT
84 MASON CIRCLE
BEACON, NY 12508

JMC Planning, Engineering, Landscape
Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

FIRE TRUCK TURNING PLAN (SCENARIO 3)

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085383

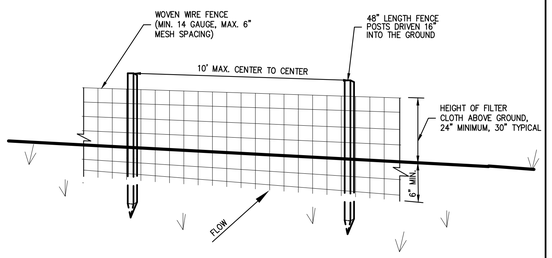
No.	Revision	Date	By
1.	REVISED PER CITY COMMENTS	12/30/19	AH
2.	REVISED PER CITY COMMENTS	02/24/2020	AH
3.	REVISED PER CITY COMMENTS	09/29/2020	AH
	Previous Editions Obsolete		

Drawn:	AH	Approved:	SS
Scale:	1" = 20'		
Date:	10/29/2019		
Project No:	18119		
18119-SITE	TRUCK-5	TRUCK.scr	

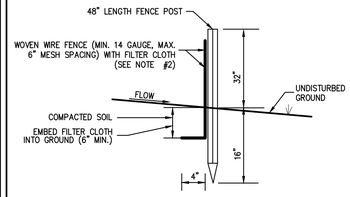
Drawing No:
C-704
(Sheet 13 of 26)

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PERSPECTIVE VIEW



SECTION

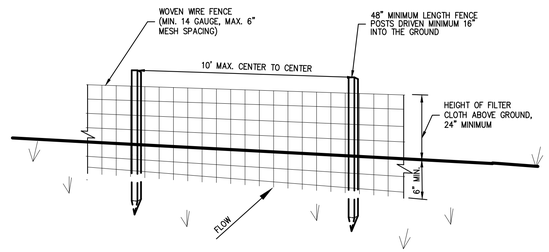
SLOPE	STEEPNESS	SLOPE LENGTH/FENCE LENGTH (FT.)
2–10%	50:1 TO 10:1	250/2000
10–20%	10:1 TO 5:1	150/1000
20–33%	5:1 TO 3:1	80/750
33–50%	3:1 TO 2:1	70/350
>50%	>2:1	30/175

*ALL SILT FENCES SHALL BE PLACED AS CLOSE TO THE DISTURBED AREA AS POSSIBLE, BUT AT LEAST 10 FEET FROM THE TOE OF A SLOPE STEEPER THAN 3H:1V, TO ALLOW FOR MAINTENANCE AND ROLL DOWN. THE AREA BEYOND THE FENCE MUST BE UNDISTURBED OR STABILIZED.

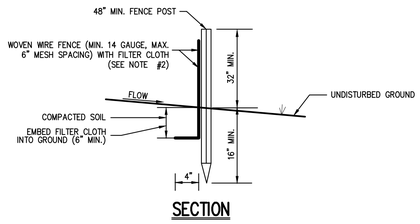
NOTES:

1. WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR HARDWOOD.
2. FILTER CLOTH SHALL BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABLINKA T140N, OR APPROVED EQUAL.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

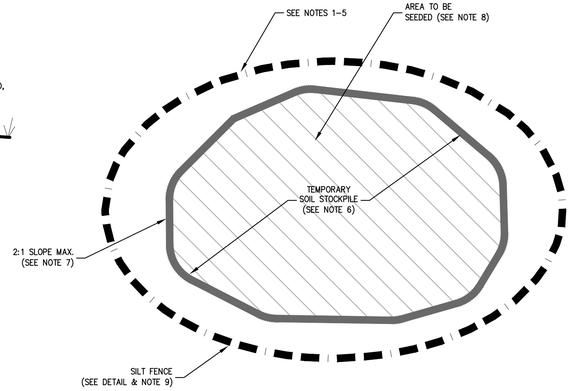
SILT FENCE | 1



PERSPECTIVE VIEW



SECTION

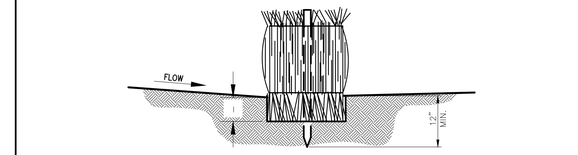


PLAN VIEW

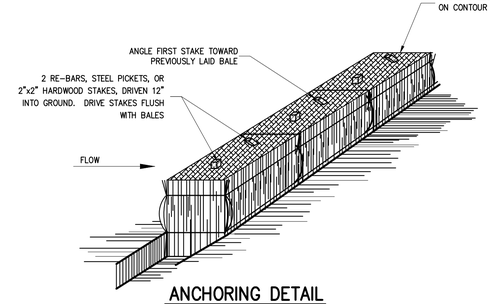
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4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVROFENCE, OR APPROVED EQUAL.
5. INSPECT WEEKLY AND AFTER EACH RAIN. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED AND REPLACED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
6. THE AREA CHOSEN FOR ALL TEMPORARY SOIL STOCKPILES SHALL BE DRY AND STABLE.
7. ALL STOCKPILED SOIL SHALL NOT CONTAIN SLOPES GREATER THAN 2:1.
8. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SEEDED WITHIN 24 HOURS. PERENNIAL OR ANNUAL RYEGRASS SHALL BE PLANTED DURING SPRING, SUMMER OR EARLY FALL. WINTER RYE (CEREAL RYE) SHALL BE PLANTED DURING LATE FALL OR EARLY WINTER.
9. ALL STOCKPILES SHALL BE PROTECTED WITH SILT FENCING INSTALLED AROUND THE PERIMETER.

TEMPORARY SOIL STOCKPILE WITH SILT FENCE | 2



BEDDING DETAIL



ANCHORING DETAIL

NOTES:

1. BALES SHALL BE EITHER STRAW OR HAY.
2. BALES SHALL BE PLACED AT THE TOE OF SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
3. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 6 INCHES, AND PLACED SO THE BINDINGS ARE HORIZONTAL.
4. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE–BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
5. INSPECTION SHALL BE FREQUENT, AND REPAIR AND/OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED TO MAINTAIN EFFECTIVENESS OF INSTALLATION. SEDIMENT AND DEBRIS SHALL BE REMOVED. ALL BALES SHALL REMAIN TIGHT AGAINST EACH OTHER AND THE GROUND SURFACE.
6. BALES SHALL BE REMOVED WHEN DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE

BALED EROSION FENCE | 3

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
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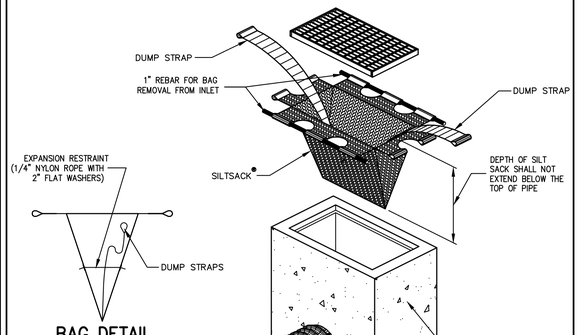
CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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STATE OF NEW YORK · STEPHEN SKIRA · 085983 · LICENSED PROFESSIONAL ENGINEER

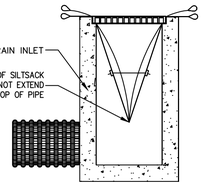
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Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-900	-	
Drawing No:	C–900 (Sheet 15 of 26)		



BAG DETAIL

NOTES:

1. CURB INLETS SHALL BE TYPE B WITH CURB DEFLECTOR.
2. INLET PROTECTION SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN. SEDIMENT SHALL BE REMOVED AS NECESSARY. FILTER FABRIC, CRUSHED STONE, AND ANY OTHER COMPONENTS SHALL BE REPLACED IF DAMAGED. ALL MATERIALS SHALL BE CHECKED FOR PROPER ANCHORAGE AND SECURED AS NECESSARY.



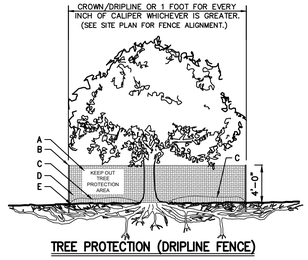
INSTALLATION DETAIL

HI–FLOW SILT SACK AS MANUFACTURED BY ACF ENVIRONMENTAL OR APPROVED EQUAL©

(FOR AREAS OF MODERATE TO HEAVY PRECIPITATION AND RUN–OFF)

PROPERTIES	TEST METHOD	UNITS
GRAB TENSILE STRENGTH	ASTM D–4632	265 LBS
GRAB TENSILE ELONGATION	ASTM D–4632	20 %
PUNCTURE	ASTM D–4833	135 LBS
MULLEN BURST	ASTM D–3786	420 PSI
TRAPEZOID TEAR	ASTM D–4533	45 LBS
UV RESISTANCE	ASTM D–4355	90 %
APPARENT OPENING SIZE	ASTM D–4751	20 US SIEVE
FLOW RATE	ASTM D–4491	200 GAL/MIN/SQ FT
PERMITTIVITY	ASTM D–4491	1.5 SEC –1

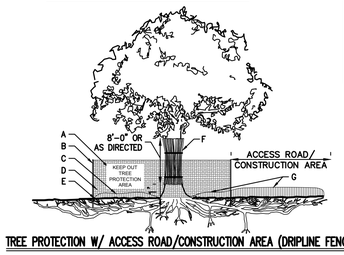
SILT SACK | 4



TREE PROTECTION (DRIPLINE FENCE)

A	8.5"X11" SIGN LAMINATED IN PLASTIC SPACED EVERY 50' ALONG FENCE.
B	2"X6" STEEL POSTS OR APPROVED EQUAL.
C	5" THICK LAYER OF MULCH.
D	TREE PROTECTION FENCE: HIGH DENSITY POLYETHYLENE FENCING WITH 3.5" X 1.5" OPENINGS; COLOR ORANGE. STEEL POSTS INSTALLED AT 8' O.C.
E	MAINTAIN EXISTING GRADE WITHIN THE TREE PROTECTION FENCE UNLESS OTHERWISE INDICATED ON THE PLANS.
F	INSTALL ROUGH SAWN WOOD WHERE AND AS DIRECTED BY PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SEE CHART FOR WOOD SIZE BOUND WITH 9 GAUGE WIRE.
G	8"–12" THICK LAYER OF MULCH ON MAINTENANCE ROAD. 5" THICK LAYER INSIDE TREE PROTECTION AREA.

TREE DIAMETER	ROUGH SAWN WOOD SIZE
<12"	2"X2"
13"–24"	2"X4"
>25"	2"X6"

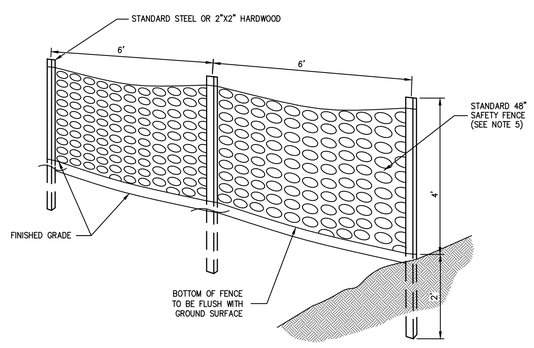


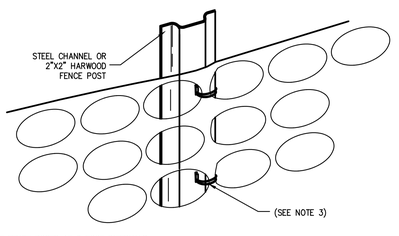
TREE PROTECTION W/ ACCESS ROAD/CONSTRUCTION AREA (DRIPLINE FENCE)

NOTES:

1. SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
2. IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
3. NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
5. SEE SITE PLANS FOR IDENTIFICATIONS/LOCATIONS OF INDIVIDUAL TREES TO BE PROTECTED.
6. ALL EXCAVATION WITHIN THE CROWN/DRIPLINE OF ANY TREE SHALL BE PERFORMED UNDER THE DIRECT SUPERVISION OF THE PROJECT LANDSCAPE ARCHITECT OR PROFESSIONAL ARBORIST. SPECIAL MEASURES, SUCH AS THE USE OF AN AIR SPADE MAY BE REQUIRED.
7. THE CONTRACTOR MAY PROPOSE THE USE OF ENGINEERED MATTING OR OTHER ENGINEERED PRODUCTS IN LIEU OF MULCH, WHICH SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF ALL AUTHORITIES HAVING JURISDICTION.

TREE PROTECTION | 5

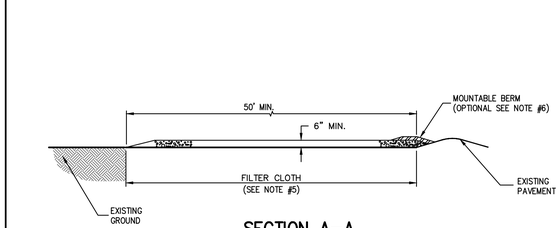




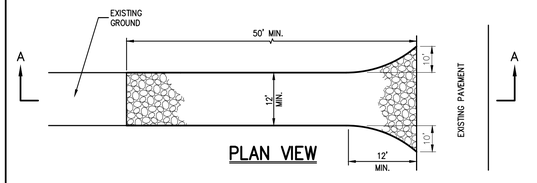
NOTES:

1. SPACE SUPPORT FENCE POSTS AT 6 FOOT INTERVALS.
2. DRIVE SUPPORT POSTS 2 FEET INTO GROUND.
3. FIRMLY FASTEN FENCE MATERIAL IN PLACE BY WIRING TO FENCE POST WHILE MAINTAINING TENSION ACROSS FULL HEIGHT OF FENCE. WIRING SHALL BE DONE IN A MANNER THAT WILL PREVENT SAGGING OF FENCE MATERIAL.
4. PROVIDE PERIODIC INSPECTION AND MAINTENANCE OF FENCE INCLUDING REPAIRS AS NECESSARY AND REQUIRED.
5. PLASTIC FENCE SHALL BE INTERNATIONAL ORANGE COLOR, AS MANUFACTURED BY ADPI ENTERPRISES, INC. OR APPROVED EQUAL.
6. REMOVE CONSTRUCTION FENCE AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.

CONSTRUCTION FENCE | 6



SECTION A–A



PLAN VIEW

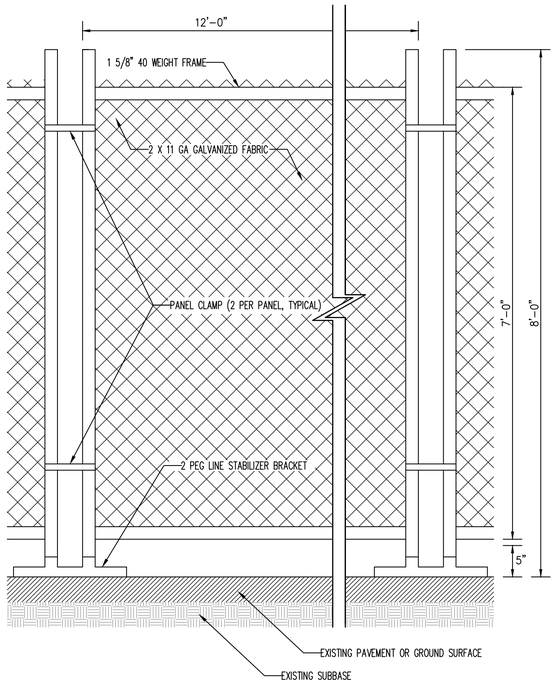
NOTES

1. STONE SIZE – USE 1" TO 4" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
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. FILTER CLOTH TO BE PLACED OVER THE ENTIRE WIDTH AND LENGTH OF 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 TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. DAILY INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE | 7

NOT FOR CONSTRUCTION

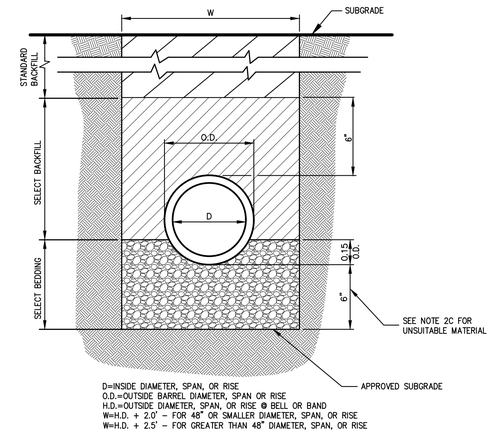
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NOTE:
STABILIZED BRACKET TO BE HOT DIPPED GALVANIZED STEEL PIPE.

TEMPORARY CHAIN LINK CONSTRUCTION FENCE

8



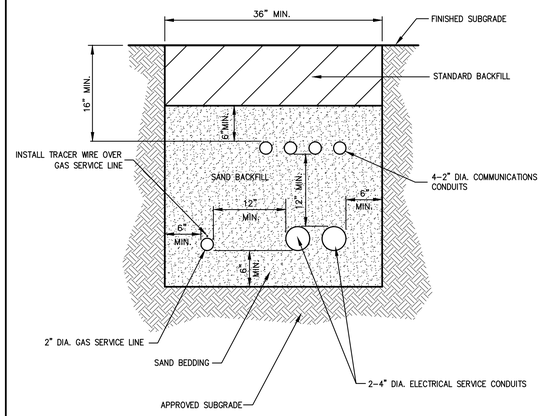
D=INSIDE DIAMETER, SPAN, OR RISE
O.D.=OUTSIDE BARREL DIAMETER, SPAN OR RISE
H.D.=OUTSIDE DIAMETER, SPAN, OR RISE @ BELL OR BAND
W=H.D. + 2.0" – FOR 48" OR SMALLER DIAMETER, SPAN, OR RISE
W=H.D. + 2.5' – FOR GREATER THAN 48" DIAMETER, SPAN, OR RISE

NOTES:

1. FOR TYPE II TRENCH, MATERIAL FOR SELECT BEDDING AND SELECT BACKFILL SHALL BE:
   A. EITHER SAND OR CRUSHED STONE IF NO WATER IS ENCOUNTERED IN TRENCH.
   B. 3/4"CRUSHED STONE IF WATER IS ENCOUNTERED IN TRENCH.
2. TYPE II TRENCH SHALL BE USED IN ALL OF THE FOLLOWNG CASES:
   A. FOR ALL CORRUGATED POLYETHYLENE DRAIN PIPE (CPDP) AND PVC PIPE AND CONDUIT INSTALLATION.
   B. WHEN ROCK OR HARDPAN IS ENCOUNTERED IN BOTTOM OF TRENCH.
   C. WHEN UNSUITABLE MATERIAL IS ENCOUNTERED IN BOTTOM OF TRENCH. IN SUCH CASE DEPTH OF UNDERCUTTING SHALL BE AS DIRECTED BY THE ENGINEER WITH 6" MINIMUM.
3. FOR ALL TRENCH EXCAVATION IN FILL AREAS, ALL EMBANKMENTS SHALL BE CONSTRUCTED TO A MINIMUM OF 2 FEET ABOVE THE OUTSIDE TOP (AT THE BELL) OF THE PIPE PRIOR TO BEGINNING ANY TRENCH EXCAVATION.
4. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.

TYPE II TRENCH

9



NOTES:

1. UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS AND REQUIREMENTS OF THE UTILITY COMPANY HAVING JURISDICTION.
2. BACKFILL FOR PIPE AND CONDUIT SHALL BE PLACED EVENLY AND CAREFULLY AROUND AND OVER THE PIPE OR CONDUIT IN SIX (6) INCH MAXIMUM LAYERS. EACH LAYER SHALL BE THOROUGHLY AND CAREFULLY COMPACTED UNTIL TWELVE (12) INCHES OF COVER EXISTS OVER THE PIPE OR CONDUIT. THE REMAINDER OF THE BACKFILL MAY THEN BE PLACED AND COMPACTED IN A MAXIMUM OF TWELVE (12) INCH LAYERS. EACH LAYER SHALL BE COMPACTED BY APPROVED MECHANICAL TAMPING MACHINES. UNLESS OTHERWISE SPECIFIED BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 95% MAXIMUM MODIFIED DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 IN THE MANNER HEREIN DESCRIBED. BACKFILL SHALL PROCEED UP TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS.
3. CONTRACTOR SHALL STAKE THE PROPOSED SERVICE LINES AND CONDUITS PRIOR TO BACKFILLING TO ENSURE SERVICES DO NOT MOVE WITHIN TRENCH.

UTILITY TRENCH DETAIL

10

NOTES PERTAINING TO DRAIN INLETS

A–1 STEPS WILL NOT BE REQUIRED IN INLETS LESS THAN FOUR (4) FEET IN DEPTH. STEPS WILL BE REQUIRED IN INLETS FOUR (4) FEET OR GREATER IN DEPTH. DEPTHS FOR DRAIN INLETS SHALL BE MEASURED FROM FINISHED GRADE TO INSIDE BOTTOM OF STRUCTURE (INCLUDING SUMP AS APPLICABLE).

A–2 WHEN STEPS ARE REQUIRED, STEPS SHALL COMPLY WITH THE SAME REQUIREMENTS OF ASTM STANDARD C–478, ARTICLE 13 ENTITLED "MANHOLE STEPS & LADDERS".

A–3 FOR MASONRY STRUCTURES, THE FIRST COURSE OF MASONRY SHALL BE SET IN THE CONCRETE FOUNDATION BEFORE THE CONCRETE HAS SET. CONCRETE FOUNDATION SHALL BE CLASS "A"(4000 psi) CONCRETE, TWELVE (12) INCHES THICK AND SHALL EXTEND SIX (6) INCHES BEYOND THE OUTSIDE FACE THE STRUCTURE.

A–4 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FURNISH AND CONSTRUCT THE PROPER SIZE STRUCTURE INCLUDING THE NECESSARY OPENINGS TO ACCOMMODATE THE WORK AS SHOWN ON THE PLANS OR ORDERED BY THE ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

A–5 ALL NECESSARY PATCHING FOR DRAIN STRUCTURES SHALL BE ACCOMPLISHED WITH NON–SHRINKING CEMENT MORTAR GROUT, APPROVED EQUAL TO SIKA–SET AS MANUFACTURED BY THE SIKA CHEMICAL CORP.

A–6 FOUNDATIONS FOR PRECAST CONCRETE STRUCTURES SHALL BE SET ON A COMPACTED LAYER OF APPROVED CRUSHED STONE HAVING A MINIMUM COMPACTED THICKNESS OF EIGHT (8) INCHES.

A–7 ALL PIPES SHALL BE CUT FLUSH WITH THE INSIDE WALL OF THE STRUCTURE.

A–8 PROVIDE REINFORCED CONCRETE TOP SLAB FOR OVERSIZED DRAIN INLETS WITH PROPER SIZE OPENING TO ACCOMMODATE INSTALLATION OF FRAME & GRATE.

A–9 FOR MASONRY STRUCTURES GREATER THAN TEN (10) FEET IN DEPTH, THICKNESS OF MASONRY WALLS SHALL BE INCREASED TO TWELVE (12) INCHES.

A–10 FOR ALL STRUCTURES GREATER THAN 10 FEET IN DEPTH, STRUCTURES SHALL PROVIDE MINIMUM INSIDE DIMENSIONS OF 4 FEET X 4 FEET.

NOTES PERTAINING TO MANHOLES

B–1 PRECAST CONCRETE MANHOLES SHALL COMPLY WITH ASTM STANDARD C–478. MANHOLE JOINTS SHALL COMPLY WITH ASTM STANDARD C–443.

B–2 FOR PRECAST CONCRETE MANHOLES FIVE (5) FEET OR LESS IN HEIGHT, TOP CONE SECTION SHALL BE REPLACED WITH PRECAST REINFORCED CONCRETE SLAB (6" MIN. THICKNESS) WITH OPENING OF SUFFICIENT SIZE TO ACCOMMODATE MANHOLE CASTING.

B–3 FOR MANHOLES 10 FEET OR MORE IN DEPTH, MANHOLE DIAMETER SHALL BE FIVE (5) FEET.

B–4 TERMINAL MANHOLE FLOORS SHALL BE SLOPED TOWARD OUTFALL PIPE.

B–5 INVERT CHANNELS FOR PRECAST CONCRETE MANHOLES SHALL BE CONSTRUCTED OF CONCRETE.

B–6 NOTES A–1, A–2, A–4, A–5, A–6 & A–7 UNDER "NOTES PERTAINING TO DRAIN INLETS" ABOVE SHALL APPLY TO MANHOLES.

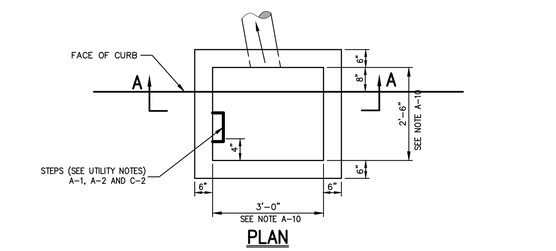
NOTES PERTAINING TO PRECAST CONCRETE STRUCTURES FOR STORM DRAINS, SANITARY SEWERS AND WATER LINES

C–1 ALL PRECAST CONCRETE STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE AN H–20 DESIGN LOAD.

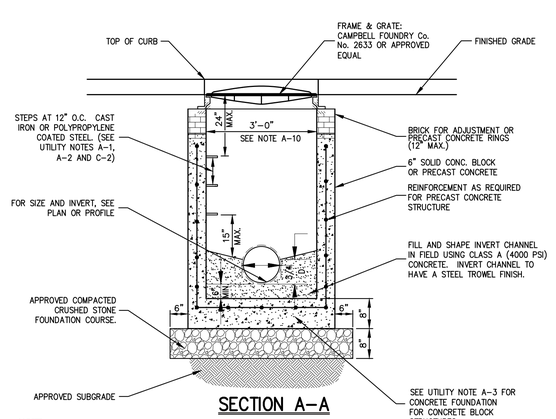
C–2 STEPS SHALL BE LOCATED WITHIN STRUCTURE TO AVOID PLACEMENT OVER PIPES WHEN PRACTICABLE.

UTILITY NOTES

11



PLAN



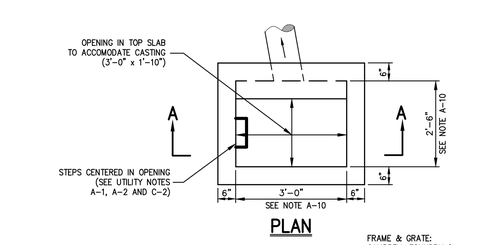
SECTION A–A

NOTE:
1. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C–901
2. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

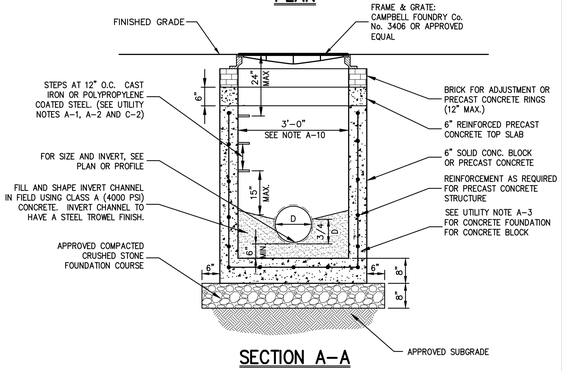
DRAIN INLET (TYPE CI)

(w/o sump–w/o finger underdrains)

12



PLAN



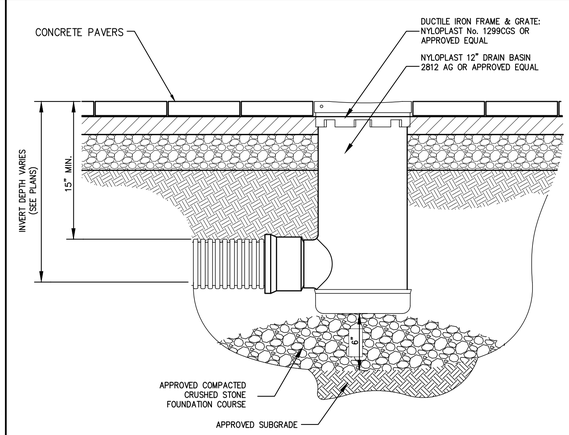
SECTION A–A

NOTE
1. REINFORCE PRECAST CONCRETE TOP SLAB AND REINFORCE PRECAST CONCRETE STRUCTURE SHALL BE DESIGNED TO ACCOMMODATE AN H–20 DESIGN LOAD.
2. LOCATIONS OF FINGER UNDERDRAINS MAY VARY FROM THAT AS SHOWN DEPENDING UPON NUMBER AND SIZE OF STORM DRAIN LINES ENTERING AND EXITING THE STRUCTURE.
3. SEE NOTES PERTAINING TO DRAIN INLETS UNDER UTILITY NOTES ON DRAWING C–901
4. DRAIN INLETS SHALL BE INSPECTED MONTHLY FOR BLOCKAGE AND/OR EROSION AT TOP OF EACH INLET. BLOCKAGE SHALL BE REMOVED AND INLETS SHALL BE REPAIRED AS NECESSARY.

DRAIN INLET (TYPE DI)

(w/o sump–w/o finger underdrains)

13



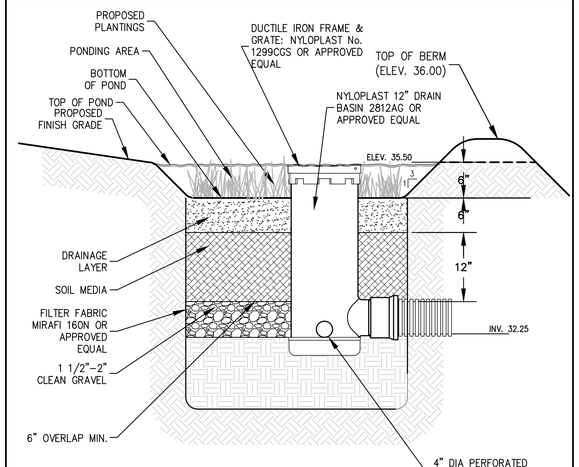
NOTES:

1. ALL MATERIALS SHALL BE PRODUCT OF NYLOPLAST OR APPROVED EQUAL.
   ADDRESS: 3130 VERONA AVENUE, BUFORD, GA 30518
   PHONE: (770) 932 2443.
2. ALL MATERIALS SHALL BE DESIGNED TO ACCOMODATE AN H–20 DESIGN LOAD.
3. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
4. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
5. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE.

DRAIN BASIN (TYPE DB)

(w/o sump)

14



NOTE:

1. THE SOIL MEDIA FOR THE RAIN GARDEN IS BASED ON THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL SPECIFICATIONS. THE SOIL COMPOSITION SHOULD CONSIST OF 50% TO 70% SAND (LESS THAN 5% CLAY CONTENT), 50% TO 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS, WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL OF ANY TREES OR SHRUBS WITHIN THE RAIN GARDEN.
2. IN THE EARLY SPRING, BEFORE NEW GROWTH IS 3 INCHES HIGH, DEAD STALKS AND SEED HEADS REMAINING FROM PREVIOUS SEASONS SHALL BE CUT AND REMOVED. STICKS AND DEBRIS SHALL BE REMOVED AS WELL. SHRUBS SHALL BE PRUNED IF NECESSARY. PERENNIALS SHALL BE DIVIDED AND MOVED IF THEY ARE TOO CROWDED. THE MULCH LAYER SHALL BE REPLENISHED TO MAINTAIN A 3 INCH LAYER OF SHREDDED BARK.
3. FOR LATE SPRING MAINTENANCE, WEEDS SHALL BE REMOVED. THE GARDEN SHALL BE WATERED AS NEEDED DURING PERIODS OF DROUGHT.
4. IN THE FALL, WEEDS, DISEASED PLANTS, AND EXCESS PLANTS SHALL BE REMOVED. IF THE FALL IS DRY, CONTINUE TO WATER TREES AND SHRUBS UNTIL GROUND BEGINS TO FREEZE (LATER OCTOBER). THESE WOODY PLANTS NEED MOISTURE ENTERING WINTER TO ENSURE SURVIVAL.

RAIN GARDEN CROSS SECTION

(NYS STORMWATER MANAGEMENT DESIGN MANUAL)

15

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

Previous Editions Obsolete

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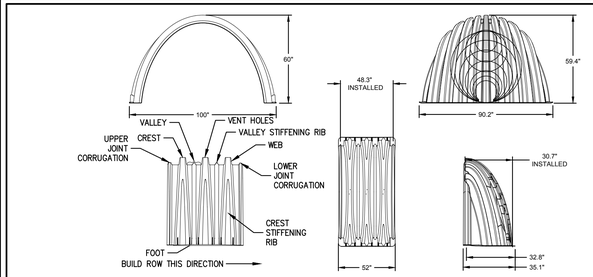
STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

Drawn:	AH	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119–DETAILS	C–901		–

Drawing No:
C–901
(Sheet 16 of 26)

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NOT FOR CONSTRUCTION



NOMINAL CHAMBER SPECIFICATIONS

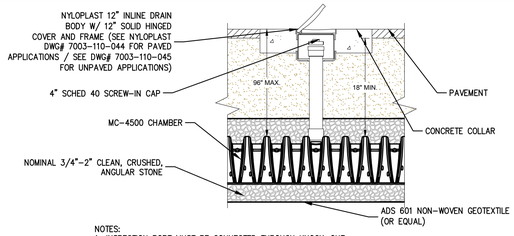
SIZE (W x H x INSTALLED LENGTH)	100.0" x 60.0" x 48.3"
CHAMBER STORAGE	106.5 ft³
MINIMUM INSTALLED STORAGE*	162.6 ft³
NOMINAL WEIGHT	120 lbs
NOMINAL END CAP SPECIFICATIONS	
SIZE (W x H x INSTALLED LENGTH)	90.2" x 59.4" x 30.7"
END CAP STORAGE	35.7 ft³
MINIMUM INSTALLED STORAGE*	108.7 ft³
NOMINAL WEIGHT	120 lbs

NOTE

1. SEE MAINTENANCE GUIDLINES IN APPENDIX D OF SWPPP REPORT. LEVEL OF SEDIMENT ACCUMULATED WITHIN THE ISOLATOR ROW SHALL BE INSPECTED THROUGH THE ACCESS MANHOLE. IF 3 INCHES OF SEDIMENT OR GREATER HAS ACCUMULATED, IT SHALL BE CLEANED OUT UTILIZING A HIGH-PRESSURE WATER NOZZLE TO SCOUR AND SUSPEND SEDIMENTS. ALL SEDIMENT SHALL BE FLUSHED TO ACCESS MANHOLE AND REMOVED USING A VACUUM TRUCK.

SCHEDULE OF INVERTS

A	B	C	D	E
BOTTOM OF STONE	CHAMBER BOTTOM	MANIFOLD & STUB INVERT	ISOLATOR ROW PIPE INVERT	OVERFLOW WEIR INVERT (ISOLATOR ROW)
30.25	31.00	31.00	31.00	36.00



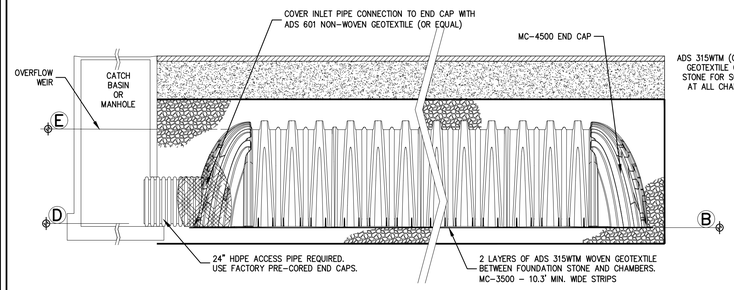
NOTES:
1. INSPECTION PORT MUST BE CONNECTED THROUGH KNOCK-OUT LOCATED AT CENTER OF CHAMBER.
2. ALL SCHEDULE 40 FITTINGS TO BE SOLVENT CEMENTED.

ACCEPTABLE FILL MATERIALS: STORMTECH MC-4500 CHAMBER SYSTEMS

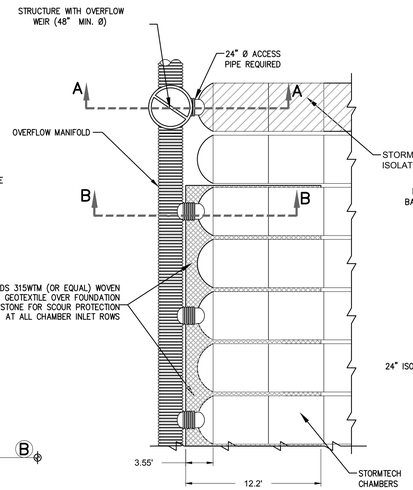
MATERIAL LOCATION	DESCRIPTION	AASHTO M43 DESIGNATION¹	COMPACTION/DENSITY REQUIREMENT
D FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	ANY SOIL/ROCK MATERIALS, NATIVE SOILS, OR PER ENGINEER'S PLANS. CHECK PLANS FOR PAVEMENT SUBGRADE REQUIREMENTS.	N/A	PREPARE PER ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THIS LAYER.	GRANULAR WELL-GRADED SOIL/AGGREGATE MIXTURES, < 35% FINES. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED IN LIEU OF THIS LAYER.	3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTION AFTER 24" OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" [305 mm] MAX LIFTS TO A MIN. 95% STANDARD PROCTOR DENSITY.
B EMBEDMENT STONE SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE TO THE 'C' LAYER ABOVE.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH	3, 4	NO COMPACTION REQUIRED.
A FOUNDATION STONE BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	CLEAN, CRUSHED, ANGULAR STONE, NOMINAL SIZE DISTRIBUTION BETWEEN 3/4 – 2 INCH	3, 4	PLATE COMPACT OR ROLL TO ACHIEVE A 95% STANDARD PROCTOR DENSITY ².

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: 'CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE'.

2. AS AN ALTERNATE TO PROCTOR TESTING AND FIELD DENSITY MEASUREMENTS ON OPEN GRADED STONE, STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9'[229 mm] (MAX) LIFTS USING TWO FULL COVERAGES WITH AN APPROPRIATE COMPACTOR.

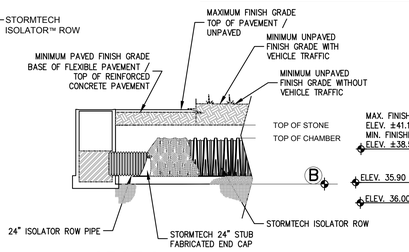


SECTION AT ISOLATOR ROW

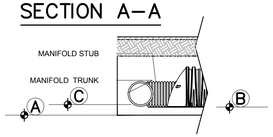


PLAN VIEW

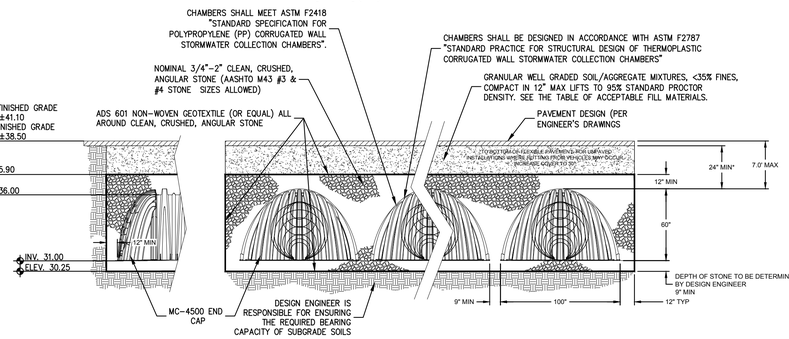
INSPECTION PORT DETAIL



SECTION A-A



SECTION B-B



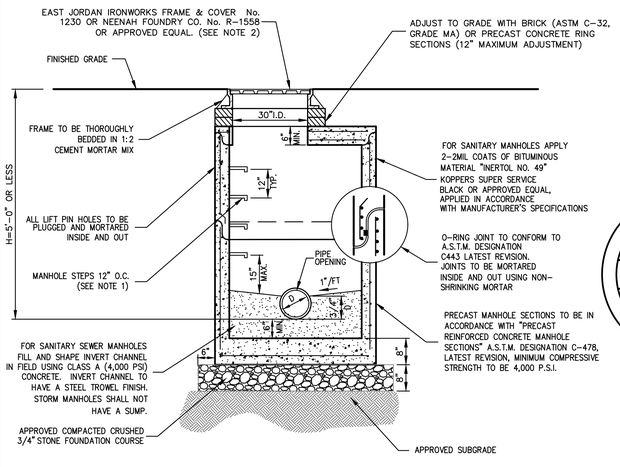
THE INSTALLED CHAMBER SYSTEM SHALL PROVIDE THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS, WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.

SECTION AT DETENTION AND WATER QUALITY CONTROL

DETENTION SYSTEM

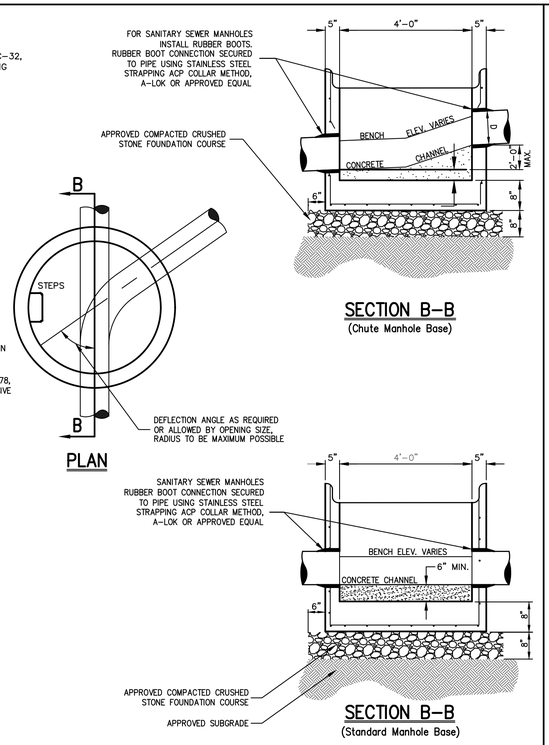
(STORMTECH CHAMBERS MC-4500)

16



NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
4. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901



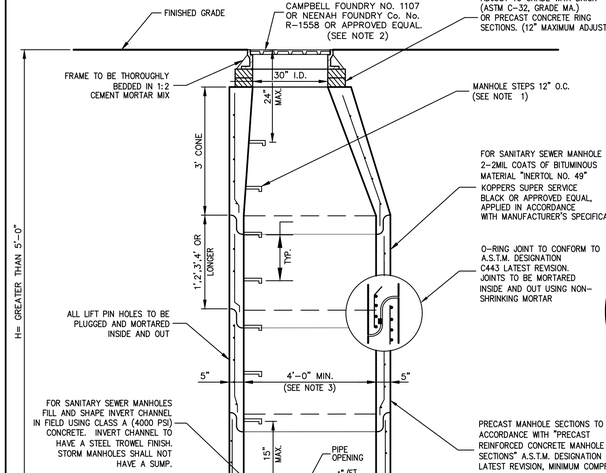
SECTION B-B
(Chute Manhole Base)

SECTION B-B
(Standard Manhole Base)

MANHOLE (TYPE A)

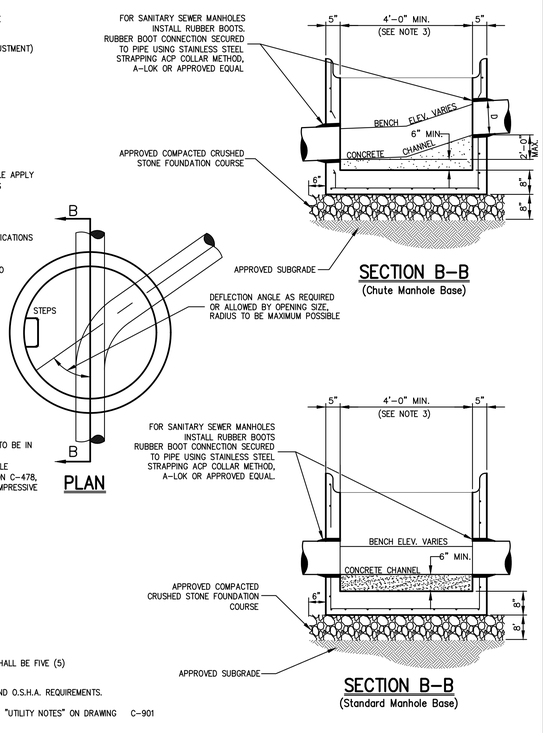
(H < 5'-0")

17



NOTES:

1. MANHOLE STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2588-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. UNLESS OTHERWISE SPECIFIED, SANITARY SEWER MANHOLES SHALL HAVE LETTERS "SEWER" AND STORM DRAIN MANHOLES SHALL HAVE LETTERS "DRAIN" CAST ON COVER. THE COVERS FOR STORM DRAIN MANHOLES ONLY SHALL HAVE VENT HOLES.
3. MANHOLES WITH DEPTH (h) 10' OR GREATER SHALL BE FIVE (5) FEET IN DIAMETER.
4. MANHOLES SHALL MEET OR EXCEED A.S.T.M. AND O.S.H.A. REQUIREMENTS.
5. SEE "NOTES PERTAINING TO MANHOLES" UNDER "UTILITY NOTES" ON DRAWING C-901



SECTION B-B
(Chute Manhole Base)

SECTION B-B
(Standard Manhole Base)

MANHOLE (TYPE B)

(H > 5'-0"<10'-0")

18

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

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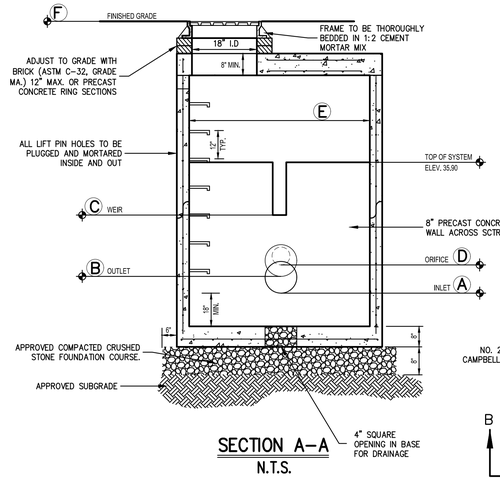
STATE OF NEW YORK STEPHEN SPINA 085983 LICENSED PROFESSIONAL ENGINEER

Drawn:	AH
Approved:	SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-902 –

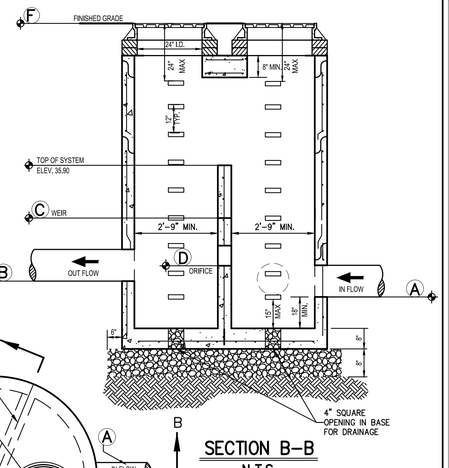
Drawing No: C-902 (Sheet 17 of 26)

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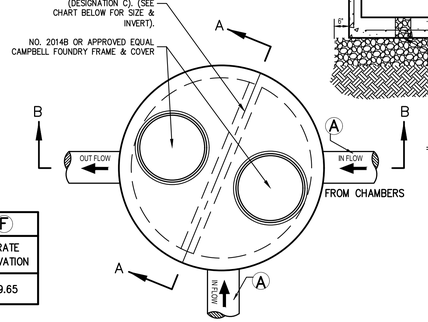
NOT FOR CONSTRUCTION



SECTION A–A
N.T.S.



SECTION B–B
N.T.S.



PLAN VIEW
N.T.S.

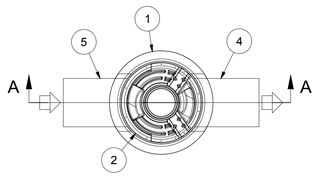
SCHEDULE OF INVERTS

DESIGNATION	A INLET SIZE	A INLET INVERT	B OUTLET SIZE	B OUTLET INVERT	C WEIR SIZE	C WEIR INVERT	D ORIFICE SIZE	D ORIFICE ELEVATION	E DIAMETER SIZE	F GRATE ELEVATION
OCS-5-1	15" HDPE	31.00	15"	30.25	6" WEIR	34.00	8"	30.25	4'	39.65

NOTES:
1. STEPS SHALL BE CAST IRON NEENAH No. R-1981-0 OR CAMPBELL FOUNDRY No. 2568-1 OR POLYPROPYLENE COATED STEEL (SEE SPECIFICATIONS) OR APPROVED EQUAL.
2. STRUCTURES SHALL MEET OR EXCEED A.S.T.M AND O.S.H.A REQUIREMENTS.
3. STRUCTURES SHALL BE DESIGNED TO ACCOMMODATE H-20 LOADING.
4. SEE UTILITY NOTES ON DRAWING C-901.

OUTLET CONTROL STRUCTURE

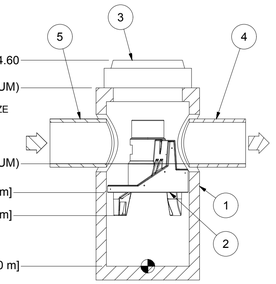
19



PLAN VIEW

HydroWQ Stormwater Quality Units
207-756-6200
www.hydrointernational.biz

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



SECTION A-A

NOTE
1. SEE MAINTENANCE GUIDLINES IN APPENDIX D OF SWPPP REPORT. OPEN ACCESS COVER FOR VISUAL INSPECTION AND MEASURE THE DISTANCE FROM THE STANDING WATER SURFACE TO THE SEDIEMENT PILE WITH A MEASURING STICK OR TAPE. IF LESS THAN 4 FEET, INSERT HOSE FROM VACUUM TRUCK INTO THE SUMP AND SCREEN THROUGH BOTH ACCESS COVERS TO CLEAN OUT THE STANDING WATER, LAYER OF OIL, SEDIMENT, TRASH, ETC. THE SCREEN MUST BE POWERWASHED TO ENSURE IT IS FREE OF TRASH AND DEBRIS.

PROJECTION

COMMENTS:
1. MANHOLE WALL AND SLAB THICKNESSES ARE NOT TO SCALE.

2. CONTACT HYDRO INTERNATIONAL FOR A BOTTOM OF STRUCTURE ELEVATION PRIOR TO SETTING FIRST DEFENSE MANHOLE.

3. CONTRACTOR TO CONFIRM RIM, PIPE INVERTS, PIPE DIA. AND PIPE ORIENTATION PRIOR TO RELEASE OF UNIT TO FABRICATION.

DATE: 5/31/2019 | SCALE: NTS
DRAWN BY: ER | CHECKED BY: MRJ | APPROVED BY:
Title: 3-ft DIAMETER FIRST DEFENSE HIGH CAPACITY

PRODUCT SPECIFICATION:

1. PEAK HYDRAULIC FLOW: 15.0 cfs (424 l/s)
2. MIN SEDIMENT STORAGE CAPACITY: 0.4 cu. yd. (0.3 cu. m.)
3. OIL STORAGE CAPACITY: 125 gal. (473 liters)
4. MAXIMUM INLET/OUTLET PIPE DIAMETERS: 18 in. (450 mm)
5. THE TREATMENT SYSTEM SHALL USE AN INDUCED VORTEX TO SEPARATE POLLUTANTS FROM STORMWATER RUNOFF.
6. OK110 110 MICRON 80% TSS REMOVAL 0.84 cfs (23.7 l/s) (NJDEP TEST PROTOCOL)
7. NJDEP CERTIFIED 80% TSS REMOVAL AT 1.06 cfs (30.0 l/s)

GENERAL NOTES:
1. General Arrangement drawings only. Contact Hydro International for site specific drawings.
2. The diameter of the inlet and outlet pipes may be no more than 18".
3. Multiple inlet pipes possible (refer to project plan).
4. Inlet/outlet pipe angle can vary to align with drainage network (refer to project plan.s)
5. Peak flow rate and minimum height limited by available cover and pipe diameter.
6. Larger sediment storage capacity may be provided with a deeper sump depth.

PARTS LIST				
ITEM	QTY	SIZE (in)	SIZE (mm)	DESCRIPTION
1	1	36	900	I.D. PRECAST MANHOLE
2	1			INTERNAL COMPONENTS (PRE-INSTALLED)
3	1	30	750	FRAME AND COVER (ROUND)
4	1	18 (MAX)	450 (MAX)	OUTLET PIPE (BY OTHERS)
5	1	18 (MAX)	450 (MAX)	INLET PIPE (BY OTHERS)

ANY WARRANTY GIVEN BY HYDRO INTERNATIONAL WILL APPLY ONLY TO THOSE ITEMS SUPPLIED BY IT. ACCORDINGLY HYDRO INTERNATIONAL CANNOT ACCEPT ANY RESPONSIBILITY FOR ANY STRUCTURE, PLANT, OR EQUIPMENT, OR THE PERFORMANCE THERE OF, DESIGNED, BUILT, MANUFACTURED, OR SUPPLIED BY ANY THIRD PARTY. HYDRO INTERNATIONAL HAVE A POLICY OF CONTINUOUS DEVELOPMENT AND RESERVE THE RIGHT TO AMEND THE SPECIFICATION. HYDRO INTERNATIONAL CANNOT ACCEPT LIABILITY FOR PERFORMANCE OF ITS EQUIPMENT, (OR ANY PART THEREOF), IF THE EQUIPMENT IS SUBJECT TO CONDITIONS OUTSIDE ANY DESIGN SPECIFICATION. HYDRO INTERNATIONAL OWNS THE COPYRIGHT OF THIS DRAWING, WHICH IS SUPPLIED IN CONFIDENCE. IT MUST NOT BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT IS SUPPLIED AND MUST NOT BE REPRODUCED, IN WHOLE OR IN PART, WITHOUT PRIOR PERMISSION IN WRITING FROM HYDRO INTERNATIONAL.
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DO NOT SCALE DRAWING
UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN INCHES. TOLERENCES ARE:
FRACTIONS ± 1/16
DECIMALS ± .06
ANGLES ± 1°

APPROX WEIGHT: N/A | MATERIAL:
NEXT ASSEMBLY: 12-34567-NEXT ASSY
DRAWING NO: 12-34567-FDHC GA
SHEET SIZE: B | SHEET: 1 OF 1 | Rev: -

Hydro International
94 Hutchins Drive
Portland, ME 04102
Tel: +1 (207) 756-6200
Fax: +1 (207) 756-6212
hydro-int.com

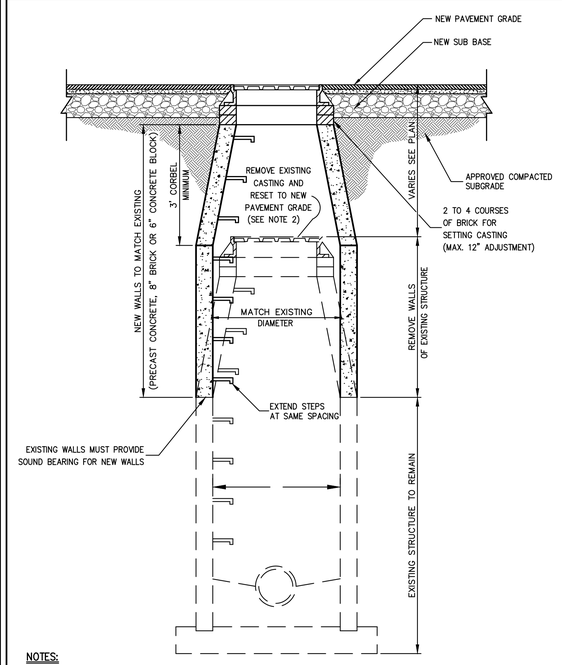
HYDRODYNAMIC WATER QUALITY STRUCTURE
(WQS-3-1)

20

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

Previous Editions Obsolete

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John Meyer Consulting, Inc.
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www.jmcplic.com

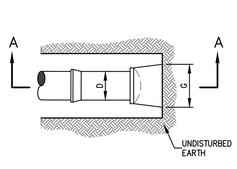


NOTES:
1. SEE "UTILITY NOTES" ON DRAWING C-901 WHICH SHALL APPLY TO THIS DETAIL.
2. IF EXISTING CASTING IS UNFIT FOR RESETTING IN THE NEW CONSTRUCTION, AS DETERMINED BY THE OWNER'S FIELD REPRESENTATIVE, CONTRACTOR SHALL FURNISH AND SET NEW CASTING.

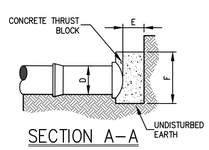
EXISTING MANHOLE RECONSTRUCTED AND RAISED

21

END CAP

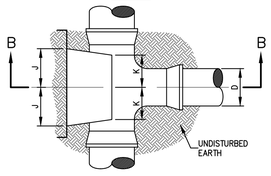


PLAN VIEW

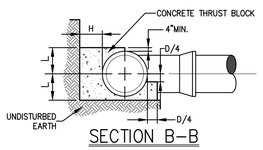


SECTION A–A

TEE

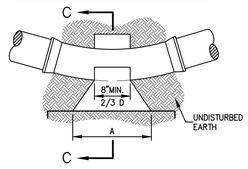


PLAN VIEW

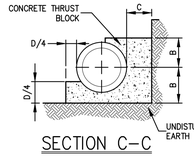


SECTION B–B

HORIZONTAL BEND

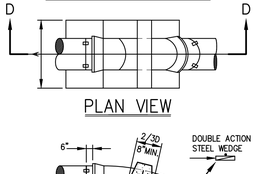


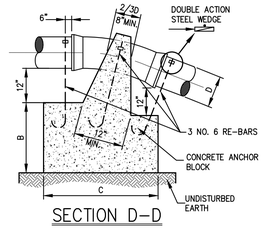
PLAN VIEW



SECTION C–C

VERTICAL BEND





SECTION D–D

END CAP CHART

D	4"	6"	8"	10"	12"
E	6"	6"	8"	8"	10"
F	12"	12"	1'-4"	1'-8"	2'-0"
G	1'-5"	1'-5"	2'-0"	2'-5"	3'-0"

TEE CHART

D	4"	6"	8"	10"	12"
H	6"	7"	9"	10"	12"
L	8"	8"	10"	12"	1'-3"
J	7"	7"	9"	12"	1'-2"
K	6"	6"	8"	8"	8"

NOTES:
1. ALL CONCRETE TO BE CLASS A (4,000 PSI).
2. ALL DIMENSIONS ARE MINIMUMS; ALL ANCHOR AND THRUST BLOCKS SHALL BEAR ON UNDISTURBED EARTH.
3. IN ALL CASES SHOWN, MEASUREMENT "D" REFERS TO THE INSIDE PIPE DIAMETER.
4. ANCHOR AND THRUST BLOCK DIMENSIONS SHOWN ARE MINIMUM FOR 100 PSI WATER PRESSURE AND SOIL RESISTANCE OF 2 KIPS PER SQ FT. CONTRACTOR SHALL ADJUST FOR OTHER CONDITIONS AND SUBMIT FOR APPROVAL.
5. IF THE OWNER OF THE WATER SYSTEM REQUIRES A METHOD THAT RESTRAINS INDIVIDUAL JOINTS, EACH JOINT THAT FALLS WITHIN THE MINIMUM RESTRAINED LENGTH, MEASURED FROM THE CENTER OF THE FITTING, AS SHOWN ON THESE SHEETS SHALL BE RESTRAINED, AND SHALL WITHSTAND THE MAXIMUM PRESSURE APPLIED TO THE SYSTEM.
6. CLASS A CONCRETE SHALL NOT BE PLACED UNDER WATER. THE CONTRACTOR SHALL DEWATER THE EXCAVATION OR PLACE TYPE G CONCRETE USING APPROPRIATE UNDERWATER PLACEMENT TECHNIQUES.
7. CONCRETE FOR THRUST BLOCKS SHALL NOT BE ALLOWED TO COVER OR INTERFERE WITH JOINT OR RESTRAINT HARDWARE, PLASTIC SHEETING OR BUILDING FELT MAY BE PLACED OVER PIPE OR FITTINGS TO PREVENT CONCRETE FROM ADHERING TO SURFACES.
8. FOR BENDS, BEARING AREA SHALL BE PARALLEL TO THE EDGE OF THE FITTING AT THE FITTING MIDPOINT.
9. FOR TEES, BEARING AREA SHALL BE PERPENDICULAR TO THE BRANCH (SINGLE LEG) AXIS.
10. FOR REDUCERS, BEARING AREA SHALL BE PERPENDICULAR TO THE FITTING AXIS. THE MINIMUM THICKNESS ALONG THE FITTING AXIS SHALL BE 1'-0" OR THE LENGTH BETWEEN THE BELLS, WHICHEVER IS SMALLER.
11. THRUST RESTRAINTS FOR SIZES OR FITTINGS NOT SHOWN ON THESE SHEETS WILL BE DESIGNED ON A CASE BY CASE BASIS, AND WILL BE SHOWN IN THE CONTRACT DOCUMENTS.

HORIZONTAL BEND CHART

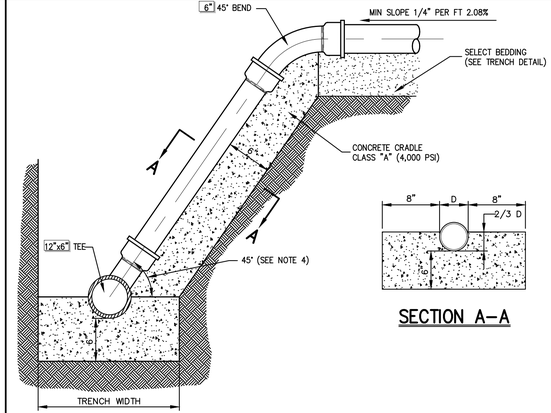
BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"
1/32 (11¼°)	A	8"	8"	8"	10"	12"
	B	7"	7"	8"	9"	10"
	C	7"	7"	7"	8"	8"
1/16 (22½°)	A	9"	9"	12"	1'-6"	1'-9"
	B	7"	7"	8"	9"	10"
	C	8"	8"	9"	10"	11"
1/8 (45°)	A	1'-3"	1'-3"	1'-8"	2'-1"	2'-6"
	B	7"	7"	8"	9"	11"
	C	8"	8"	9"	10"	11"
1/4 (90°)	A	2'-0"	2'-0"	2'-6"	3'-0"	3'-6"
	B	7"	7"	9"	12"	1'-3"
	C	2'-0"	2'-0"	1'-9"	1'-8"	1'-7"

VERTICAL BEND CHART

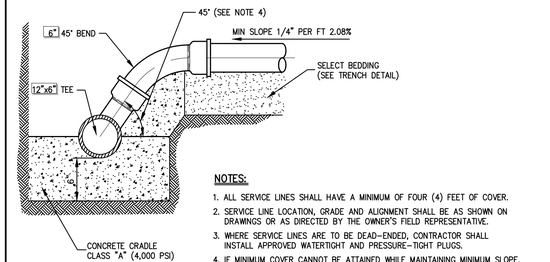
BEND (DEGREES)		DIAMETER (D) 4"	6"	8"	10"	12"	16"
1/32 (11¼°)	A	1'-6"	1'-6"	2'-0"	2'-6"	3'-0"	3'-6"
	B	1'-3"	1'-3"	1'-9"	1'-3"	2'-0"	2'-0"
	C	2'-0"	2'-0"	2'-6"	2'-9"	3'-0"	4'-0"
1/16 (22½°)	A	2'-0"	2'-0"	3'-4"	3'-8"	4'-0"	4'-4"
	B	1'-9"	1'-9"	2'-3"	2'-6"	2'-6"	2'-6"
	C	2'-6"	2'-6"	2'-8"	4'-0"	4'-0"	5'-6"
1/8 (45°)	A	2'-6"	2'-6"	3'-0"	4'-0"	4'-6"	5'-2"
	B	2'-6"	2'-6"	2'-9"	3'-0"	3'-6"	4'-0"
	C	3'-0"	3'-0"	4'-0"	4'-6"	4'-9"	6'-6"

ANCHOR AND THRUST BLOCKS

22



SECTION A–A



NOTES:
1. ALL SERVICE LINES SHALL HAVE A MINIMUM OF FOUR (4) FEET OF COVER.
2. SERVICE LINE LOCATION, GRADE AND ALIGNMENT SHALL BE AS SHOWN ON DRAWINGS OR AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
3. WHERE SERVICE LINES ARE TO BE DEAD-ENDED, CONTRACTOR SHALL INSTALL APPROVED WATERTIGHT AND PRESSURE-TIGHT PLUGS.
4. IF MINIMUM COVER CANNOT BE ATTAINED WHILE MAINTAINING MINIMUM SLOPE, THE ANGLE OF CONNECTION MAY BE REDUCED TO 22.5°, IF APPROVED BY THE OWNER'S FIELD REPRESENTATIVE AND GOVERNING BODY WITH JURISDICTION.
5. SANITARY SEWER SERVICE LINE INCLUDING FITTINGS SHALL BE PVC, SDR 35.

SANITARY SEWER SERVICE CONNECTION

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CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

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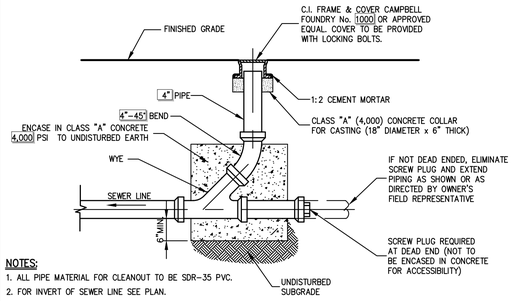
STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

Drawn:	AH	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-903		-

Drawing No: C-903 (Sheet 18 of 26)

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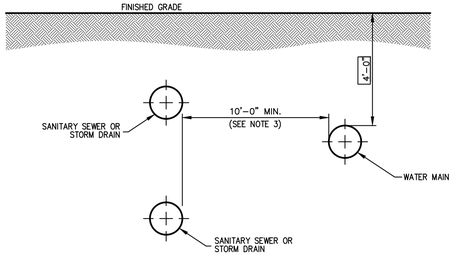
NOT FOR CONSTRUCTION



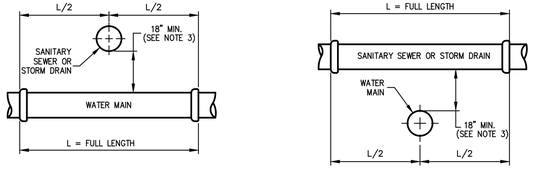
NOTES:
1. ALL PIPE MATERIAL FOR CLEANOUT TO BE SDR-35 PVC.
2. FOR INVERT OF SEWER LINE SEE PLAN.

CLEANOUT W/O MANHOLE

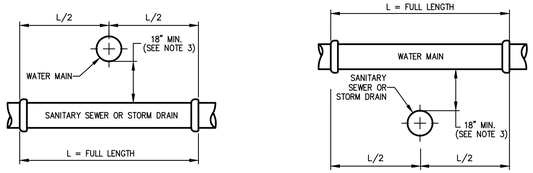
24



HORIZONTAL SEPARATION



SANITARY SEWER OR STORM DRAIN OVER WATER MAIN

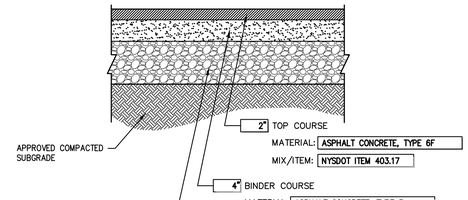


WATER MAIN OVER SANITARY SEWER OR STORM DRAIN VERTICAL SEPARATION

NOTES:
1. NORMAL CONDITIONS:
   A. WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SANITARY SEWER OR STORM DRAIN, THE PIPES SHALL BE LAID TO PROVIDE A VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.
   B. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
2. WATER MAIN CROSSING UNDER SANITARY SEWERS:
   A. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
   B. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SANITARY SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
   C. FULL LENGTH OF WATER PIPE MUST BE CENTERED AT THE POINT OF CROSSING; NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
3. IF DURING CONSTRUCTION IT IS FOUND THAT THE REQUIRED SEPARATION OF WATER MAINS, SANITARY SEWERS, STORM SEWERS AND BUILDING SANITARY SEWERS CANNOT BE MET, THE CONTRACTOR OR HIS AUTHORIZED REPRESENTATIVE SHALL IN WRITING ADVISE JMC OF THE SPECIFIC CONDITIONS ENCOUNTERED. APPROVAL OF ALTERNATIVE SEPARATION CRITERIA SHALL BE OBTAINED FROM THE DUTCHESS COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

SEPARATION OF WATER AND SANITARY SEWER/STORM DRAIN LINES

25

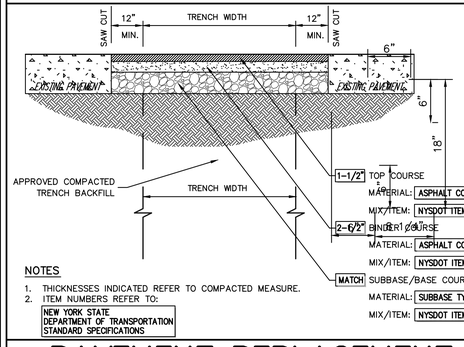


NOTES:
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. MATERIAL AND MIX/ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

SITE PAVEMENT

26

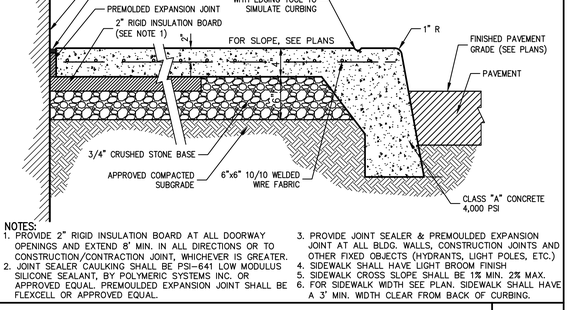


NOTES
1. THICKNESSES INDICATED REFER TO COMPACTED MEASURE.
2. ITEM NUMBERS REFER TO:

NEW YORK STATE
DEPARTMENT OF TRANSPORTATION
STANDARD SPECIFICATIONS

PAVEMENT REPLACEMENT OVER TRENCH

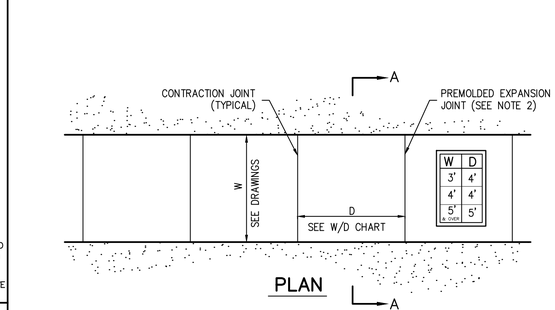
27



NOTES:
1. PROVIDE 2" RIGID INSULATION BOARD AT ALL DOORWAY OPENINGS AND EXTEND 8' MIN. IN ALL DIRECTIONS OR TO CONSTRUCTION/CONTRACTION JOINT, WHICHEVER IS GREATER.
2. JOINT SEALER CAULKING SHALL BE PSI-641 LOW MODULUS SILICONE SEALANT, BY POLYMERIC SYSTEMS INC. OR APPROVED EQUAL. PREMOULDED EXPANSION JOINT SHALL BE FLEXCELL OR APPROVED EQUAL.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH
5. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. 2% MAX.
6. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.

BUILDING PERIMETER MONOLITHIC CURB & SIDEWALK

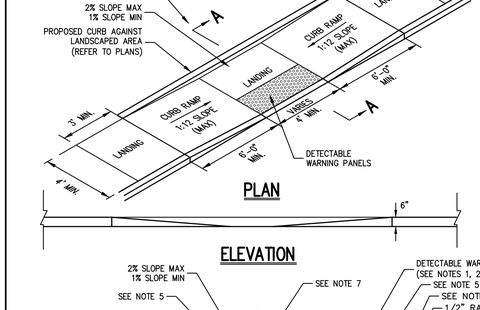
29



NOTES:
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. PROVIDE 1/2" PREMOLDED EXPANSION JOINTS AT 20' INTERVALS UNLESS OTHERWISE DIRECTED.
3. REINFORCING SHALL NOT EXTEND THROUGH EXPANSION JOINTS.
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH

CONCRETE SIDEWALK

31

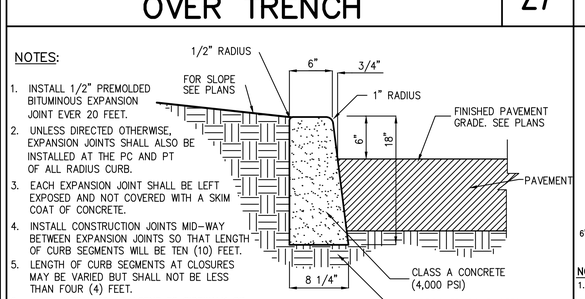


NOTES:
1. RAMPS SHALL HAVE CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILES AS MANUFACTURED BY ARMOR-TILE (OR APPROVED EQUAL) AND SHALL CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. DETECTABLE WARNING PANELS SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 - STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), LATEST EDITION.
3. 24" WIDTH OF PANELS TO BE INSTALLED DIRECTLY BEHIND CURB AND IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE AND SEE CURB DETAIL FOR DIMENSIONS.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. WHEN LANDING OF RAMP ADJOINS A DOORWAY THEN THE MINIMUM DOORWAY MANEUVERING AREA SHALL BE AT LEAST THE WIDTH OF THE DOORWAY AND SHALL HAVE A MINIMUM DEPTH OF:
   MANUAL SWING DOORS = 60" MIN.
   FULL POWERED AUTOMATIC SLIDING DOORS = 48" MIN.
8. CONTRACTOR TO ENSURE TOP OF CURB MATCHES SLOPE OF RAMP.

DROP CURB & RAMP (TYPE B)

WITH DETECTABLE WARNING

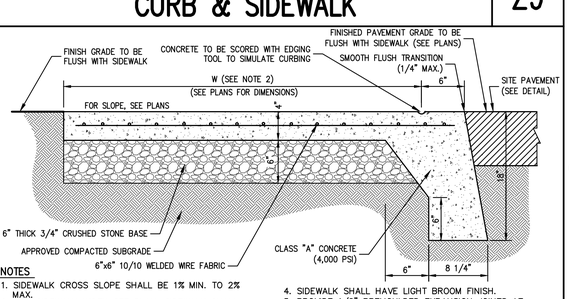
32



NOTES:
1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVER 20 FEET.
2. UNLESS DIRECTED OTHERWISE, EXPANSION JOINTS SHALL ALSO BE INSTALLED AT THE PC AND PT OF ALL RADIUS CURB.
3. EACH EXPANSION JOINT SHALL BE LEFT EXPOSED AND NOT COVERED WITH A SKIM COAT OF CONCRETE.
4. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
5. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
6. WHEN INSTALLED ADJACENT TO SIDEWALK OR CONCRETE PAVEMENT, MATCH EXPANSION JOINTS.

CAST-IN-PLACE CONCRETE CURB

28



NOTES
1. SIDEWALK CROSS SLOPE SHALL BE 1% MIN. TO 2% MAX.
2. FOR SIDEWALK WIDTH SEE PLAN. SIDEWALK SHALL HAVE A 3' MIN. WIDTH CLEAR FROM BACK OF CURBING.
3. PROVIDE JOINT SEALER & PREMOULDED EXPANSION JOINT AT ALL BLDG. WALLS, CONSTRUCTION JOINTS AND OTHER FIXED OBJECTS (HYDRANTS, LIGHT POLES, ETC.)
4. SIDEWALK SHALL HAVE LIGHT BROOM FINISH.
5. PROVIDE 1/2" PREMOULDED EXPANSION JOINTS AT 20 FOOT INTERVALS UNLESS OTHERWISE DIRECTED.
6. REINFORCEMENT SHALL NOT EXTEND THROUGH EXPANSION JOINTS.

MONOLITHIC CONCRETE FLUSH CURB AND SIDEWALK

30

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

Previous Editions Obsolete

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CONSTRUCTION DETAILS

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16 WEST MAIN STREET
BEACON, NY 12508

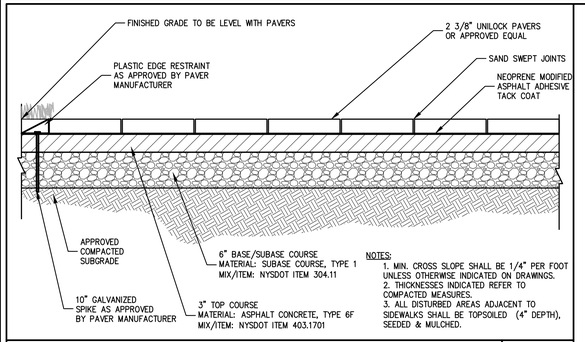
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STATE OF NEW YORK
STEPHEN SPINA
LICENSED PROFESSIONAL ENGINEER
085983

Drawn:	AH	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-904	-	

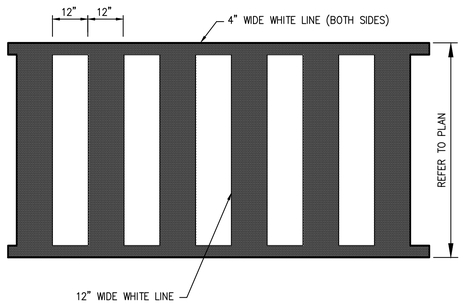
Drawing No:
C-904
(Sheet 19 of 26)

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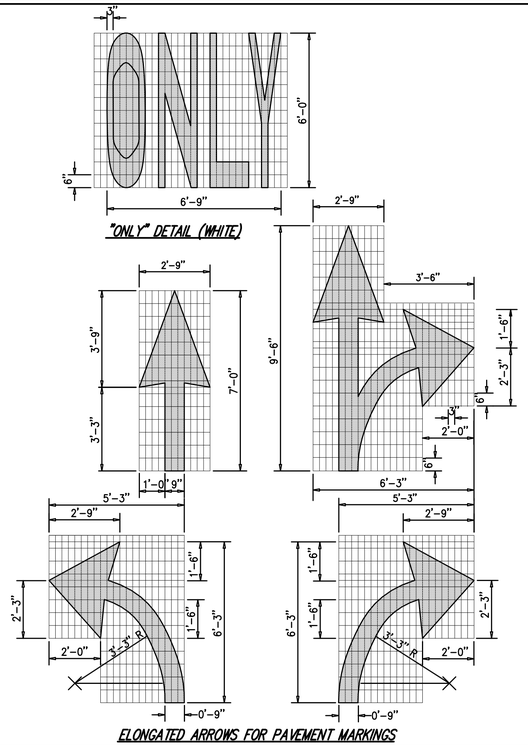


NOTES:
1. MIN. CROSS SLOPE SHALL BE 1/4" PER FOOT UNLESS OTHERWISE INDICATED ON DRAWINGS.
2. THICKNESSES INDICATED REFER TO COMPACTED MEASURES.
3. ALL DISTURBED AREAS ADJACENT TO SIDEWALKS SHALL BE TOPSOILED (4" DEPTH), SEEDED & MULCHED.

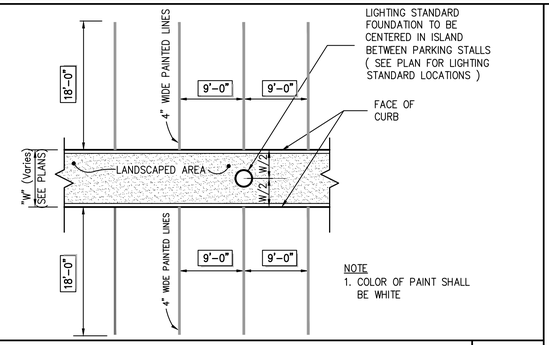
PAVER WALKWAY — 33



PEDESTRIAN CROSSING — 34

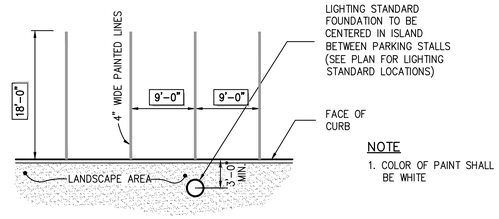


PAVEMENT TEXT & ARROWS — 35
(ON-SITE)



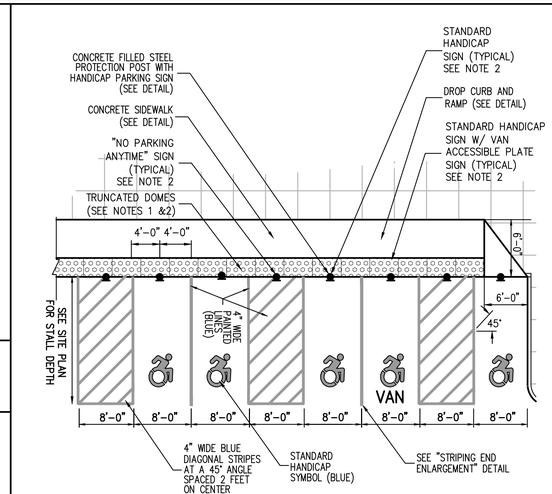
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING — 36
(SINGLE STRIPING – CURBED ISLAND)



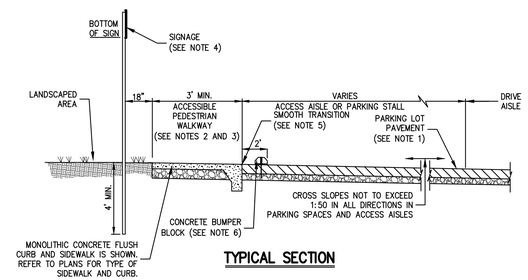
NOTE
1. COLOR OF PAINT SHALL BE WHITE

90° PARKING — 37
(SINGLE STRIPING – CURBED PERIMETER)



NOTES:
1. RAMPS AND SIDE RAMPS SHALL HAVE DETECTABLE WARNINGS CONSISTING OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER TO CENTER SPACING OF NOMINAL 2.35 INCHES.
2. THEY SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT–ON–DARK OR DARK–ON–LIGHT IN ACCORDANCE WITH SECTION 4.29.2, FEDERAL REGISTER, VOLUME 56, NO. 144, RULES AND REGULATIONS, APPENDIX A TO PART 36 – STANDARDS FOR ACCESSIBLE DESIGN (AMERICANS WITH DISABILITIES ACT), DATED JULY 26, 1991 AND SUBSEQUENT REVISIONS.
3. SLOPES IN HANDICAP PARKING AREAS SHALL NOT EXCEED 1.5%.
4. SEE SITE PLANS/SIGN TABLE FOR SIGN DESIGNATIONS, LOCATIONS AND SPECIFICATIONS.

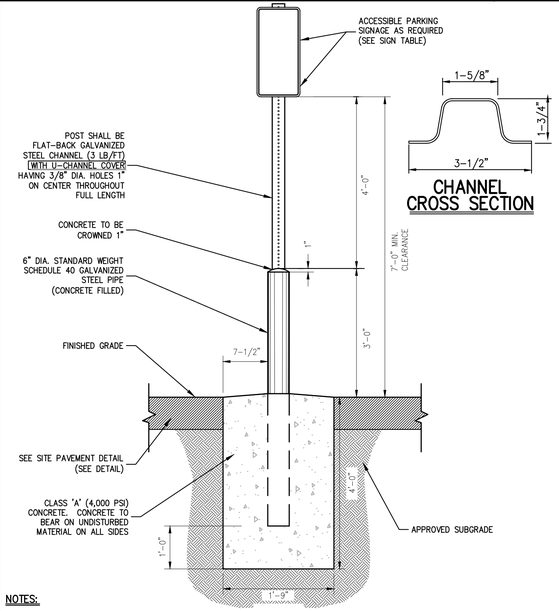
HANDICAP PARKING — 38
SINGLE STRIPING – CURBLINE ALIGNMENT – W/SIDEWALK)
(NEW YORK)



TYPICAL SECTION

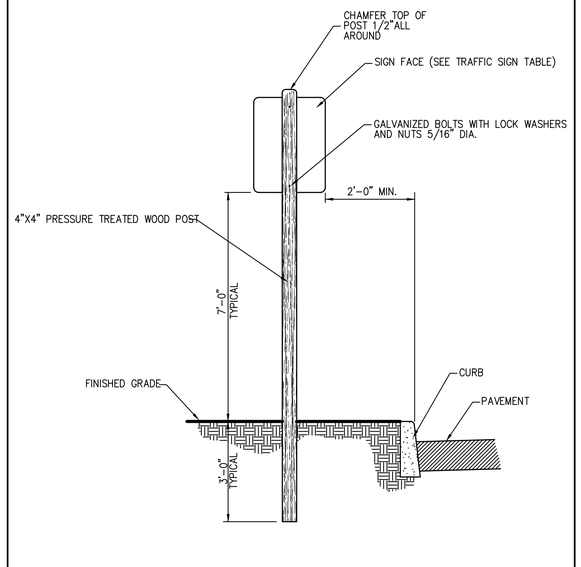
NOTES:
1. THIS SHEET IS INTENDED TO DEPICT THE DIMENSIONAL REQUIREMENTS OF TYPICAL ACCESSIBLE PARKING SPACES. THE SIDEWALK, CURBING, AND PAVEMENT MATERIAL SHALL BE AS SPECIFIED ELSEWHERE IN THE CONTRACT DOCUMENTS.
2. LOCATION – PARKING SPACES FOR USE BY PERSONS WITH DISABILITIES SHALL BE IN THE SPACES CLOSEST TO THE NEAREST ACCESSIBLE BUILDING OR FACILITY ENTRANCE ON AN ACCESSIBLE ROUTE.
3. SURFACE SLOPES – SLOPES AT ACCESSIBLE PARKING SPACES, ACCESS AISLES, AND ADJOINING WALKWAYS SHALL NOT EXCEED 1:50 IN ANY DIRECTION.
4. SIGNAGE – EACH ACCESSIBLE PARKING SPACE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS WHICH DISPLAY THE INTERNATIONAL SYMBOL OF ACCESS. EACH ACCESS AISLE SHALL BE MARKED BY PERMANENTLY INSTALLED ABOVE GROUND SIGNS INDICATING THAT PARKING IS NOT PERMITTED IN THE AISLE. SIGNS SHALL NOT BLOCK THE ACCESSIBLE CLEAR WIDTH OF ADJACENT WALKWAYS, SIGNS LOCATED WHERE THEY MAY BE HIT BY VEHICLES BEING PARKED SHALL BE INSTALLED AS SHOWN IN THE PROTECTION POST BASE DETAIL. THE BOTTOMS OF THE SIGNS LOCATED ON POST INSTALLED IN PAVED AREAS SHALL BE AT LEAST 7' ABOVE THE WALKWAY SURFACE. THE BOTTOMS OF SIGNS LOCATED IN UNPAVED AREAS SHALL BE 7' ABOVE THE ADJACENT PAVEMENT SURFACE.
5. A SMOOTH, FLUSH TRANSITION MUST BE PROVIDED BETWEEN ALL PEDESTRIAN WALKWAYS AND THE ACCESSIBLE PARKING SPACES AND AISLES.
6. VEHICLE SIDE FACE OF CONCRETE BUMPER BLOCKS SHALL BE SET 2' BACK FROM EDGE OF PARKING STALL. CONCRETE BLOCKS SHALL NOT BE INSTALLED WITHIN ACCESS AISLES.

TYPICAL ACCESSIBLE PARKING STALL AND AISLE — 39
(TYPE B)

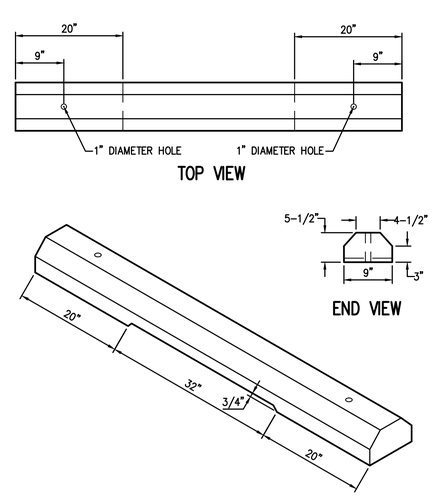


NOTES:
1. GALVANIZED STEEL CHANNEL SHALL BE EMBEDDED A MIN. OF 3 FT. INTO THE CONCRETE
2. POSTS FOR HANDICAP PARKING STALLS AND ACCESS AISLES SHALL BE PAINTED BLUE AS FOLLOWS:
   A. SOLVENT CLEAN TO REMOVE OIL, GREASE AND OTHER CONTAMINANTS.
   B. APPLY METAL PRIMER FOR GALVANIZED SURFACES.
   C. APPLY TWO (2) FINISH COATS OF APPROVED EXTERIOR PAINT FOR METAL SURFACES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PARKING SIGNS, BOLLARDS AND FOUNDATIONS WITH THE DESIGN AND INSTALLATION OF THE SITE SIDEWALKS, CURBING, PAVEMENT AND ANY OTHER SITE FEATURES SHOWN ON THE PLANS.
4. FASTEN SIGN TO POSTS WITH GALVANIZED STEEL BOLTS, LOCK WASHERS, AND NUTS (5/16" DIA.)
5. U-CHANNEL COVERS FOR POSTS SHALL BE BLUE WITH WHITE STRIPE FOR HANDICAP PARKING STALLS AND HANDICAP ACCESS AISLES.

ACCESSIBLE PARKING SIGN DETAIL — 40



TRAFFIC SIGN POST — 41
(WOOD)



NOTES
1. CONCRETE MINIMUM STRENGTH–4,000 PSI AT 28 DAYS
2. REINFORCEMENT–#4 REBAR

CONCRETE BUMPER BLOCK — 42

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

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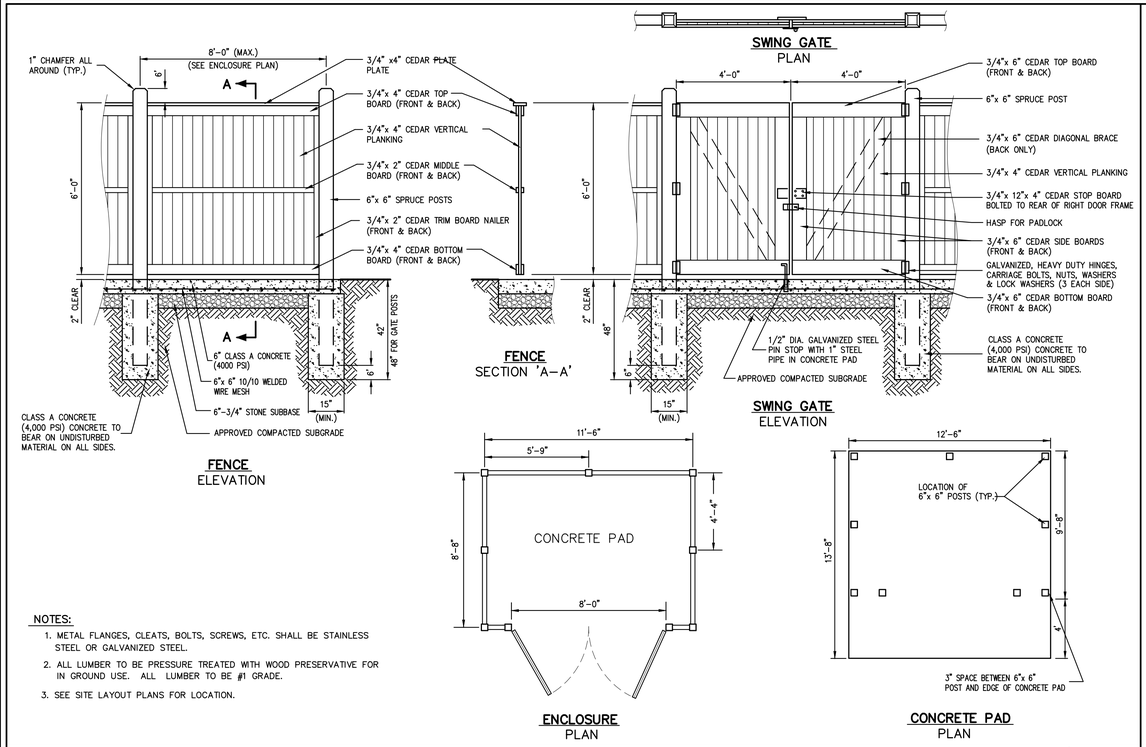
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STATE OF NEW YORK · STEPHEN SPINA · 085983 · LICENSED PROFESSIONAL ENGINEER

Drawn: AH	Approved: SS
Scale:	NOT TO SCALE
Date:	10/29/2019
Project No:	18119
18119-DETAILS	C-905 –
Drawing No:	C-905 (Sheet 20 of 26)

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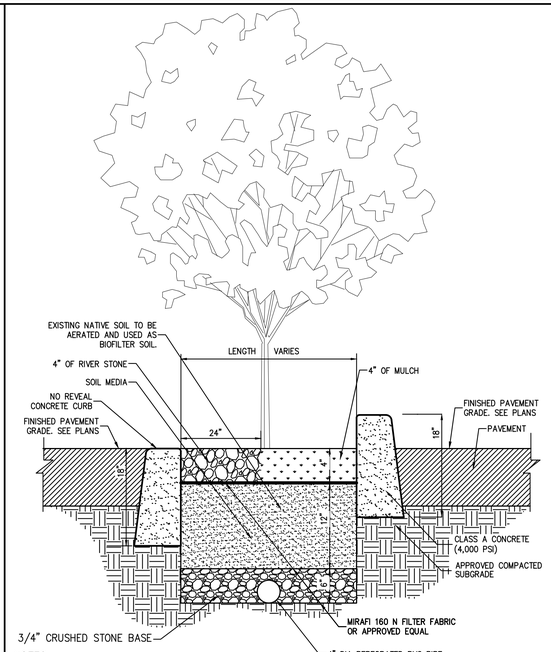
NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLANS FOR LOCATION.

TRASH ENCLOSURE WITH CONCRETE PAD

(WOOD)

43



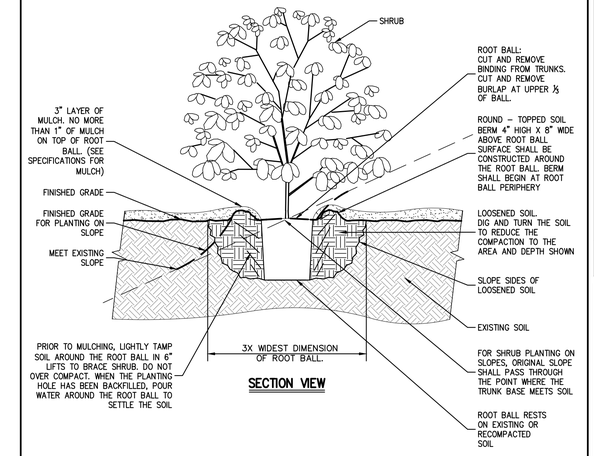
NOTES:

1. INSTALL 1/2" PREMOLDED BITUMINOUS EXPANSION JOINT EVERY 20 FEET.
2. INSTALL CONSTRUCTION JOINTS MID-WAY BETWEEN EXPANSION JOINTS SO THAT LENGTH OF CURB SEGMENTS WILL BE TEN (10) FEET.
3. LENGTH OF CURB SEGMENTS AT CLOSURES MAY BE VARIED BUT SHALL NOT BE LESS THAN FOUR (4) FEET.
4. THE SOIL MEDIA FOR THE RAIN GARDEN IS BASED ON THE NEW YORK STATE STORMWATER MANAGEMENT DESIGN MANUAL SPECIFICATIONS. THE SOIL COMPOSITION SHOULD CONSIST OF 50% TO 70% SAND (LESS THAN 5% CLAY CONTENT), 50% TO 30% TOPSOIL WITH AN AVERAGE OF 5% ORGANIC MATERIAL, SUCH AS COMPOST OR PEAT, FREE OF STONES, ROOTS, WOODY DEBRIS AND ANIMAL WASTE. THE DEPTH OF SOIL SHOULD BE APPROXIMATELY 4 INCHES BELOW THE BOTTOM OF THE DEEPEST ROOT BALL OF ANY TREES OR SHRUBS WITHIN THE RAIN GARDEN.

STORMWATER TREATMENT LANDSCAPED AREA 2A1, 2A2

(W/ UNDERDRAIN)

44

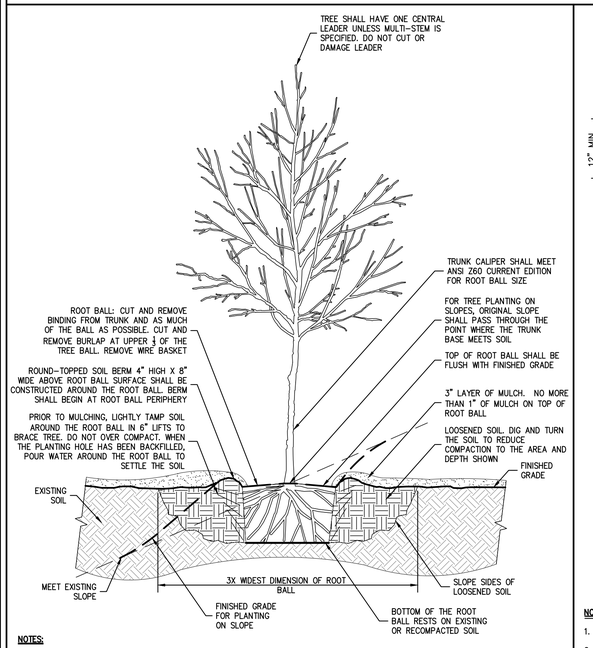


NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

SHRUB PLANTING

45



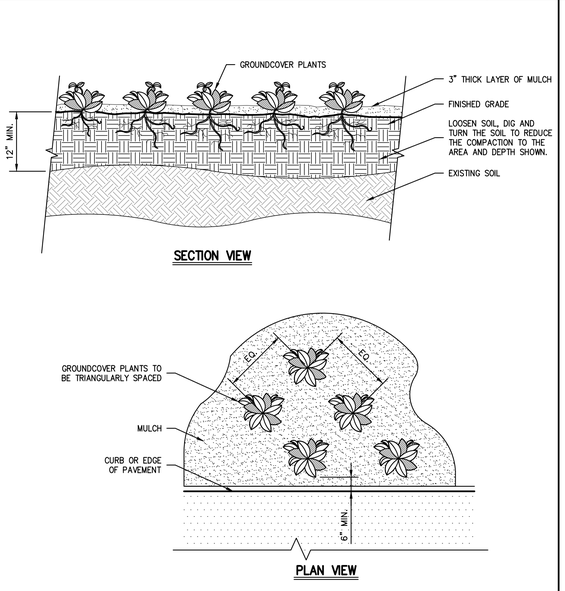
NOTES:

1. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
2. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
3. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.
4. SEE TREE STAKING DETAIL IF STAKING IS REQUIRED.

TREE PLANTING

(DECIDUOUS AND EVERGREEN)

46

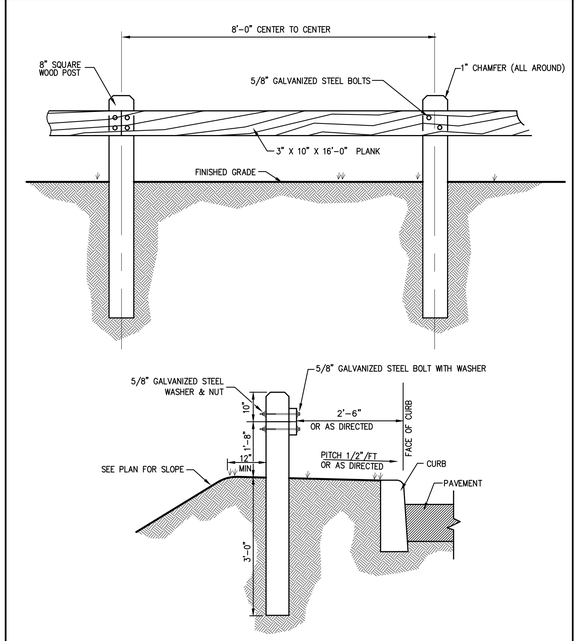


NOTES:

1. SEE PLANTING PLAN FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2. SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PLANT PRIOR TO MULCHING.
3. ALL PLANTING BEDS SHALL BE FREE OF WEEDS AND GRASS PRIOR TO AND FOLLOWING INSTALLATION OF PLANTS.
4. PLANTS IN CONTAINERS MUST HAVE THE FIBROUS ROOTS PULLED APART.
5. PROPOSED PLANT MATERIAL SHALL BEAR THE SAME RELATION TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE.

GROUNDCOVER

47

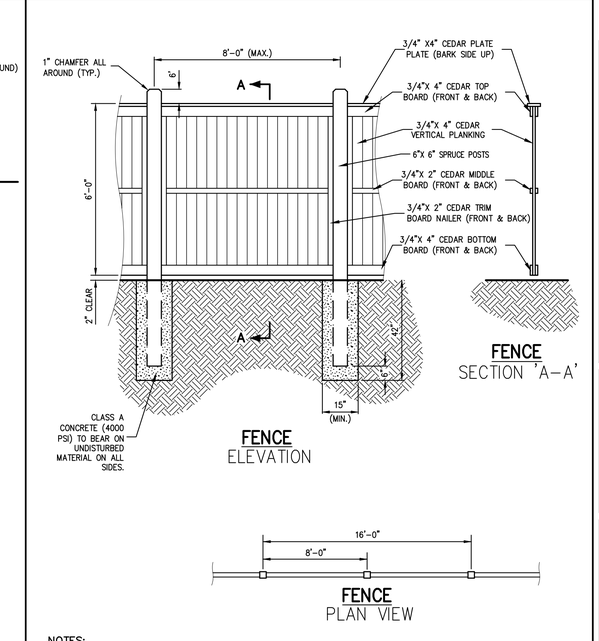


NOTES

1. ALL WOOD TO BE SEASONED NO.1 DOUGLAS FIR, SOUTHERN PINE OR OTHER APPROVED STRUCTURAL LUMBER.
2. GALVANIZED BOLT AND NUT TO BE 4000# MIN., 5400# MAX. TENSILE STRENGTH. AFTER GALVANIZING BOLT AND NUT, THE NUT SHALL BE FREE RUNNING ON THE BOLT.

WOOD GUIDE RAIL

48



NOTES:

1. METAL FLANGES, CLEATS, BOLTS, SCREWS, ETC. SHALL BE STAINLESS STEEL OR GALVANIZED STEEL.
2. ALL LUMBER, EXCEPT WHERE NOTED ON FENCE, TO BE PRESSURE TREATED WITH WOOD PRESERVATIVE FOR IN GROUND USE. ALL LUMBER TO BE #1 GRADE.
3. SEE SITE LAYOUT PLAN FOR LOCATION.

WOODEN PRIVACY FENCE

49

No.	Revision	Date
1.	REVISED PER CITY COMMENTS	12/30/19
2.	REVISED PER CITY COMMENTS	02/24/2020
3.	REVISED PER CITY COMMENTS	09/29/2020

Previous Editions Obsolete

JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC
JMC Site Development Consultants, LLC
John Meyer Consulting, Inc.
120 BEDFORD ROAD • ARMONK, NY 10504
voice 914.273.5225 • fax 914.273.2102
www.jmcpllc.com

JMC

CONSTRUCTION DETAILS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

ANY ALTERATION OF PLANS, SPECIFICATIONS, PLATS AND REPORTS BEARING THE SEAL OF A LICENSED PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW, EXCEPT AS PROVIDED FOR BY SECTION 7209, SUBSECTION 2.

STATE OF NEW YORK
STEPHEN SPINA
085983
LICENSED PROFESSIONAL ENGINEER

Drawn:	AH	Approved:	SS
Scale:	NOT TO SCALE		
Date:	10/29/2019		
Project No:	18119		
18119-DETAILS	C-906	-	

Drawing No:

C-906
(Sheet 21 of 26)

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NOT FOR CONSTRUCTION

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 12, 2020

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

RE: 16 West Main Street/Beacon Commons
City of Beacon
Tax Map No. 5954-25-616969

Dear Mr. Gunn:

My office has received the following in regard to the above application:

- Response correspondence from JMC dated September 29, 2020.
- Revised Full Environmental Assessment Form (FEAF) dated September 29, 2020.
- Revised Public School Analysis dated March 27, 2020, as prepared by JMC.
- Geotechnical Report dated September 28, 2020, as prepared by Carlin-Simpson & Associates
- Traffic Study titled "Beacon Commons – 16 West Main", dated March 31, 2020, as prepared by JMC.
- Stormwater Pollution Prevention Plan (SWPPP) titled "Beacon Commons – 16 West Main", last revised September 29, 2020, as prepared by JMC.
- Plan set titled "Building Plan – Beacon Commons", last revised September 29, 2020 and containing Sheet A-100, A-101 & A-200, as prepared by Aryeh Sigel, Architect.
- Plan set titled "Site Plan Drawings – Beacon Commons", with the latest revision date of September 29, 2020 consisting of Sheets 1 of 26 through 26 of 26, as prepared by JMC.

Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

1. Sheet C-310 and Sheet C-400 are both labeled as Sheet 7 of 26 and the Sheet to be labeled 14 of 26 has been skipped. The Sheet numbering shall be corrected on future submissions.

2. The architectural building plans should be made part of the overall plan set for the project and shall be numbered in accordance with the overall plan set.

3. As discussed at the December 10, 2019 Planning Board meeting, the application should be referred to the Fire Chief with regard to emergency access. *The applicant has stated that they have sent the plans to the Fire Chief twice and have not heard back as of yet.*

4. A Performance Bond will need to be posted for all public improvements proposed as part of the project. As the project progresses, the applicant's engineer should prepare an itemized cost estimate for all public improvements and submit to the City Engineer's office for review.

5. The size of the existing drainage lines running along Bank Street should be verified, as the utilities as located and sized during the development of the Edgewater project do not correspond with several of the line sizes shown.

6. A hydraulic report shall be provided for the sizing of the proposed drainage pipes and shall be included in the SWPPP. It appears that some of the proposed piping may be larger than required.

Geotechnical Report:

1. The "Boring Location Plan" presented in the geotechnical report should be provided at a larger scale for legibility and clarity.

2. The report notes several times that "New fill to raise site grades must be placed early in the project schedule to induce any settlements of the underlying soft sandy clays and silts." How far in advance of construction must this material be placed? Will the consolidation of the soft soils be monitored once the fill has been placed?

3. The report notes the removal of existing fill material from the site and the importing and installation of new fill material at the site. How much material is to be exported from the site and how much material is to be imported to the site? How does this relate to the number of trucks to and from the site?

4. The report recommends driving piles to support the new buildings. How many piles are to be driven at the site, how long will the process take to install all piles, what are the noise impacts on the neighboring residents during the pile driving process and what will be the vibration impacts on the neighbors from the driving process? Have other methods, such as auger piles, been looked at to reduce the noise impacts from the site during the driving of the piles?

5. The report discusses the possibility of needing to install sumps with pumps to control groundwater at the site. Where will this ground water be discharged to and how will it be treated, if necessary, to ensure that turbid waters are not leaving the site?

Demolition Plan (Sheet 3 of 26):

1. The existing water, sewer and any other service connections shall be disconnected at the main from which the service is leaving. Construction details shall be added to the plans at this time as to how the water service connection and sewer service connection shall be cut and capped at their respective mains. This should be discussed with the City's Water and Sewer Superintendent at this time.

2. Note No. 10 on this sheet discusses the possibility of recycling concrete on site for use as compacted fill. How will the recycling of the concrete be achieved? Will a grinder and screening system be present on site? If so, this should be noted in the EAF, along with the possible impacts from the noise generated by these units when in operation.

Site Plan (Sheet 4 of 26)

1. The traffic sign labels should be clear and not hidden by the various masking on the plan.

2. Radius callouts for the curb line should not be hidden by the various masks.

3. The sidewalk along Bank Street should be coordinated with the final plans for the Edgewater project, as an ADA compliant accessible ramp is to be installed on Bank Street across from Branch Street.

4. The plan notes in several locations that the proposed retaining walls and fencing atop of these walls is to be designed by others. Construction details should be added to the plan at this time to show the specific type of retaining wall to be used, along with the proposed safety fence atop of the wall. Although construction easements are called out on Sheet 6 of 26 to allow for the construction of these walls, without knowing the type of wall to be used and the requirements for the construction of that wall, it is unclear as to whether the proposed easements are large enough.

5. The "Sign Table" on the sheet should be updated to reflect the actual mounting type to occur for each sign type. It appears that "One Way" sign located on the lower left side of the site entrance from Bank Street will be mounted to the proposed retaining wall.

Grading Plan (Sheet 5 of 26):

1. The grading plan should be cleaned up for legibility. Information that is not pertinent to the grading plan should be removed.

Utilities Plan (Sheet 6 of 26):

1. A significant number of labels are overlapping one another, making pertinent information illegible. The plan shall be revised to ensure labels do not overlap one another and to ensure labeling is not obscured by hatching.

2. The proposed easements shall note who they are to benefit.

3. The applicant may wish to consider acquiring permanent easements in the areas of the retaining walls to allow for future maintenance of the walls if they become damaged or need maintenance. It is further noted that the size of the proposed construction easements for the retaining walls should be verified at this time based upon the type of retaining wall to be installed and the walls specifics for construction, as noted in Comment No. 4 above for Sheet 4 of 26.

4. Construction details shall be added to the plans to show how the new water service line and sewer service line will be connected to the City's water and sewer mains.

5. The applicant should verify the pressures within the water mains along Bank Street and West Main Street, along with the available fire flows form the hydrants. This information will be required for the design of the sprinkler system that will be required in the building.

6. If underdrains are to be constructed as part of the retaining wall system to ensure hydrostatic pressure does not build behind the walls, the plan shall show where these lines will drain to.

Construction Details (Sheet 19 of 26):

1. The "Pavement over Trench Detail" shall be revised so that labels are not over lapping so that information is legible. If this is the repair detail for work within the City's roads, the detail shall reflect a 1.5" top course, 3" binder course, and 3" base course. The subbase material shall be NYSDOT Item No. 304.12 (Item No. 4, Type 2).

2. A monolithic curb and sidewalk detail shall be provided or the proposed curb and sidewalk to be installed within the City's right-of-way The detail shall note that the concrete shall be a minimum of 4,000 psi, shall have wire mesh reinforcing and fiber mesh reinforcing, and shall be sealed to protect against de-icing agents. Expansion joints shall be placed every 10-feet, with fake contraction joints placed at the mid-point between expansion joints.

Stormwater Pollution Prevention Plan (SWPPP):

These comments are provided as a general review of the information within the Site Plan, SWPPP and supporting information submitted to the City of Beacon for the October Planning Board meeting. A comprehensive review of the proposed stormwater details has not been completed at this time. Once the comments provided below are adequately addressed, a more detailed review of the SWPPP and proposed construction details will be provided.

1. SWPPP report references previous GP#. The report should be updated to reference the current permit: GP-0-20-001.

2. SWPPP report states that infiltration practices are proposed but it also states that on-site testing indicated that a subsurface infiltration practice is not an ideal practice. Please clarify if subsurface infiltration is proposed.

3. Provide the Web Soil Survey Report within the SWPPP.

4. It appears that the site survey ends just outside of the property lines and alternate survey information is used beyond this point, a line should be added to delineate the change in survey data and should state where the information was obtained. A copy of the information should be provided with the SWPPP.

5. The provided drainage maps did not show the full extent of the overall site drainage catchment areas (i.e. OFFSITE catchment was not fully shown). Pre and Post development maps should include the entirety of the overall site drainage catchment.

6. Pre-Dev catchment "OFFSITE" does not appear to be a separate catchment from EDA-1A as all of the "OFFSITE" area enters EDA-1A via overland flow.

7. SWPPP Report - PG 13 - Step 2 - No information was provided.

8. On the proposed drainage area map, DI-8 appears to be collecting offsite drainage, but appears in the PDA-1A onsite catchment area. We believe that DI-8 should be shown in the offsite.

9. The proposed building roof top is shown to go to multiple post development catchments and separate treatment practices. Please indicate how the stormwater flows will be separated on the roof, as well as how it is to be conveyed, to ensure they will discharge to the indicated post development stormwater practices.

10. PDA-1A should include portions of the two residential lots located directly north that will drain onto the site.

11. PDA-1B does not seem to respect the proposed grading shown. Provided grading indicates that the small rectangular area in the rear of the proposed building and the triangular area just above that in the vicinity of the underground storage should be removed from this area, but some area should be added to PDA-1B where stormwater will not enter CI-5-5 and DI-5-6.

12. Water is proposed to sheet flow along the pavement in the area that will be covered by the proposed building. This could potentially create icing concerns if this is to be a pickup/drop off area and it is recommended that additional drainage be provided in this area to intercept surface runoff prior to running through this area.

13. Is stormwater proposed to sheet flow over the steps/walkway to the proposed rain garden in post development area PDA-1C? This could potentially create icing concerns on the proposed steps and sidewalk.

14. The small portion of the site at the South West property corner should be added to PDA-1E and should also be included in the pre-development calculations.

15. A legend or callouts indicating what each color represents should be provided on the roof drainage figure.

16. Swales should be provided on the East side of the proposed building to route stormwater around either side of the proposed building, so that runoff does not reach the buildings edge.
17. Time of Concentration for EDA-1A should be revised as the shallow concentrated flow scaled to be about 25' less than the value used in the Pond Pack model. Additionally, the channel flow should be split into two separate Channel Flows (Last 50' +/- is through a 24" pipe).

18. A reach should be applied to the outlet of the existing rain garden, the rain garden does not directly discharge to the study point.

19. The existing curb inlet where the time of concentration paths converge should be a junction within the stormwater model.

20. Post development time of concentrations should be added to show that they do not exceed the minimum Tc value.

21. Since the offsite catchment is not large in size, it should be broken down to Woods, Lawn, and Impervious (like EDA-1A & EDA-1B) to obtain a more accurate CN value.

22. No data was provided for Outlet structures for proposed stormwater practices.

23. No pre-development "OFFSITE" Tc calculation provided.

24. Time of concentration paths were not provided on the post development map. The plan should be updated to reflect this information.

25. The proposed DMH-1 is shown to have two 30" drainage pipes entering the structure but has a single 24" drainage pipe leaving the structure. Will the 24" drainage line be able to handle the flows that will be delivered to it from the two 30" pipes.

26. A pipe capacity analysis shall be provided for the proposed drainage system on site and shall run out to the 48" drainage line located in West Main Street.

27. The EAF indicated the presence of a NYSDEC Remediation site within 2,000 feet of the site, the potential of endangered or threatened species, A National or State Register of Historic Places or State Eligible site, and that the site is in an archeological sensitive site. Potential restrictions due to the presence of these items should be addressed within the SWPPP report.

28. A Construction Schedule should be provided within the SWPPP report. The first item of the Construction Schedule should be a pre-construction meeting with the site contractor, City of Beacon personnel, and the site engineer to discuss general construction procedures and sequencing.

29. Line types used in the Erosion Control Plan should be revised, as a number of the lines are very similar, making it hard to distinguish between the lines.

30. The Erosion Control Plan could have some unneeded information removed to make the plan clearer and easier to read. Additionally, there are multiple text masking issues.

31. A concrete washout is discussed within the SWPPP report but is not shown on the Erosion Control Plan. The location of the concrete washout should be shown on the plans, along with a construction detail for the concrete washout.

32. Two manholes, a hydrodynamic separator, replacement of three existing catch basins and approximately 225 linear feet of pipe are proposed to be replaced or constructed outside of the property and within the City of Beacons property, please explain why these improvements could not be constructed within the existing site property.

33. Pre and post development maps have multiple text masking issues and unneeded background information. This information should be removed for plan clarity.

34. Two catch basins and pipe are proposed on the property neighboring the site to the East. Has an easement been obtained for this work?

35. Information showing that the proposed Hydro International – First Defense hydrodynamic separator is a NYSDEC approved unit should be provided.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: October 9, 2020
Re: **Beacon Commons, 16 West Main Street, Site Plan and Merger of Three Lots**

I have reviewed a September 29, 2020 response letter from JMC, September 29, 2020 revised Full EAF Part 1, March 27, 2020 revised Public School Children Analysis by JMC, March 31, 2020 Traffic Study by JMC, and a 29-Sheet Site Plan set with the last revision dates of September 29, 2020.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage and R1-7.5 districts and within the Local Waterfront Revitalization Program (LWRP) boundary.

Comments and Recommendations

1. On June 15, 2020, after a long review process, the City Council adopted comprehensive amendments to the Zoning Code and regulation tables, including changes to the Section 223-41.21 Linkage district that will affect the building program for this project. Like the previous Central Main Street district standards, now an apartment or multifamily dwelling unit shall only be located on the upper stories or at least 50 feet behind the facade in the rear portion of the ground floor in designated areas of the Linkage district where additional non-residential uses are permitted, including facades facing the north side of West Main Street.

2. The Traffic Study and SEQRA review should consider walkability to the Train Station as part of its cumulative analysis of traffic impacts.

3. Sheets 7-14 have sheet numbers that do not match the initial Drawing List.

4. The proposed encroachment onto the neighboring property to the east will need a permanent easement or other solution.

5. Parking in the adjacent residential district will need a Special Permit from the City Council. The Section 223-18B Special Permit standards were also recently amended. The Planning Board should issue a recommendation to the Council.

6. For the Sheet L-100 Landscaping Plan, six trees in the parking areas must have a minimum caliper of three inches, according to Section 223-26C(3).

7. For the Sheets A-100, A-101, and A-200 Building Plans:

    a. The revised renderings are not fully consistent with the recommendations from the Architectural Review Subcommittee meeting on March 13, 2020, but the project architect has stated that he is working to address these items for further review.

b. Scaled elevations should be provided with building heights and floor-to-floor heights noted.

c. The rooftop accessory structures may be limited under Section 223-41.21 D(5), including the need for a 15-foot setback from the front edge of the roof.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect

City of Beacon Planning Board Agenda
10/14/2020

Title:

Review application for Subdivision Approval, one lot, 4 Liam Drive, submitted by West End Lofts II Associates

ATTACHMENTS

Liam Drive West End Lofts II Cover Letter.pdf

Liam Drive West End Lofts Subdivision Application.pdf

Liam Drive West End Lofts EAF.pdf

Liam Drive West End Lofts Preliminary Plat.pdf

Engineer Review Letter.pdf

Planner Review Letter.pdf

INSITE
ENGINEERING, SURVEYING &
LANDSCAPE ARCHITECTURE, P.C.

September 29, 2020

City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

RE: West End Lofts II Subdivision
Beekman Street
Beacon, New York
Tax Parcel ID: 5954-26-684943

Dear Chairman Gunn and Members of the Board:

Enclosed please find three (3) copies of the following documents in support of the subject application:

- Preliminary Plat, dated September 29, 2020.
- Application for Subdivision Approval, dated September 28, 2020.
- Short Environmental Assessment Form, dated September 29, 2020.

Please also find the following checks:

- Check no. 11213 in the amount of $750 for the application fee.
- Check no. 11214 in the amount of $2,500 for escrow.

The applicant seeks to subdivide Lot 2 of the West End Lofts properties. The subdivision is in service of a future development of townhomes along Beekman Street. We request appearance before the Board at their October 14, 2020 meeting to discuss the Preliminary Plat.

Should you have any questions or comments regarding this information, please feel free to contact our office.

Very truly yours,

INSITE ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.

By: _____
Jeffrey J. Contelmo, PE
Senior Principal Engineer

JJC/adt

Enclosures

cc: Ken Kearney, via email

Insite File No. 20215.100

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: West End Lofts II Associates

Address: 57 Rt. 6, Suite 207

Baldwin Place, NY 10505

Signature: [signature]

Date: 2/18/20

Phone: 845-306-7705

(For Official Use Only)	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Jeffery J. Contelmo, P.E.

Address: Insite Engineering, Surveying & Landscape Architectur, P.C.

3 Garrett Place, Carmel, NY 10512

Phone: 845-225-9690

Fax: 845-225-9717

Email address: jcontelmo@insite-eng.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

Beekman Street Townhouses

Street which property abuts: Beekman Street

Current Tax Map Designation: Section 5954 Block 26 Lot(s) 684943

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

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

Total area of property is 1.16 ac+/-

ITEMS TO ACCOMPANY THIS APPLICATION

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

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

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

APPLICATION FEES

Site Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot
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: West End Lofts II Associates c/o Ken Kearney

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

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

Applicant Address: 57 Route 6, Suite 207, Baldwin Place, NY 10505

Project Address: 4 Liam Drive, Beacon, NY 12508

Project Tax Grid # 130200-5954-26-684943

Type of Application Subdivision

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

Signature of Owner

Vice President

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: BEEKMAN STREET TOWNHOUSES

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

FOR OFFICE USE ONLY
Application #

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

INDIVIDUAL DISCLOSURE FORM

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

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

SECTION A

Name of Applicant: West End Lofts II Associates

Address of Applicant: 57 Route 6, Suite 207, Baldwin Place, NY 10505

Telephone Contact Information: 845-306-7705

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

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Ken Kearney	57 Route 6, Suite 207, Baldwin Place, NY 10505	845-306-7705	11/12/2018 Bargain & Sale Deed	Dutchess County Clerk's Office
Sean Kearney	57 Route 6, Suite 207, Baldwin Place, NY 10505	845-306-7705	11/12/2018 Bargain & Sale Deed	Dutchess County Clerk's Office

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

☐ YES ☒ NO

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

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

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

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

☐ **YES** ☒ **NO**

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

(Print) Sean Kearney

(Signature) _____

FOR OFFICE USE ONLY
Application #

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

ENTITY DISCLOSURE FORM

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

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

SECTION A.

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

Name of Entity	Address of Entity
West End Lofts II Associate LLC	57 Route 6, Suite 207 Baldwin Place, NY 10505
Place where such business entity was created New York	Official Registrar's or Clerk's office where the documents and papers creating entity were filed NYS Division of Corporations & Records, Albany NY
Date such business entity or partnership was created 10/30/2018	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity	Telephone Contact Information
West End Lofts II Associates, LLC	845-306-7705
Principal Place of Business of Entity New York	Place and Date of incorporation New York, 10/30/2018
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

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

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest

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

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

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

☐ **YES** ☒ **NO**

Name	Employer	Position

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

☐ ☒

YES **NO**

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

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

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

☐ **YES** ☒ **NO**

Current Name	Other Names

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

Name	Address

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

_____

_____

_____

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

SECTION J.

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

Name of the Corporation West End Lofts II Associates, LLC	Telephone Contact Information 845-306-7705
Principal Business Address New York	Place and Date of Incorporation Albany, NY 10/30/2018
Method of Incorporation	Official place where the documents and papers of incorporation were filed

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

Name	**Residence or business address**	**Telephone number**
Ken Kearney	57 Route 6, Suite 207 Baldwin Place NY 10505	845-306-7705
Sean Kearney	57 Route 6, Suite 207 Baldwin Place, NY 10505	845-306-7705

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

☐ **YES** ☒ **NO**

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

Name	**Address**

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

☐ **YES** ☒ **NO**

I, Sean Kearney being first duly sworn, according to law, deposes and says that I am (Title) Vice-President, an active and qualified member of the West End Lofts Associate, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Sean Kearney

(Signature) _____

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

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

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

Part 1 – Project and Sponsor Information

Name of Action or Project:
West End Lofts II Subdivision

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

Brief Description of Proposed Action:
The applicant seeks to subdivide an existing lot in service of a future development of townhouses.

Name of Applicant or Sponsor:	Telephone: 845-306-7705
West End Lofts II Associates	E-Mail:

Address:
57 Rt 6, Suite 207

City/PO:	State:	Zip Code:
Baldwin Place	NY	10505

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

3. a. Total acreage of the site of the proposed action? 1.16 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? 3.11 acres

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

5. ☑ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
   ☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other(Specify): City Hall Building
   ☐ 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: _____ Subdivision only. _____	☑	☐

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

	NO	YES
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	☐	☑
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	☐	☑

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

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

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

☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? Atlantic Sturgeon, Shortnos...	☐	☑
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: 314069 - State Superfund Program	☐	☑

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

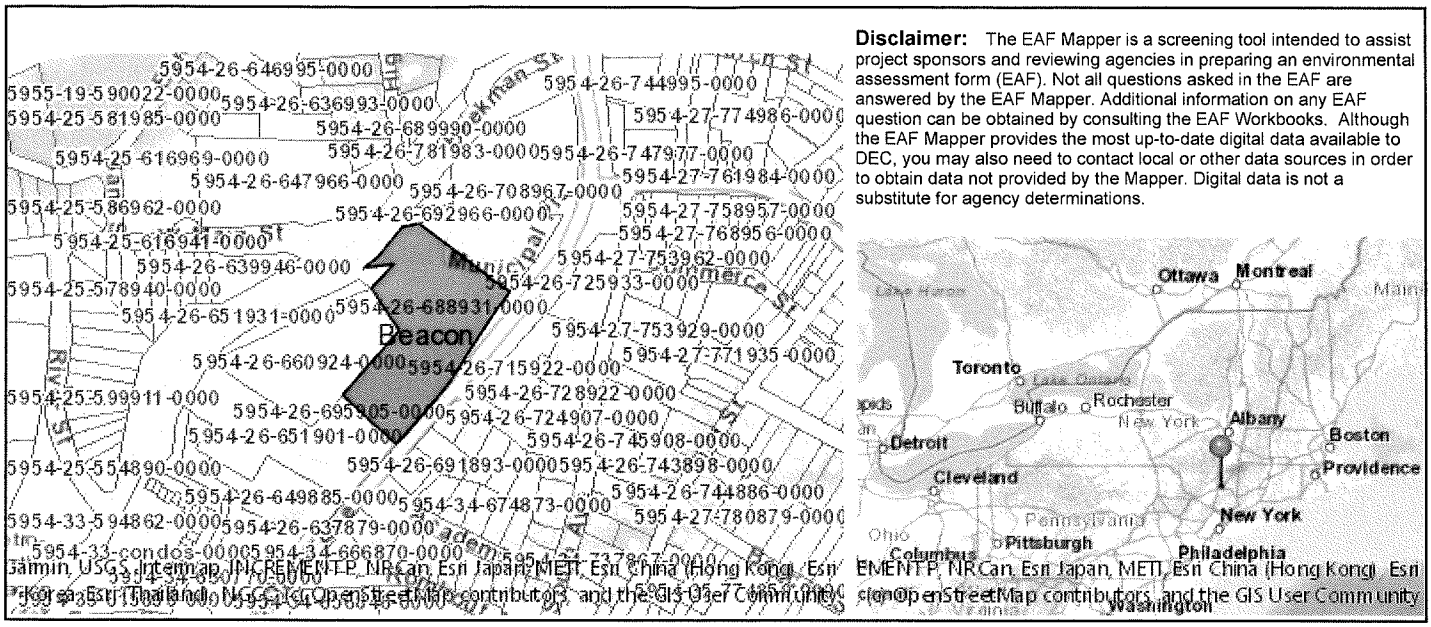
Applicant/sponsor/name: Jeffrey J. Contelmo, P.E. (Insite Engineering Surveying & Landscape Architecture, PC) Date: September 29, 2020

Signature: _____ Title: Senior Principal Engineer

PRINT FORM

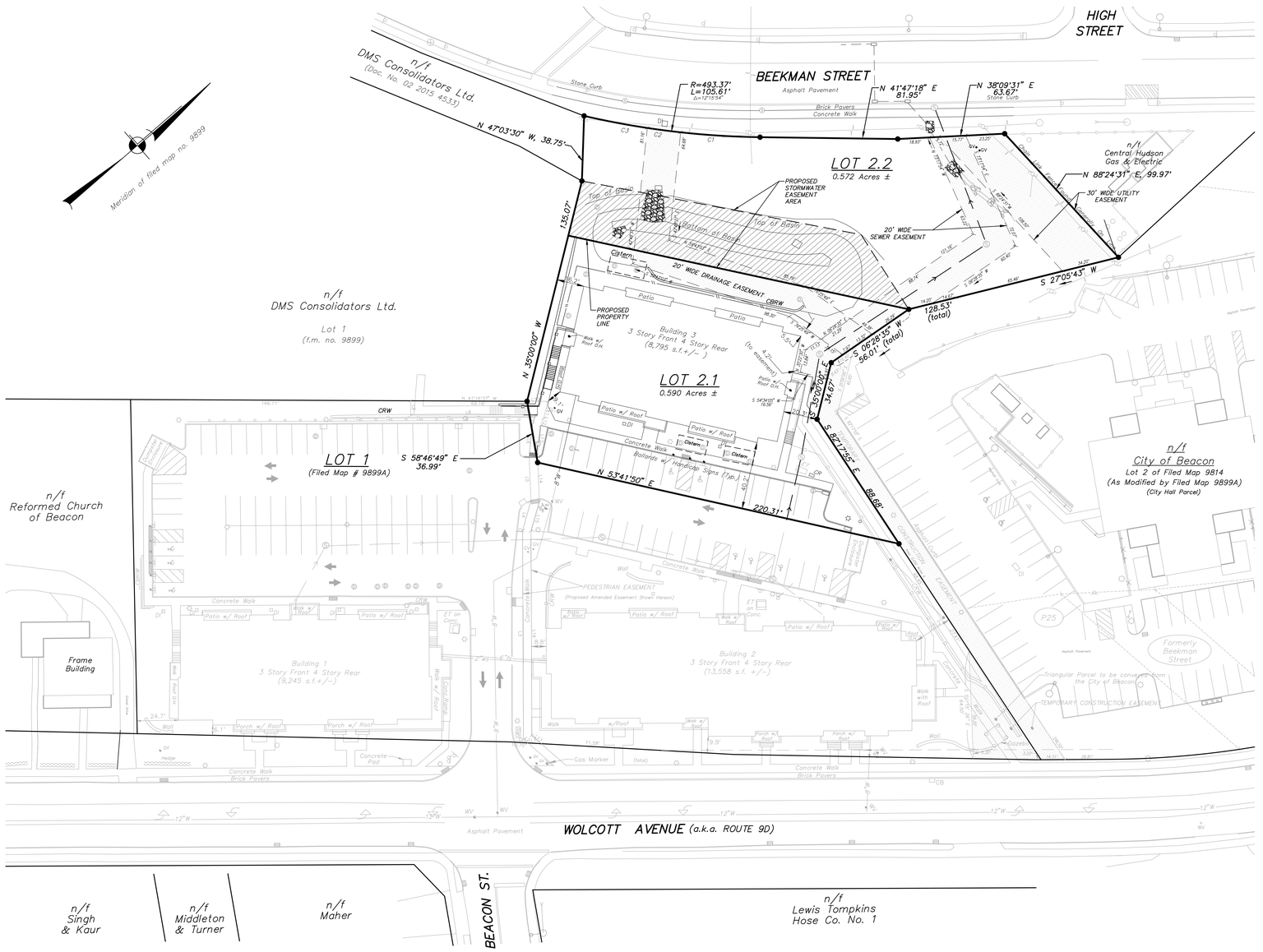
EAF Mapper Summary Report

Tuesday, September 29, 2020 8:12 AM



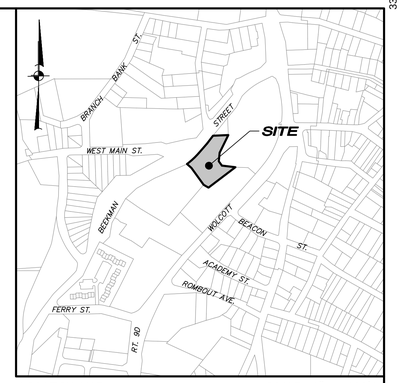
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the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

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



LEGEND

- Existing & Proposed Realigned Property Line
- Chain Link Fence
- ADA Pad — Americans with Disabilities Act Detectable Pad
- Drainage Manhole
- Sewer Manhole
- Catch Basin
- Drain Inlet
- Lightpole
- Utility Pole (with Overhead Wires)
- Gas Valve
- Sign
- Handicap Parking Space



LOCATION MAP SCALE: 1" = 400'±

OWNER/APPLICANT:

West End Lofts Associates II
c/o The Kearney Realty Development Group, Inc.
57 Route 6, Suite 207
Baldwin Place, New York 10505

SITE DATA:

Zone: L (LINKAGE DISTRICT)
Total Acreage1.162 AC.±
Tax Map No.: 5954-26-684943

GENERAL NOTES:

Filed Map References

1. "Final Subdivision Plat prepared for Beacon Ridge Associates, Inc." filed June 7, 1994 as map no. 9899.
   Subject Lot: 2
2. "Subdivision Plat of Parcel W prepared for Beacon Ridge Associates, Inc." filed December 6, 1993 as map no. 9814.
   Subject Lot: 2
3. "Final Plat prepared for The West End Lofts, etc." filed March 27, 2018 as map no. 9899A.

Deed References

1. Liber 1945, page 119; recorded June 10, 1994.
   Grantee: City of Beacon
   (Lot 2 Filed Map No. 9899)

SURVEY NOTES:

The survey fieldwork for Lots 1 and 2 of filed map 9899A shown hereon was completed on April 24, 2020.

Additional supplemental planimetric fieldwork for the City Hall property was performed by Insite Engineering & Landscape Architecture, P.C., completed December 21, 2017.

Underground structures, if any exist, not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this certificate.

Wolcott Avenue, a.k.a. N.Y.S. Route 9D (S.H. 85-1), and Beekman Street (as realigned) are variable width rights of way

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

According to New York State Association of Professional Land Surveyors policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

LOT 2.1 ZONING REQUIREMENTS:

	Required/Permitted:	Proposed:
Lot Depth:	75'	136'
Front Yard Setback:	0' – 20'	40' Existing
Side Yard Setback:	0' – 30'	21'
Rear Yard Setback:	25'	25'
Building Height:	2 – 4 stories / 48' max.	3 – 4 stories
Landscaped Area:	15 % min.	32 %

LOT 2.2 ZONING REQUIREMENTS:

	Required/Permitted:	Proposed:
Lot Depth:	75'	94'
Front Yard Setback:	0' – 20'	TBD
Side Yard Setback:	0' – 30'	TBD
Rear Yard Setback:	25'	TBD
Building Height:	2 – 4 stories / 48' max.	TBD
Landscaped Area:	15 % min.	TBD

Curve Tabel (Beekman Street)

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.30'	493.37'	5°29'34"	S 44°32'05" W	47.28'
C2	20.01'	493.37'	2°19'24"	N 48°26'34" E	20.00'
C3	38.31'	493.37'	4°26'55"	N 51°49'44" E	38.30'

Line Table (Pedestrian Easement)

LINE	BEARING	DISTANCE
L1	S 44°14'19" W	8.13'
L2	S 82°10'09" W	3.41'
L3	N 49°13'08" W	124.18'
L4	N 33°07'16" W	18.24'
L5	N 51°23'09" W	26.33'
L6	N 43°02'27" W	19.72'
L7	N 28°18'23" W	5.77'
L8	S 40°47'12" W	74.50'
L9	N 48°43'23" W	8.59'
L10	N 41°16'37" E	12.35'
L11	S 35°00'00" E	10.28'
L12	S 28°18'23" E	4.82'
L13	S 43°02'27" E	18.71'
L14	S 51°23'09" E	26.77'
L15	S 33°07'16" E	18.33'
L16	S 49°13'08" E	121.21'
L17	N 82°10'09" E	7.56'

GRAPHIC SCALE
0 15 30 60
(IN FEET)
1 inch = 30 ft.

Preliminary Plat

Prepared for the

West End Lofts Associates II

Situate in the

City of Beacon
Dutchess County, New York

Date: September 29, 2020

Engineering and Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.			City of Beacon Endorsement	Dutchess County Health Department	Consent to File
Professional Engineer	Professional Land Surveyor	Land Surveyor's Certification			
		I hereby certify that the survey shown hereon was completed on December 21, 2017; that this map was completed March 21, 2018; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc. NICHOLAS G. CHAPIS, L.S. New York State License No. 049330	Approved by Resolution of the Planning Board of the City of Beacon, New York, on the ____ day of _____ , 20___ subject to all requirements ad 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	This plan does not constitute a realty subdivision as defined by Article XI, Title II of Section 1116 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. Date:_____ Authorized Representative of the Commissioner of Health	The undersigned owners of the properties shown hereon herein certify that they are familiar with this map and its notes and its contents as stated hereon, including all conditions of approval. The owners understand their obligation to the City to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk. Owner: _____ Date: _____ West End Lofts Associates II

Prepared by:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

© 2020 Insite Engineering, Surveying & Landscape Architecture, P.C. All Rights Reserved.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\EVE\2021\5000 Kearney Beekman St\SURVEY\5160 (CAPS) 1 Twelve, eximious case 1 of Arthur Surveyor\PLAT\20215 PP-1.dwg, 9/29/2020 1:32:59 AM NE, chrisweg 1:1

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 6, 2020

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

RE: West End Lofts Associates II
Subdivision
Tax Parcel 5954-26-684943
City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above referenced application:

- Correspondence from INSITE Engineering dated September 29, 2020.
- Application for Subdivision Approval.
- Short Environmental Assessment Form (SEAF) dated September 29, 2020.
- Plan titled "Preliminary Plat prepared for West End Lofts Associates II" dated September 29, 2020, as prepared by INSITE Engineering.

Based upon our review of the above documents and plan, we offer the following comments:

General Comments:

1. The Application for Subdivision Approval notes "Beekman Street Townhouses" as the Subdivision name or identifying title, but the plat is titled "West End Lofts Associates II". The subdivision application should be revised to reflect the name as presented on the plat.

2. The Short EAF notes that the applicant is seeking to subdivide the existing parcel for a future townhouse development. We would recommend that a conceptual plan be provided at this time to show that the proposed lot is viable to support a townhouse project, along with meeting zoning requirements, prior to proceeding further with the subdivision.

Preliminary Subdivision Plat:

1. Parcel 2.1 and 2.2 shall show all existing utilities running through them.

2. The proposed stormwater easement shown on Lot 2.2 shall note who it is to benefit.

3. The sewer easement shown running through Lot 2.2 shall note who it is to benefit.

This completes our review at this time. Further comments may be forth coming based upon future submissions. **A written response letter addressing each of the above comments should be provided with the next submission.** If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

cc: John Clarke, Planner
Jennifer Gray, Esq.
David Buckley, Building Inspector

John Clarke Planning and Design jclarkeplandesign@gmail.com
25 Beech Street, Rhinebeck NY 12572 845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: March 27, 2018
Re: **West End Lofts II Subdivision**

I reviewed a September 29, 2020 cover letter from Insite Engineering, September 28, 2020 Subdivision Application, September 29, 2020 Short EAF Part 1, and September 29, 2020 Preliminary Plat.

Proposal

The applicant is proposing to subdivide a 1.16-acre parcel in the Linkage District and within the Local Waterfront Revitalization Program (LWRP) boundary. The new 0.572-acre lot is intended for the future development of townhouses.

Comments and Recommendations

1. The Plat should show contours of not more than two feet to help understand future access and building issues.

2. The proposed lot depth in the Lot 2.2 Zoning Requirements table should represent the average distance between the front and rear lot line.

3. A conceptual plan for future construction on the site would be helpful to make sure that the proposed parcel can accommodate the intended uses.

4. Since this property is within the LWRP boundary, the applicant should provide a consistency justification under Chapter 220, Waterfront Consistency, unless the proposal involves a SEQRA Type II, exempt, or excluded action.

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

John Clarke, Beacon City Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Jeffery J. Contelmo, P.E., Project Engineer

City of Beacon Planning Board Agenda
10/14/2020

Title:

Zoning Board of Appeals - **No meeting in October**

ATTACHMENTS

City of Beacon Planning Board Agenda
10/14/2020

Title:

City Council request to review proposed Local Law amending Chapter 223 concerning Wireless telecommunications

ATTACHMENTS

Small Wireless Facilities Design Standards.pdf

Wireless Telecommunication Law Comparison.pdf

Memorandum from the City Attorney Regarding Small Cell Wireless.pdf

Proposed Local Law Regarding Small Cell Wireless Facilities.pdf

Draft 6/12/2020

City of Beacon

Small Wireless Facilities

Aesthetic Design Standards

DRAFT

1. BACKGROUND AND PURPOSE

The City of Beacon has adopted the following standards in order to facilitate and encourage the orderly installation of wireless telecommunications infrastructure for the public convenience. The City encourages wireless service providers and wireless infrastructure providers to locate small wireless facilities in the public rights-of-way in a responsible fashion. These networks of low powered micro antennas provide cellular and data coverage to supplement the providers' macrocellular networks. New small cell installations will improve the providers' ability to meet current and future consumer cellular and data needs;

The following design standards have been developed by the City of Beacon to ensure that the design, appearance, and other features of small wireless facilities are compatible with nearby land uses; to prevent the intangible public harm of unsightly or out-of-character deployments; to ensure vehicular and pedestrian traffic safety and coordinate various uses in the right-of-way; and to protect the integrity of historic, cultural, and scenic resources and citizens' quality of life.

This document establishes design and aesthetic requirements that all small wireless facilities installed within the ROW must meet prior to installation within the City's boundaries. Small wireless facilities installed within the ROW are bound to these design standards.

There are several different small wireless facility installations permitted within Beacon:
- Attachments to utility poles and utility lines
- Attachments to traffic signal poles
- Attachments to certain types of street light poles
- New freestanding installations (small cell pole)
- New combination poles with street light and concealed small wireless facility (smart poles)

DRAFT

1. GENERAL REQUIREMENTS

1.1 SMALL WIRELESS FACILITY EQUIPMENT

AESTHETICS	Providers shall consider the aesthetics of the existing street lights and other City infrastructure near proposed small wireless facility locations, with special attention given to the details of neighborhoods with unique or ornamental street light assemblies. Unique or ornamental assemblies may include mast arms, ornamental pole bases, architectural luminaires, mounting heights, pole colors, etc. Equipment should match the aesthetics of the pole and surrounding poles.
EXTERNAL SHROUDING	4G antennas shall be cantennas or contained in a shroud and any other equipment shall be contained in an equipment cabinet, unless the visual impact can otherwise be reduced by its location on the pole. 5G antennas are not required to be shrouded, but shall be reasonably colored to match the pole on which they are mounted. On wood poles, the color of attachments shall be gray or OEM default colors.
SIDEARM (OFF-SET) INSTALLS	The nearest point of the enclosure to the pole shall not extend more than 30 inches from the pole or as specified by pole owner(s). The minimum mounting height shall be 20 feet.
CONDUITS	All cables shall be in rigid conduits from below ground to eight (8) feet above grade. Cables shall be in conduits or covers at heights greater than eight (8) feet above grade. Conduits and covers shall be surface mounted to the pole unless required to be installed inside the pole.
HARDWARE ATTACHMENT	Welding onto existing equipment is not permitted.
COLOR	All equipment shall be colored or painted to match pole aesthetics. If a wood pole, the visible attachments and

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	hardware shall be colored gray or OEM default colors. Paint color and type shall be that specified by the City Engineer.
CABLES	All cables shall be clearly labeled for future identification.
CANTENNAS	Cantennas or antennas contained in a shroud shall be mounted directly on top of the pole, unless a side arm installation is required by a pole owner. A tapered transition between the upper pole and pole-top cantenna is required. Cantenna shall be no more than 3 cubic feet in volume.
STICKERS OR SIGNS	Any on-pole cabinet and any ground mounted utility box shall be labeled with: (1) RF warning sticker or sign, no larger than 7x10 inches. Facing to the street near the elevation of the antennas; (2) 7-inch by 10-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number, and (3) No product advertising.
LIGHTS	There shall be no lights on the equipment unless required by federal law.
GROUND MOUNTED EQUIPMENT BOX	Shall not be permitted unless applicant demonstrates that no other feasible options for containing the necessary equipment are available. Boxes shall not be placed closer than 20 feet from a street corner, and sight lines for drivers and pedestrians must be preserved. The City Engineer shall make the final determination on approval or denial of the proposed placement. All ground mounted equipment boxes shall be attached to a concrete foundation. All equipment must be at least two (2) feet clear of the curb. The City prefers equipment to be placed in existing underground vaults when available.

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POLE CONNECTION	Attachments to the side of a pole shall be oriented away from the street side of the pole, placed perpendicularly or parallel to the street, unless applicant demonstrates need for variation. Providers shall use a consistent orientation on poles located on the same block. Attachments must be at least two (2) feet clear of the curb.
HEIGHT OF EQUIPMENT ON POLE	The lowest point shall not be lower than eight (8) feet from the grade directly below the equipment enclosure.
POWER METER	As required by National Grid and in a location that (1) minimizes its interference with other users of the City's right-of-way including, but not limited to, pedestrians, motorists, and other entities with equipment in the right-of-way, and (2) minimizes its aesthetic impact.

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1.2 NEW AND REPLACEMENT METAL POLES

POLE STYLE	Pole shall match aesthetics of surrounding street lights. Pole extension on traffic signal pole shall match the rest of the pole.
COLOR	A pole and pole extension shall be colored or painted to match existing street light aesthetics. Paint color and type used shall be that specified by the City Engineer.
INTERNAL INSTALLS	Equipment shall be installed internally when using a new underground-fed pole. Any equipment installed within a pole shall not protrude from the pole except to the extent reasonably necessary to connect to power or a wireline, or as required by National Grid.
STICKERS OR SIGNS	On each pole, a (1) RF warning sticker or sign, no larger than 5 x 7 inches. Facing to the street near the elevation of the antenna(s); (2) 5-inch by 7-inch (maximum) plate with the provider's name, location identifying information, and 24-hour emergency telephone number, and (3) No product advertising.

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1.3 GENERALLY APPLICABLE REQUIREMENTS

Any small wireless facilities, whether co-located on an existing pole or installed on or in a new pole, shall comply with the following requirements:

- Shall not significantly create a new obstruction to property sight lines.
- Shall preferably be on a pole located as close as possible to the point of intersection created by the extension of side-yard property lines with the existing line of utility or street light poles in the right-of-way, and preferably along a property's secondary street facing.
- Shall be installed with appropriate clearance from existing utilities.
- Providers shall consider the aesthetics of existing street lights and street furniture in the neighborhood of the proposed small cell locations. These aesthetic considerations and accommodations shall be included in the application submittal.
- All equipment located within the public ROW shall be located such that it meets ADA requirements and does not obstruct, impede, or hinder usual pedestrian or vehicular travel or interferes with the operation and maintenance of traffic signals, signage, street lights, street furniture, fire hydrants, underground infrastructure, or business district maintenance.
- New small wireless facility wires, cords and cables shall be encased in a separate conduit than any City wires, cords, and cables.
- Shall be placed so as not to interfere with normal operation and maintenance of street lights, traffic signals or other street appurtenances.

1.31 CITY'S PREFERRED SMALL WIRELESS FACILITY EQUIPMENT LOCATIONS IN ORDER OF PREFERENCE:

- On-strand attached to a utility pole, if meeting provider service objective.
- Attached to existing utility poles or to traffic signal poles.
- Attached to plain wood or plain metal street light poles.
- Replacement plain metal street light pole with concealed small wireless facility equipment and antennas.
- Installation of small cell poles.
- Replacement ornamental street light pole with concealed small wireless facility equipment and antennas.

Applicant shall demonstrate the infeasibility of each city-preferred location before requesting permission for the next on the list.

1.32 STANDARDS FOR SMALL WIRELESS FACILITIES WITHIN NATIONAL REGISTER-LISTED HISTORIC DISTRICTS OR THE CITY'S HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE OR ADJACENT TO NATIONAL REGISTER-LISTED SITE OR LOCAL PROTECTED SITE

In order to maintain the character of a historic property, all wireless facilities and new structures within a National Register-Listed Historic District or the City's Historic District and Landmark Overlay Zone or adjacent to a National Registered-Listed site or local protected site must employ screening, concealment, camouflage, or other stealth techniques to minimize visual impacts. The placement of small wireless facilities on existing structures or new poles shall be subject to the following:

- Tower structures and new wooden structures will not be permitted.
- Small wireless facilities shall not be installed on poles located in front of a building designated as a local landmark or listed on the National Register.
- The design of wireless facilities and related new structures must be integrated with existing buildings, structures and landscaping, including considerations of height, color, style, placement, design and shape.

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2. ATTACHMENTS TO UTILITY POLES

2.1 PURPOSE

This chapter of the standards governs attachment of a small wireless facility to a utility pole.

2.2 STANDARDS

A small wireless facility attachment shall conform to pole owner's attachment standards. Any attachment to a utility pole or utility line shall first be approved by the owner(s) of the utility pole or line.

All associated equipment shall be mounted on poles if allowed by pole owner and pole is capable of supporting.

Fiber, wires and cables shall be in conduits or covers surface-mounted to pole.

One (1) small wireless facility will be allowed by the City per utility pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns. These standards apply whether attachment is to an existing utility pole, or the owner requires installation of a replacement utility pole.

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3. ATTACHMENTS TO TRAFFIC SIGNAL POLES

3.1 PURPOSE

This chapter of the standards governs attachment of a small wireless facility to a traffic signal pole.

3.2 STANDARDS

One (1) small wireless facility will be allowed by the City per traffic signal pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns.

All provider equipment other than the antenna shall be housed inside an existing underground vault, inside the pole or a pole extension at the top of the pole, inside a pole-mounted cabinet, or hidden within the cantenna. The cantenna shall only be attached to the top of the pole. 5G antennas shall be mounted not more than 6" from the pole or pole extension and shall be colored to match the pole.

Fiber, wire and cables shall be inside pole in a conduit. If conduit space is not available, the pole cannot be used.

A small wireless facility may not be placed on a traffic signal pole which has a luminaire attached.

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4. ATTACHMENTS TO STREET LIGHT POLES

4.1 PURPOSE

This chapter governs small wireless facility attachments to a street light pole. Two different types of small wireless facility installations are permitted on street light poles, which are:

- Co-locating small wireless facility equipment on plain (non-ornamental) wood or plain (non-ornamental) metal street light poles.
- Replacing an existing plain wood or plain metal street light pole so that small wireless facility equipment can be attached.

4.2 STANDARDS

No small wireless facility placement shall be allowed as attachments on ornamental street lighting poles. Replacement of an existing ornamental street light pole with a matching smart pole may be permitted as per Section 6.

One (1) small wireless facility will be allowed by the City per street light pole if technically feasible and if in the determination of the City Engineer there are no safety or aesthetic concerns. These standards apply whether attachment is to an existing street light pole or to a replacement street light pole.

On an existing pole, the equipment excluding the antenna shall be in an equipment cabinet if on the pole, otherwise shielded from view, hidden within the cantenna, or contained in an existing underground vault or new or existing ground-mounted utility box.

- All equipment not concealed in a base cabinet shall be above the ground at least eight (8) feet.
- Equipment shall be oriented away from the street. If an exception is made allowing the small cell equipment to orient toward the street, the attachment shall be installed no less than 16 feet above the ground.
- The size of small wireless facilities shall be minimized as much as possible to minimize visual impact without decreasing the level of service desired by provider.
- The lighting level-of-service shall not be decreased.
- The City may require a new smart pole in lieu of collocating on a metal street light pole. See Section 6 for smart pole standards.
- Wood poles shall only be allowed by approval in areas that have predominantly wood poles or when replacing an existing wood pole. Wood poles shall not be allowed on streets which do not currently have wooden utility poles.

5. INSTALLATION OF SMALL CELL POLE

5.1 PURPOSE

This chapter of the Standards is to be used when installing a freestanding small wireless facility installation, referred to as a small cell pole.

5.2 STANDARDS

All small wireless facility carrier equipment excluding the antenna shall be housed internal to an equipment cabinet at the base of the pole or hidden within the pole or cantenna. No provider equipment shall be strapped or banded to the outside of the small cell pole.

- Small Cell Poles shall coordinate with neighborhood pole style, color, and material type, matching aesthetics of adjacent poles, but may have larger diameter to internally conceal equipment.
- A base containing equipment shall be round with a preferred diameter of the base cabinet 18 inches with a maximum 24 inch diameter. The meter shall be contained in an equipment cabinet as approved by National Grid.
- Ownership of small cell poles is to remain with the provider.
- At least 15% of the pole design structural capacity shall be reserved for future City installations.
- All new poles shall have appropriate clearance from existing utilities.
- Small Cell Poles shall have a smooth transition from the upper pole to the cantenna or 5G antenna.
- Wood poles shall not be allowed on streets which do not currently have wooden utility poles.

5.3 PLACEMENT REQUIREMENTS

All small cell poles shall be privately owned and shall be permitted by the Department of Engineering via the ROW Permit Requirements as outlined in the Master License Agreement.

- Preferred location for new pole is generally on an extension of the side-yard property line at the intersection with the line of street lights, utility poles, or trees in the ROW, to avoid interference with building face, views, business signage, pedestrian flow, etc.
- Small Cell Poles placement shall not impede, obstruct, or hinder pedestrian or vehicular travel.
- Small Cell Poles shall not be located along the frontage of a historic building, deemed historic on a federal, state, or local level.
- Small Cell Poles shall not significantly create a new obstruction to property sight lines.
- Whenever possible, the freestanding small wireless facility shall be located on the secondary street.

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- Small Cell Poles shall be located within the street amenity zone whenever possible.
- All new poles shall be in line with adjacent utility or street light poles, and preferably be equidistant from them.
- To minimize conflicts with trees, minimum distance standards will be established from tree canopy edge. Distances will vary based on current age of tree (which is based on diameter of trunk) in order to anticipate future tree growth. Distances will also depend on which side of street the cell structures will be installed.

    a. Distance from canopy edge on utility pole side of street (where low-growing trees are planted)

Trunk Diameter	Distance from canopy edge
1 to 6”	20’
7 to 12”	15’
13” and up:	10’

    b. Distance from canopy edge on side of street free of utility poles (where tall-growing trees are planted)

Trunk Diameter	Distance from canopy edge
1 to 6”	55’
7 to 12”	45’
13 to 18”	35’
18 to 24”	25’
24” and up	15’

    The City may refuse applications for sites that are prime locations for tree planting due to soil quality, tree lawn width, and importance of tree canopy at this location to the community. These priority tree planting areas are typically on the side of the street without utility poles, and have tree lawns (planting strips) greater than seven (7) feet wide between the curb and the sidewalk.

    Small Cell Poles shall be placed at an equal distance between trees and other poles when possible.

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- Small Cell Poles shall not be installed between the perpendicular extension of the primary street-facing wall plane of any single- or two-family residence and the street.
- When located adjacent to a commercial establishment, such as a shop or restaurant, small cell poles shall not be located in front of store front windows, primary walkways, primary entrances or exits, or in such a way that would impede a delivery to the building.
- Small Cell Poles shall be at least 5’ from driveways, entrances or private lead walks to buildings, and bus shelters.
- Small Cell Poles must be placed outside of the 20-foot equipment clear zone, or applicable sight triangle at intersection corners.

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6. INSTALLATION OF SMART POLES

6.1 PURPOSE

This chapter of the Standards is to be used when installing a:

- Replacement plain metal street light pole with internally concealed small wireless facility equipment and antennas; or
- Replacement ornamental street light pole with internally concealed small wireless facility equipment and antennas.

6.2 STANDARDS

All small wireless facility carrier equipment excluding the antenna shall be housed internal to an equipment cabinet at the base of the pole, or concealed within the pole or cantenna. No provider equipment shall be strapped to the outside of the smart pole.

Smart poles shall reasonably match neighborhood pole style, color and material type. Height of smart pole shall not exceed the greater of 10% higher than original/surrounding light poles, or 50 feet.

A base containing equipment shall be round with a preferred diameter of the base cabinet 18 inches with a maximum 24 inch diameter. The meter shall be contained in the base cabinet or as approved by National Grid.

New luminaires shall be mounted at the same height as adjacent street lights. New luminaires shall reasonably match existing and shall incorporate the City's networked lighting control node.

The lighting level-of-service shall not be decreased.

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§ DRAFT LOCAL LAW NO. ____ OF 2020

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223-, SECTIONS 24.5 Wireless telecommunication, 26.4, 25(A), 41.18(A)(19) AND 41.21(A)(10) THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, SECTIONS 24.5, 26.4, 25(A), 41.18(A)(19) and 41.21(A)(10) of the Code of the City of Beacon concerning wireless telecommunications services facilities.-

[Added 7-15-2002 by L.L. No. 21-2002; amended 12-2-2002 by L.L. No. 30-2002; 2-19-2019 by L.L. No. 2-2019]

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

Section 1. Chapter 223, Section 24.5 of the Code of the City of Beacon entitled "Wireless Telecommunication Services Facilities" is hereby repealed in its entirety.

Section 2. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled "Small Cell Wireless Telecommunications Facilities" is hereby repealed in its entirety.

Section 3. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled "Wireless Telecommunications Services Facilities" is hereby created as follows.

§ 223-26.4 **Wireless telecommunications services facilities.**

A. Statement of intent and objectives.

(1) (1) The City Council has determined that the establishment of zoning provisions to institute minimum standards for wireless telecommunications services facilities

shall be among the legislative purposes of the Zoning Law of the City of Beacon and is in accordance with the goals, objectives and policies of the City's Development Plan.

(2) ~~(2)~~ The purpose of these special regulations is to reasonably control the location, construction and maintenance of wireless telecommunications services facilities in order to ~~encourage the siting of said facilities in nonresidential areas and to~~ protect, to the maximum extent practicable, aesthetic impacts, the open space character of portions of the City of Beacon, the property values of the community, and the health and safety of citizens, while not unreasonably limiting competition among ~~telecommunication~~telecommunications providers.

B. ~~B. Use.~~ Except as provided hereinafter, no wireless ~~telecommunication~~telecommunications services facility shall be located, constructed or maintained on any lot, building, structure or land area in the City of Beacon ~~unless a special use permit has been issued in conformity with the requirements of this chapter and all other applicable regulations~~without first filing a wireless telecommunications services facility application with the Planning Board and obtaining approval from the Planning Board.

C. ~~C.~~ Exemptions. The provisions of this section shall not apply to:

~~(1) Wireless telecommunication services facilities that obtain a small cell permit from the Planning Board pursuant to § 223-26.4; or~~

(1) ~~(2)~~ Unlicensed wireless ~~telecommunication~~telecommunications services facilities installed wholly within a principal or accessory building, such as but not limited to baby monitors, heart monitors, garage door openers and burglar alarm transmitters, and serving only that building.

~~D. Special use permit application.~~

(2) ~~(1)~~ An eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure. A building permit must be obtained prior to any modification of an eligible support structure pursuant to an eligible facilities request.

An application for approval of a wireless ~~telecommunication~~telecommunications services facility shall be ~~submitted on the relevant forms for special use permit approval and shall be~~ jointly filed by the operator of the wireless ~~telecommunication~~telecommunications

services facility and the owner of the property on which such facility is proposed to be located.

D. ~~(2) The special use permit application~~ and shall contain the following:.

(1) ~~(a)~~ A site development plan showing applicant's entire property and adjacent properties and streets, at a convenient scale. ~~The site development plan shall also describe any new proposed structure and antenna(s) and all related fixtures, antenna equipment, appurtenances and apparatus, including but not limited to height above preexisting grade, materials, color and lighting;~~

(2) ~~(b)~~ An engineering plan illustrating the design and specifications of the proposed structure and equipment, including location of radios, antenna facilities, transmitters, equipment shelters, cables, conduits, point of demarcation, transport solution, electrical distribution panel, electric meter, and electrical conduit and cabling. Where applicable the design documents should include specifications on design, pole modifications and ADA compliance;

(3) Where applicable, a load bearing study to determine whether the a structure requires reinforcement in order to accommodate the attachment of the proposed wireless telecommunication facility. If pole reinforcement is warranted, teh design documents should include the proposed pole modification.

(4) The location, size, and height of all existing and proposed structures on the property which is the subject of the application;

(5) ~~(c)~~ The applicant's name, address, telephone number, and e-mail address;

(6) ~~(d)~~ The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant ~~with respect to the filing of the special use permit application~~;

(7) ~~(e)~~ A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;

(8) ~~(f)~~ The location of the nearest residential structure;

~~(g) Identify and disclose the number and locations of wireless telecommunication services facilities that the applicant has installed or locations the applicant has considered in the past~~

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~~year within the City;~~

~~(h) A description of the anticipated maintenance needs, including frequency of service, personnel needs and equipment needs, and the potential traffic safety and noise impact of such maintenance;~~

(9) ~~(i)~~ Identify all existing and proposed wireless ~~telecommunication~~telecommunications services facilities which impact upon the service area covering the City of Beacon, including but not limited to topographic maps of the City with service coverage and service gap grids and all proposed as well as other functionally acceptable locations for such facility(ies);

~~(j) The operator of the wireless telecommunication services facility shall submit a certificate of public utility, unless it can be demonstrated to the satisfaction of the City Council that the operator of such facility is exempt from such requirement pursuant to New York State law;~~

(10) ~~(k)~~ A visual impact assessment of the proposed wireless telecommunications services facility based upon appropriate modeling, photographic simulation and other pertinent analytical techniques as required by the Planning Board;

(11) Where the owner of the property on which a wireless telecommunication services facility is proposed contemplates that such property may be used for the installation of two or more such facilities, the property owner shall submit a conceptual master plan identifying the total number and location of such facilities; and~~-~~

~~(l) Any application for a wireless telecommunication services facility shall include a statement and appropriate documentation demonstrating that City-owned sites, buildings and structures and the City's existing facilities inventory have been reviewed to the extent relevant to provide a wireless telecommunication services facility in the area which is the subject of such application and that all reasonable efforts have been made to locate or collocate such facility on all City-owned sites, buildings and structures and on all sites identified in such existing facilities inventory within the service area.~~

~~(m) Any amendment to information contained in a special use permit application shall be submitted in writing to the City within 30 days after the change necessitating the amendment.~~

~~(3) The City may reject applications not meeting the requirements stated herein or which are otherwise incomplete.~~

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~~(4) No wireless telecommunication services facilities shall be installed, constructed or modified until the application is reviewed and approved by the City Council and the special use permit has been issued.~~

(12) ~~(5)~~ In the case of an application for approval of a wireless telecommunications services facility to be located on lands owned by a party other than the applicant or the City, a copy of the lease agreement with the property owner, absent the financial terms of such agreement, together with any subsequent modifications thereof, shall be provided to the Planning Board and a copy shall be filed with the City Clerk and the Building Inspector.

(13) For applications concerning small cell wireless telecommunications facilities, the Planning Board may waive any of the above application submission requirements that it believes to be unnecessary.

E. The applicant and all future owners of the premises and the wireless ~~telecommunication~~telecommunications services facility shall at all times keep on file in the office of the City Clerk the name, address, and telephone number of the owner and operator of such facility and of at least one individual who shall have authority to arrange for the maintenance of the premises and facility and who shall be authorized to accept service of notices and legal process on behalf of the owner and operator(s) of the premises and facility and to bind the owner to any settlement, fine, judgment, or other disposition (other than incarceration) which may result from any civil or criminal action or proceeding instituted by the City against such owner and/or operator(s).

~~E. Every application for a small cell wireless telecommunication services facility shall be referred to the Planning Board for report and recommendation thereon before the public hearing required by law. Within 30 days of the date of the first Planning Board meeting on or after the date of referral, the Planning Board shall forward its recommendation to the City Council and the applicant, and shall indicate whether the application should be approved, disapproved or approved with modifications and shall specify what modifications, if any, are necessary.~~

F. ~~F.~~ Application fees. At the time an applicant submits an application for a wireless ~~telecommunication~~telecommunications services facility, such applicant shall pay a nonrefundable application fee in an amount as determined by the City Council and set forth in the City of Beacon fee schedule, in addition to any other fee required by law.

G. ~~G.~~ Reimbursement for the use of the public right-of-way. In addition to permit application fees, every wireless ~~telecommunication~~telecommunications services facility

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located in the public right-of-way is subject to the City's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the public right-of-way. The annual fee for use of the public right-of- way shall be set forth in the City of Beacon fee schedule.

~~H. Location and access.~~

~~(1) Subject to the City Council's review and evaluation of technological, structural, safety and financial considerations associated with alternative locations for the siting of wireless telecommunication services facilities, the locational priorities set forth below are consistent with the City's obligation to create the least amount of adverse aesthetic impact and to preserve the scenic values of the City.~~

~~(2) Applications for small cell wireless facilities shall locate, site and erect said facility in accordance with the following priorities, Subsection **H(2)(a)** being the highest priority and Subsection **H(2)(f)** being the lowest priority.~~

~~(a) On the roof of any City-owned or federal-, state- or local government-owned buildings or structures.~~

~~(b) Location on privately owned buildings.~~

~~(c) Location on existing City-owned utility poles.~~

~~(d) Location on City-owned infrastructure on private poles.~~

~~(e) Location on City-owned property, where there is no existing pole.~~

~~(f) Location on privately owned utility poles.~~

~~(3) Applications for all non-small cell wireless facilities shall locate, site and erect said facility in accordance with the following priorities, Subsection **H(3)(a)** being the highest priority and Subsection **H(3)(g)** being the lowest priority:~~

~~(a) Collocation on existing wireless telecommunication services facilities on lands owned or controlled by the City.~~

~~(b) Collocation on a site with existing wireless telecommunication services facilities in the City.~~

~~(c) On sites, buildings and structures located in the HI and LI Zoning Districts.~~

~~(d) On sites, buildings and structures in the PB, OB, LB and GB Zoning Districts.~~

~~(e) On sites, buildings and structures in the CMS Zoning District.~~

~~(f) On sites, buildings and structures in Residential Zoning Districts.~~

~~(g) On sites, buildings and structures in the WD, WP, or Historic District and Landmark Overlay Zone.~~

~~(4) If the proposed site is not the highest priority listed above, then a detailed explanation must be provided as to why a site of higher priority was not selected. The applicant seeking such an exemption must satisfactorily demonstrate the reason or reasons why such a special use permit should be granted for the proposed site and the hardship that would be incurred by the applicant if the permit was not granted for the proposed use.~~

~~(5) Wherever possible, new wireless telecommunication services facilities shall be in the form of antennas attached to an existing building or structure and/or shall be in the form of stealth structures. Lattice towers shall be the structures of last resort.~~

~~(6) All new wireless telecommunication services facilities and premises shall be of proper size, location and design to accommodate collocation of other service providers' facilities, unless otherwise permitted by the City Council. To the maximum extent practicable, existing roadways shall be used to provide access to the site of a wireless telecommunication services facility.~~

~~(7) An applicant may not bypass a site of higher priority by stating the site presented is the only site leased or selected. An application shall address collocation as an option and, if such option is not proposed, the applicant must explain why collocation is commercially or otherwise impracticable.~~

~~(8) Notwithstanding the above, wireless telecommunication services facilities are permitted in all zoning districts in the City of Beacon. The City Council may approve any site located within the City, provided the City Council finds that the proposed site is in the best interest of the health, safety and welfare of the City and its inhabitants.~~

H. ~~I.~~ Setbacks. Wireless ~~telecommunication~~telecommunications services facilities, except those structurally mounted to an existing building or structure, shall be located not less than two times the otherwise applicable setback requirements for principal structures for the district in which the property is located, or not less than the height of the facility plus the otherwise applicable setback requirements for principal structures for the zoning district in which the property is located, whichever shall be greater. Wireless

~~telecommunication~~telecommunications services facilities structurally mounted to the roof of an existing building or structure shall be set back at least 15 feet from the edge of the roof along any street frontage, unless the ~~City Council~~Planning Board makes a written determination that such designs are not necessary or feasible.

I. ~~J.~~ Height limitations. Within the height limitations set forth below, a wireless ~~telecommunication~~telecommunications services facility shall not exceed the minimum height reasonably necessary to accomplish the purpose it is proposed to serve. Coverage requirements, safety, visual impacts, and proximity to occupied buildings are all factors that can be considered in determining the appropriate height.

(1) ~~(1)~~ The height of any antennas, or other associated antenna equipment, structurally mounted as part of a wireless ~~telecommunication~~telecommunications services facility shall not be placed more than 10 feet above the highest point of the existing structure on which such antennas or antenna equipment is affixed. ~~Antennas shall be mounted so that the bottom of the antenna is at least 20 feet above the grade at the base of the pole~~ or ten percent taller than the highest point of the adjacent structures if the adjacent structures are taller than the structure to which the antennas and equipment are proposed to be affixed, unless the Planning Board determines that a request height is required to provide the necessary service and/or capacity (i.e. network densification). .

(2) ~~(2)~~ The height of any monopole or tower utilized in a wireless ~~telecommunication~~telecommunications services facility shall not exceed 150 feet in height measured from the highest point of such facility to the finished grade elevation of the ground immediately adjacent to the structure.

(3) ~~(3)~~ Applicants must submit documentation justifying the total height.

~~K. Visual mitigation. The applicant/provider shall prepare a visual impact assessment of the proposed wireless telecommunication services facility based upon appropriate modeling, photographic simulation and other pertinent analytical techniques as required by the City Council.~~

J. ~~(1)~~ Visual mitigation.

(1) All wireless ~~telecommunication~~telecommunications services facilities shall be sited so as to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residents in the area of the wireless ~~telecommunication~~telecommunications services facility.

(2) ~~(2)~~ Landscaping and/or other screening and mitigation, including but not limited to architectural treatment, stealth design, use of neutral or compatible coloring and materials, or alternative construction and transmission technologies, shall be required to minimize the visual impact of such facility from public thoroughfares, important viewsheds designated by the City Council or listed in the City's Comprehensive Plan, and surrounding properties to the extent practicable, as determined by the ~~City Council~~Planning Board.

(3) ~~(3)~~ No signs shall be erected on any wireless ~~telecommunication~~telecommunications services facility except as may be required by the ~~City Council for security~~FCC or ~~safety purposes~~other governmental agency with jurisdiction over such facilities.

(4) ~~(4)~~ All equipment enclosures and storage buildings associated with the wireless ~~telecommunication~~telecommunications services facilities shall be consistent or compatible with adjacent buildings in terms of design, materials and colors and shall be appropriately landscaped. All accessory equipment shall maximize use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings.

(5) ~~(5) All special use permit applications for~~All wireless telecommunication services facilities shall ~~contain a demonstration that the facility is~~be sited ~~as~~ to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residences in the area of the wireless telecommunication services facilities.

(6) ~~L.~~ No wireless telecommunications services facility shall be located in the Historic District and Landmark Overlay Zone, unless the applicant demonstrates to the satisfaction of the Planning Board that the selected site is necessary to provide wireless services, including but not limited to, filling a gap in coverage, densifying a wireless network, introducing a new service or otherwise improving service capabilities.

(7) The Planning Board may consider alternative locations for equipment.

(8) The Planning Board shall consider all impacts to sight lines and aesthetic views.

(9) No wireless telecommunications services facility shall obstruct pedestrian or vehicular traffic in any way.

(10) Wherever possible, new wireless telecommunications services facilities shall be in the form of antennas attached to an existing building or structure and/or shall be in the form of stealth structures. Towers shall be the structures of last resort.

(11) All applications for a small wireless facility permit shall comply with the Small Wireless Facility Design and Review Guideline Policy, to the maximum extent feasible, and the applicable provisions of this section. However, notwithstanding anything to the contrary, where appropriate, the Planning Board shall have the authority to waive any requirements set forth in the Small Wireless Facility Design and Review Guideline Policy and this subsection relating to an application for, or approval of, a small wireless facility permit. The Wireless Facility Design and Review Guideline Policy shall be created by the Building Inspector, upon consultation with the City Planner, and shall be approved by the Planning Board.

K. Materials. A wireless ~~telecommunication~~telecommunications services facility shall be of galvanized finish or painted gray or another neutral or compatible color determined to be appropriate for the proposed location of such facility in the reasonable judgment of the ~~City Council.~~Planning Board. The mountings of wireless ~~telecommunication~~telecommunications antennas shall be nonreflective and of the appropriate color to blend with their background.

L. ~~M.~~ Lighting. The wireless ~~telecommunication~~telecommunications services facility shall not be artificially lighted unless otherwise required by the Federal Aviation Administration or other federal, state or local authority.

M. ~~N.~~ Operational characteristics. Unless otherwise superseded by the Federal Communications Commission (FCC), the design and use of the proposed wireless ~~telecommunication~~telecommunications services facility, including its cumulative impact with other existing and approved facilities, shall be certified to conform to the maximum NIER exposure standards promulgated by the FCC, as amended. Said certification shall include a report by a licensed professional electrical engineer with expertise in radio communication facilities and/or health physicist acceptable to the ~~City Council.~~Planning Board. A copy of such certification report shall be submitted to the ~~City Council~~Planning Board prior to commencing operation of such facility and a copy shall be filed with the Building Inspector. The ~~City Council~~Planning Board may require annual certification of conformance with the applicable emission standards. Additionally, copies of certification reports shall be submitted to the ~~City Council~~Planning Board whenever they are required to be submitted to the FCC. The ~~City Council~~Planning Board may hire a qualified professional of its choosing to review and confirm such initial and subsequent

certification report(s), the cost of which shall be reimbursed by the applicant in accordance with the escrow account procedures established by the City for the reimbursement of professional review fees for subdivision, site plan and special use permit applications. Any violation of the emissions standards shall require immediate discontinuation and correction of the use responsible for the violation.

~~O. Noise. Noise-producing equipment shall be sited and/or insulated to prevent any detectable increase in noise above ambient levels as measured at the property line.~~

N. ~~P.~~ Utility service. Electrical and land-based telephone lines extended to serve the wireless ~~telecommunication~~telecommunications services facility sites shall be installed underground. If the wireless ~~telecommunication~~telecommunications services facility is attached to a building, and if determined practical and economically feasible by the ~~City Council~~Planning Board, all wires from the ground to said facility shall be located within the building. If permitted to be located outside said building, the wires shall be enclosed in a conduit whose materials and colors are consistent or compatible with the building.

O. ~~Q.~~ Safety provisions. A wireless ~~telecommunication~~telecommunications services facility shall be designed and erected so that in the event of structural failure it will fall within the required setback area and, to the maximum extent possible, away from adjacent development.

P. ~~R.~~ Security provisions. A ~~security program shall be formulated and implemented for the site of a~~ wireless ~~telecommunication~~telecommunications services facility~~. Such program~~ shall be designed to prevent unauthorized access and may include the incorporation of physical features such as fencing, anti-climbing devices or elevating ladders on monopoles and towers, and/or monitoring either by staff or electronic devices to prevent unauthorized access and vandalism.

Q. ~~S.~~ Structural/safety inspection and report.

(1) ~~(1)~~ A monopole or tower over 50 feet in height shall be inspected at least ~~once a year~~every five years from a structural and safety perspective at the expense of the service provider by a licensed professional engineer, or at any other time upon a determination by the Building Inspector that the monopole or tower may have sustained structural damage, and a copy of the inspection report shall be submitted to the Building Inspector.

(2) ~~(2)~~ The City of Beacon reserves the right to inspect any wireless

~~telecommunication~~telecommunications services facility to ensure compliance with the provisions of this section and any other provisions found within the Federal Communications Commission (FCC) regulations and City of Beacon Code, state or federal law. The City of Beacon and/or its agents shall have the authority to enter the property upon which a wireless ~~telecommunication~~telecommunications facility is located at any time, upon reasonable notice to the operator, to ensure such compliance.

~~T. Lease agreement. In the case of an application for approval of a wireless telecommunication services facility to be located on lands owned by a party other than the applicant or the City, a copy of the lease agreement with the property owner, absent the financial terms of such agreement, together with any subsequent modifications thereof, shall be provided to the City Council and a copy shall be filed with the City Clerk and the Building Inspector.~~

R. ~~U.~~ Interference. In the event that the wireless ~~telecommunication~~telecommunications services facility causes interference with the radio or television reception within the City of Beacon, the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected.

S. ~~V.~~ The ~~City Clerk~~Secretary of the Planning Board shall forward a copy of the ~~City Council special use permit~~Planning Board decision to the City Tax Assessor to allow the City to better assess the utility infrastructure for wireless telephone facilities.

T. ~~W.~~ Duration. Construction must be commenced within 12 months of issuance of the Planning Board's approval and diligently pursued thereafter, or such approval shall expire.

U. Removal, relocation or modification of wireless ~~telecommunication~~telecommunications services facilities in the public right-of-way.

(1) Notice. Within 90 days following written notice from the City, the wireless provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any wireless ~~telecommunication~~telecommunications services facility within the public right-of-way whenever the City has determined that such removal, relocation, change or alteration is necessary for the construction, repair, maintenance, or installation of any City improvement in or upon, or the operations of the City in or upon, the public right-of-way.

(2) Abandonment of facilities. Upon abandonment of a wireless

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~~telecommunication~~telecommunications service facility within a public right-of-way of the City, the wireless provider shall notify the City within 90 days. Following receipt of such notice the City may direct the wireless provider to remove all or any portion of the small cell facility if the City, or any of its departments, determines that such removal will be in the best interest of the public health, safety and welfare.

(3) A wireless telecommunications provider is authorized, after 30 days written notice to the City Building Inspector, to remove its facility at any time from the rights-of-way and cease paying the City the administrative fee.

Section 4. Subsection A of Chapter 223, Section 25 of the Code of the City of Beacon entitled "Site development plan approval" is hereby amended as follows:

A. Approval required. No building permit shall be issued, other than for interior alterations, and no change in type of use, as categorized in § 223-26F hereof, shall be permitted, other than one-family dwellings or ~~small cell~~ wireless telecommunications services facilities, except in conformity with an approved site development plan, and no certificate of occupancy for such structure or use shall be issued until all the requirements for such approval and any conditions attached thereto have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with such approved plan and conditions. Revisions of such plans shall be subject to the same approval procedure.

Section 5. Subsection A(19) of Chapter 223, Section 41.18 of the Code of the City of Beacon entitled "Regulations" is hereby amended as follows:

§ 223-41.18 Regulations.

A. Uses by right. The uses listed below are permitted by right in the CMS District, in the manner and under the conditions specified below. Unless otherwise indicated in this § 223-41.18, all such uses require site plan review and approval. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.18G(2) is not more than 25% greater than the requirement for the existing use in § 223-26F herein.

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(19) Wireless telecommunications services facilities, provided that they are consistent with § 223-26.4~~24.5~~and, if mounted on a building, they do not increase its height by more than 15 feet above applicable height limits.

Section 6. Subsection A(10) of Chapter 223, Section 41.21 of the Code of the City of Beacon entitled "Regulations" is hereby amended as follows:

A. Uses by right. Uses listed below in this Subsection A are permitted by right subject to site plan review, except as otherwise noted, to be conducted in an expedited fashion pursuant to Subsection H below. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.21F(2) is not more than 25% greater than the requirement for the existing use in § 223-26F herein. The following uses are allowed by right subject to site plan review:

…

(10) Wireless telecommunications services facilities, provided that they are mounted on a building and do not increase its height by more than 15 feet above applicable height limits and are consistent with § 223-26.4~~24.5~~.

Section 7. Ratification, Readoption and Confirmation

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

Section 8. 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 9. 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

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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 10. Effective Date

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

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MEMORANDUM

TO: **City of Beacon**

FROM: **Keane & Beane, P.C.**

RE: **Wireless Telecommunication Local Law**

DATE: **July 21, 2020**

Our office has prepared the attached proposed local law concerning wireless telecommunications services facilities. This memorandum summarizes the major changes in the proposed local law.

Repealing Section 223-26.4 and Section 223-24.5

The proposed local law repeals Section 223-26.4 of the City Code which only regulated small cell wireless telecommunications facilities. Under the existing Code, no person can install certain small cell facility without first obtaining a small cell permit from the Planning Board. The proposed local law also repeals Section 223-24.5 which establishes special regulations to control the location, construction and maintenance of wireless telecommunications services facilities. Under the existing code, no wireless telecommunication services facility can be located or constructed on any lot or structure in the City of Beacon unless a special use permit is issued by the City Council. Under the draft local law, wireless telecommunications facilities no longer require special use permit approval from the City Council. Instead, applicants are required to obtain approval from the Planning Board to construct a wireless telecommunications services facility, including cell towers and small cell wireless facilities.

Individual standards and regulations for special permit uses are set forth in Sections 223-20 through 223-24. (*See* Section 223-19). Since special use permits are not required for wireless telecommunication facilities under the proposed local law, such regulations cannot be included in Section 223-24.5 and have therefore been moved to Section 26.4.

A comparison version of Section 223-24.5 and proposed Section 223-26.4 is attached hereto to highlight the changes made.

Eligible Facility Requests

Under the existing City Code, Section 223-26.4.C(2), eligible facility requests are reviewed by the Planning Board. The term "eligible facilities request" means any request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment, removal of transmission equipment; or replacement of transmission equipment. This term is defined in the City Code. The Planning Board reviews an eligible facility request application only to the extent necessary to determine if such request is an eligible facility request. The Planning Board is required under the Spectrum Act to approve all eligible facility requests that do not substantially change the physical dimensions of such structure.

Under the proposed local law, eligible facilities requests shall not require any approval from the Planning Board. Only a building permit shall be required prior to any modification of an eligible support structure pursuant to an eligible facilities request.

Application

A provision was added to the proposed local law to allow the Planning Board to waive any application submission requirements for applications pertaining to small cell wireless facilities if it believes the material is unnecessary to its review of the application. The ability to waive a certain application materials is within the sole discretion of the Planning Board.

Location and Access

The locational priorities previously set forth in Section 223-24.5.H have been removed from the proposed local law. Section 223-24.5.H established separate locational priorities for small cell wireless facilities and non-small cell wireless facilities. If the proposed site selected for the wireless telecommunications services facility is not the highest priority, applicants are required to submit a detailed explanation as to why a site of higher priority was not selected. The applicant seeking such an exemption has to satisfactorily demonstrate the reason or reasons why such a permit should be granted for the proposed site and the hardship that would be incurred by the applicant if the permit was not granted for the proposed use.

In an effort to streamline and improve the efficiency of the review process for wireless telecommunications services facilities these priorities have been eliminated from the proposed local law. The City established locational priorities to minimize adverse aesthetic impacts and preserve scenic values of the City. The proposed local law includes additional provisions in Subsection J. Visual Mitigation, to address such concerns.

Visual Mitigation

Subsection J(6-10) have were added to the proposed local law to provide more opportunity for the Planning Board to regulate and condition wireless telecommunications services facilities to mitigate visual impacts.

The proposed local law also states that all applications for small wireless facility permits shall comply with City's design standards set forth in the Small Wireless Facility Design and Review Guideline Policy, to the maximum extent feasible. This policy shall be created by the Building Inspector, upon consultation with the City Planner, and shall be approved by the Planning Board. A copy of the draft guideline policy is attached.

DRAFT LOCAL LAW NO. ____ OF 2020

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND
CHAPTER 223, SECTIONS 24.5, 26.4, 25(A), 41.18(A)(19) AND 41.21(A)(10)
THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, SECTIONS 24.5, 26.4, 25(A), 41.18(A)(19) and 41.21(A)(10) of the Code of the City of Beacon concerning wireless telecommunications services facilities.

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

Section 1. Chapter 223, Section 24.5 of the Code of the City of Beacon entitled "Wireless Telecommunication Services Facilities" is hereby repealed in its entirety.

Section 2. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled "Small Cell Wireless Telecommunications Facilities" is hereby repealed in its entirety.

Section 3. Chapter 223, Section 26.4 of the Code of the City of Beacon entitled "Wireless Telecommunications Services Facilities" is hereby created as follows.

§ 223-26.4 **Wireless telecommunications services facilities.**

A. Statement of intent and objectives.

(1) The City Council has determined that the establishment of zoning provisions to institute minimum standards for wireless telecommunications services facilities shall be among the legislative purposes of the Zoning Law of the City of Beacon and is in accordance with the goals, objectives and policies of the City's Development

Plan.

(2) The purpose of these special regulations is to reasonably control the location, construction and maintenance of wireless telecommunications services facilities in order to protect, to the maximum extent practicable, aesthetic impacts, the open space character of portions of the City of Beacon, the property values of the community, and the health and safety of citizens, while not unreasonably limiting competition among telecommunications providers.

B. Except as provided hereinafter, no wireless telecommunications services facility shall be located, constructed or maintained on any lot, building, structure or land area in the City of Beacon without first filing a wireless telecommunications services facility application with the Planning Board and obtaining approval from the Planning Board.

C. Exemptions. The provisions of this section shall not apply to:

(1) Unlicensed wireless telecommunications services facilities installed wholly within a principal or accessory building, such as but not limited to baby monitors, heart monitors, garage door openers and burglar alarm transmitters, and serving only that building.

(2) An eligible facilities request for modification of an eligible support structure that does not substantially change the physical dimensions of such structure. A building permit must be obtained prior to any modification of an eligible support structure pursuant to an eligible facilities request.

D. An application for approval of a wireless telecommunications services facility shall be jointly filed by the operator of the wireless telecommunications services facility and the owner of the property on which such facility is proposed to be located and shall contain the following.

(1) A site development plan showing applicant's entire property and adjacent properties and streets, at a convenient scale.

(2) An engineering plan illustrating the design and specifications of the proposed structure and equipment, including location of radios, antenna facilities, transmitters, equipment shelters, cables, conduits, point of demarcation, transport solution, electrical distribution panel, electric meter, and electrical conduit and cabling. Where applicable the design documents should include

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specifications on design, pole modifications and ADA compliance;

(3) Where applicable, a load bearing study to determine whether the a structure requires reinforcement in order to accommodate the attachment of the proposed wireless telecommunication facility. If pole reinforcement is warranted, teh design documents should include the proposed pole modification.

(4) The location, size, and height of all existing and proposed structures on the property which is the subject of the application;

(5) The applicant's name, address, telephone number, and e-mail address;

(6) The names, addresses, telephone numbers, and e-mail addresses of all consultants, if any, acting on behalf of the applicant;

(7) A descriptive statement of the objective(s) for the new facility or modification including and expanding on a need such as coverage and/or capacity requirements;

(8) The location of the nearest residential structure;

(9) Identify all existing and proposed wireless telecommunications services facilities which impact upon the service area covering the City of Beacon, including but not limited to topographic maps of the City with service coverage and service gap grids and all proposed as well as other functionally acceptable locations for such facility(ies);

(10) A visual impact assessment of the proposed wireless telecommunications services facility based upon appropriate modeling, photographic simulation and other pertinent analytical techniques as required by the Planning Board;

(11) Where the owner of the property on which a wireless telecommunication services facility is proposed contemplates that such property may be used for the installation of two or more such facilities, the property owner shall submit a conceptual master plan identifying the total number and location of such facilities; and

(12) In the case of an application for approval of a wireless telecommunications services facility to be located on lands owned by a party other than the applicant or the City, a copy of the lease agreement with the property owner, absent the

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financial terms of such agreement, together with any subsequent modifications thereof, shall be provided to the Planning Board and a copy shall be filed with the City Clerk and the Building Inspector.

(13) For applications concerning small cell wireless telecommunications facilities, the Planning Board may waive any of the above application submission requirements that it believes to be unnecessary.

E. The applicant and all future owners of the premises and the wireless telecommunications services facility shall at all times keep on file in the office of the City Clerk the name, address, and telephone number of the owner and operator of such facility and of at least one individual who shall have authority to arrange for the maintenance of the premises and facility and who shall be authorized to accept service of notices and legal process on behalf of the owner and operator(s) of the premises and facility and to bind the owner to any settlement, fine, judgment, or other disposition (other than incarceration) which may result from any civil or criminal action or proceeding instituted by the City against such owner and/or operator(s).

F. Application fees. At the time an applicant submits an application for a wireless telecommunications services facility, such applicant shall pay a nonrefundable application fee in an amount as determined by the City Council and set forth in the City of Beacon fee schedule, in addition to any other fee required by law.

G. Reimbursement for the use of the public right-of-way. In addition to permit application fees, every wireless telecommunications services facility located in the public right-of-way is subject to the City's right to fix annually a fair and reasonable fee to be paid for use and occupancy of the public right-of-way. The annual fee for use of the public right-of-way shall be set forth in the City of Beacon fee schedule.

H. Setbacks. Wireless telecommunications services facilities, except those structurally mounted to an existing building or structure, shall be located not less than two times the otherwise applicable setback requirements for principal structures for the district in which the property is located, or not less than the height of the facility plus the otherwise applicable setback requirements for principal structures for the zoning district in which the property is located, whichever shall be greater. Wireless telecommunications services facilities structurally mounted to the roof of an existing building or structure shall be set back at least 15 feet from the edge of the roof along any street frontage, unless the Planning Board makes a written determination that such designs are not necessary or feasible.

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I. Height limitations. Within the height limitations set forth below, a wireless telecommunications services facility shall not exceed the minimum height reasonably necessary to accomplish the purpose it is proposed to serve. Coverage requirements, safety, visual impacts, and proximity to occupied buildings are all factors that can be considered in determining the appropriate height.

(1) The height of any antennas, or other associated antenna equipment, structurally mounted as part of a wireless telecommunications services facility shall not be placed more than 10 feet above the highest point of the existing structure on which such antennas or antenna equipment is affixed or ten percent taller than the highest point of the adjacent structures if the adjacent structures are taller than the structure to which the antennas and equipment are proposed to be affixed, unless the Planning Board determines that a request height is required to provide the necessary service and/or capacity (i.e. network densification). .

(2) The height of any monopole or tower utilized in a wireless telecommunications services facility shall not exceed 150 feet in height measured from the highest point of such facility to the finished grade elevation of the ground immediately adjacent to the structure.

(3) Applicants must submit documentation justifying the total height.

J. Visual mitigation.

(1) All wireless telecommunications services facilities shall be sited so as to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residents in the area of the wireless telecommunications services facility.

(2) Landscaping and/or other screening and mitigation, including but not limited to architectural treatment, stealth design, use of neutral or compatible coloring and materials, or alternative construction and transmission technologies, shall be required to minimize the visual impact of such facility from public thoroughfares, important viewsheds designated by the City Council or listed in the City's Comprehensive Plan, and surrounding properties to the extent practicable, as determined by the Planning Board.

(3) No signs shall be erected on any wireless telecommunications services facility except as may be required by the FCC or other governmental agency with

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jurisdiction over such facilities.

(4) All equipment enclosures and storage buildings associated with the wireless telecommunications services facilities shall be consistent or compatible with adjacent buildings in terms of design, materials and colors and shall be appropriately landscaped. All accessory equipment shall maximize use of building materials, colors and textures designed to blend with the structure to which it may be affixed and/or to harmonize with the natural surroundings.

(5) All wireless telecommunication services facilities shall be sited to have the least adverse visual effect on the environment and its character, on existing vegetation and on the residences in the area of the wireless telecommunication services facilities.

(6) No wireless telecommunications services facility shall be located in the Historic District and Landmark Overlay Zone, unless the applicant demonstrates to the satisfaction of the Planning Board that the selected site is necessary to provide wireless services, including but not limited to, filling a gap in coverage, densifying a wireless network, introducing a new service or otherwise improving service capabilities.

(7) The Planning Board may consider alternative locations for equipment.

(8) The Planning Board shall consider all impacts to sight lines and aesthetic views.

(9) No wireless telecommunications services facility shall obstruct pedestrian or vehicular traffic in any way.

(10) Wherever possible, new wireless telecommunications services facilities shall be in the form of antennas attached to an existing building or structure and/or shall be in the form of stealth structures. Towers shall be the structures of last resort.

(11) All applications for a small wireless facility permit shall comply with the Small Wireless Facility Design and Review Guideline Policy, to the maximum extent feasible, and the applicable provisions of this section. However, notwithstanding anything to the contrary, where appropriate, the Planning Board shall have the authority to waive any requirements set forth in the Small Wireless Facility Design and Review Guideline Policy and this subsection relating to an application for, or approval of, a small wireless facility permit. The Wireless Facility Design and Review Guideline Policy shall be created by the Building Inspector, upon

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consultation with the City Planner, and shall be approved by the Planning Board.

K. Materials. A wireless telecommunications services facility shall be of galvanized finish or painted gray or another neutral or compatible color determined to be appropriate for the proposed location of such facility in the reasonable judgment of the Planning Board. The mountings of wireless telecommunications antennas shall be nonreflective and of the appropriate color to blend with their background.

L. Lighting. The wireless telecommunications services facility shall not be artificially lighted unless otherwise required by the Federal Aviation Administration or other federal, state or local authority.

M. Operational characteristics. Unless otherwise superseded by the Federal Communications Commission (FCC), the design and use of the proposed wireless telecommunications services facility, including its cumulative impact with other existing and approved facilities, shall be certified to conform to the maximum NIER exposure standards promulgated by the FCC, as amended. Said certification shall include a report by a licensed professional electrical engineer with expertise in radio communication facilities and/or health physicist acceptable to the Planning Board. A copy of such certification report shall be submitted to the Planning Board prior to commencing operation of such facility and a copy shall be filed with the Building Inspector. The Planning Board may require annual certification of conformance with the applicable emission standards. Additionally, copies of certification reports shall be submitted to the Planning Board whenever they are required to be submitted to the FCC. The Planning Board may hire a qualified professional of its choosing to review and confirm such initial and subsequent certification report(s), the cost of which shall be reimbursed by the applicant in accordance with the escrow account procedures established by the City for the reimbursement of professional review fees for subdivision, site plan and special use permit applications. Any violation of the emissions standards shall require immediate discontinuation and correction of the use responsible for the violation.

N. Utility service. Electrical and land-based telephone lines extended to serve the wireless telecommunications services facility sites shall be installed underground. If the wireless telecommunications services facility is attached to a building, and if determined practical and economically feasible by the Planning Board, all wires from the ground to said facility shall be located within the building. If permitted to be located outside said building, the wires shall be enclosed in a conduit whose materials and colors are consistent or compatible with the building.

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O. Safety provisions. A wireless telecommunications services facility shall be designed and erected so that in the event of structural failure it will fall within the required setback area and, to the maximum extent possible, away from adjacent development.

P. Security provisions. A wireless telecommunications services facility shall be designed to prevent unauthorized access and may include the incorporation of physical features such as fencing, anti-climbing devices or elevating ladders on monopoles and towers, and/or monitoring either by staff or electronic devices to prevent unauthorized access and vandalism.

Q. Structural/safety inspection and report.

(1) A monopole or tower over 50 feet in height shall be inspected at least every five years from a structural and safety perspective at the expense of the service provider by a licensed professional engineer, or at any other time upon a determination by the Building Inspector that the monopole or tower may have sustained structural damage, and a copy of the inspection report shall be submitted to the Building Inspector.

(2) The City of Beacon reserves the right to inspect any wireless telecommunications services facility to ensure compliance with the provisions of this section and any other provisions found within the Federal Communications Commission (FCC) regulations and City of Beacon Code, state or federal law. The City of Beacon and/or its agents shall have the authority to enter the property upon which a wireless telecommunications facility is located at any time, upon reasonable notice to the operator, to ensure such compliance.

R. Interference. In the event that the wireless telecommunications services facility causes interference with the radio or television reception within the City of Beacon, the applicant, at the applicant's sole expense, shall thereafter ensure that any interference problems are promptly corrected.

S. The Secretary of the Planning Board shall forward a copy of the Planning Board decision to the City Tax Assessor to allow the City to better assess the utility infrastructure for wireless telephone facilities.

T. Duration. Construction must be commenced within 12 months of issuance of the Planning Board's approval and diligently pursued thereafter, or such approval shall expire.

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U. Removal, relocation or modification of wireless telecommunications services facilities in the public right-of-way.

(1) Notice. Within 90 days following written notice from the City, the wireless provider shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any wireless telecommunications services facility within the public right-of-way whenever the City has determined that such removal, relocation, change or alteration is necessary for the construction, repair, maintenance, or installation of any City improvement in or upon, or the operations of the City in or upon, the public right-of-way.

(2) Abandonment of facilities. Upon abandonment of a wireless telecommunications service facility within a public right-of-way of the City, the wireless provider shall notify the City within 90 days. Following receipt of such notice the City may direct the wireless provider to remove all or any portion of the small cell facility if the City, or any of its departments, determines that such removal will be in the best interest of the public health, safety and welfare.

(3) A wireless telecommunications provider is authorized, after 30 days written notice to the City Building Inspector, to remove its facility at any time from the rights-of-way and cease paying the City the administrative fee.

Section 4. Subsection A of Chapter 223, Section 25 of the Code of the City of Beacon entitled "Site development plan approval" is hereby amended as follows:

A. Approval required. No building permit shall be issued, other than for interior alterations, and no change in type of use, as categorized in § 223-26F hereof, shall be permitted, other than one-family dwellings ~~or small cell wireless telecommunications services facilities~~, except in conformity with an approved site development plan, and no certificate of occupancy for such structure or use shall be issued until all the requirements for such approval and any conditions attached thereto have been met. The continued validity of any certificate of occupancy shall be subject to continued conformance with such approved plan and conditions. Revisions of such plans shall be subject to the same approval procedure.

Section 5. Subsection A(19) of Chapter 223, Section 41.18 of the Code of the City of Beacon entitled "Regulations" is hereby amended as follows:

§ 223-41.18 Regulations.

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A. Uses by right. The uses listed below are permitted by right in the CMS District, in the manner and under the conditions specified below. Unless otherwise indicated in this § 223-41.18, all such uses require site plan review and approval. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.18G(2) is not more than 25% greater than the requirement for the existing use in § 223-26F herein.

…

(19) Wireless telecommunications services facilities, provided that they are consistent with § 223-26.4~~24.5~~ and, if mounted on a building, they do not increase its height by more than 15 feet above applicable height limits.

Section 6. Subsection A(10) of Chapter 223, Section 41.21 of the Code of the City of Beacon entitled "Regulations" is hereby amended as follows:

A. Uses by right. Uses listed below in this Subsection A are permitted by right subject to site plan review, except as otherwise noted, to be conducted in an expedited fashion pursuant to Subsection H below. Site plan review shall not be required for a change of use in an existing building where the new use is allowed by right, the building will not be expanded, and the minimum number of off-street parking spaces required for the new use in § 223-41.21F(2) is not more than 25% greater than the requirement for the existing use in § 223-26F herein. The following uses are allowed by right subject to site plan review:

…

(10) Wireless telecommunications services facilities, provided that they are mounted on a building and do not increase its height by more than 15 feet above applicable height limits and are consistent with § 223-26.4~~24.5~~.

Section 7. Ratification, Readoption and Confirmation

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

Section 8. 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

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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 9. 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 10. Effective Date

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

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City of Beacon Planning Board Agenda
10/14/2020

Title:

River Ridge Pocket Park

ATTACHMENTS

River Ridge Letter from Attorney.pdf

River Ridge Pocket Park Plan.pdf

LYONS & SUPPLE
ATTORNEYS AND COUNSELORS AT LAW
5 CLIFF STREET
PO BOX 227
BEACON, NEW YORK 12508

(845) 831-1234
FAX (845) 831-2268

GREGORY D. SUPPLE*
PAUL B. SUPPLE

James J. Lyons, Retired

*ALSO ADMITTED IN CA
** ALSO ADMITTED IN FL

Wappingers Falls Office:
92 E. Main Street, PO Box 46
Wappingers Falls, NY 12590

(845) 297-0600
(845) 297-8877

Please reply to Beacon office

Legal Assistants:
Felicia McKeon
Amy E. DeCarlo

October 12, 2020

City of Beacon
Attn: Etha Grogan
1 Municipal Plaza
Beacon, New York 12508

Re: River Ridge Views Conveyance to the City of Beacon
For Pocket Park

Dear Etha:

Please put the above matter on the calendar for Wednesday, Octrober 14, 2020 Planning Board meeting. My clients intend to convey an easement to the City of Beacon for a pocket park in the above described property.

We would like to request a partial/complete reduction of the recreation fee for the above mentioned project.

We make this request as we understand the Planning Board generally requires two weeks notice.

Thank you for your assistance in this matter.

Very truly yours,

LYONS & SUPPLE

PAUL B. SUPPLE
PBS/aedc
cc: Nick Ward Willis, Esq.
Jennifer Gray, Esq.

NYS PLANE EAST



POCKET PARK PLAN
SCALE: 1" = 100'
DATE: AUGUST 8, 2020

PREPARED FOR:
RIVER RIDGE VIEWS, LLC
50 RED SCHOOLHOUSE ROAD
FISHKILL, NY 12524
SHEET 1 OF 1

PREPARED BY:
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING
174 MAIN STREET
BEACON, NY 12508
PH: 845-440-6926

City of Beacon Planning Board Agenda
10/14/2020

Title:

Certificate of Appropriateness - 2 Tioronda Avenue

ATTACHMENTS

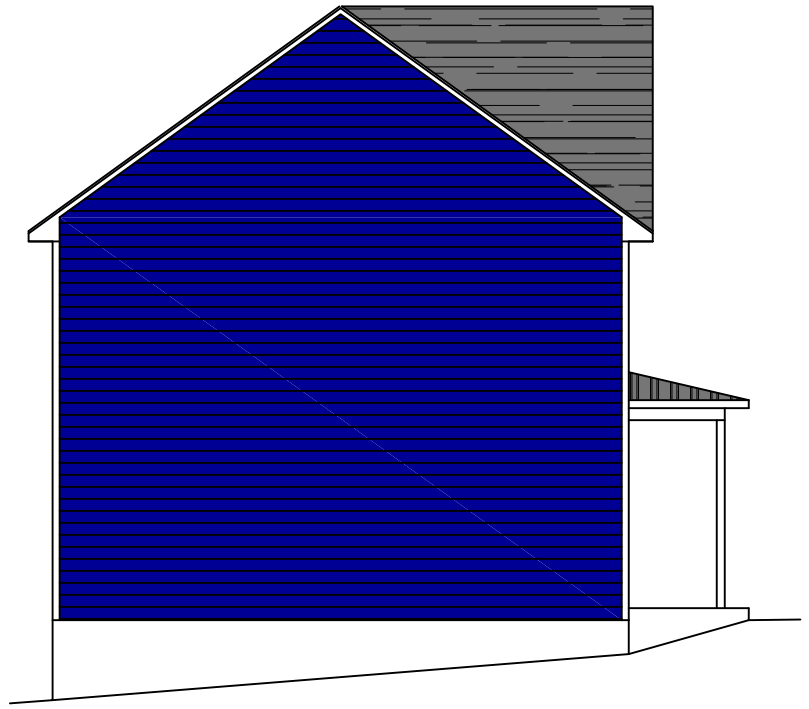
2 Tioronda Avenue Elevations.PDF

2 Tioronda Avenue Application.pdf

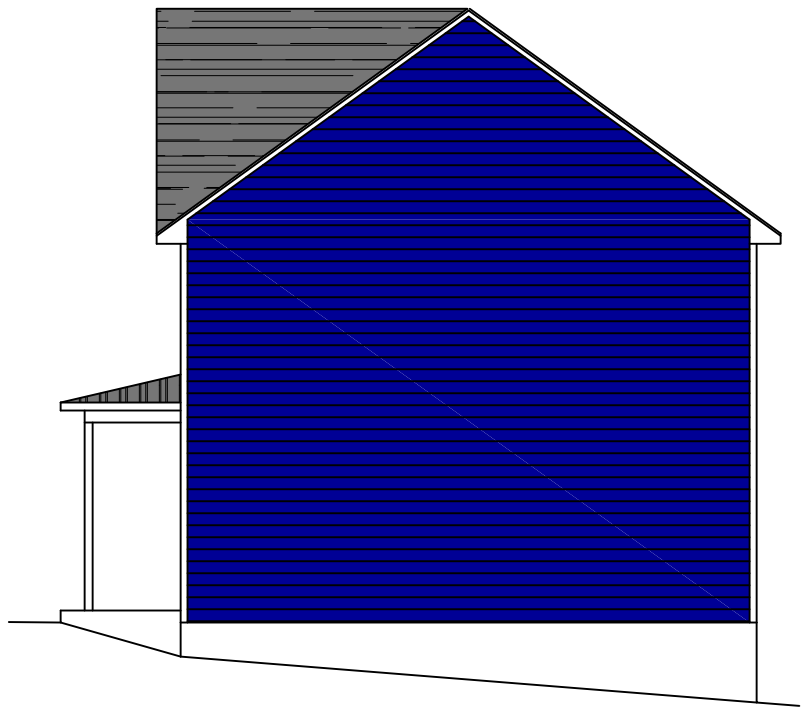
PROPOSED FINISH SCHEDULE			
LOCATION	MANUFACTURER	COLOR	MATERIAL
MAIN ROOF	GAF	CHARCOAL	ASPHALT SHINGLES
PORCH ROOF	EVERLAST	MATTE BLACK	METAL ROOFING
TRIM	CERTINTEED	WHITE	VINYL
SIDING	CERTAINTEED	MIDNIGHT BLUE	VINYL SIDING
SHUTTERS	BUILDERS CHOICE	BLACK	VINYL SHUTTERS



FRONT ELEVATION
SCALE 1/4"=1'



LEFT ELEVATION
SCALE 1/8"=1'



RIGHT ELEVATION
SCALE 1/8"=1'

STATE OF NEW YORK
STEPHEN K. BURNS
087236
LICENSED PROFESSIONAL ENGINEER

The plans and specifications herein are intended for the subject project ONLY as a result of Contractural Negotiations between the builders, the client noted and Burns Engineering Services, P.C.. These plans and specifications will be the subject of a copywright petition and may not be revised or reused by anyone without the written authority of Burns Engineering Services, P.C..

EXISTING ELEVATIONS
FOR 2 TIORONDA AVENUE
(Tax Id. #6054-37-086717)
CITY OF BEACON, NEW YORK, DUTCHESS COUNTY
Job # 2020 31

Burns Engineering Services, P.C.
58 Teller Ave.
Beacon, NY 12508
SBurns@BurnsEngineeringServices.Com
(845) 546-3310
Fax (845) 440-7343

Sheet Title
ELEVATIONS

SEPTEMBER 21, 2020

Sheet
1
1

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: September 23rd, 2020

Project Address: 2 Tiokonda Ave Beacon, NY 12508

Project Architect/Engineer: Burns Engineering Services, P.C.

Owner/Builder: Seven & One Developments LLC

Contact Phone No.: 510-301-0701 – Nidalhassen7@gmail.com

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

Siding: Certainteed midnight blue vinyl

Roofing: GAF charcoal Asphalt shingles

Windows: Color: white Type: Vinyl double hung

Trim: certainteed white vinyl

Garage Door: N/A

Stone/Brick: N/A

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

City of Beacon Planning Board Agenda
10/14/2020

Title:

Certificate of Appropriateness - 512 Main Street

ATTACHMENTS

512 Main Street Application.PDF

512 Main Street Existing Facade.jpg

512 Main Street Proposed Facade.jpg

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 9/28/2020

Project Address: 512 Main Street, Beacon, NY

Project Architect/Engineer: N/A

Owner/Builder: Simon Fox Properties

Contact Phone No.: 646-812-2753

Approval Requested: x Certificate of Appropriateness _____ New Single Family House

Color/Materials:

Siding: Wood. Requesting to Paint Benjamin Moore White OC-151
Roofing: _____

Windows: Color: _____ Type: _____

Trim: Wood. Requesting to Paint Benjamin Moore White OC-151

Garage Door: _____

Stone/Brick: _____



Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00


512


Face Masks
MANDATORY