

BEACON PLANNING BOARD
One Municipal Plaza - Courtroom
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Planning Board will meet on **Tuesday, July 12, 2016** in the Municipal Center Courtroom. A work session will take place at 7:00 p.m. for a training workshop and/or discussion of agenda items and the regular meeting will begin at 7:30 p.m.

- **Regular Meeting**

1. Public Hearing - Beekman Street "The View"
Continue public hearing on application for Special Use Permit and Site Plan Approval, new residential building, 50-units, Beekman Street (Parcel W), "The View", submitted by DMS Consolidators, Ltd.
2. Public Hearing - 469 Main Street
Public hearing on application for Site Plan Approval, change of use from single room occupancies/retail to single family residential/retail and building addition, submitted by Paulette Myer-Rich and David Rich, 469 Main Street
3. 867 Wolcott Avenue
Continue review for Special Use Permit and Site Plan Approval, accessory apartment, submitted by Eric Helmuth, 867 Wolcott Avenue
4. 145 Fishkill Avenue
Review application to amend existing Site Plan Approval, to add enclosed storage building, submitted by Beacon Residential, LLC (property owned by R.C.U., Inc.), 145 Fishkill Avenue

- **Miscellaneous Business**

1. Zoning Board of Appeals July Agenda
2. City Council Request to Review Proposed Local Law
City Council request to review proposed Local Law - Solar Collectors and Installations

- **Architectural Review**

THE VIEW

BEEKMAN STREET

CITY OF BEACON NY

SITE PLAN

PREPARED FOR
 DMS Consolidators, Ltd.
 108 Village Square
 Box 403
 Somers, NY 10589



LOCATION MAP

SCALE: N.T.S.



AREA MAP

SCALE: N.T.S.

ADJOINING PROPERTY OWNERS

1 City of Beacon
 1 Municipal Plaza
 Beacon, NY 12524
 For Property: 130200-5954-26-660924

2 Reformed Church of Beacon
 RD1 Magnolia Drive
 Wappingers Falls, NY 12590
 For Property: 130200-5954-26-661901

ZONING INFORMATION

Zone Classification: Linkage (L)
 Tax Map Parcel No.s: 130200-5954-26-660924
 Topographic Datum: USGS (1988 NVDG)
 Total Acreage: 2.3 Ac.
 Water Supply: Central
 Sewage Disposal: Central

Linkage (L) Zoning District

Bulk Regulations:	Required (Min./Max.)	Proposed	Use:	Minimum Off-street Parking
Lot Area (square feet)	--/--	N/A	Residential	One Space per Unit
Lot Width	--/--	N/A		
Lot Depth	75'--	444'		
Floor Area Ratio (F.A.R.)	--/--	N/A	Proposed:	42 Units
Front setback (feet)	0'/20'	20'	Total Required Parking:	42
Side Setback (feet)	0'/30'	17'/57'	Total Proposed Parking:	56
Rear Setback (feet)	25'--	88'		
Landscaped Area	15%	>15%		
Frontage Occupancy	--/--	N/A		
Pedestrian Clearing	5'--	5'		
Maximum Building Height (Stories)	2/4*	4		

* minimum two stories, maximum four stories, as determined from the average street front level. Stories built below the grade of the street front shall not be counted toward building height. The second story of a two-story building shall be built in a manner that allows actual occupancy for one or more permitted uses and does not create the mere appearance of a second story. For any building over three stories, a stepback of at least 15 feet behind the facade shall be required above the third story.

GENERAL SITE NOTES

- THE CONTRACTOR IS TO VISIT THE SITE AND THOROUGHLY ACQUAINT HIMSELF WITH ALL EXISTING CONDITIONS. TO CHECK AND VERIFY ALL CONDITIONS, DIMENSIONS, ETC. AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, OR VARIATION FROM INTENT OF THE PLANS, PRIOR TO THE START OF WORK.
- DRAWINGS ARE NOT TO BE SCALED: USE DIMENSIONS ONLY.
- CONTRACTOR TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS. NO WORK IS TO COMMENCE UNTIL ALL PERMITS ARE OBTAINED.
- THOSE ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT ARE CONSIDERED PART OF THE WORK.
- ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO CORRECT, WITHOUT CHARGE SUCH CONDITIONS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
- ALL CHANGES AND/OR SUBSTITUTIONS ARE TO BE APPROVED IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- ALL TRADES TO COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
- CONTRACTOR SHALL VERIFY WITH LOCAL UTILITY COMPANY THE POSSIBILITY OF ANY UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
- CONTRACTOR IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
- ALL MATERIALS, ASSEMBLIES, CONSTRUCTION AND EQUIPMENT SHALL CONFORM TO THE REGULATIONS OF THE BUILDING CODE OF NEW YORK STATE AND SHALL CONFORM TO GENERALLY ACCEPTED STANDARDS.
- THE MITIGATION IN THE NEW YORK STATE OFFICE OF PARKS, RECREATION AND HISTORIC PRESERVATION (OPRHP) DATED DECEMBER 26, 2012 DOES NOT APPLY TO THIS PROPERTY.

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June 27, 2016	Mark A. Day, PE
April 8, 2016	
March 29, 2016	
February 19, 2016	
January 22, 2016	
December 28, 2015	
November 23, 2015	
August 25, 2015	
July 28, 2015	
Project No. 2015/059	License No. 069646

M.A. DAY Engineering, PC
Consulting Engineers
 3 Van Wyck Lane Suite 2
 Wappingers Falls, New York
 (845)-223-3202

The View		
City of Beacon		Dutchess County, New York
Title Sheet		
SCALE As Noted	DRAWN BY DJD	TS.1 1 of 18
DATE 06-23-15	CHECKED BY MAD	

Owner/Applicant

DMS Consolidators, Ltd.
 108 Village Square
 Box 403
 Somers, NY 10589

Owner's Consent Note

THE UNDERSIGNED OWNER OF THIS PROPERTY HEREOF 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

 DMS CONSOLIDATORS, LTD MEMBER DATE

City of Beacon Planning Board

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CIT OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2016 SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED SHALL VOID THIS APPROVAL.

CITY OF BEACON PLANNING BOARD SIGNED THIS _____ DAY OF _____, 2016

 JAMES C. SHEERS, CITY OF BEACON PLANNING BOARD CHAIR



LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE (APPROX.)
	EXISTING 10 FT CONTOUR LINE
	EXISTING 2 FT CONTOUR LINE
	EXISTING SIGN
	EXISTING CATCH BASIN
	EXISTING STORM SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING UTILITY POLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING BUILDING
	EXISTING CONCRETE SIDEWALK
	EXISTING STONE WALL

THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY GARY R. La TOUR L.S. DATED DECEMBER 19, 2014. TOPOGRAPHICAL INFORMATION SHOWN HERON WAS TAKEN FROM A SURVEY PREPARED BY DENNIS E WALDEN DATE DECEMBER 10, 1993.

June 27, 2016	Mark A. Day, PE
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 Wappingers Falls, New York
 (845)-223-3202

The View	
City of Beacon	Dutchess County, New York
Existing Conditions	
SCALE 1" = 20'	DRAWN BY DJD
DATE 06-23-15	CHECKED BY MAD
EC.1	
2 of 18	

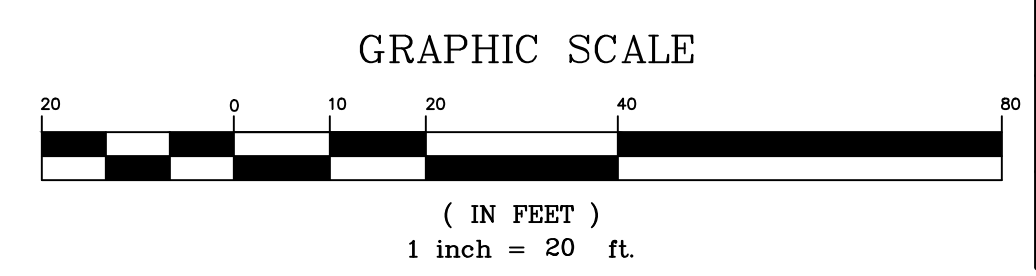
SURVEYOR'S CERTIFICATION

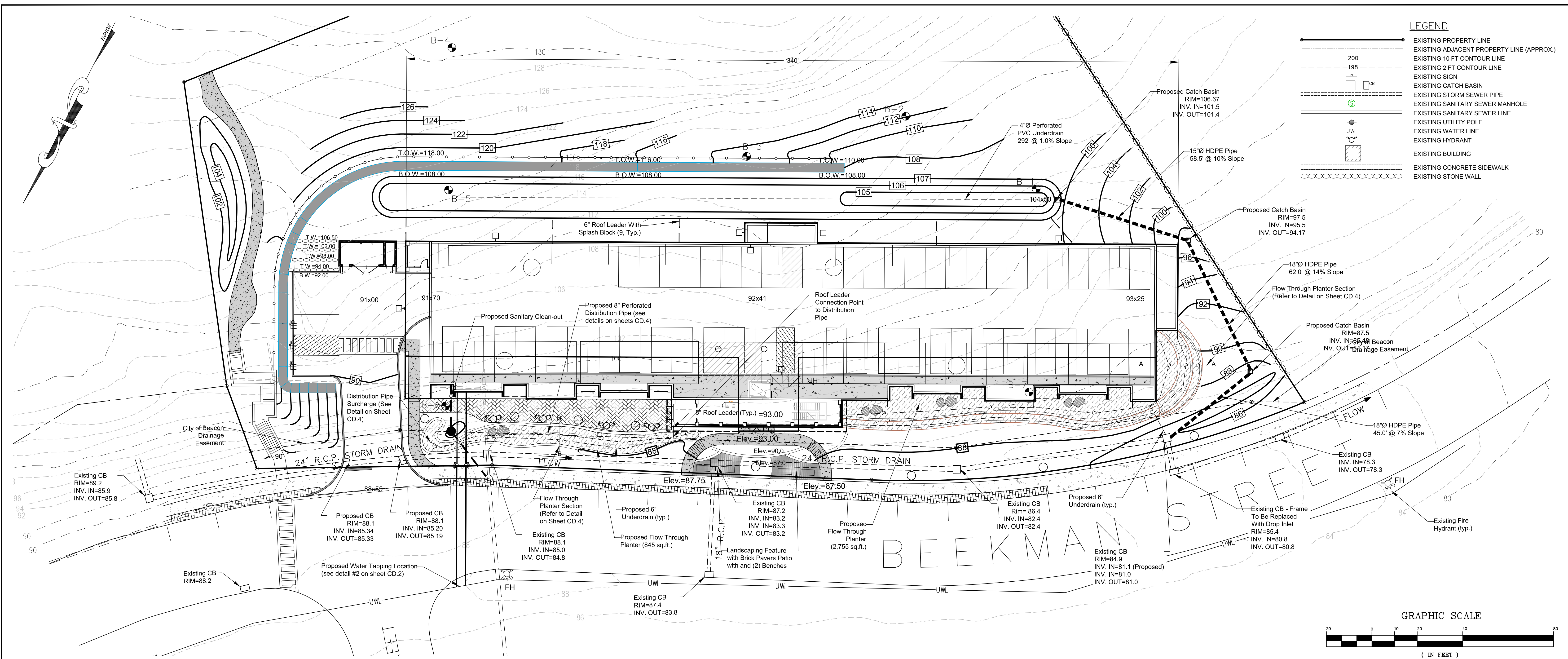
I hereby certify that the boundary information contained hereon was prepared by me and was made from an actual field survey completed by me December 19, 2014 and last revised June 1, 2015.

Gary R. LaTour, NY Land Surveyor
 273 East Main Street, Beacon, New York 12508

Date _____ LS#049457

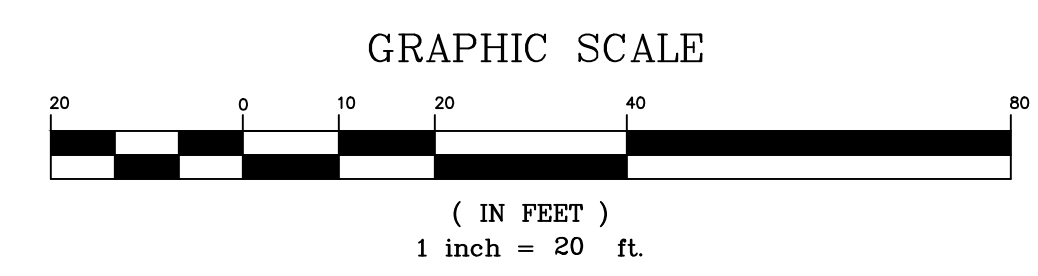
- NOTES:**
- Sanitary sewer manhole "A" as shown hereon is dry and is made of pre-cast concrete in the same manner as those currently in use along the southerly side of the relocated Beekman street. It was most likely installed in the late 1970's as a temporary by-pass during the transfer of the sewage from the original City grid system to the newly installed system crossing the relocated Beekman street.
 - Sanitary sewer manhole "B" as shown hereon was found buried under 6" of soil and roots. It was also dry (nor in use) and was constructed of brick prior to the 1940 as part of the original city of beacon sewer system. It has been abandoned since the completion of the City of Beacon urban renewal project



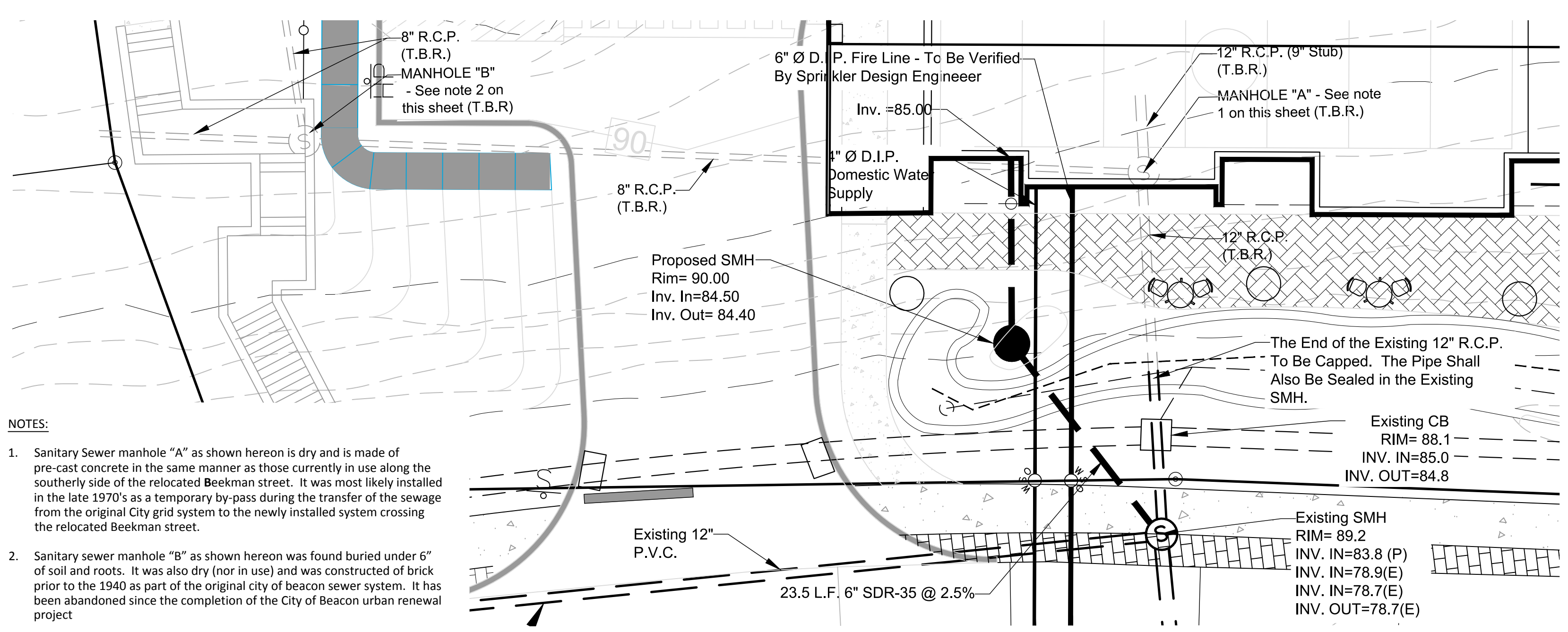


LEGEND

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	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING BUILDING
	EXISTING CONCRETE SIDEWALK
	EXISTING STONE WALL



1 GRADING & UTILITY PLAN
Scale: 1" = 20'



- NOTES:**
- Sanitary Sewer manhole "A" as shown hereon is dry and is made of pre-cast concrete in the same manner as those currently in use along the southerly side of the relocated Beekman street. It was most likely installed in the late 1970's as a temporary by-pass during the transfer of the sewage from the original City grid system to the newly installed system crossing the relocated Beekman street.
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2 Water & Sewer Layout
Scale: 1" = 10'

Soil Boring Schedule

Boring	Soil Description
B-1	0'-4" brn F-M SAND & SILT, sm C sand, lit gravel, 4'-5.5' weathered BEDROCK, 5.5' AUGER REFUSAL, No water
B-2	0'-5.5' brn F-M SAND & SILT, sm C sand, lit gravel, 5.5' AUGER REFUSAL, No water
B-3	0'-1' brn F-M SAND & SILT, sm C sand, lit gravel, 1'-4" fractured BEDROCK, 4' AUGER REFUSAL, No water
B-4	0'-2' brn F-M SAND & SILT, sm C sand, lit gravel, 2'-6.5' fractured BEDROCK, 6.5' AUGER REFUSAL, No water
B-5	0'-2' brn F-M SAND & SILT, sm C sand, lit gravel, 2'-3' fractured BEDROCK, 3' AUGER REFUSAL, No water
B-6	0'-1.5' brn F-M SAND & SILT, sm C sand, lit gravel, 1.5'-3' fractured BEDROCK, 3' AUGER REFUSAL, No water
B-7	0'-8' brn CLAYEY SILT, lit gravel, 8'-10.5' fractured BEDROCK, 10.5' AUGER REFUSAL, No water

Soil Boring were performed by Soil Testing Inc. on June 17, 2015

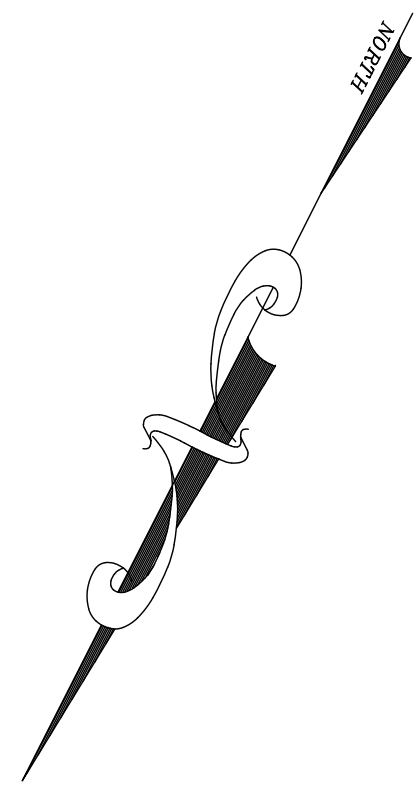
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The View
City of Beacon Dutchess County, New York

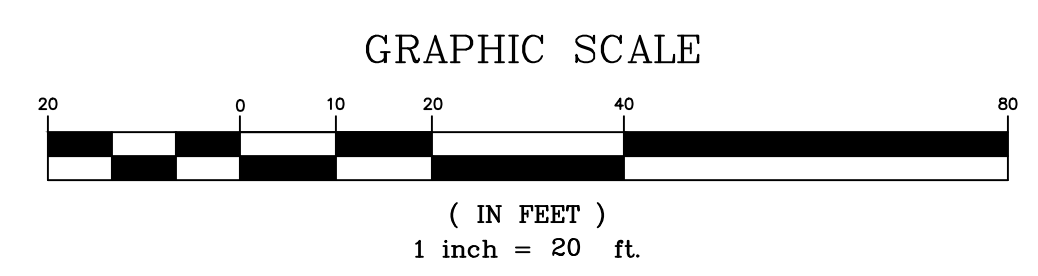
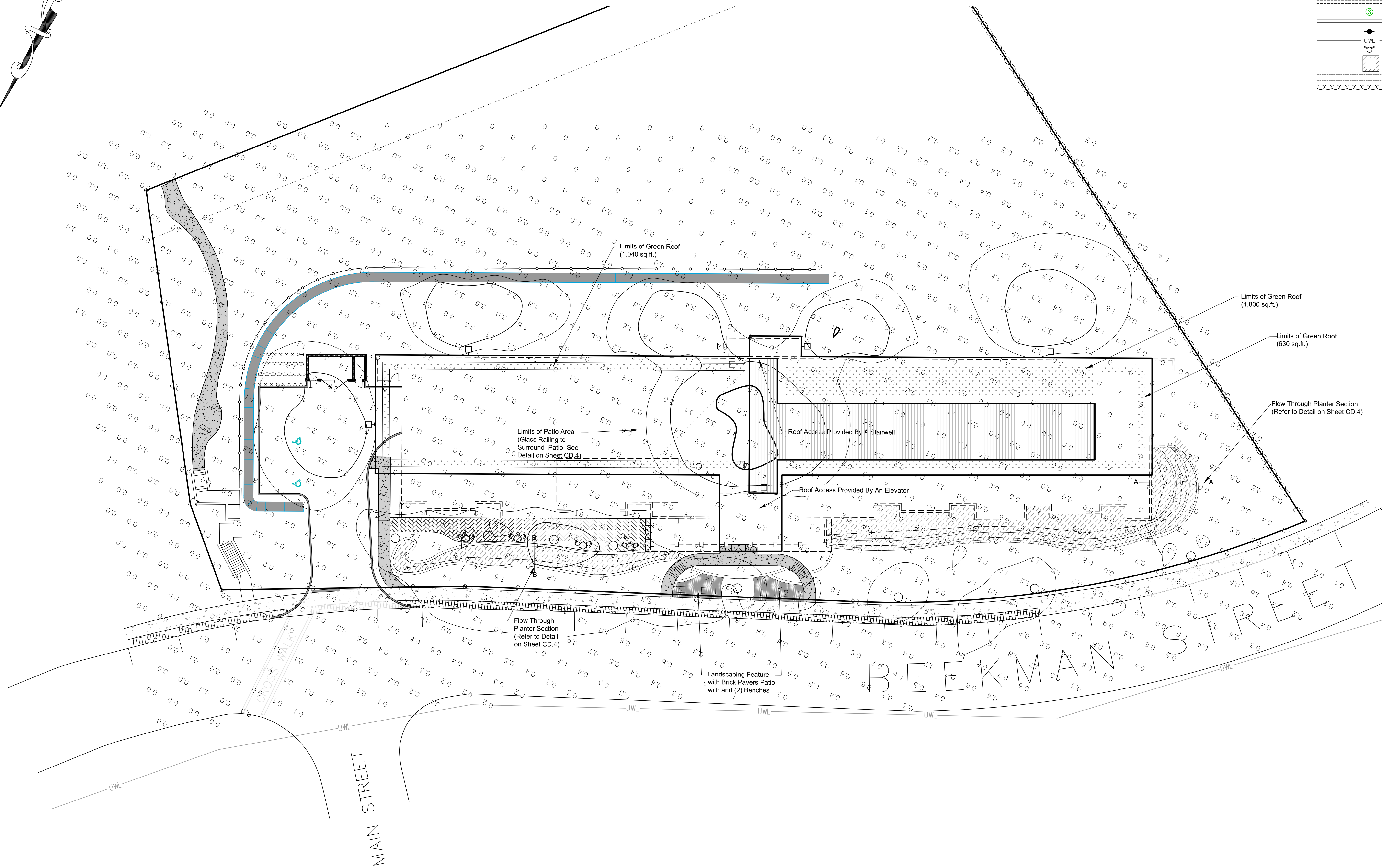
Utility & Grading Plan

SCALE: 1" = 20'	DRAWN BY: DJD	DRAWING NO.: UP.1
DATE: 06-23-15	CHECKED BY: MAD	4 of 18



LEGEND

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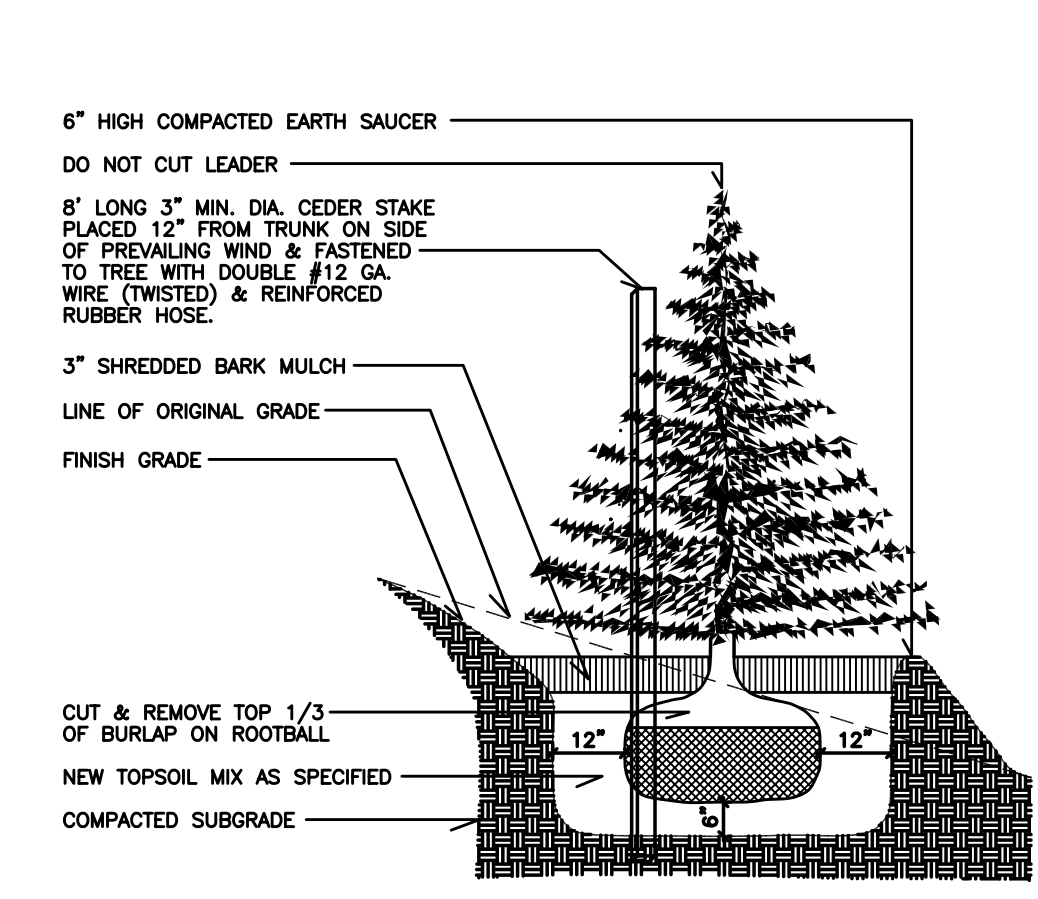
NOTES:
1. CONSTRUCTION DETAILS FOR LIGHTING CAN BE FOUND ON SHEET CD.3 OF THIS PLAN SET.

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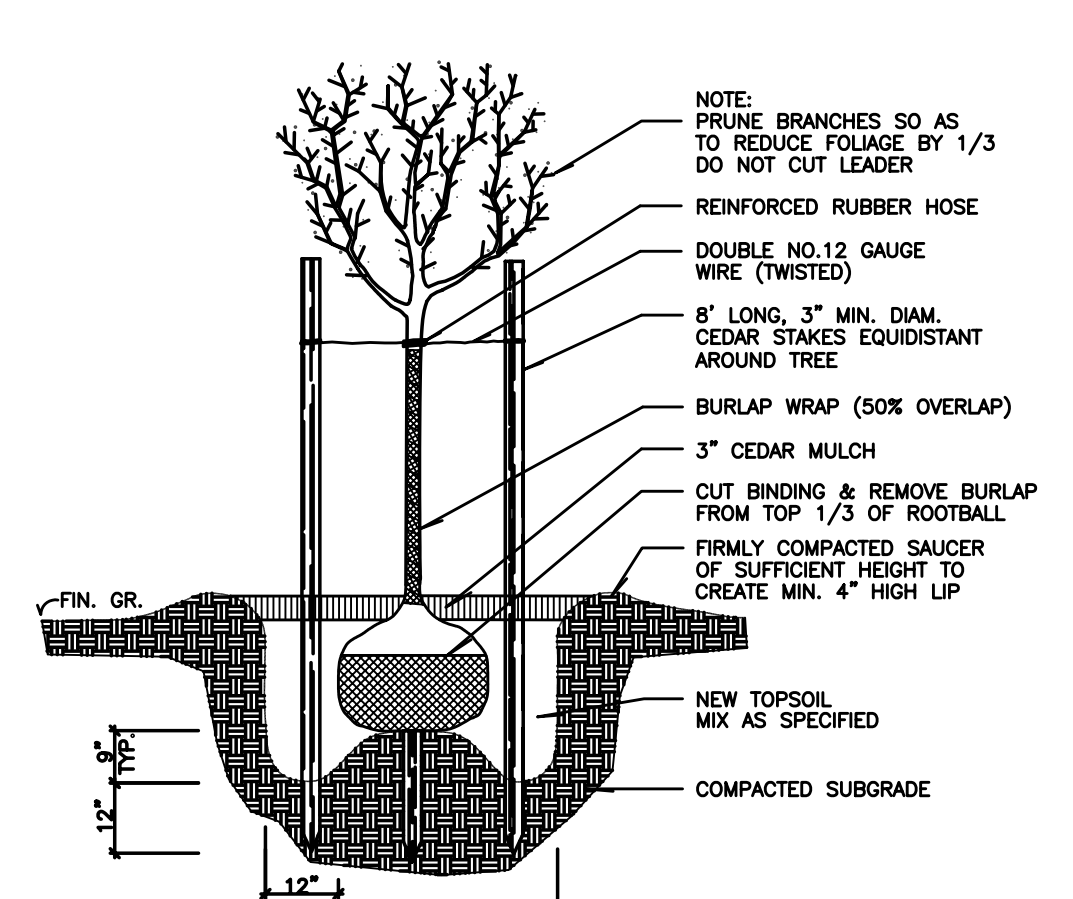
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3 Van Wyck Lane Suite 2
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The View
City of Beacon Dutchess County, New York

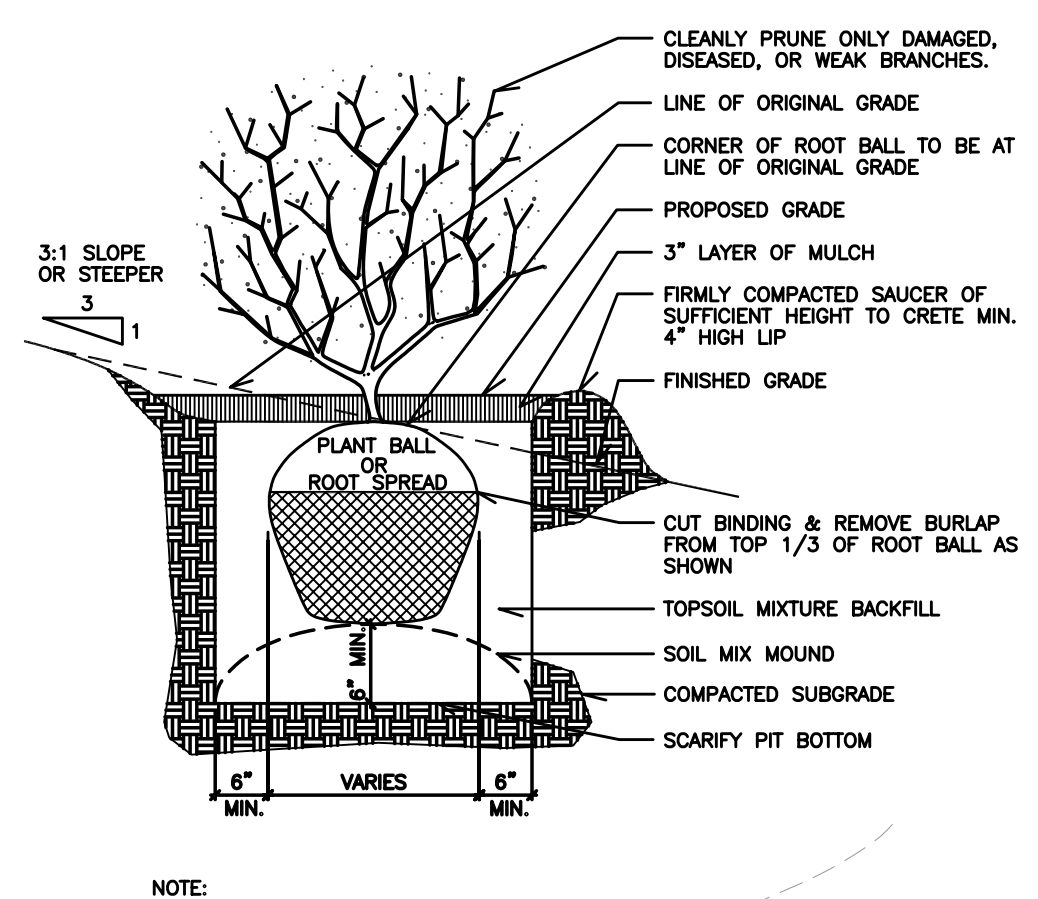
Lighting Plan		
SCALE 1" = 20'	DRAWN BY DJD	DRAWING NO. LLP.1
DATE 06-23-15	CHECKED BY MAD	5 of 18



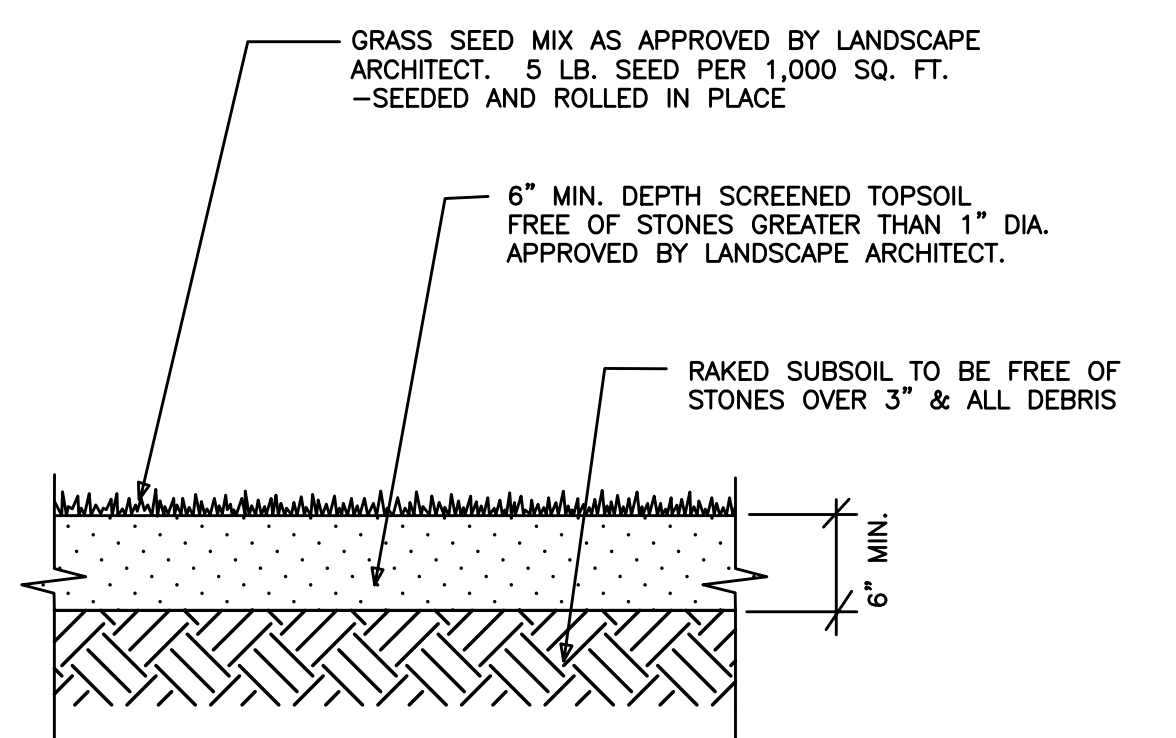
1 EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



2 DECIDUOUS TREE PLANTING DETAIL
SCALE: N.T.S.



3 SHRUB PLANTING DETAIL
SCALE: N.T.S.



4 LAWN DETAIL
SCALE: N.T.S.

PLANTING NOTES CONT.

- CONTRACTOR SHALL EDGE ALL PLANTING BEDS A MINIMUM OF 6" BELOW ADJACENT LAWN. PROVIDE TOPSOIL AND FEATHER TO MEET BOTTOM OF EDGE. WHERE PLANTS ARE TO BE PLANTED ON A GRADED BERM PROVIDE TOPSOIL TO FORM BERM, PROVIDE GRASS SEED AND SALT HAY MULCH BETWEEN EDGE OF EXISTING LAWN AND FORMED EDGE OF PLANTED AREA.
- CONTRACTOR SHALL ENHANCE ALL PLANTING BED SOILS WITH COMMERCIAL FERTILIZERS AND ADDITIVES TO PROVIDE THE BEST POSSIBLE PLANTING ENVIRONMENT FOR THE INDIVIDUAL PLANT SPECIES.
- THE ACTUAL LOCATION OF PLANT MATERIALS MAY VARY DUE TO THE FIELD CONDITIONS. FINAL PLACEMENT OF PLANT MATERIAL SHALL BE APPROVED BEFORE THE PITS ARE DUG. IF INITIAL PLACEMENT IS NOT SATISFACTORY, PLANTS SHALL BE RELOCATED IN THE FIELD AT THE DIRECTION OF THE LANDSCAPE ARCHITECT OR OWNER, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR IS TO USE CARE DURING EXCAVATION AND PLANTING TO AVOID DISTURBING OR DAMAGING ANY ADJACENT OR UNDERGROUND UTILITIES. ANY DAMAGE RESULTING FROM THIS CONSTRUCTION WILL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE RESTORED AT HIS EXPENSE TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT OR OWNER.
- SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE QUANTITIES CALLED FOR ON THE PLAN, THE GREATER QUANTITY SHALL GOVERN.
- ALL EVERGREEN TREES SHALL BE 'DEAD-MANDED'. PROVIDE (3) 8" X 30" CEDAR STAKES, BURY STAKES 30" BELOW FINISH GRADE AND GUY TO TREE.
- ALL TREES IN THE SAME PLANTING AREA SHALL BE PLACED AND PLANTED AT THE SAME TIME. IF BECAUSE OF DELIVERY SCHEDULE ANY PLANT REMAINS ON THE SITE FOR MORE THAN 24 HOURS, THEY SHALL BE HEELED-IN ON SITE TO MAINTAIN THEIR HEALTH AND VITALITY. PLANTS SHALL BE OTHERWISE PROTECTED AND MAINTAINED INCLUDING, BUT NOT LIMITED TO WATER AND SHADE. ANY PLANTS DEEMED NOT IN SATISFACTORY HEALTH OR CONDITION AT TIME OF PLANTING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL IS TO BE VIGOROUS, FREE OF INJURY OR DEFECTS. ALL PLANT MATERIAL IS TO BE REPRESENTATIVE FOR THEIR SPECIES.
- NO SUBSTITUTION WILL BE PERMITTED WITHOUT PRIOR CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER.
- REFER TO DETAIL 5, SHEET LP-1 FOR PLANT SCHEDULE.
- LANDSCAPE ARCHITECT TO SELECT SPECIMEN TREES FROM NURSERY AT TIME OF PURCHASE.
- CONTRACTOR/OWNER SHALL REMOVE ALL WOOD STAKES, GUIDE WIRES, ROPES OR STRINGS AS WELL AS ALL TREE TRUNK PROTECTION AFTER THE FIRST YEAR OF PLANT INSTALLATION. ALL TREES THAT HAVE LEANED OR TILTED SHALL BE CORRECTED OR REPLACED TO BE PLUMB. NEWLY SET TREES SHALL BE NEWLY STAKED FOR AN ADDITIONAL ONE YEAR PERIOD.
- CONTRACTOR SHALL WATER ALL PLANT MATERIAL DURING PROPOSED ALL PLANT CONSTRUCTION. AFTER COMPLETION OF CONSTRUCTION THE OWNER SHALL BE RESPONSIBLE TO HAVE ALL PLANT MATERIAL WATERED, MAINTAINED AND CARED FOR TO PROVIDE HEALTHY PLANT GROWTH.
- ALL PROPOSED PLANTING BEDS SHALL HAVE A MINIMUM LAYER OF 3" OF BROWN CEDAR MULCH.
- ALL AREAS LABELED AS "LAWN" SHALL BE SEEDED AS PER DETAIL 4 SHEET LP-1. ANY AREA NOT LABELED AND HAS NOT BEEN LABELED AS PER LEGEND SHALL BE ASSUMED LAWN AND PLANTED AS PER DETAIL 5, SHEET LP-1.
- CONSTRUCTION DETAILS FOR LIGHTING AND LANDSCAPING CAN BE FOUND ON SHEETS CD.3 AND CD.4 OF THIS PLAN SET.
- ALL VEGETATION WITHIN THE RAIN GARDEN-FLOW THROUGH PLANTERS SHALL BE A MINIMUM OF 12" TALL AT THE TIME OF PLANTING.

LEGEND:

- PROPOSED TREE/SHRUB (varies see plant schedule)
- PROPOSED ARO TREE
- PROPOSED ARA TREE
- PROPOSED CC TREE
- PROPOSED GP TREE
- PROPOSED RM SHRUB
- PROPOSED FG/PS EVERGREEN TREE
- PROPOSED PERENNIAL
- PROPOSED PLANTING BED W/ MULCH (FIRE RETARDANT)
- WILD FLOWER PLANTING
- RAIN GARDEN PLANT (see plant schedule)

PLANTING NOTES:

- ALL BASE SURVEY INFORMATION IS COMPLEMENTARY. THE CONTRACTOR IS RESPONSIBLE FOR VERIFY ALL INFORMATION PRIOR TO EXECUTION OF ANY WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE ANY ACTION.
- PRIOR TO COMMENCING PLANTING OPERATIONS THE CONTRACTOR SHALL STAKE OUT THE EXACT LOCATION OF ALL TREES FOR THE LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL. ALL PLANTING OPERATIONS AND LAYOUT SHALL PROCEED UNDER CLOSE COORDINATION WITH THE LANDSCAPE ARCHITECT OR OWNER. TREE LOCATIONS MAY VARY AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.

1	06-28-16	ISSUED TO PLANNING BOARD
No.	Date	Revision



Project Title
THE VIEW
BEEKMAN STREET
CITY OF BEACON, NEW YORK
12508

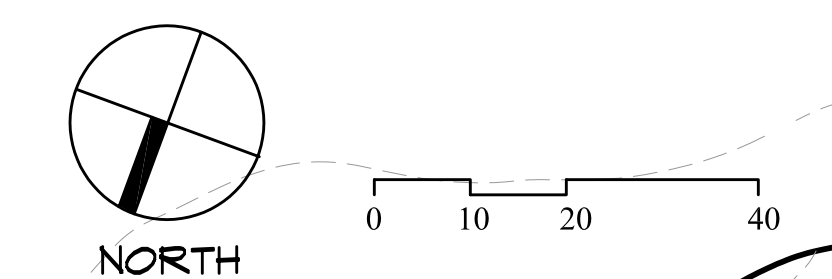
Drawing Title
PLANTING PLAN

Scale	Job No.	Date	Drawing No.
1"=20'-0"	1516	08-01-15	LP-1
Drawn	Checked	Approved	
JS	AMS	JS	6 of 18

3 Recco Drive
Beacon, New York 10509
845-2794198

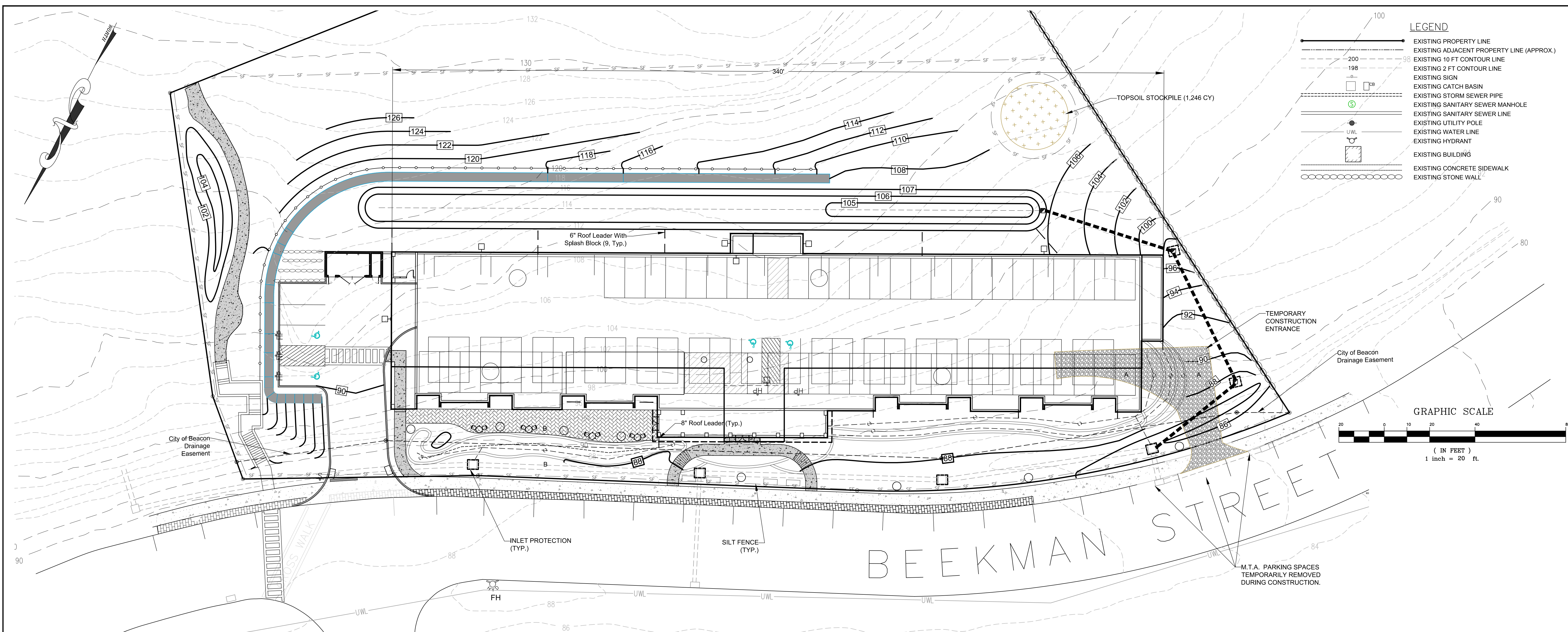
Landscape Architects
SANOK DESIGN GROUP

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT	REMARKS
TREES						
ARA	3	Acer rubrum 'Armstrong'	Armstrong Red Maple	3'-3 1/2" cal.	BBB	specimen
ARO	5	Acer rubrum 'October Glory'	October Glory Maple	2 1/2" cal.	BBB	specimen
ASL	0	Acer saccharum 'Legacy'	Legacy Sugar Maple	3'-3 1/2" cal.	BBB	specimen
OC	1	Quercus canadensis	Eastern Red Oak	2'-2 1/2" cal.	BBB	
CCA	0	Quercus canadensis 'Hale'	White Eastern Red Oak	2'-2 1/2" cal.	BBB	clear trunk at 5'
CFR	0	Cornus florida 'Rubra'	Red Flowering Dogwood	6'-6"	BBB	
QP	0	Quercus palustris	Pin Oak	2'-2 1/2" cal.	BBB	
SHRUBS						
JVC	2	Juniperus virginiana 'Concolor'	Emerald Sentinel Eastern Red Cedar	5'-6"	BBB	specimen
PG	8	Picea glauca	White Spruce	6'-7"	BBB	
PS	4	Pinus strobus	Eastern White Pine	6'-7"	BBB	
PERENNIALS/GRASSES						
AA	2	Amelanchier canadensis	Shadblow Serviceberry	5'-6"	BBB	clump form
WH	14	Asa white/late Winter Red	Winterberry Holly	2'-3"	5 gal	longest 2'-3"
RO	15	Cornus sericea	Red Osier Dogwood	2'-3"	5 gal	longest leaf
CSB	13	Cornus sericea 'Slayley'	Slayley's Red Tipped Dogwood	2'-3"	5 gal	
CSF	8	Cornus sericea 'Flaremax'	Yellow Twig Dogwood	2'-3"	5 gal	
NW	11	Asa white/late Henry's Garnet	Henry Garnet Winterberry	18"-24"	5 gal	
CHR	3	Cotoneaster horizontalis 'Rockspay cotoneaster'	Rockspay Cotoneaster	18"-24"	3 gal	
MP	24	Myrica pensylvanica	Northern Bayberry	2 1/2"-3"	5 gal	
PF	15	Panicum waltum	Switch Grass	5 gal		
SBA	18	Spiraea 'Anthony Waterer'	Anthony Water Spiraea	30"-36"	5 gal	
VP	5	Viburnum punctatum	Blackhaw Viburnum	2'-3"	5 gal	
AV	14	Viburnum dentatum 'Onesime'	Blue Blush Viburnum	2'-3"	5 gal	
VVF	13	Viburnum alabicum tomentosum var. Shasta	Shasta Doubleleaf Viburnum	3'-4"	BBB	
PERENNIALS/GRASSES						
A	51	Asclepias tuberosa	New England Aster	1 Gal		
C	69	Carex obovata	Common Fern	1 Gal		
F	61	Carex vulpinoidea	Brown Fox Sedge	1 Gal		
PV	16	Panicum waltum	Switch Grass	5 gal		
S	84	Panicum virgatum	Switch Grass	1 Gal		
WZ	100	No. Moow Mix. by Prairie Nursery 1-800-476-9463 (model# CTRMIX 100)	Northeastern roadside native mix	1 Gal		item#0015



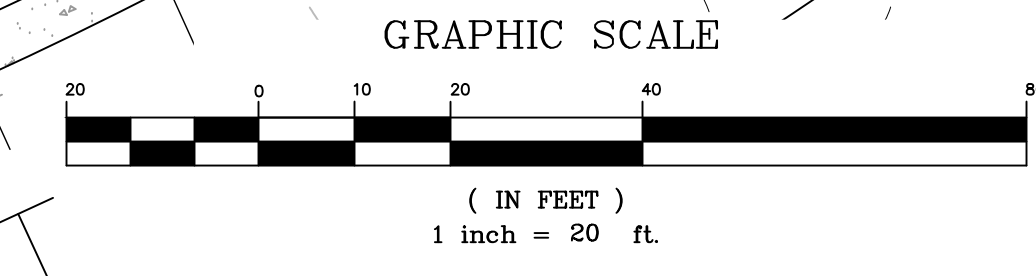
BEEKMAN STREET

2 DECIDUOUS PLANTING
DTL-400



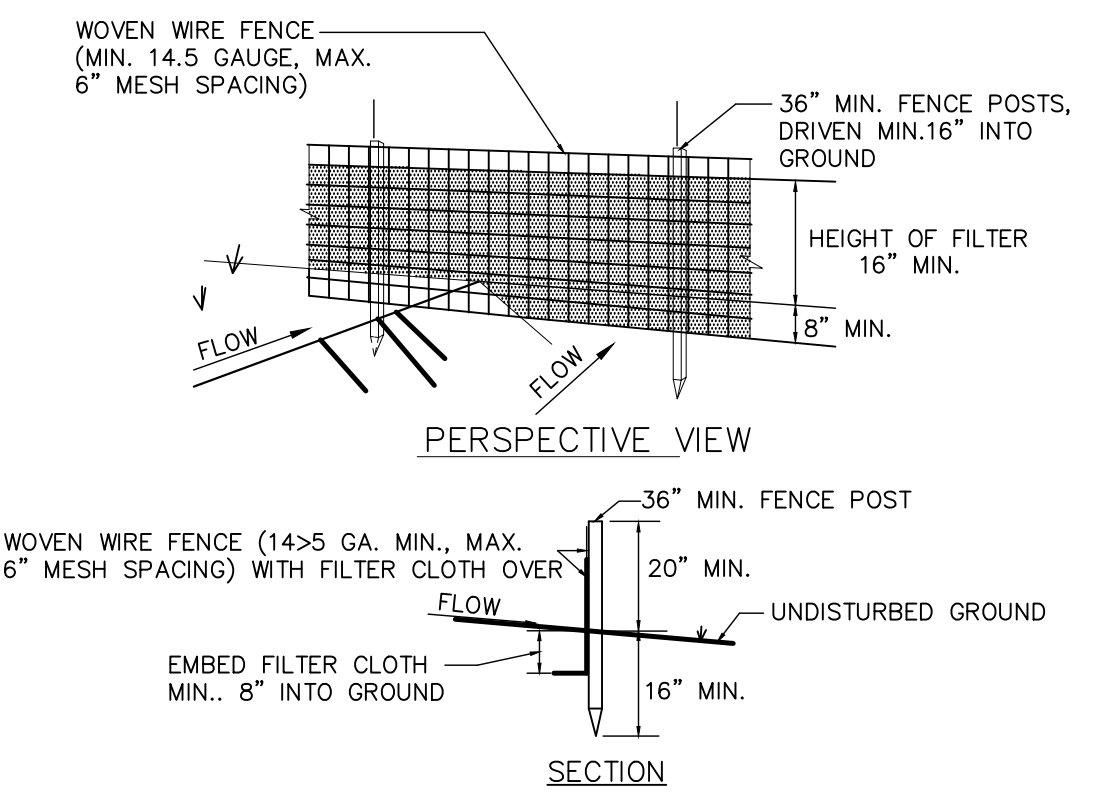
LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE (APPROX.)
	EXISTING 10 FT CONTOUR LINE
	EXISTING 2 FT CONTOUR LINE
	EXISTING SIGN
	EXISTING CATCH BASIN
	EXISTING STORM SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING UTILITY POLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING BUILDING
	EXISTING CONCRETE SIDEWALK
	EXISTING STONE WALL



Maintenance/Inspection Schedule (Long Term)

Maintenance Item	Frequency	Field Representative Shall Inspect for the Following	Maintenance/Repair Representative Shall Repair Respective Deficiency As Follows:
Catch Basins	Monthly	- Excess Silt & Sediment in Sumps	-Remove (Vacuum)
Pipe Network	Monthly	-Excess Silt & Sediment	-Remove (Vacuum)
Dry Swale	Annual & Monthly	- Vegetation - Adequate Vegetation - Undesirable Vegetative Growth - Undesirable Woody Vegetation - Standing Water/Wet Spots - Sediment and/or trash Accumulation	- Remove - Restore to Original Specification as Per Landscaping Plan - Remove - Remove - Add/ Remove Fill as Necessary to Restore Pond Base Elevation - Remove
Planter Plantings	Annually	- Survival of Desired Wetland Plants - 50% Cover of Plants After 2nd Growing Season - Distribution of Plants as Per Landscaping Plan - Any Evidence of Undesirable Invasive Species - Maintenance of Adequate Water Depth Plan Species - "Choking" of Plants Due to Excessive Sediment Depths	- Re-Plant Wetland Species as Necessary - Restore as Necessary - Re-Distribute as Necessary - Remove - Clean outlet to Restore Appropriate Water Levels - Remove Pond Sediments as Necessary
Green Roof	Monthly for first 24 months & Biannually	- Any Evidence of Undesirable/Invasive Vegetative Growth - Plant Health/Establishment Inadequate - Roof Drains Clogged or Impeded by Debris - Leaks or Structural Deficiencies	- Remove - Water, Fertilize, and Re-plant as Necessary - Remove Debris - Correct as Directed By a Trained and Qualified Contractor
Miscellaneous	Monthly	- Complaints from Residents - Aesthetics (Graffiti, Lack of Grass cover, Etc) - Signs of Hydrocarbon Build-up - Any Possible Public Hazards	- Note Complaint and Discuss with Owner and Engineers - Remove Any Graffiti and Scarfly, Seed And Mulch as Needed - Remove - Notify City and Discuss with Owner and Town as Necessary



CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- 1) WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES
- 2) FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION
- 3) WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED
- 4) MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE

MATERIALS

- 1) POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD
- 2) FILTER CLOTH: MIRAFI 100X, STABLINKA 1140N OR APPROVED EQUAL
- 3) FENCE: WOVEN WIRE, 14.5 GA. 6" MAX MESH OPENING
- 4) PREFABRICATED UNIT: GEOFAB, EVIROFENCE, OR APPROVED EQUAL

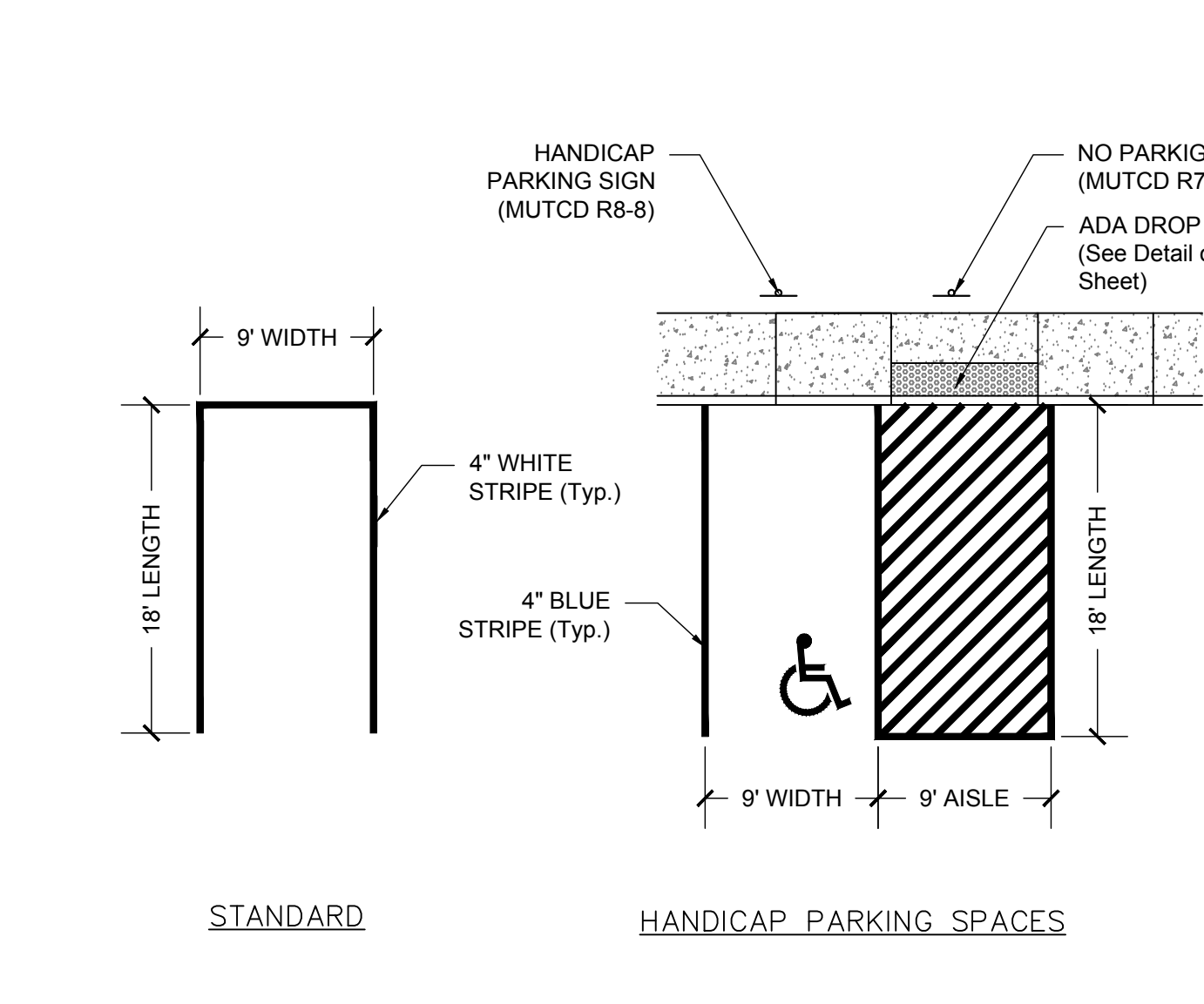
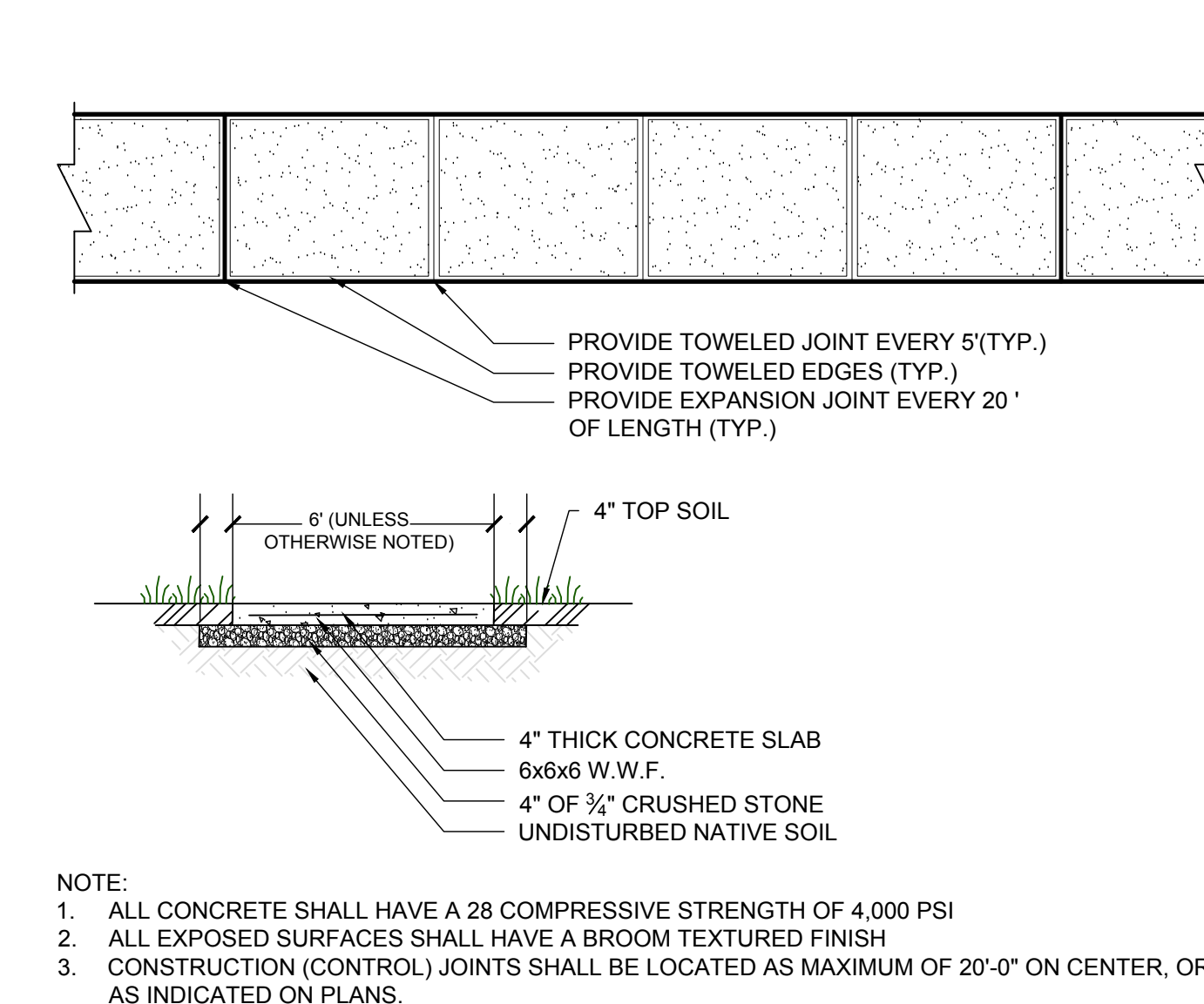
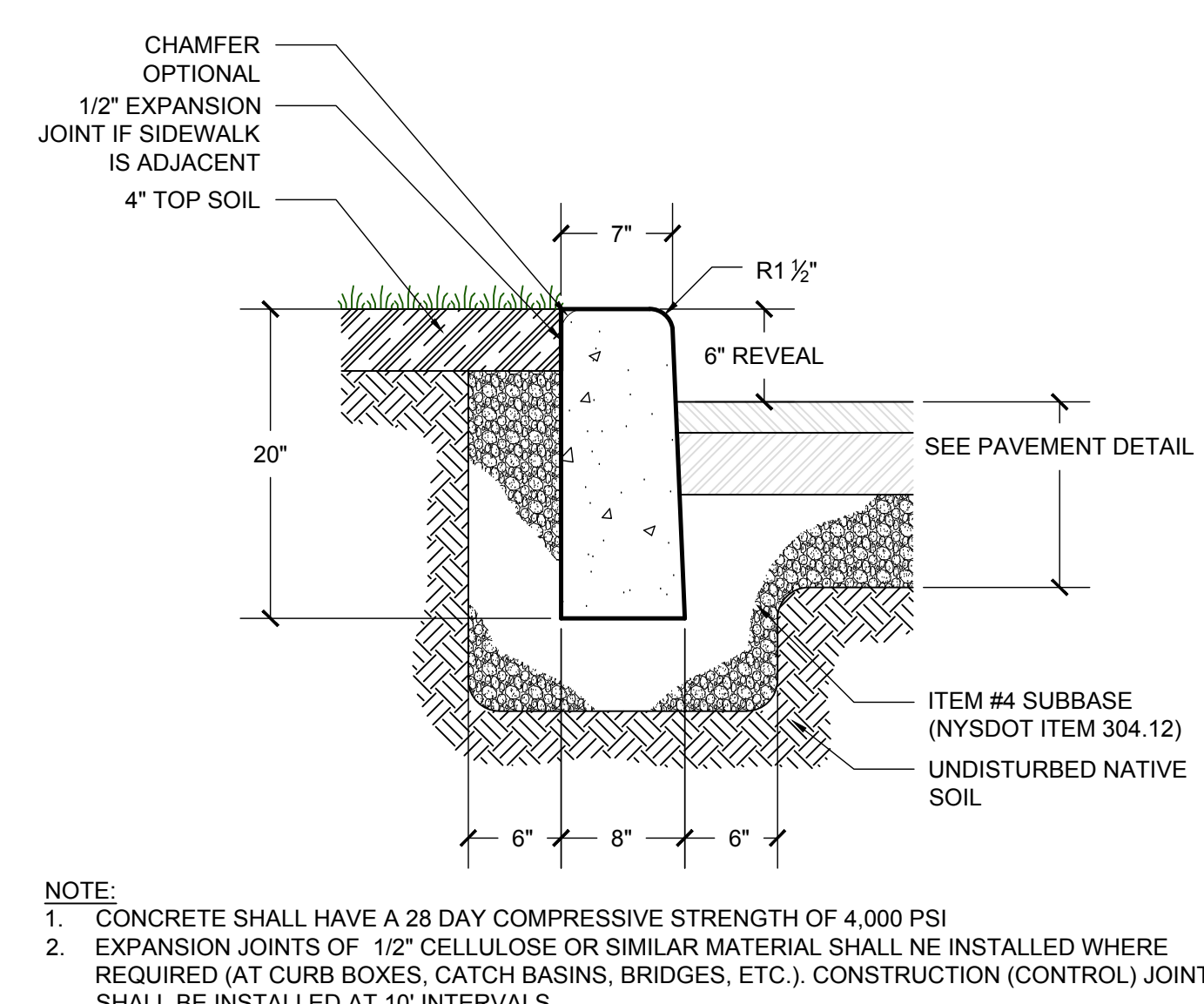
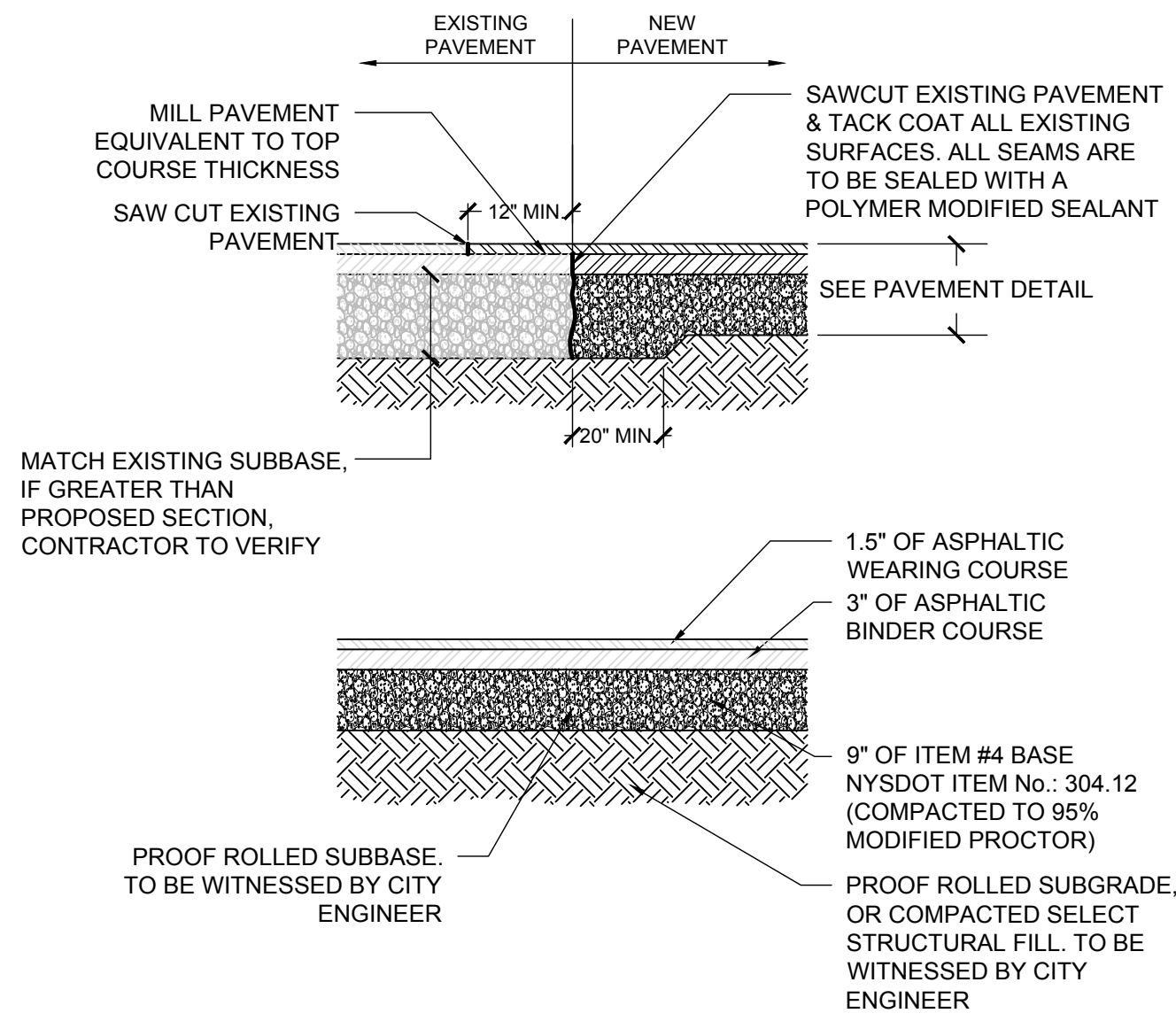
June 27, 2016	Mark A. Day, PE
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Project No. 2015-059	License No. 069646

M.A. DAY Engineering, PC
Consulting Engineers
3 Van Wyck Lane Suite 2
Wappingers Falls, New York
(845)-223-3202

The View
City of Beacon Dutchess County, New York

Erosion & Sediment Control Plan

SCALE	DRAWN BY	DRAWING NO.
1" = 20'	DJD	ESC.1
DATE	CHECKED BY	
06-23-15	MAD	7 of 18



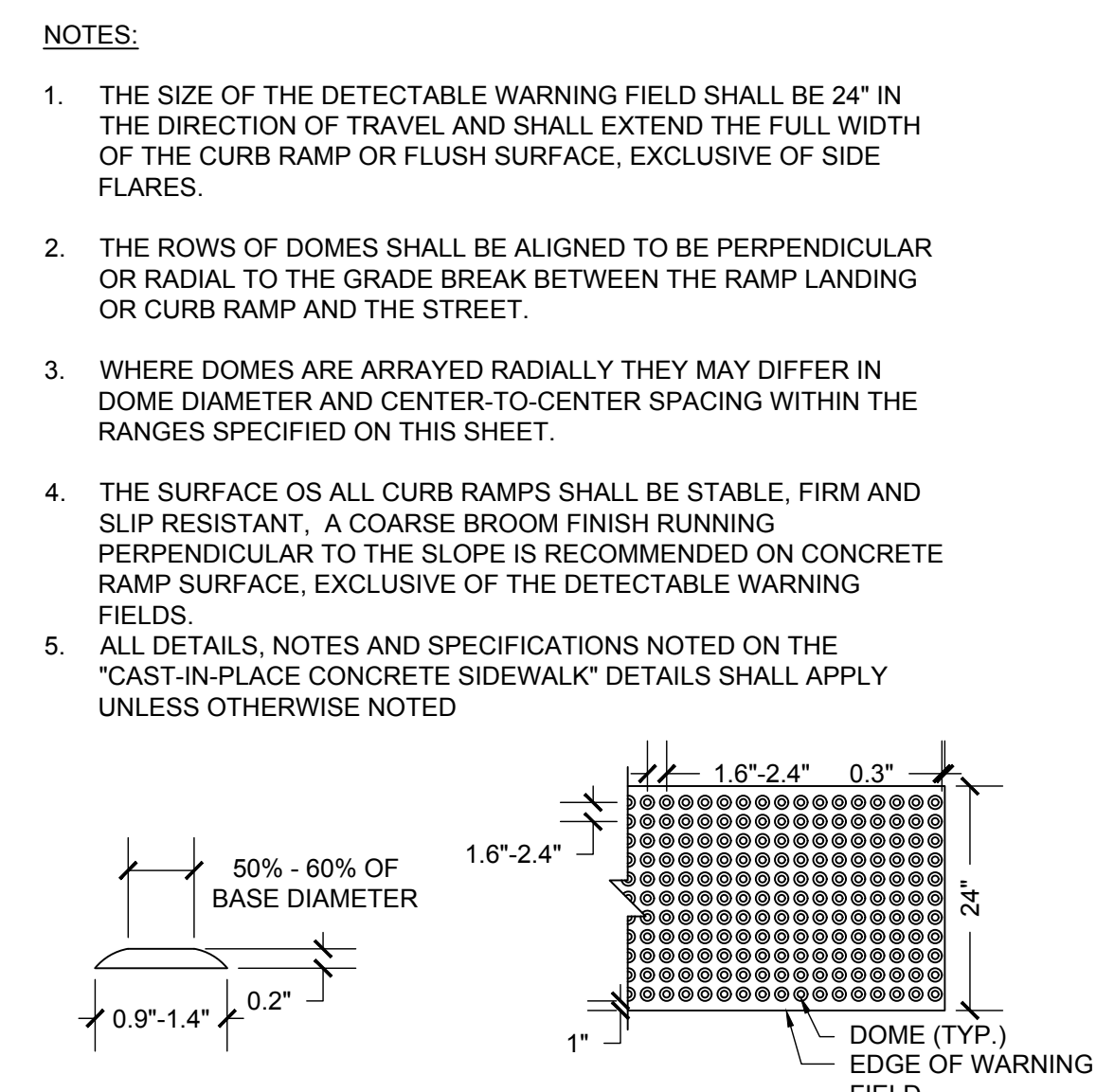
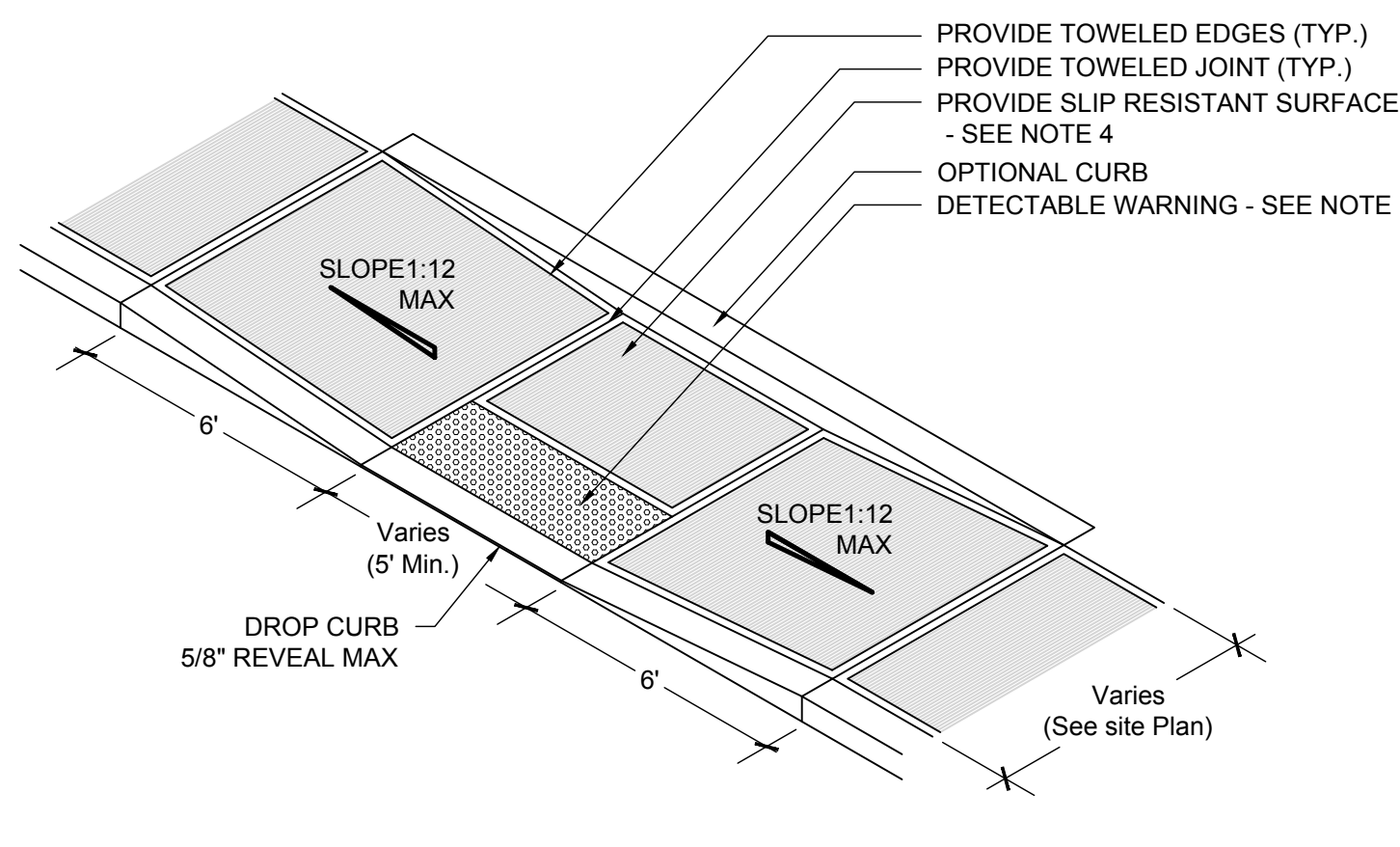
1 PAVEMENT SECTION
NOT TO SCALE

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

3 CAST-IN-PLACE CONCRETE SIDEWALK
NOT TO SCALE

4 PARKING STALL DETAIL
NOT TO SCALE

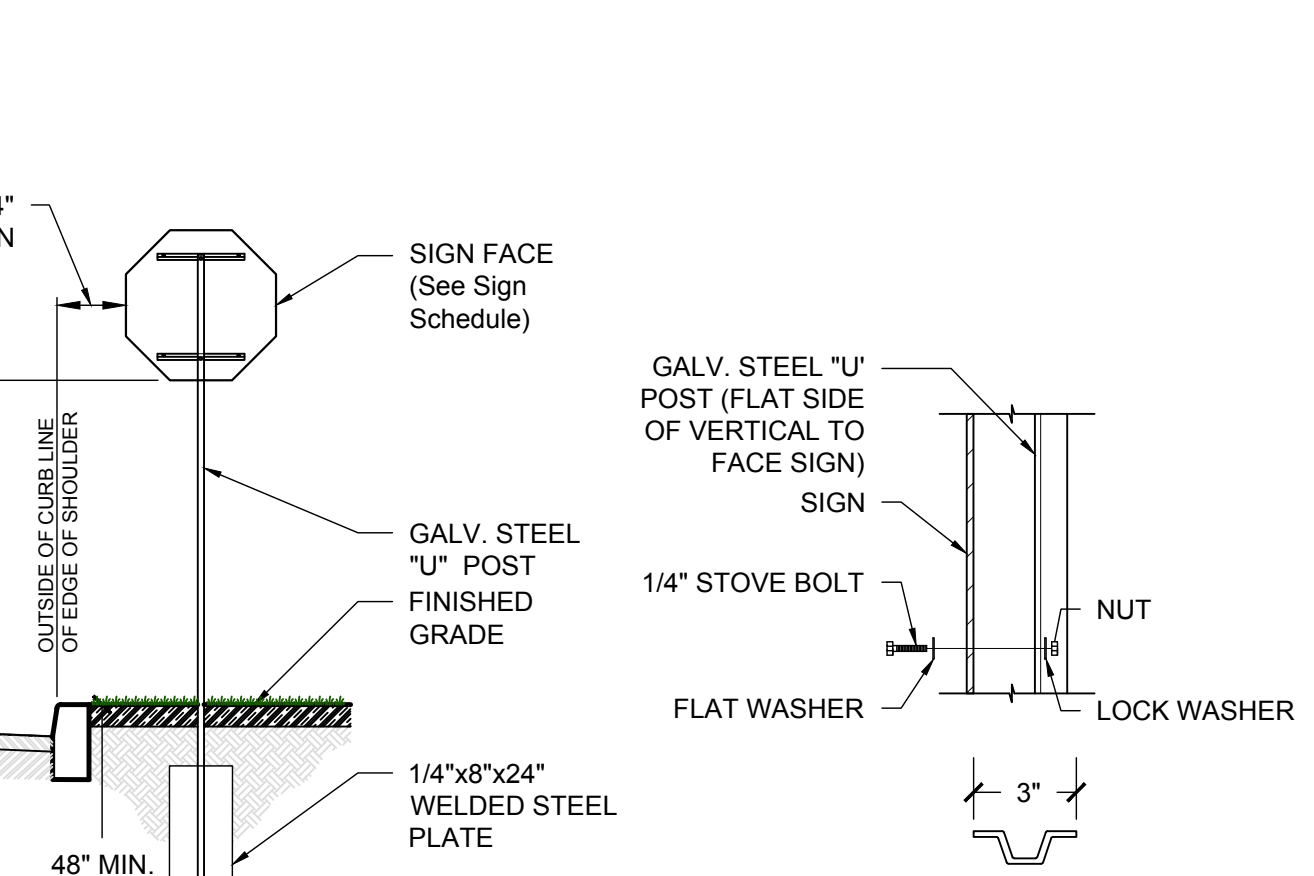
ALL CONCRETE SIDEWALKS AND CURBING WITHIN THE CITY R.O.W. SHALL BE SEALED TO PROTECT AGAINST DE-ICING AGENTS.



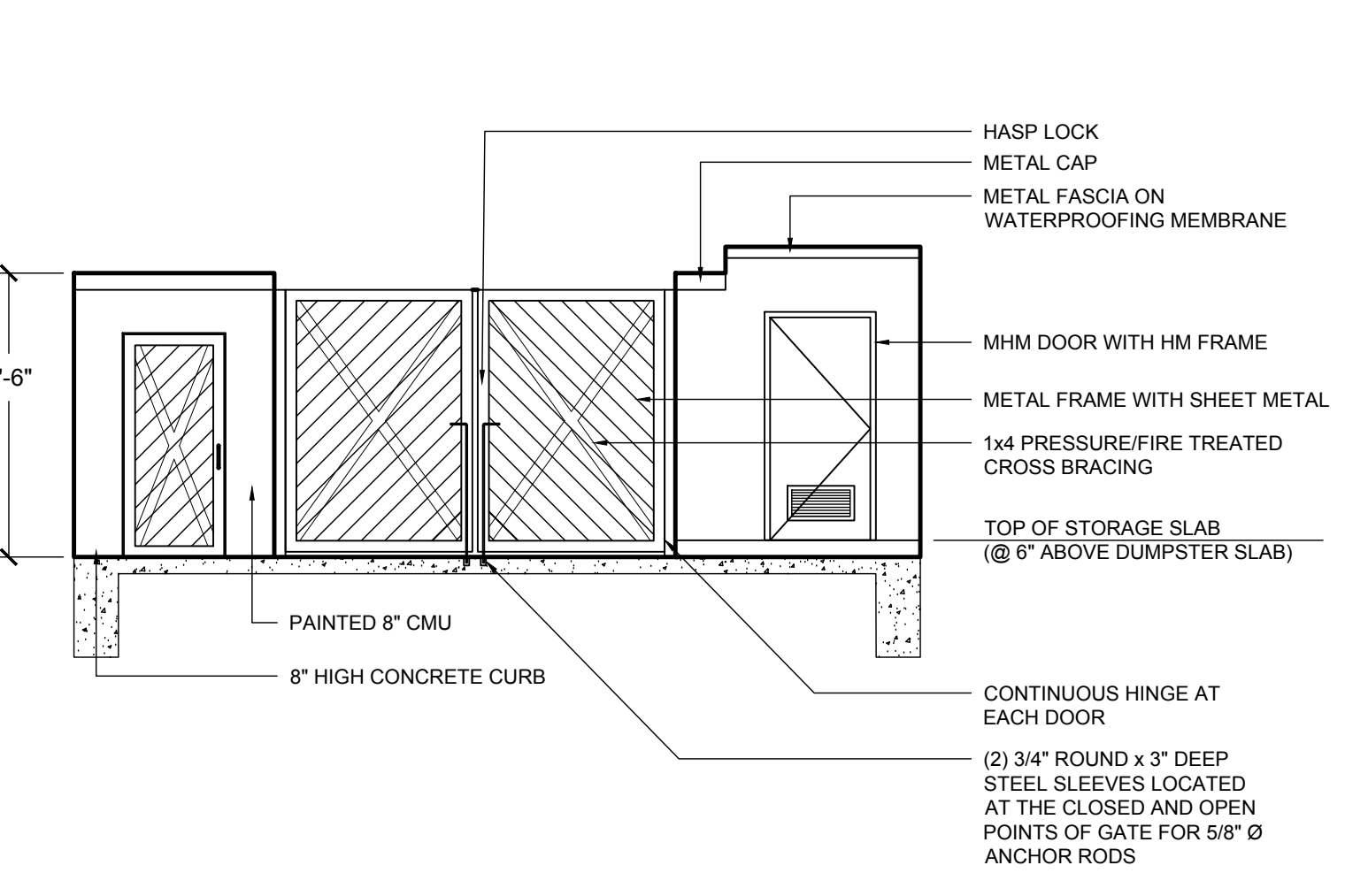
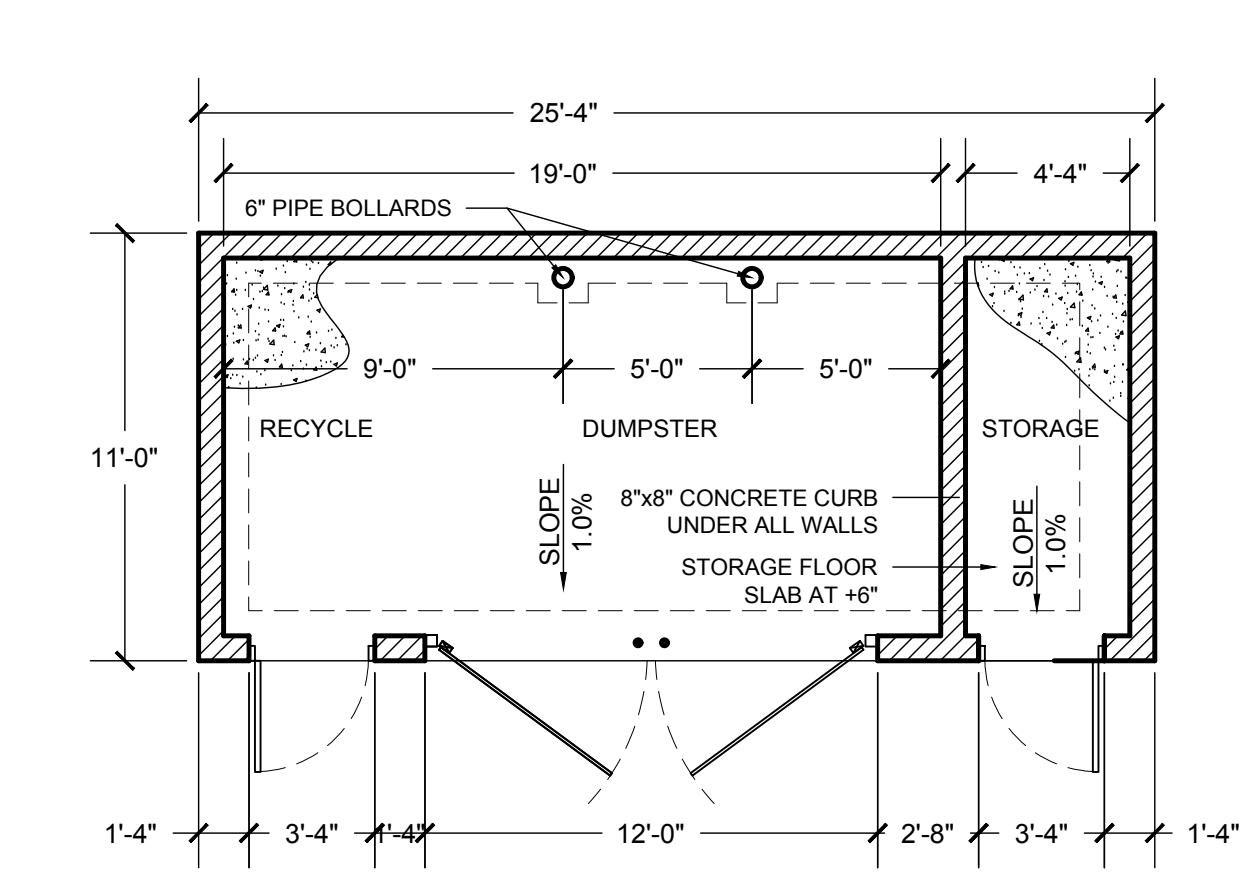
5 ADA MID-BLOCK CURB RAMP DETAIL
NOT TO SCALE

6 TYPICAL SPLIT RAIL FENCING
NOT TO SCALE

7 TYPICAL REDI-ROCK GRAVITY RETAINING WALL SECTION
NOT TO SCALE



SIGN SCHEDULE				
SYMBOL	MUTCD NUMBER	PANEL	SIZE (WxH)	QUANTITY
HC	R7-8	RESERVED PARKING	12 x 18	4
HC	R7-1	No Parking ANY TIME	12 x 18	1
SP	R1-1	STOP	36x36	1



8 TYPICAL SIGN DETAIL
NOT TO SCALE

9 REFUSE ENCLOSURE
NOT TO SCALE

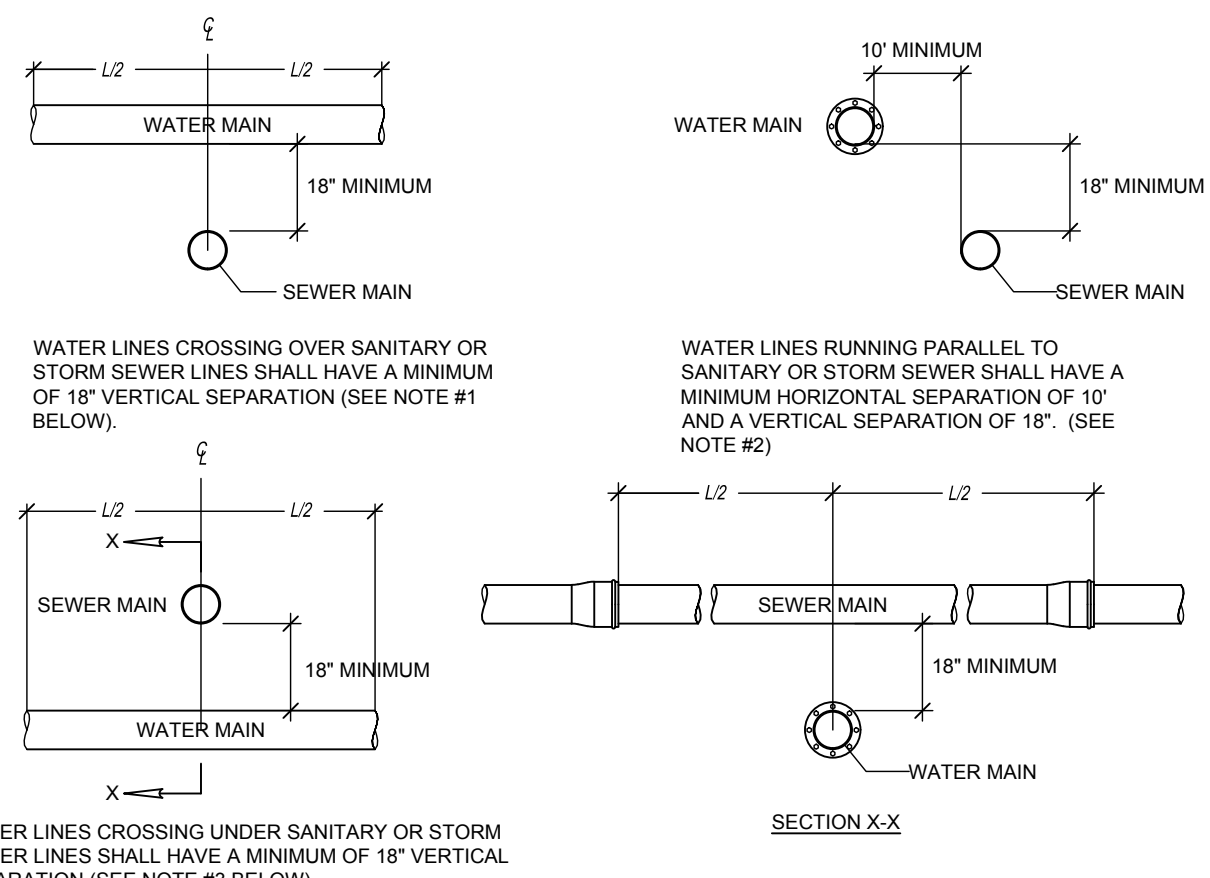
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PROJECT: **The View**
City of Beacon Dutchess County, New York

DRAWING: **Construction Details**

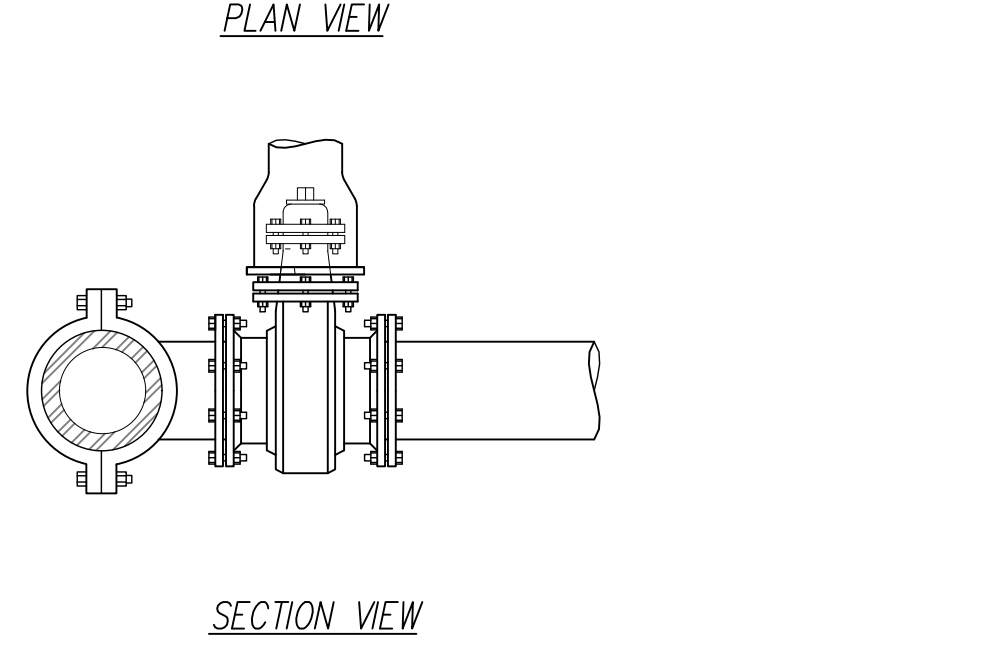
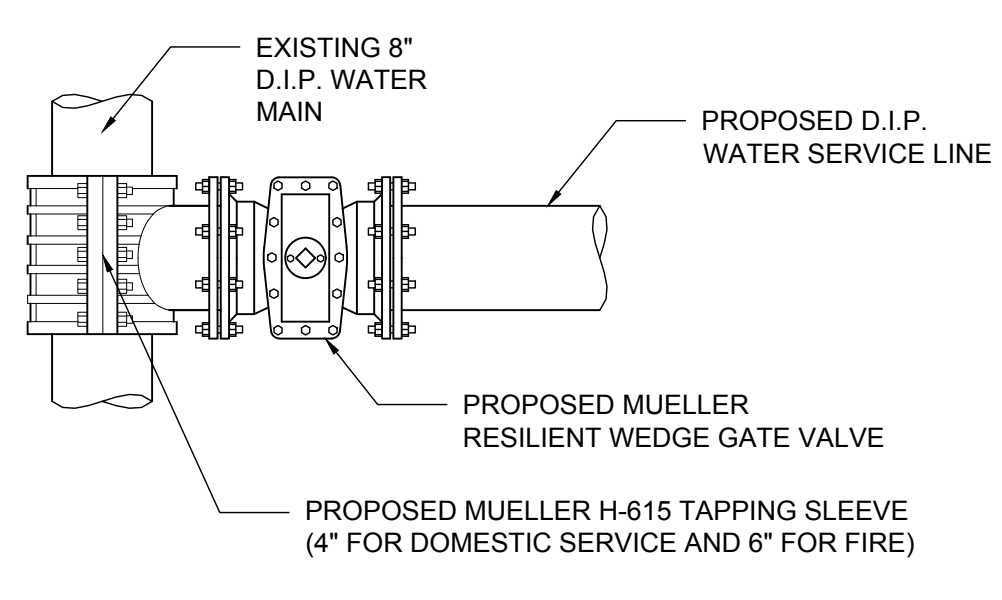
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DATE: 06-23-15	CHECKED BY: MAD	8 of 18



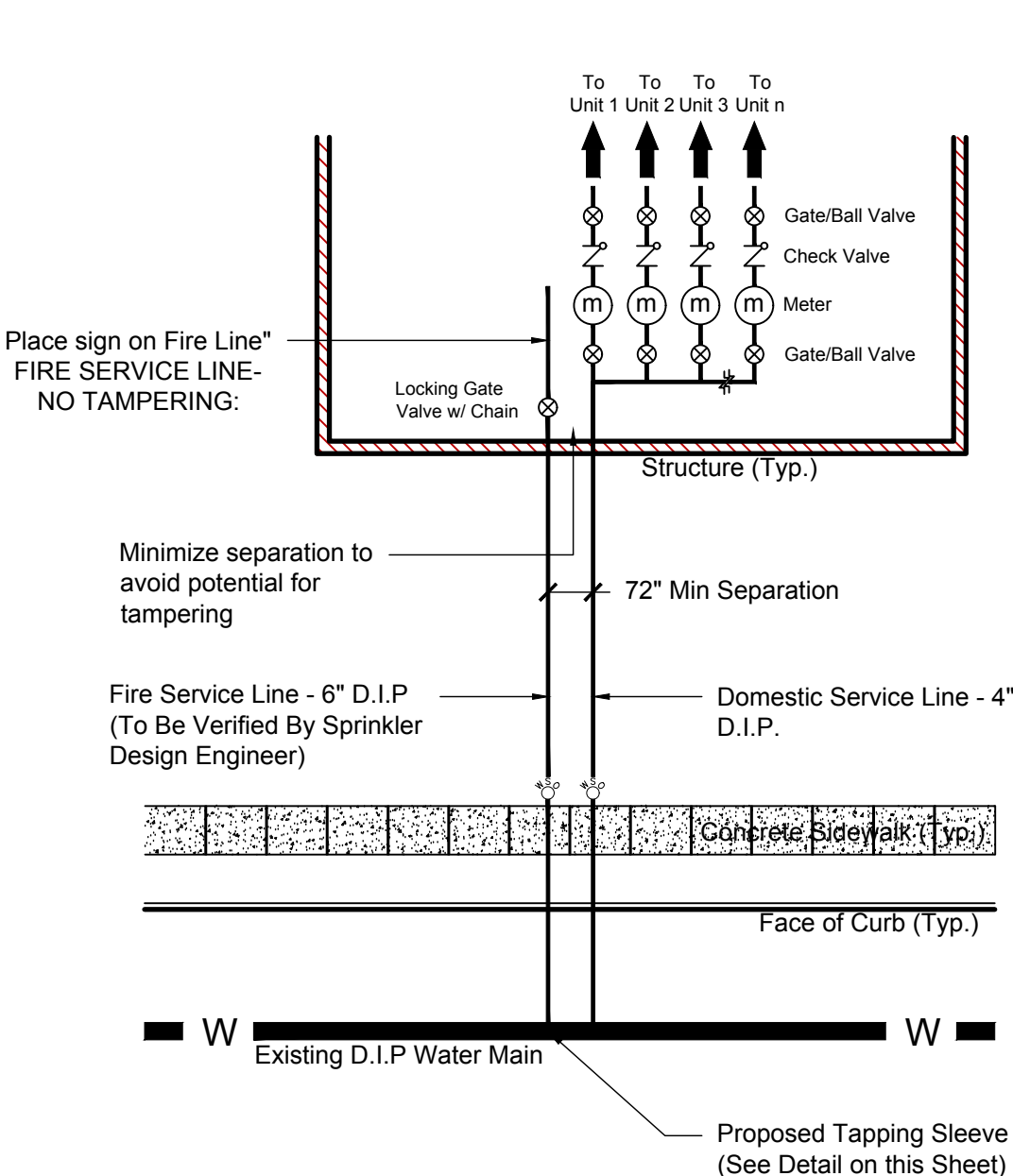
WATER LINES CROSSING OVER SANITARY OR STORM SEWER LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION (SEE NOTE #1 BELOW).

WATER LINES RUNNING PARALLEL TO SANITARY OR STORM SEWER SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF 10" AND A VERTICAL SEPARATION OF 18". (SEE NOTE #2)

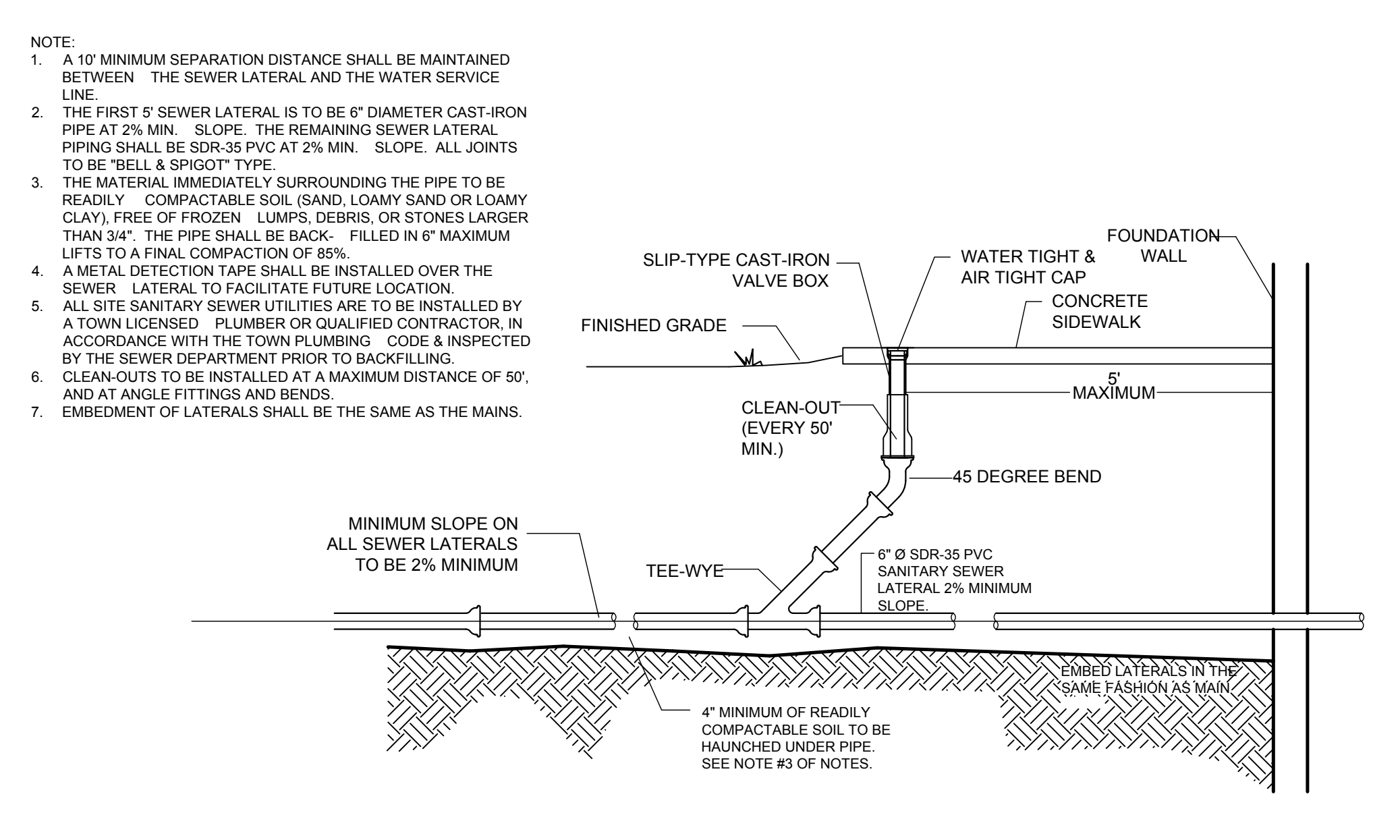
WATER LINES CROSSING UNDER SANITARY OR STORM SEWER LINES SHALL HAVE A MINIMUM OF 18" VERTICAL SEPARATION (SEE NOTE #3 BELOW).



2 TAPPING SLEEVE AND VALVE INSTALLATION DETAIL
NOT TO SCALE

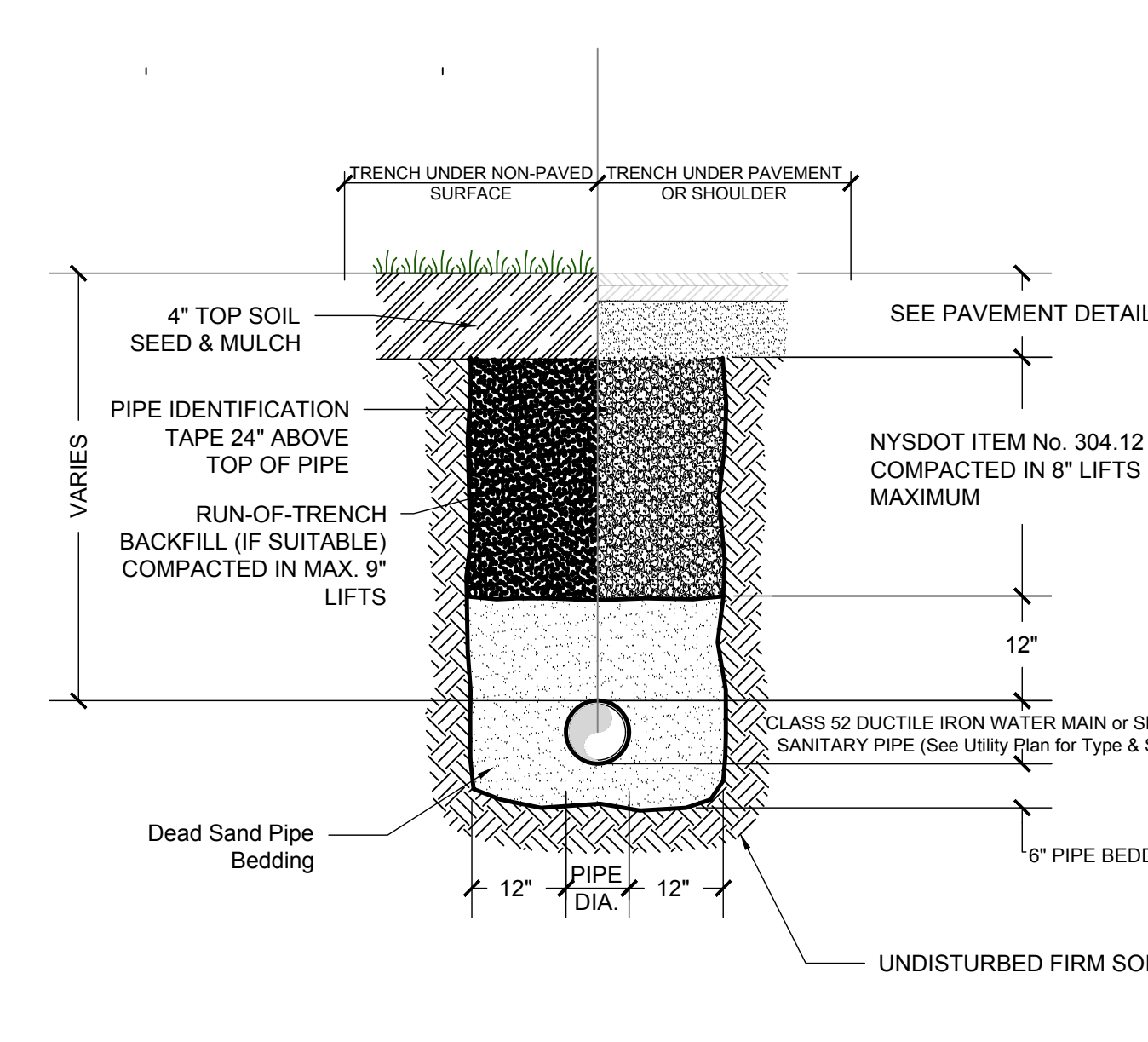


3 WATER SERVICE DETAIL
NOT TO SCALE

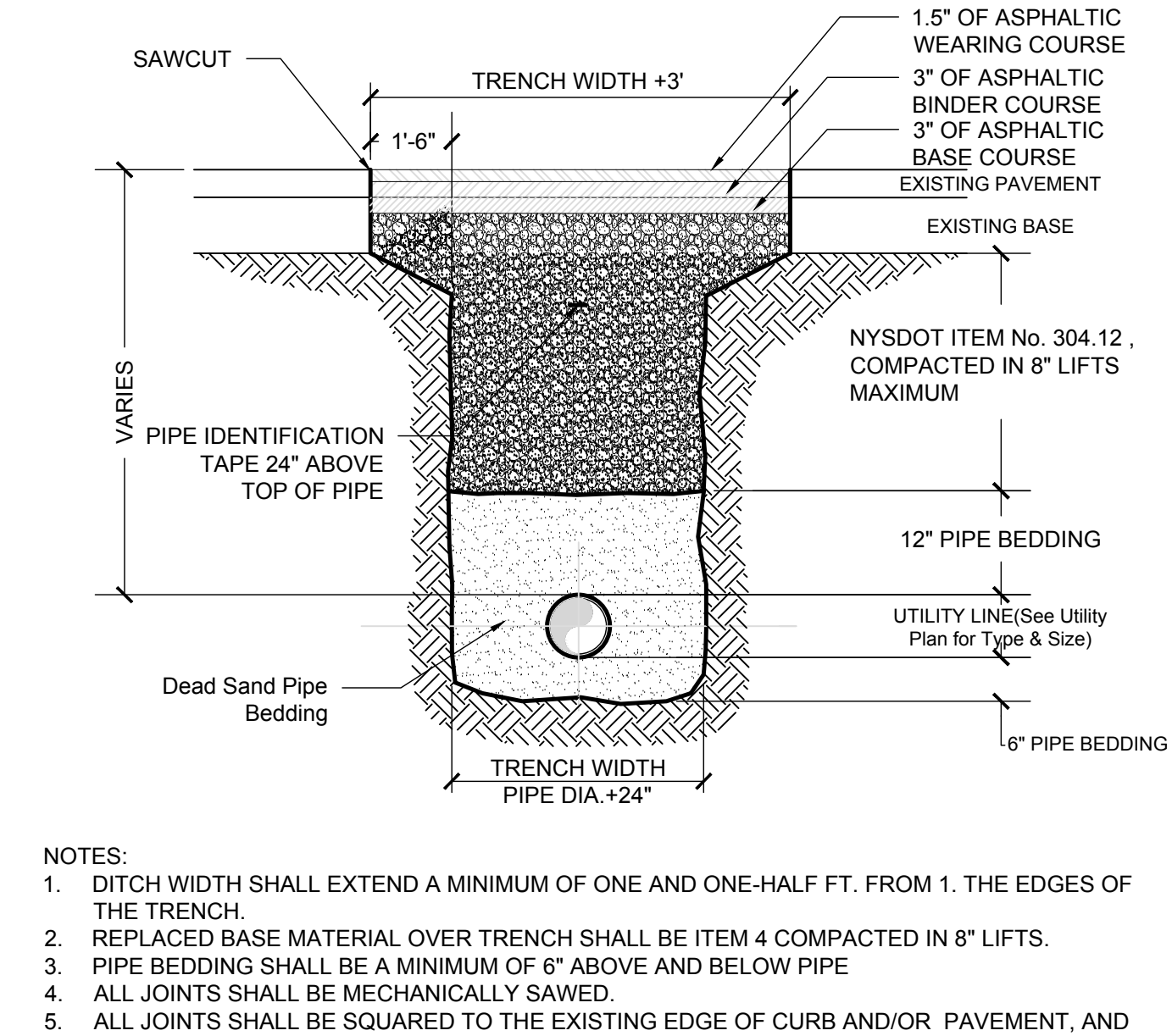


4 SANITARY SEWER LATERAL DETAIL
NOT TO SCALE

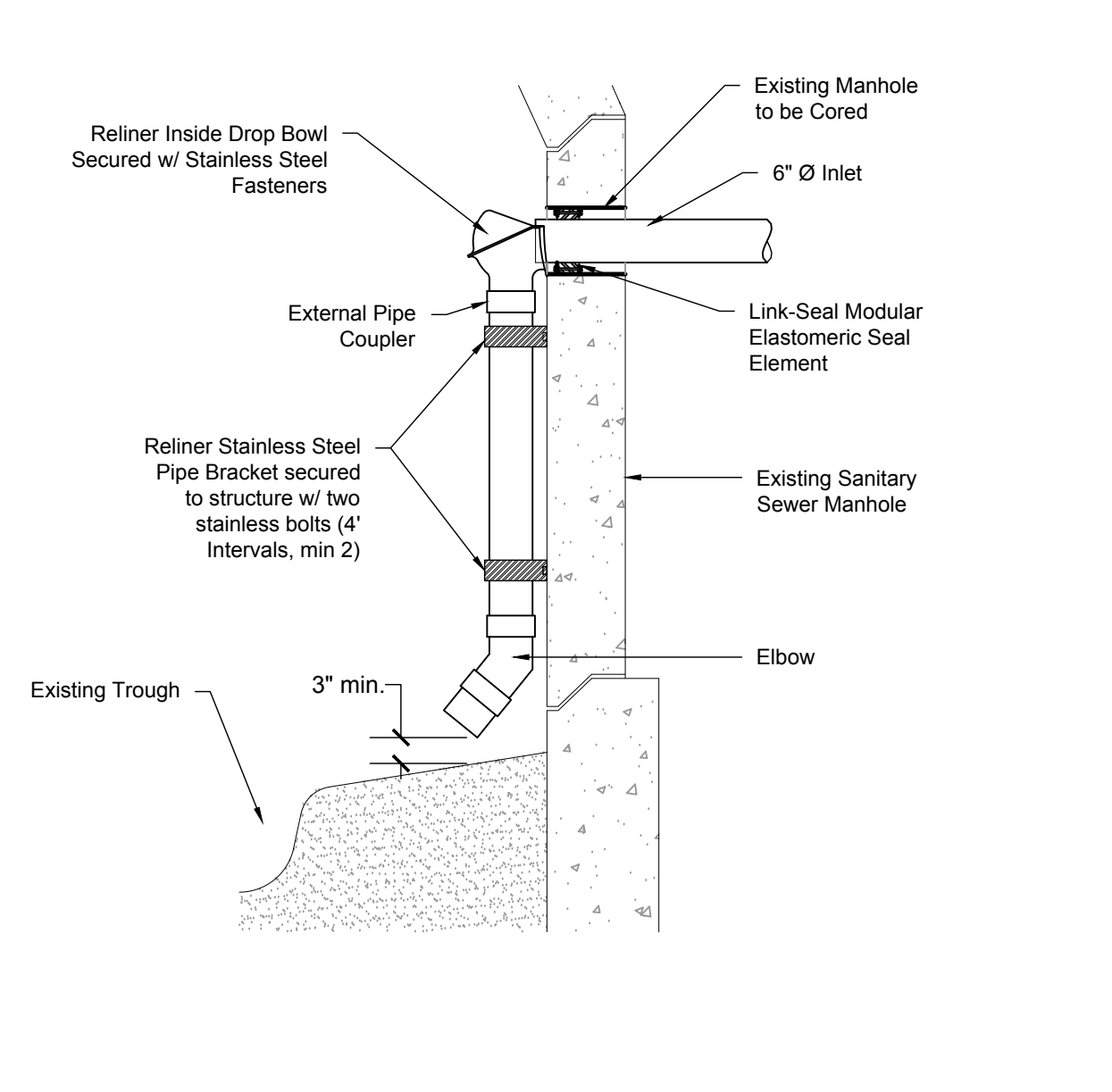
1 WATER & SEWER SEPARATION
NOT TO SCALE



5 UTILITY TRENCH DETAIL
NOT TO SCALE



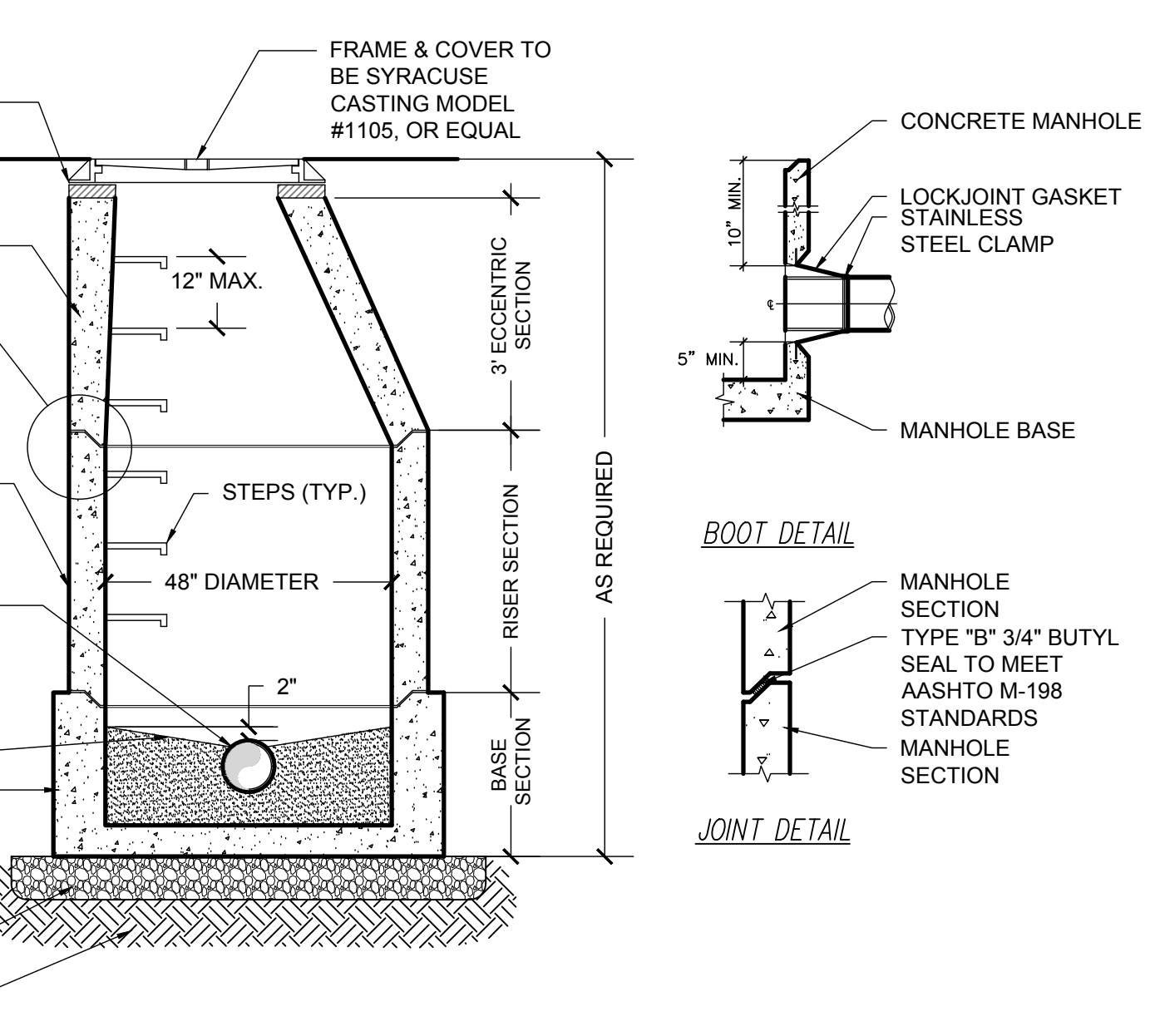
6 UTILITY TRENCH IN CITY R.O.W.
NOT TO SCALE



7 EXISTING MANHOLE PENETRATION DETAIL
NOT TO SCALE

NOTES:

- PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
- CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
- STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
- LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
- CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
- 4" MAXIMUM FROM MANHOLE TO PIPE JOINT.
- MANHOLE FRAMES, COVERS & STEPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ASTM A-48 CLASS 30B STANDARDS FOR GRAY IRON.
- ALL SANITARY SEWER MANHOLE COVERS SHALL BE NOMINAL 26" DIAMETER CAST IRON AND SHALL READ "SANITARY SEWER". FRAMES SHALL BE 8-INCHES IN HEIGHT AND COVER SHALL BE SYRACUSE CASTING No. 1009 OR AN APPROVED EQUAL.
- ALL SITE SANITARY SEWER UTILITIES ARE TO BE INSTALLED BY A QUALIFIED CONTRACTOR, IN ACCORDANCE WITH GOOD PRACTICE AND INSPECTED BY A LICENSED PROFESSIONAL ENGINEER, IN ACCORDANCE WITH THE DUTCHESS COUNTY SANITARY CODE.
- ALL NEW SANITARY SEWER UTILITIES ARE TO BE EITHER HYDROSTATICALLY OR VACUUM TESTED IN ACCORDANCE WITH ASTM C-244-93(2000) "TEST METHOD FOR SHEET CONCRETE SEWER MANHOLES BY NEGATIVE PRESSURE". SEE STANDARD ON THIS.
- ALL SANITARY SEWER SERVICE LATERALS THAT TIE INTO MANHOLES SHALL BE DIRECTED INTO THE TROUGH OF THE MANHOLE. NO LATERALS SHALL DISCHARGE ONTO THE BENCH. ANY LATERALS 2' OR GREATER ABOVE THE TROUGH SHALL BE DONE USING A DROP MANHOLE.



8 PRE CAST CONCRETE MANHOLE
NOT TO SCALE

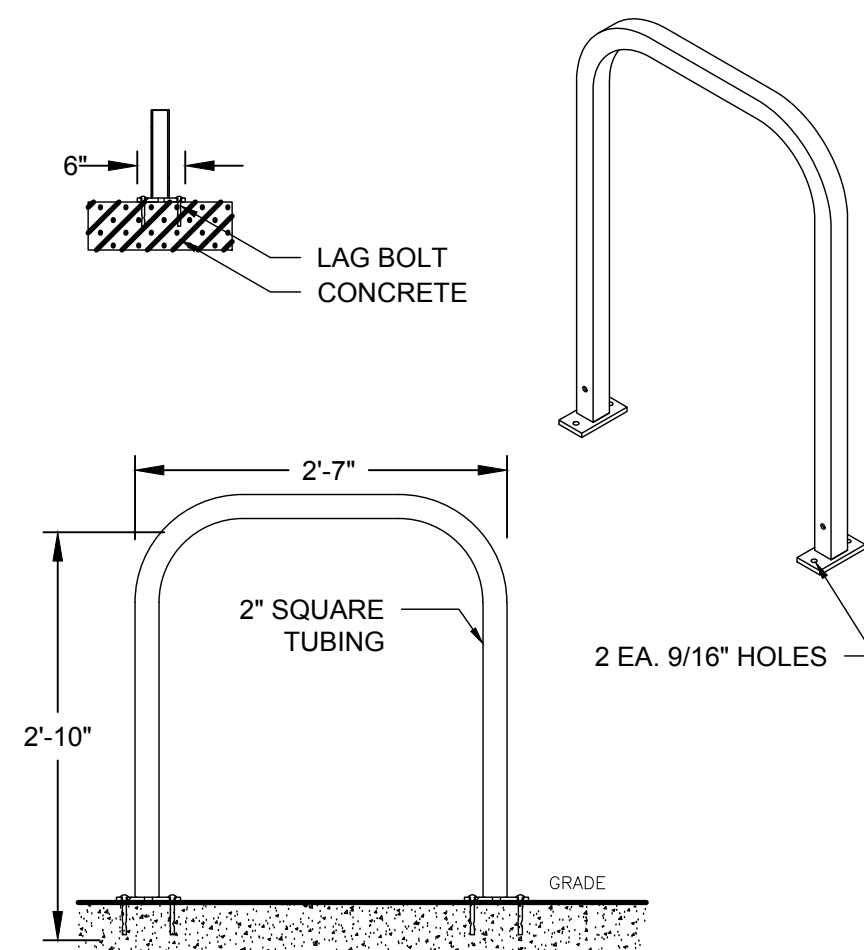
NOTE:

- A 10" MINIMUM SEPARATION DISTANCE SHALL BE MAINTAINED BETWEEN THE SEWER LATERAL AND THE WATER SERVICE LINE.
- THE FIRST 5' SEWER LATERAL IS TO BE 6" DIAMETER CAST-IRON PIPE AT 2% MIN. SLOPE. THE REMAINING SEWER LATERAL PIPING SHALL BE SDR-35 PVC AT 2% MIN. SLOPE. ALL JOINTS TO BE "BELL & SPIGOT" TYPE.
- THE MATERIAL IMMEDIATELY SURROUNDING THE PIPE TO BE READILY COMPACTABLE SOIL (SAND, LOAMY SAND OR LOAMY CLAY), FREE OF FROZEN LUMPS, DEBRIS, OR STONES LARGER THAN 3/4". THE PIPE SHALL BE BACK-FILLED IN 6" MAXIMUM LIFTS TO A FINAL COMPACTION OF 85%.
- A METAL DETECTION TAPE SHALL BE INSTALLED OVER THE SEWER LATERAL TO FACILITATE FUTURE LOCATION.
- ALL SITE SANITARY SEWER UTILITIES ARE TO BE INSTALLED BY A TOWN LICENSED PLUMBER OR QUALIFIED CONTRACTOR, IN ACCORDANCE WITH THE TOWN PLUMBING CODE & INSPECTED BY THE SEWER DEPARTMENT PRIOR TO BACKFILLING.
- CLEAN-OUTS TO BE INSTALLED AT A MAXIMUM DISTANCE OF 50' AND AT ANGLE FITTINGS AND BENDS.
- EMBEDMENT OF LATERALS SHALL BE THE SAME AS THE MAINS.

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PROJECT		
The View		
City of Beacon		Dutchess County, New York
DRAWING		
Construction Details		
SCALE	DRAWN BY	DRAWING NO.
As Noted	DJD	CD.2
DATE	CHECKED BY	
06-23-15	MAD	9 of 18



1 BICYCLE RACK DETAIL
NOT TO SCALE

SENTRY ELECTRIC PART STRING:
SWW-LXFP - 150MHPS - 120V - V -
ACR - DSLS - B - F - BK

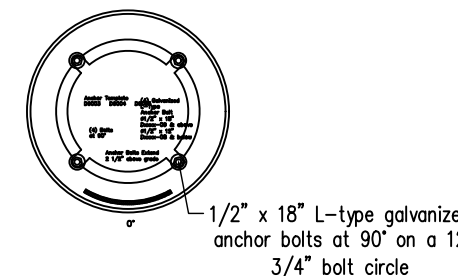
SENTRY ELECTRIC DESCRIPTION:
WASHINGTON LXFP MODEL - 150
WATT METAL HALIDE PULSE START -
120 VOLT - TYPE V PRISMATIC GLOBE
DARK SKY LOUVER SYSTEM - SOLID
BAND - FINIAL - BLACK



- NOTES:
1. MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION SHALL BE FOLLOWED
 2. REFER TO SHEET LLP.1 FOR FOOT CANDLE DIAGRAM AND INSTALLATION LOCATIONS

2 POLE MOUNT LUMINARIE DETAIL
NOT TO SCALE

Orientation/Anchor Guide



1/2" x 18" L-type galvanized
anchor bolts at 90° on a 12
3/4" bolt circle

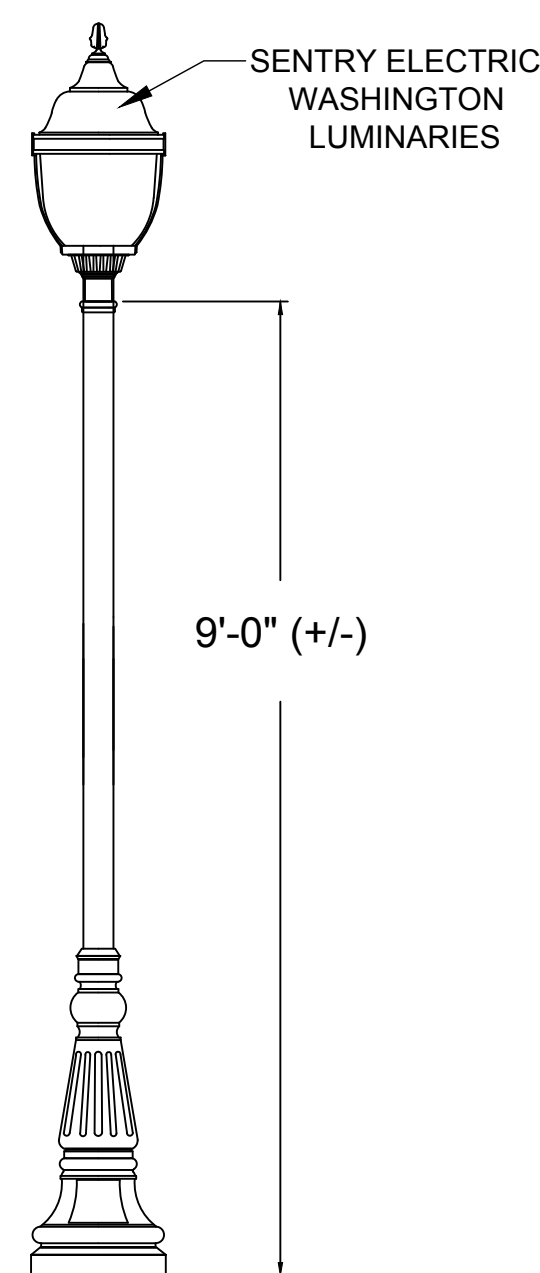
FIXTURE DETAILS

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

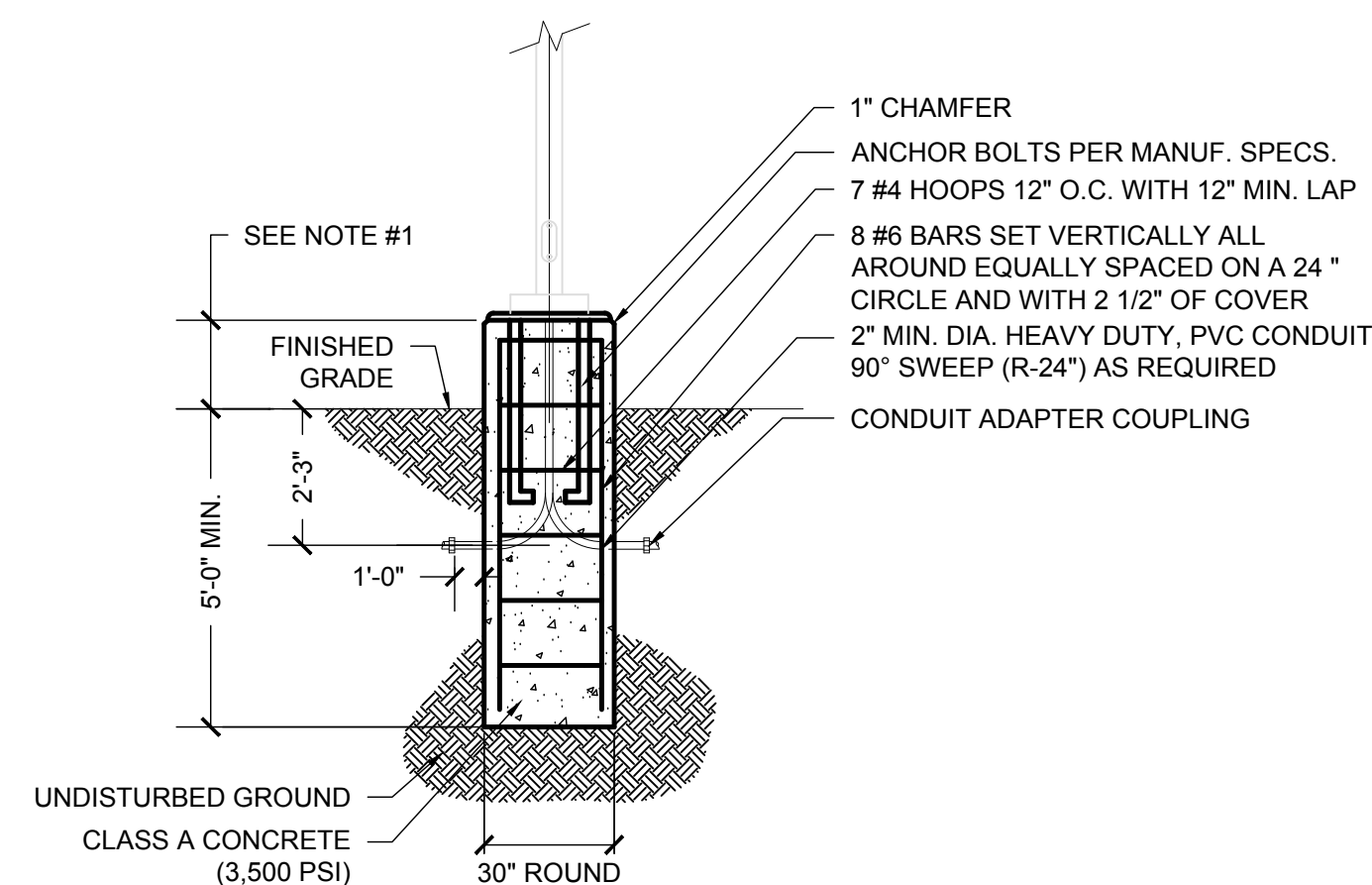
POLE DETAILS

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

NOTE: THE CONTRACTOR SHALL VERIFY
THE POLE CONFIGURATION PRIOR TO THE
FABRICATION OF THE LIGHT POLE BASES.



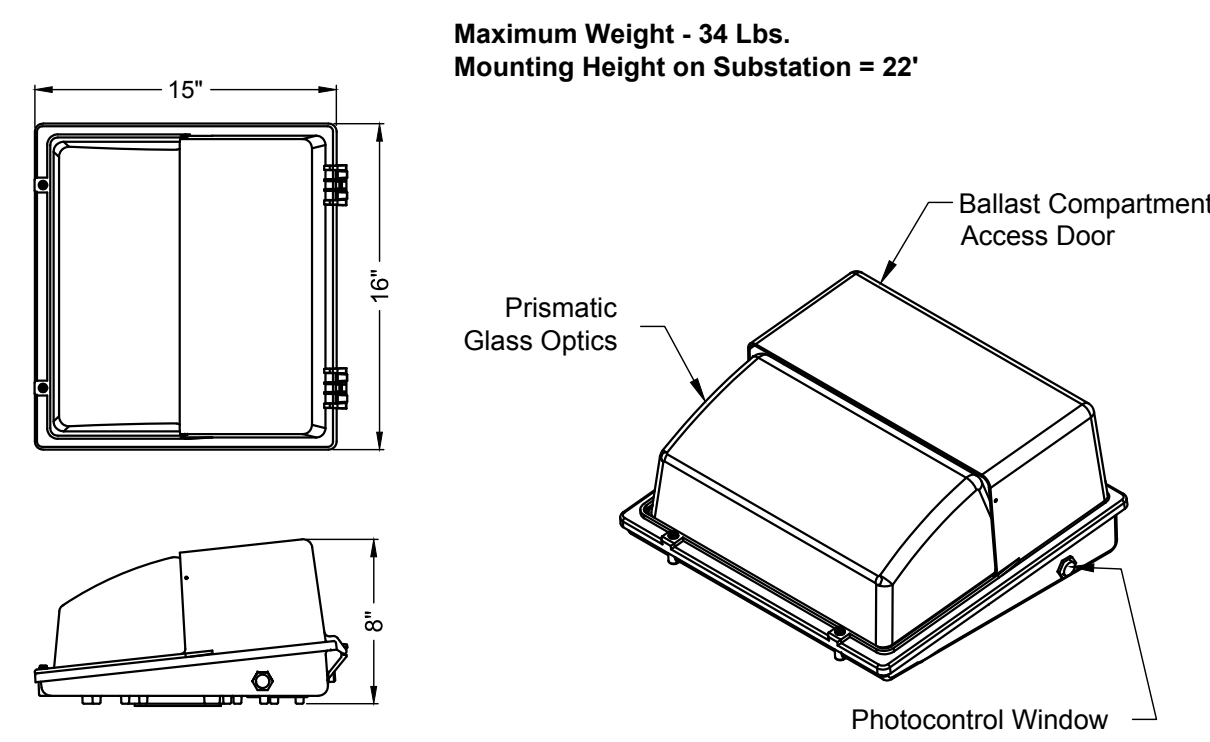
4 LIGHT POLE DETAIL
NOT TO SCALE



NOTE:

1. PROVIDE 24" CONCRETE FOUNDATION REVEAL FOR ALL FIXTURES WITHIN PARKING AREAS. ALL OTHER AREAS SHALL BE INSTALLED FLUSH.
2. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI, WITH AIR-ENTAINMENT OF 5-7%
3. COLOR OF LUMINAIRE SHALL MATCH COLOR OF POLE

6 LIGHT POLE BASE DETAIL
NOT TO SCALE

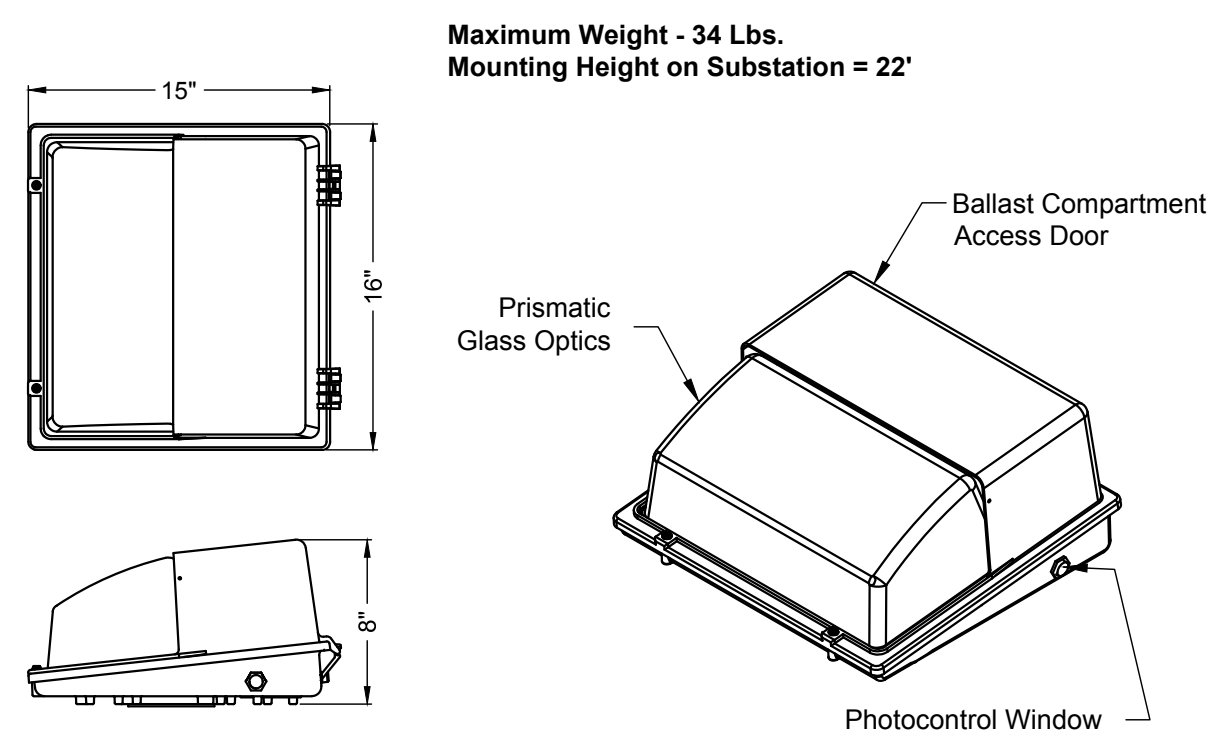


HOLOPHANE® PART STRING:
W4 - 250MH - 12 - U - W

HOLOPHANE® DESCRIPTION:
WALLPACK IV - 250 WATTS METAL HALIDE -
120 VOLT - UNDERPASS OPTICS - WHITE

- NOTES:
1. MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION SHALL BE FOLLOWED
 2. REFER TO SHEET LLP.1 FOR FOOT CANDLE DIAGRAM AND INSTALLATION LOCATIONS

3 WALL MOUNTED LIGHT FIXTURE (BUILDING)
NOT TO SCALE

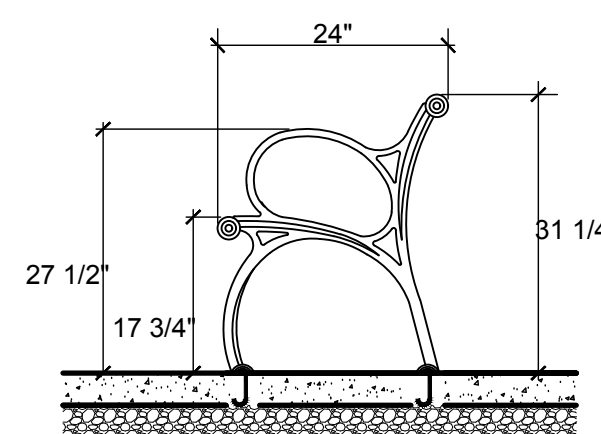
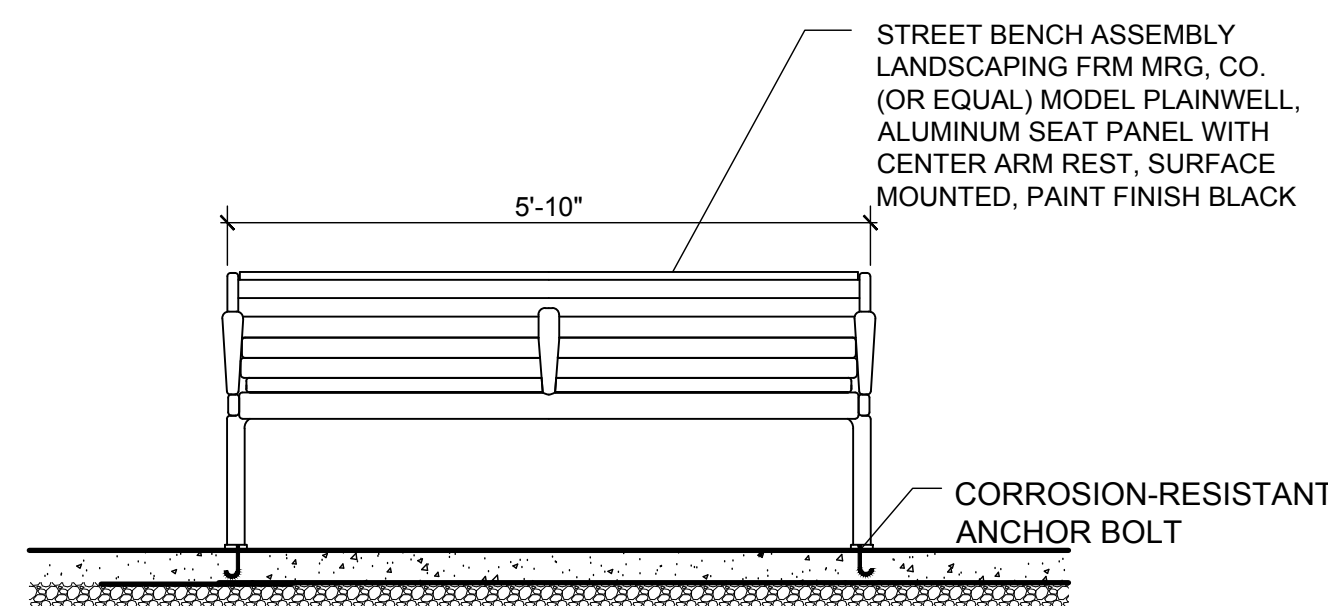


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HOLOPHANE® DESCRIPTION:
WALLPACK IV - 250 WATTS METAL HALIDE -
120 VOLT - UNDERPASS OPTICS - WHITE

- NOTES:
1. MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION SHALL BE FOLLOWED
 2. REFER TO SHEET LLP.1 FOR FOOT CANDLE DIAGRAM AND INSTALLATION LOCATIONS

5 WALL MOUNTED LIGHT FIXTURE (ROOF)
NOT TO SCALE



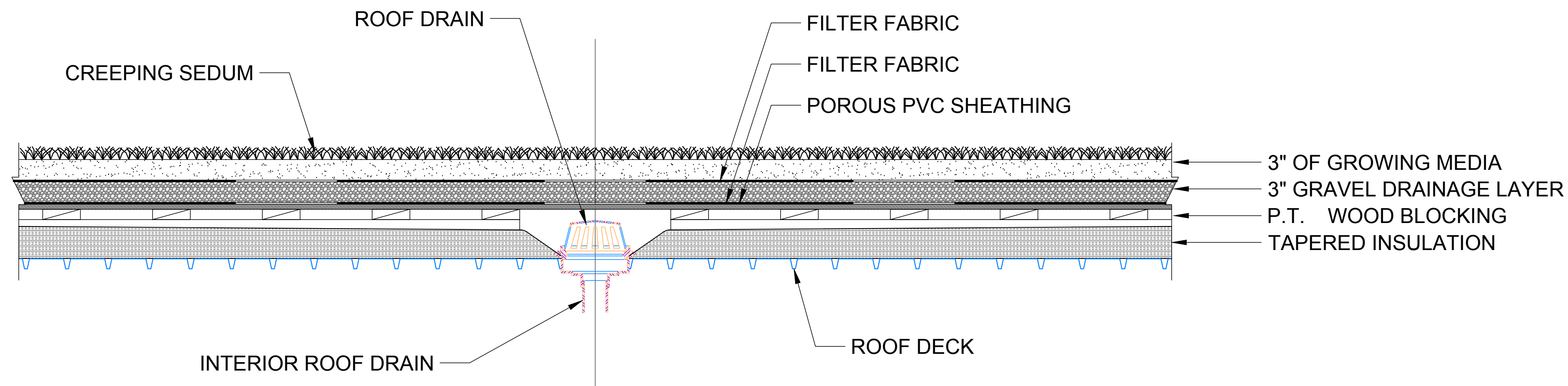
7 BENCH DETAIL
NOT TO SCALE

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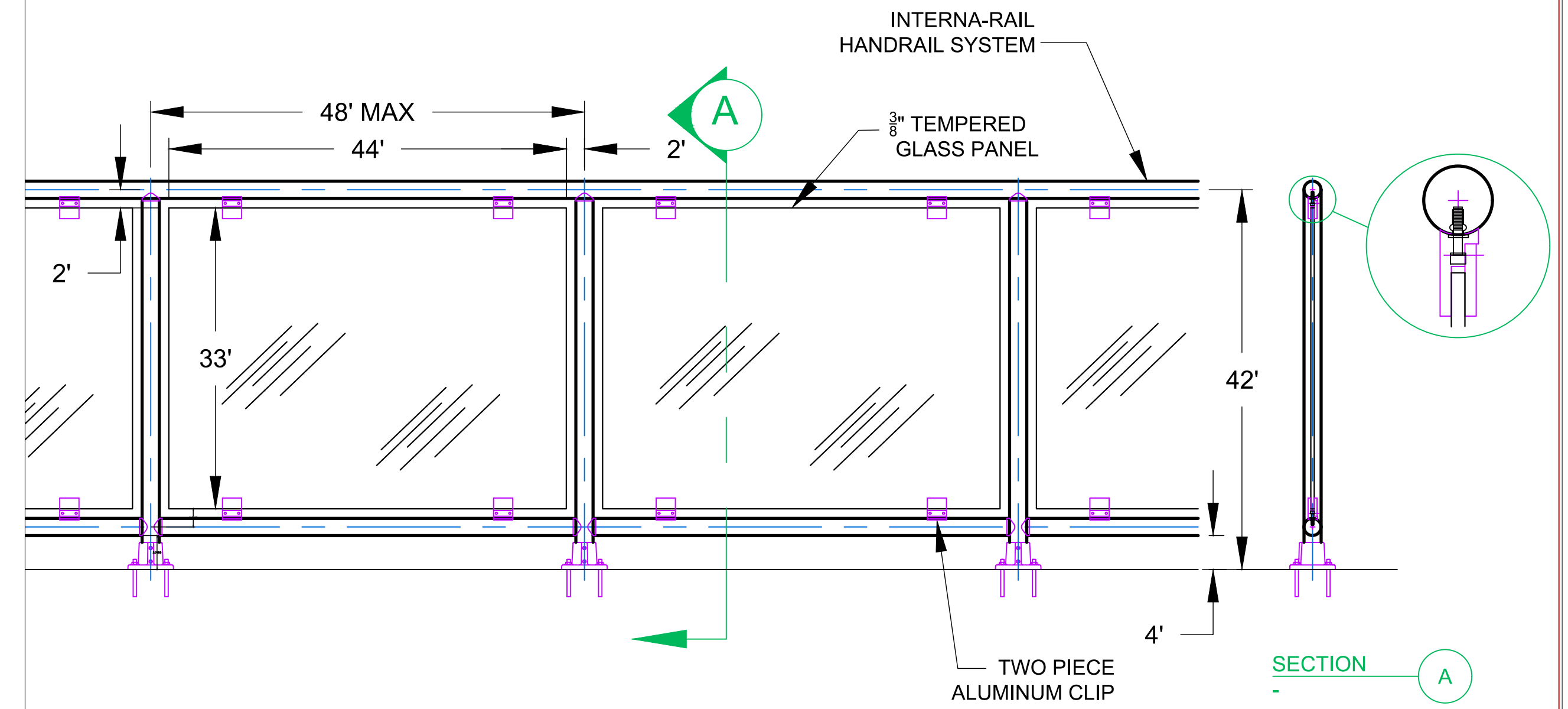
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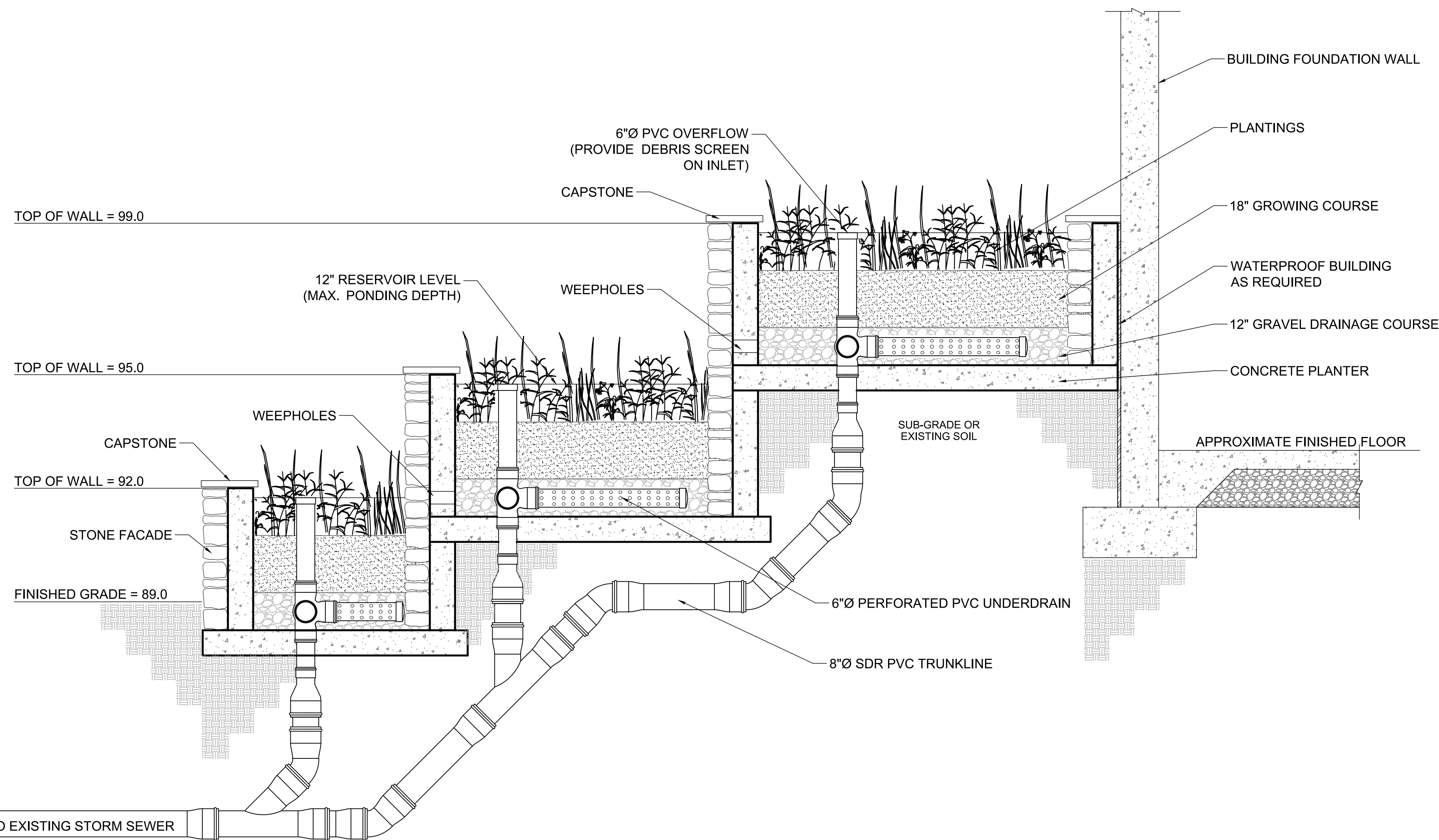
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SCALE As Noted	DRAWN BY DJD	DESIGN NO. CD.3 10 of 18
DATE 06-23-15	CHECKED BY MAD	



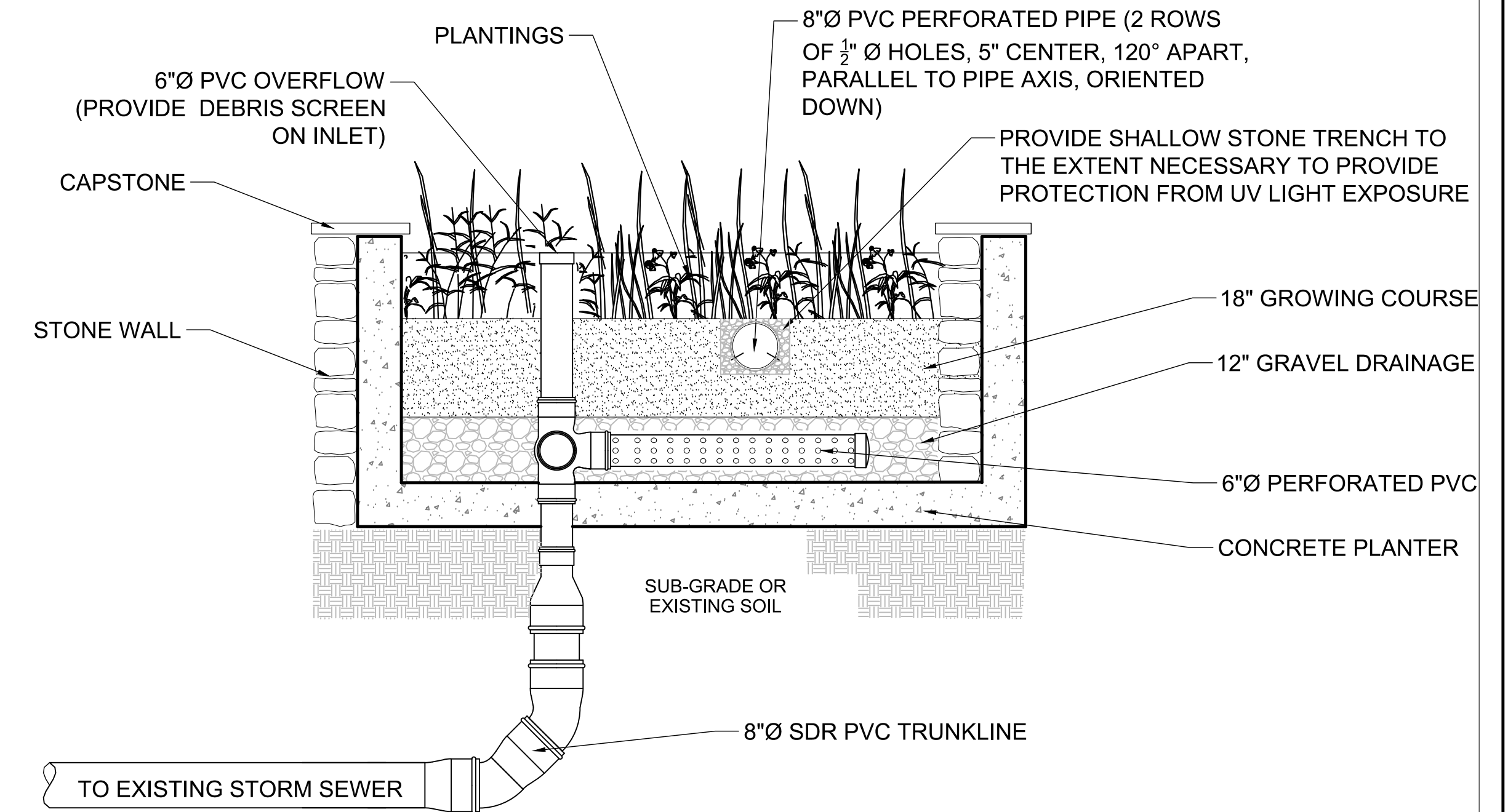
1 ROOFTOP GARDEN DETAIL
NOT TO SCALE



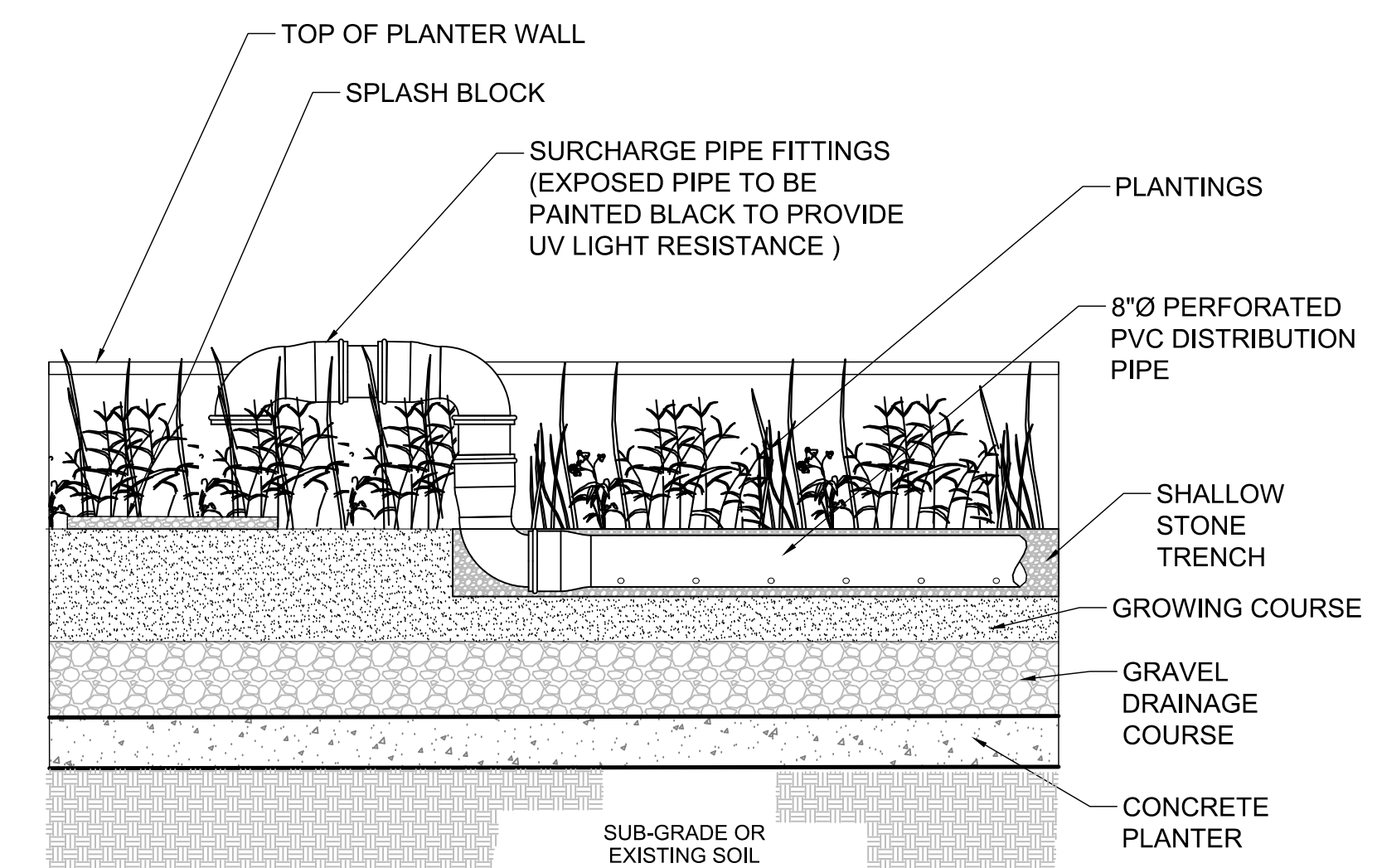
3 ROOFTOP GLASS RAILING DETAIL
NOT TO SCALE



2 FLOW-THROUGH PLANTER SECTION "A" DETAIL
NOT TO SCALE. SECTION A-A SEE SHEET UP.1



4 FLOW-THROUGH PLANTER SECTIONAL "B" DETAIL
NOT TO SCALE. SECTION B-B, SEE SHEET UP.1



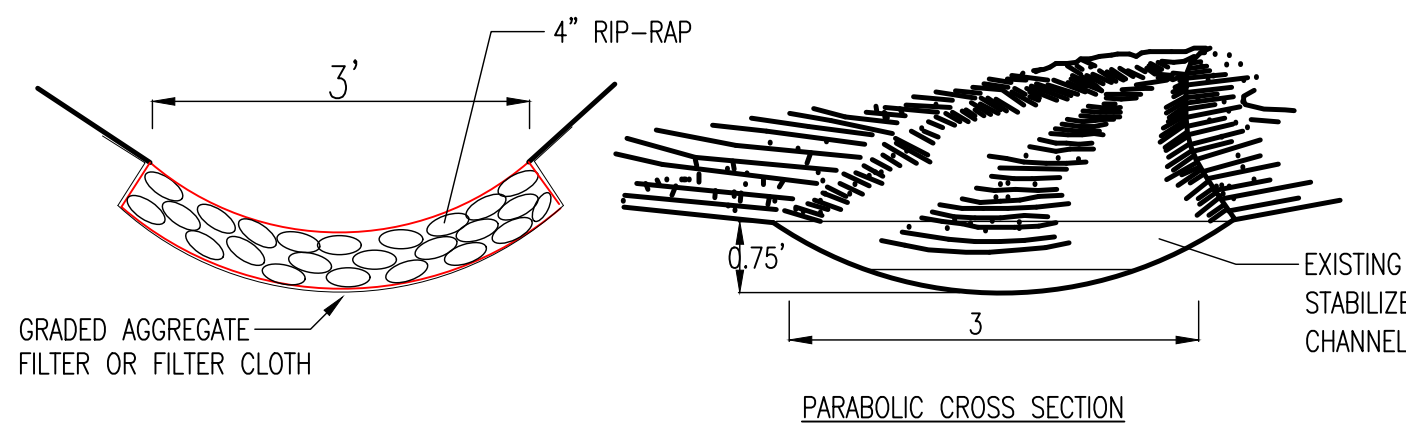
5 SURCHARGE PIPE PROFILE DETAIL
NOT TO SCALE

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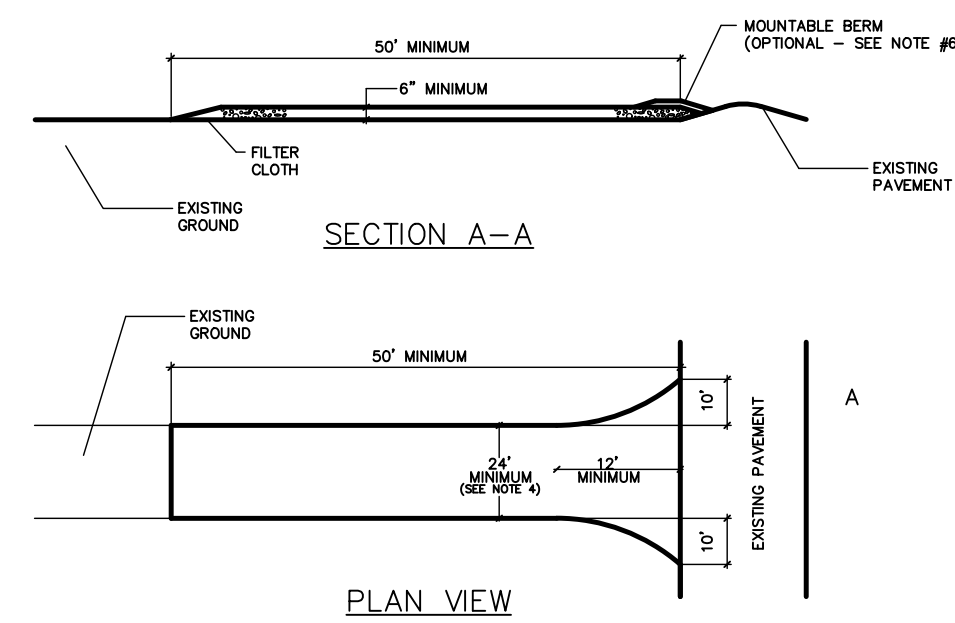
The View
City of Beacon Dutchess County, New York

Landscaping Details		
SCALE As Noted	DRAWN BY DJD	DRAWING NO. CD.4 11 of 18
DATE 06-23-15	CHECKED BY MAD	

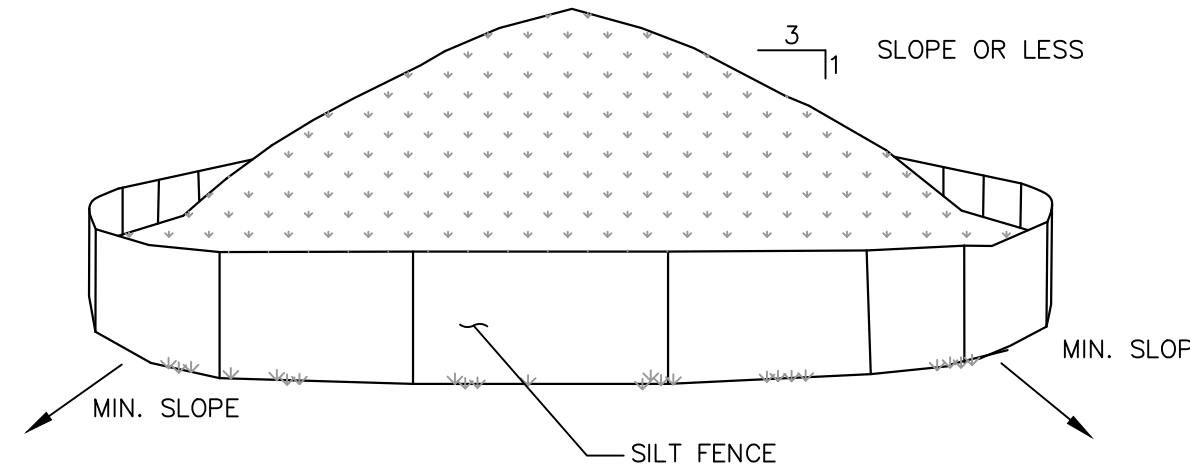


CONSTRUCTION SPECIFICATIONS

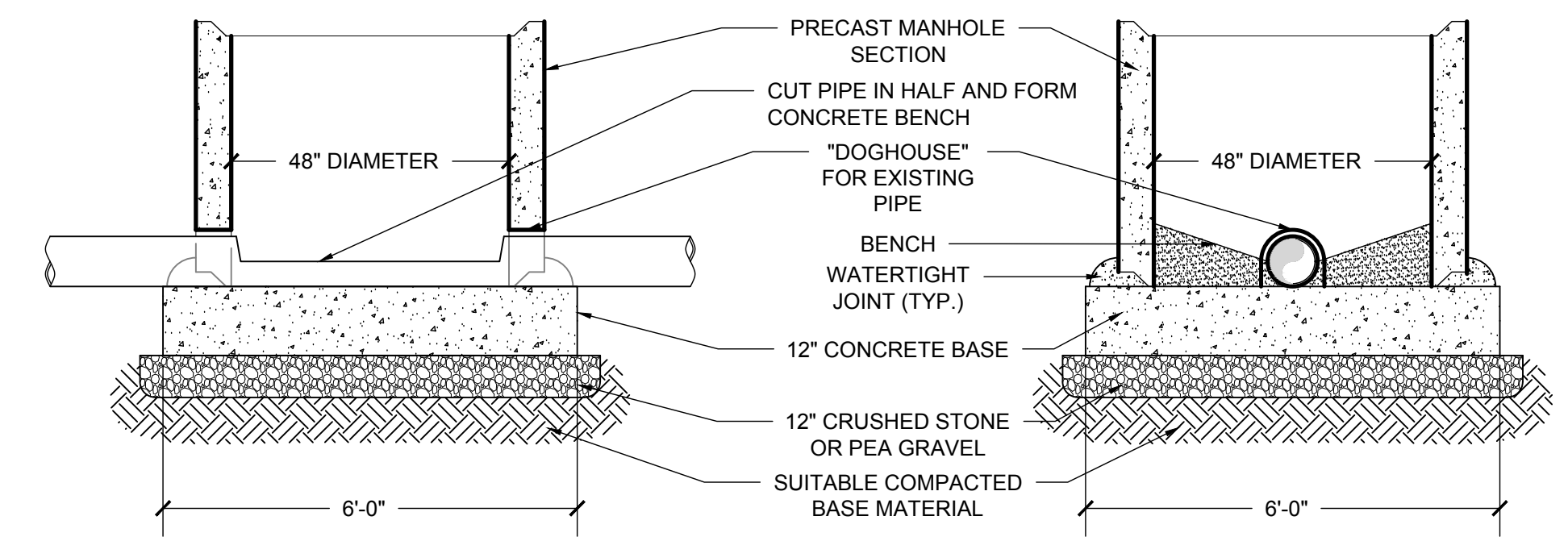
- ALL TREES, BRUSH, STUMPS, OBSTRUCTIONS, AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF SO AS NOT TO INTERFERE WITH THE PROPER FUNCTIONING OF THE WATERWAY.
- THE WATERWAY SHALL BE EXCAVATED OR SHAPED TO LINE, GRADE, AND CROSS SECTION AS REQUIRED TO MEET THE CRITERIA SPECIFIED HEREIN, AND BE FREE OF BANK PROJECTIONS OR OTHER IRREGULARITIES WHICH WILL IMPED E NORMAL FLOW.
- FILLS SHALL BE COMPACTED AS NEEDED TO PREVENT UNEQUAL SETTLEMENT THAT WOULD CAUSE DAMAGE IN THE COMPLETE WATERWAY.
- ALL EARTH REMOVED AND NOT NEEDED IN CONSTRUCTION SHALL BE SPREAD OR DISPOSED OF SO THAT IT WILL NOT INTERFERE WITH THE FUNCTIONING OF THE WATERWAY.



- NOTES:**
- STONE SIZE - USE #2 STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
 - THICKNESS - NOT LESS THAN SIX (6) INCHES.
 - 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.
 - FILTER CLOTH - WILL BE PLACED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE FIRED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
 - MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF 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 SKIPPED, DIPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - 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.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



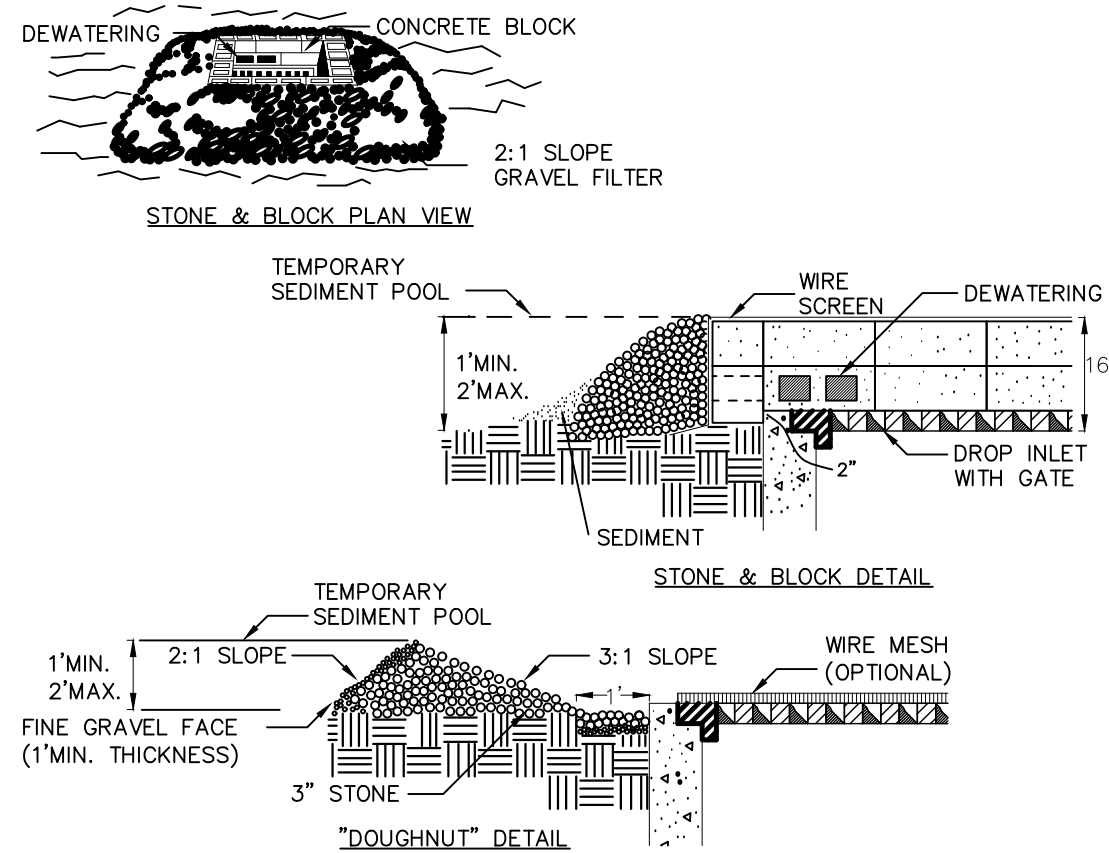
- NOTES:**
- AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
 - MAXIMUM SLOPE OF STOCKPILE SHALL BE 1V:2H.
 - UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.
 - SEE SPECIFICATIONS FOR INSTALLATION OF SILT FENCE.
 - HAYBALES TO BE USED WHERE STOCKPILES ARE LOCATED ON PAVED AREAS.



"DOG HOUSE" MANHOLE DETAIL
NOT TO SCALE

- CONSTRUCTION NOTES:**
- THE TOP OF THE PIPES TO BE SET AT EQUAL ELEVATIONS WHEN INLET PIPE IS SMALLER THAN OUTLET PIPE.
 - FRAME AND GRATE TO MEET OR EXCEED H-20 LOADING.
 - ALL PIPES SHALL BE INSTALLED FLUSH WITH THE INSIDE WALL OF THE CATCH BASIN AND GROUTED IN PLACE ON BOTH THE INSIDE AND OUTSIDE FACE OF THE BASIN.
 - BRICK FRAME AND GRATE TO GRADE MATCH BOTH CROWN OF ROAD AND SLOPE OF ROAD. A MAXIMUM OF TWO TIERS OF CONCRETE BRICKS OR ONE 6" SOLID CONCRETE BLOCK SHALL BE PERMITTED. RISERS SHALL BE PARGED BOTH INSIDE AND OUTSIDE.
 - BASE AND RISER SECTIONS SHALL BE INTEGRALLY CAST.
 - INSIDE DIMENSIONS SHALL REMAIN CONSTANT FROM TOP TO BOTTOM AND SHALL MATCH THE FRAME OPENING OF THE GRATE.
 - THE BASINS SHALL CONFORM TO ASTM C-478 SPECIFICATIONS AND SHALL HAVE A MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - ALL BASINS WITH A TOTAL DEPTH OF GREATER THAN 8'-0" SHALL HAVE A MIN. WALL THICKNESS OF 8".
 - LADDER RUNGS TO BE PROVIDED FOR CATCH BASIN IN EXCESS OF 4'-0" TOTAL DEPTH (TOP TO BOTTOM OF SUMP).
 - PLANTER UNDERDRAINS DRAINS TO CONNECT TO STORM SEWER SYSTEM WHENEVER POSSIBLE.
 - SHOP DRAWINGS TO REFLECT KNOCKOUTS OR OPENING SIZES INDICATIVE OF OUTSIDE PIPE DIAMETER FOR VARIOUS PIPE SIZES AND LOCATIONS WHERE PIPE(S) DO NOT MEET BASIN AT RIGHT ANGLES.

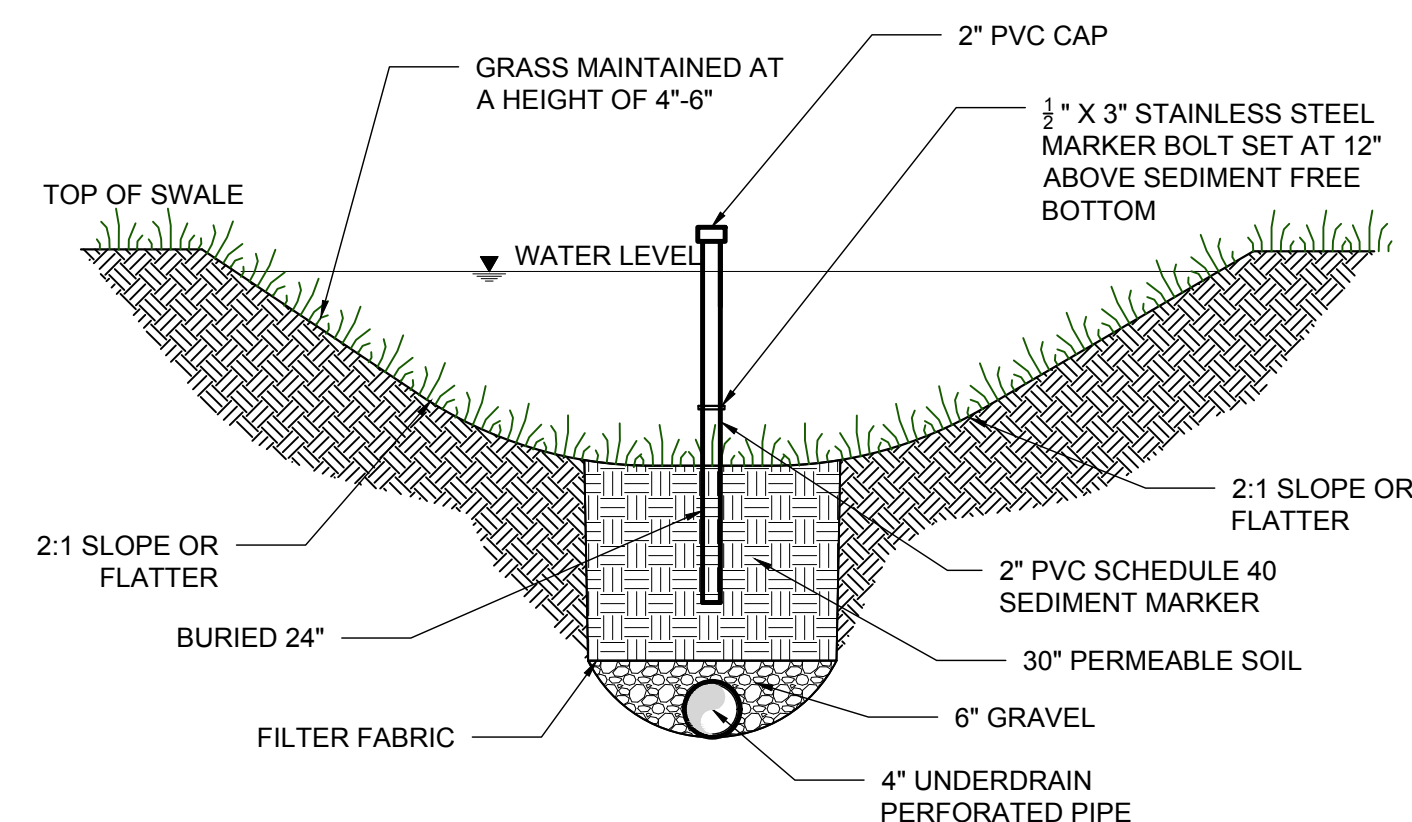
1 SWALE DETAIL
NOT TO SCALE



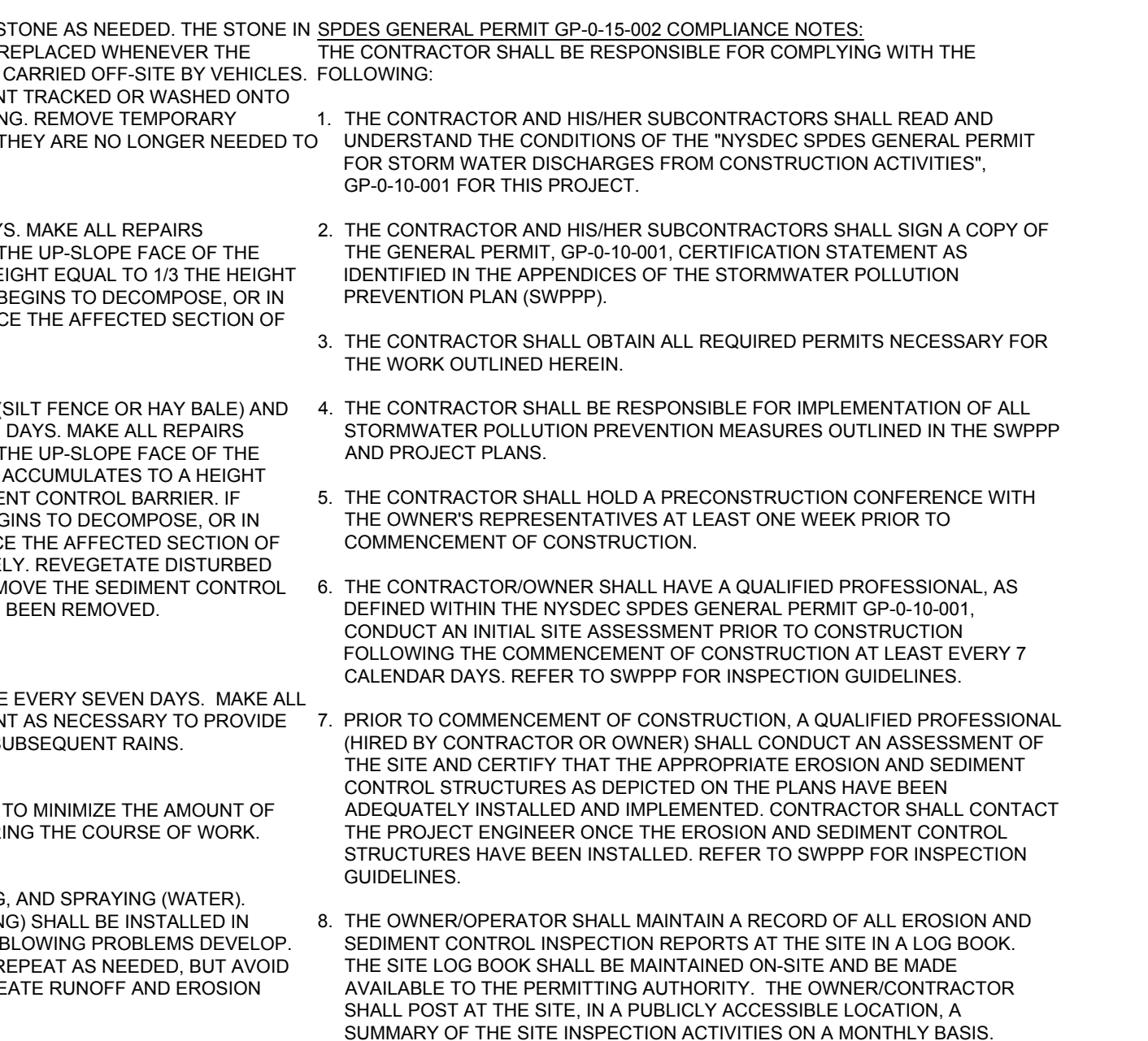
CONSTRUCTION SPECIFICATIONS

- 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.
- HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
- 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.
- 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

2 ANTI-TRACKING PAD DETAIL
NOT TO SCALE

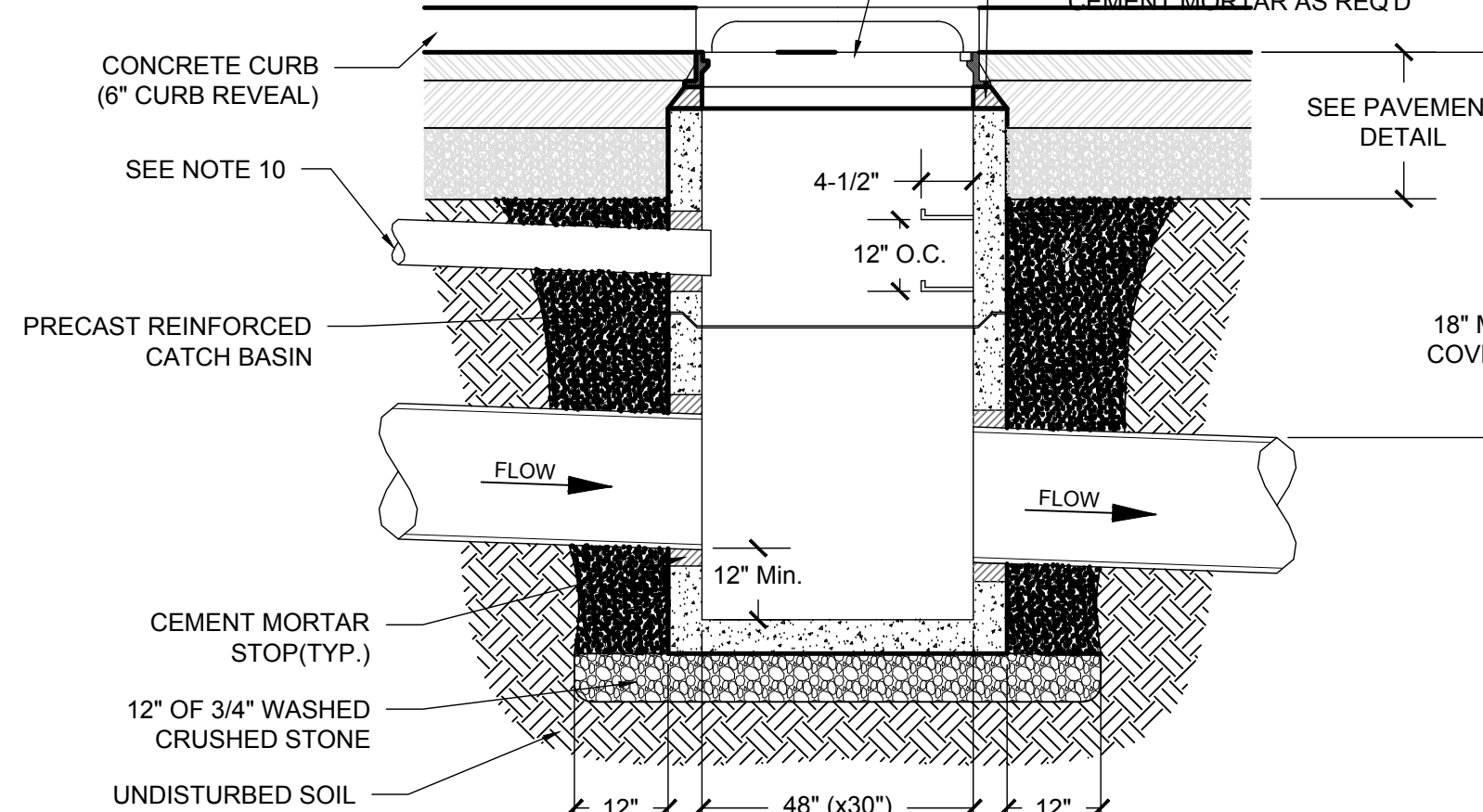


6 DRY SWALE DETAIL
NOT TO SCALE



3 TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

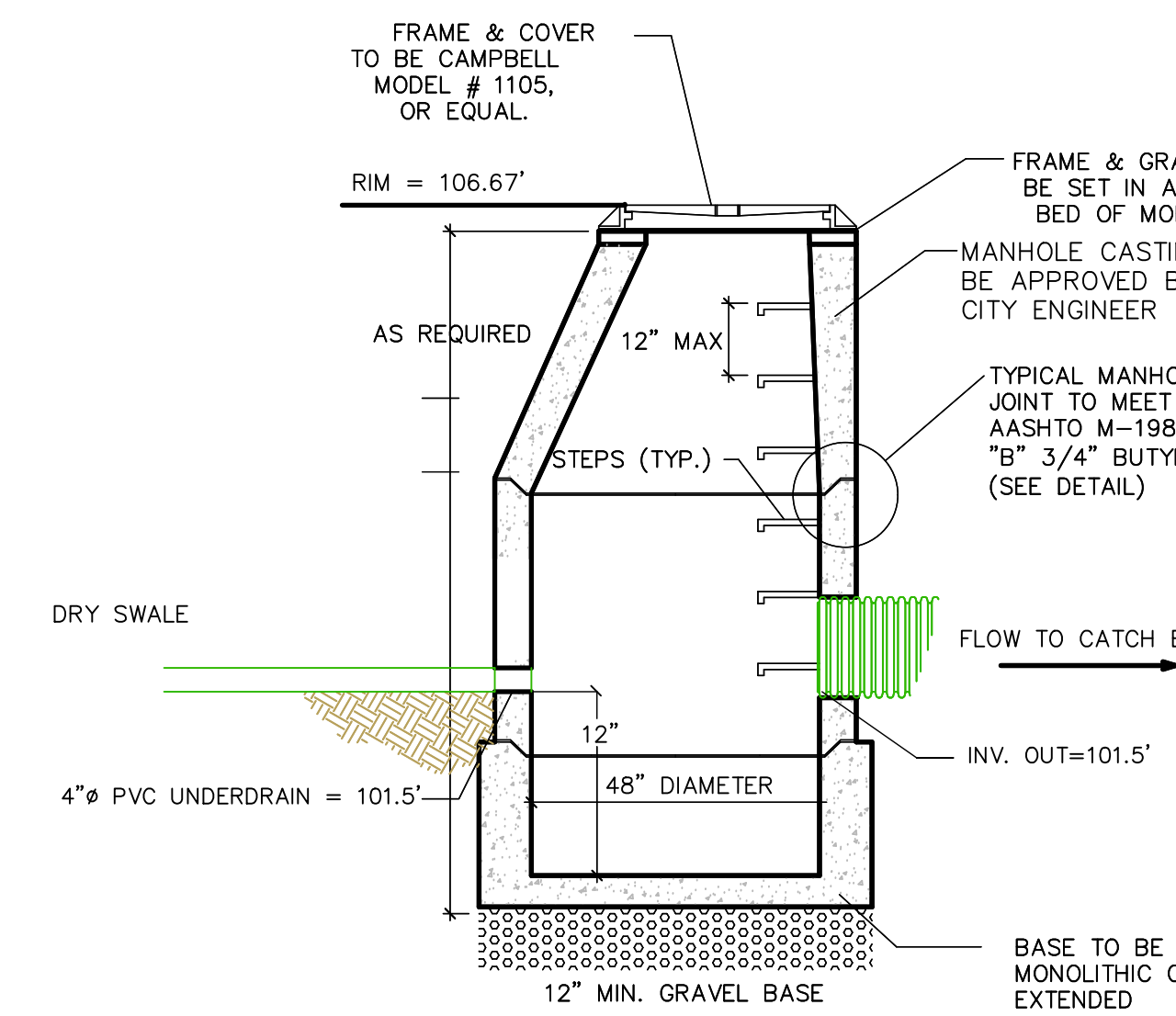
NOTE: THE CONTRACTOR SHOULD BE AWARE THAT DUE TO THE VARYING SIZES & GEOMETRY OF THE PROPOSED STORM SEWER PIPING, THAT ACTUAL CATCH BASIN SIZES SHALL VARY. THE CONTRACTOR SHALL MAINTAIN A MINIMUM DISTANCE OF 3" FROM THE OUTER DIAMETER OF THE PIPE TO THE INSIDE FACE OF THE CATCH BASIN WALL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL ACTUAL CATCH BASIN SIZES.



7 PRE CAST CONCRETE CATCH BASIN DETAIL
NOT TO SCALE

- ALL SEDIMENT & EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS & DETAILS. CHANGES, OMISSIONS AND/OR OTHER ALTERATIONS CAN NOT BE MADE TO THESE PLANS WITHOUT THE CONSENT OF THE DESIGN ENGINEER.
- SILT FENCE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING PRIOR TO BEGINNING ANY CLEARING, GRUBBING AND EARTHWORK.
- EXPOSED SLOPES AND ALL GRADED AREAS SHALL BE SEEDED WITH THE FOLLOWING GRASS SEED MIX IMMEDIATELY UPON COMPLETION OF ITS CONSTRUCTION, OR IF PLANNED TO BE LEFT UNDISTURBED FOR MORE THAN 21 DAYS, GRASS SEED MIX TO BE APPLIED AT A RATE OF 50 POUNDS PER ACRE IN THE FOLLOWING PROPORTIONS:

KENTUCKY BLUEGRASS	40%
CREeping RED FESCUE	40%
RYE GRASS	20%
- GRASS SEED MIX MAY BE APPLIED BY EITHER MECHANICAL OR HYDROSEEDING METHODS. HYDROSEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE NYSDOT STANDARD SPECIFICATIONS, CONSTRUCTION AND MATERIALS, SECTION 610-3.02, METHOD No. 1.
- SEEDED AREAS SHALL BE MULCHED WITH STRAW AT A RATE OF 2 TONS PER ACRE, OR 90 LBS. PER 1,000 SQUARE FEET, SUCH THAT IT FORMS A CONTINUOUS BLANKET.
- SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE INSPECTED AND MAINTAINED ON A DAILY BASIS BY THE OWNER'S FIELD REPRESENTATIVE.
- DUST SHALL BE CONTROLLED BY SPRINKLING OF WATER OR OTHER APPROVED METHODS AS NECESSARY AS DIRECTED BY THE OWNER'S FIELD REPRESENTATIVE.
- CUTS AND FILLS SHALL NOT ENDANGER ADJOINING PROPERTY, NOR DIVERT SURFACE WATER ONTO ADJOINING PROPERTIES.
- ALL FILLS SHALL BE COMPACTED TO PROVIDE STABILITY OF MATERIALS AND TO PREVENT SETTLEMENT.
- EXCAVATIONS AND FILLS TO BE ROLLED, SEALED AND STABILIZED AT COMPLETION OF EACH DAY'S WORK.
- THE OWNER'S FIELD REPRESENTATIVE SHALL INSPECT THE DOWNSIDE CONDITIONS FOR EVIDENCE OF SEDIMENTATION ON A WEEKLY BASIS AND AFTER RAINSTORMS.
- AS WARRANTED BY FIELD CONDITIONS, SPECIAL ADDITIONAL SEDIMENTATION AND EROSION CONTROL MEASURES MAY BE ADDED TO THIS PLAN BY THE SITE ENGINEER, TOWN ENGINEER AND HIGHWAY SUPERINTENDENT. ANY REVISIONS TO THIS PLAN MUST BE SUBMITTED TO THE SITE ENGINEER. ANY CHANGES DEEMED NECESSARY TO THIS PLAN SHALL BE DICTATED BY THE SITE ENGINEER AS NECESSARY TO CARRY-OUT THE INTENT OF THIS PLAN.



9 SEEDING & MULCHING NOTES
NOT TO SCALE

5 STONE & BLOCK DROP INLET PROTECTION
NOT TO SCALE

- EROSION AND SEDIMENT CONTROL MEASURES:**
- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", AUGUST 2005.
 - DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.
 - AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED. FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
 - SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
 - PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF CONVEYANCE" SHALL BE AVOIDED. STABILIZATION CONTROL ENTRANCES SHALL BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.
 - SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.
 - WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.
- MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:**
- PERMANENT AND TEMPORARY VEGETATION:** INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.
 - STABILIZED CONSTRUCTION ENTRANCE:** INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND

8 EROSION & SEDIMENT CONTROL NOTES
NOT TO SCALE

- 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.**
- SILT FENCE:** INSPECT FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.
 - SOIL STOCKPILE:** INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.
 - INLET PROTECTION:** INSPECT INLET PROTECTION FOR DAMAGE EVERY SEVEN DAYS. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT AS NECESSARY TO PROVIDE FOR ADEQUATE STORAGE VOLUME FOR SUBSEQUENT RAINS.
 - 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.

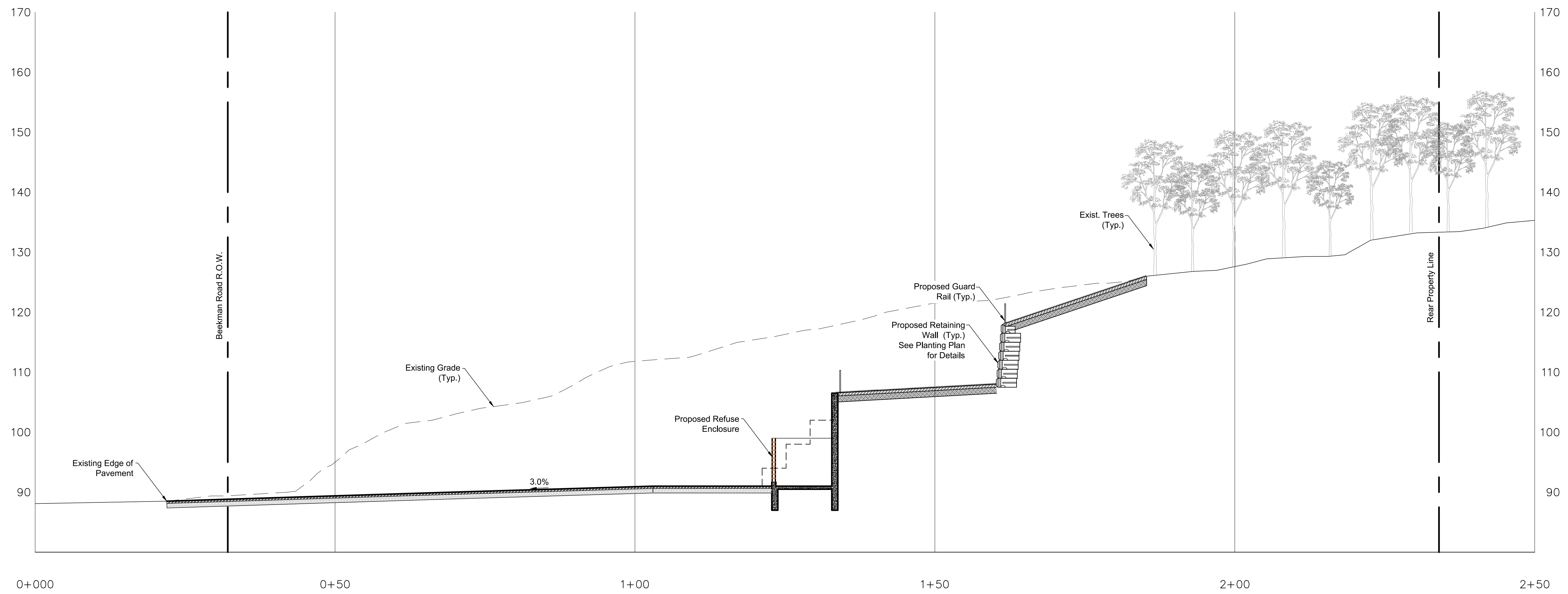
- SPDES GENERAL PERMIT GP-0-15-002 COMPLIANCE NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH THE FOLLOWING:
- THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL READ AND UNDERSTAND THE CONDITIONS OF THE "NYSDSP GENERAL PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION ACTIVITIES", GP-0-10-001 FOR THIS PROJECT.
 - THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL SIGN A COPY OF THE GENERAL PERMIT, GP-0-10-001, CERTIFICATION STATEMENT AS IDENTIFIED IN THE APPENDICES OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
 - THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS NECESSARY FOR THE WORK OUTLINED HEREIN.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL STORMWATER POLLUTION PREVENTION MEASURES OUTLINED IN THE SWPPP AND PROJECT PLANS.
 - THE CONTRACTOR SHALL HOLD A PRECONSTRUCTION CONFERENCE WITH THE OWNER'S REPRESENTATIVES AT LEAST ONE WEEK PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - THE CONTRACTOR/OWNER SHALL HAVE A QUALIFIED PROFESSIONAL, AS DEFINED WITHIN THE NYSDSP SPDES GENERAL PERMIT GP-0-10-001, CONDUCT AN INITIAL SITE ASSESSMENT PRIOR TO CONSTRUCTION FOLLOWING THE COMMENCEMENT OF CONSTRUCTION AT LEAST EVERY 7 CALENDAR DAYS. REFER TO SWPPP FOR INSPECTION GUIDELINES.
 - PRIOR TO COMMENCEMENT OF CONSTRUCTION, A QUALIFIED PROFESSIONAL (Hired BY CONTRACTOR OR OWNER) SHALL CONDUCT AN ASSESSMENT OF THE SITE AND CERTIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROL STRUCTURES AS DEPICTED ON THE PLANS HAVE BEEN ADEQUATELY INSTALLED AND IMPLEMENTED. CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER ONCE THE EROSION AND SEDIMENT CONTROL STRUCTURES HAVE BEEN INSTALLED. REFER TO SWPPP FOR INSPECTION GUIDELINES.
 - THE OWNER/OPERATOR SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON-SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL POST AT THE SITE, IN A PUBLICLY ACCESSIBLE LOCATION, A SUMMARY OF THE SITE INSPECTION ACTIVITIES ON A MONTHLY BASIS.

10 DRY SWALE OVERFLOW MANHOLE
NOT TO SCALE

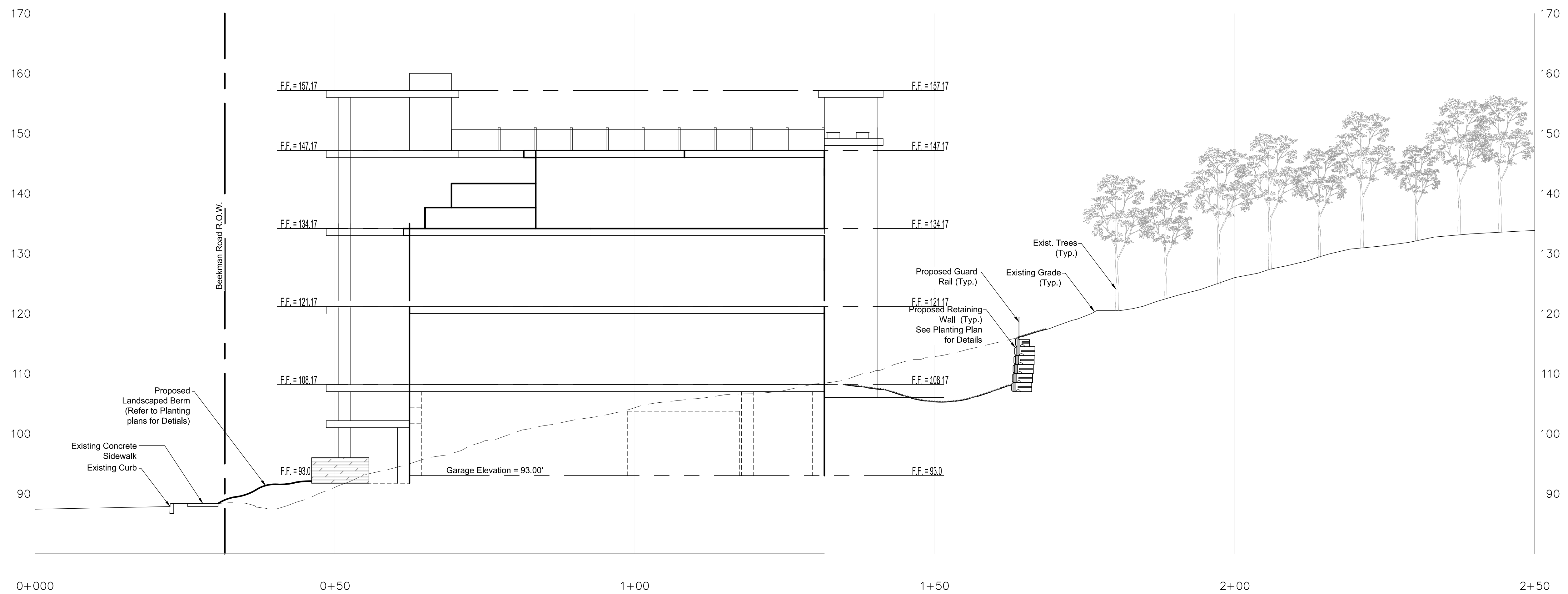
June 27, 2016	Mark A. Day, PE
April 8, 2016	
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August 25, 2015	
July 28, 2015	
2015/059	License No. 069646

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PROJECT		The View	
CITY		City of Beacon Dutchess County, New York	
Stormwater Details			
SCALE	DRAWN BY	DESIGNED BY	
As Noted	DJD		
DATE	CHECKED BY		
06-23-15	MAD		
			SW.1 12 of 18



1 SECTION "A-A"
Scale: 1" = 10'



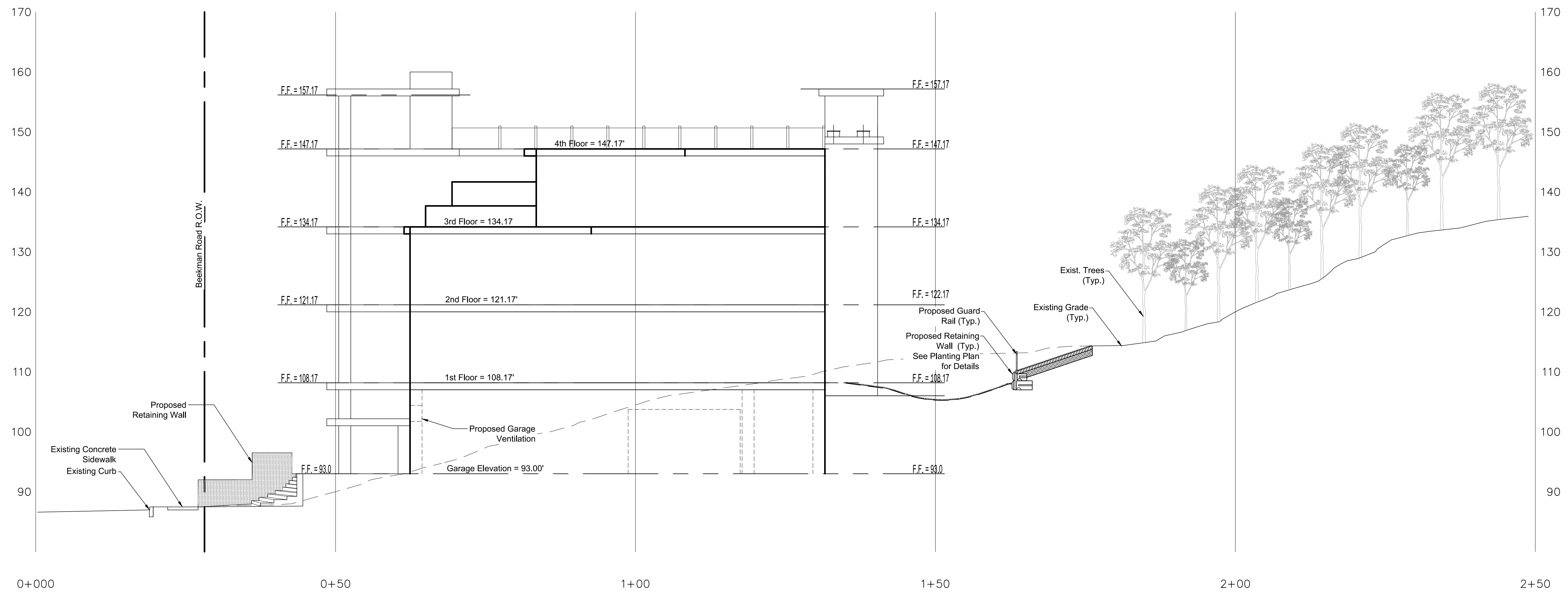
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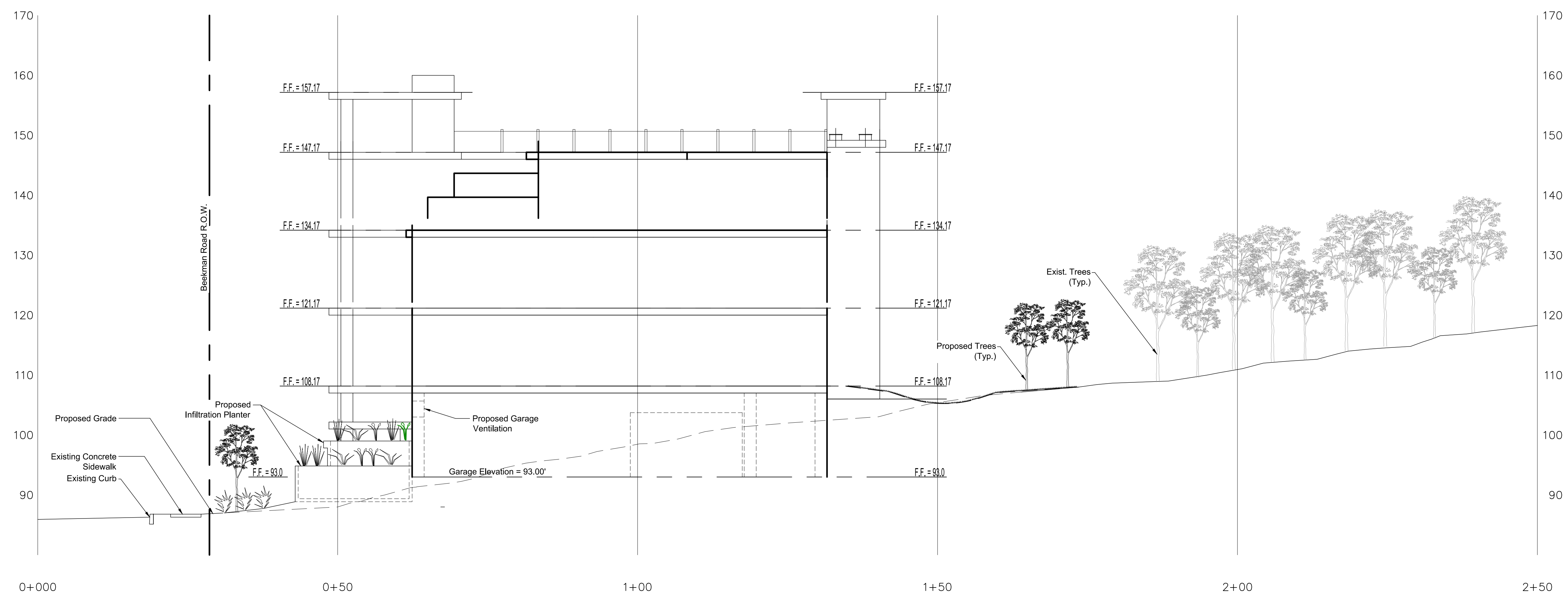
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PROJECT
The View
 City of Beacon Dutchess County, New York

DRAWING Profile Plan		
SCALE 1" = 10'	DRAWN BY BJW/JJE	DRAWING NO. PF.2 14 of 18
DATE 06-23-15	CHECKED BY MAD	



1 SECTION "C-C"
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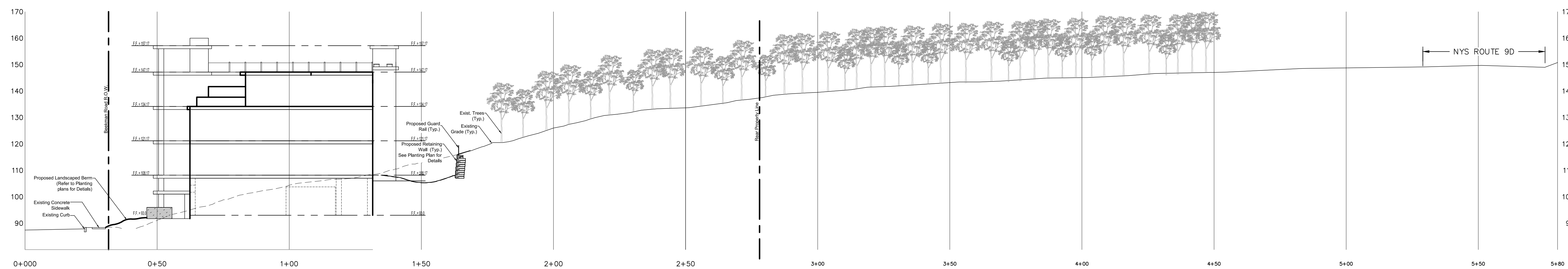


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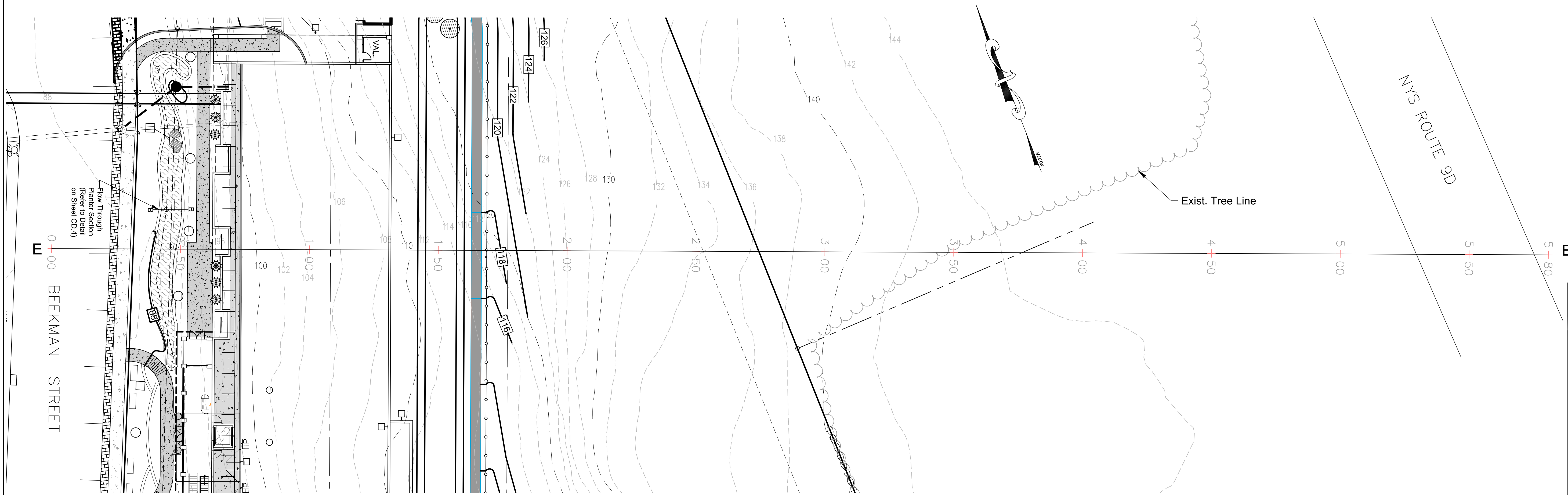
Mark A. Day, PE	
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PROJECT: The View	
City of Beacon Dutchess County, New York	
DRAWING: Profile Plan	
SCALE: 1" = 20'	DRAWN BY: BJW/JJE
DATE: 06-23-15	CHECKED BY: MAD
PF.3	
15 of 18	

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT PROPERTY LINE (APPROX.)
- EXISTING 10 FT CONTOUR LINE
- EXISTING 2 FT CONTOUR LINE
- EXISTING SIGN
- EXISTING CATCH BASIN
- EXISTING STORM SEWER PIPE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER LINE
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- EXISTING HYDRANT
- EXISTING BUILDING
- EXISTING CONCRETE SIDEWALK
- EXISTING STONE WALL



1 SECTION "E-E"
Scale: 1" = 20'



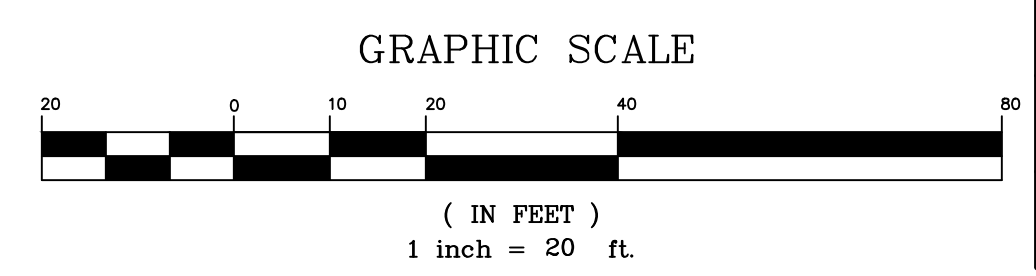
2 PLAN VIEW
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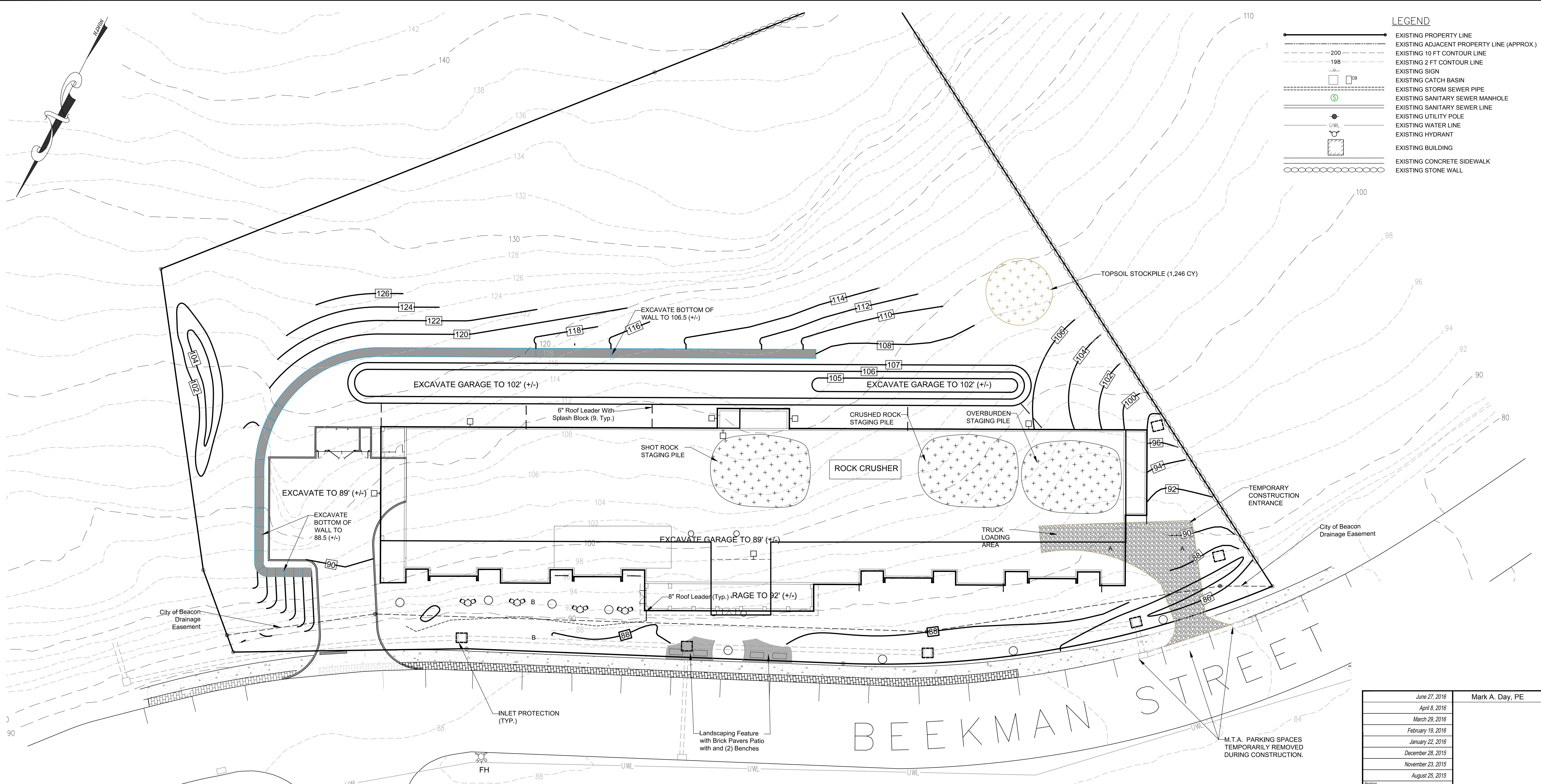
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PROJECT
The View
 City of Beacon Dutchess County, New York

DRAWING Plan & Profile		
SCALE 1" = 20'	DRAWN BY BJW/JJE	DRAWING NO. PF.4
DATE 06-23-15	CHECKED BY MAD	16 of 18





LEGEND

	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE (APPROX.)
	EXISTING 10 FT CONTOUR LINE
	EXISTING 2 FT CONTOUR LINE
	EXISTING SIGN
	EXISTING CATCH BASIN
	EXISTING STORM SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING UTILITY POLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING BUILDING
	EXISTING CONCRETE SIDEWALK
	EXISTING STONE WALL

CONSTRUCTION PHASING

1. A BLASTING PLAN SHALL BE PREPARED BY A BLASTING COMPANY CERTIFIED TO OPERATE IN THE STATE OF NEW YORK. ALL FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE FOLLOWED. THE BLASTING PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO THE BEGINNING OF ANY WORK ON THE SITE.
2. ALL EXCAVATION WORK HOURS SHALL BE BETWEEN 7AM & 4PM ON WEEKDAYS ONLY. THERE SHALL BE NO EXCAVATION OR CRUSHING OPERATIONS ON LEGAL HOLIDAYS.
3. INSTALL TEMPORARY CONSTRUCTION ENTRANCE ON WEST END OF SITE.
4. INSTALL ALL EROSION CONTROL MEASURES PRIOR TO CLEARING AND GRUBBING THE SITE. REFER TO SHEET 6 OF THIS PLAN SET.
5. THE LIMITS OF THE SITE WORK AND GRADE STAKES SHALL BE INSTALLED BY THE SURVEYOR.
6. ALL CLEARING AND GRUBBING SHALL BE COMPLETED.
7. THE TOPSOIL STOCKPILE AREA SHALL BE PREPPED.
8. STRIP & STOCKPILE THE TOPSOIL (1,246 CY BASED ON 6" DEPTH).
9. STABILIZE THE TOPSOIL STOCKPILE
10. OVERBURDEN SHALL BE REMOVED FROM THE WEST END OF THE SITE TOWARDS THE EAST END OF THE SITE (4,550 CY BASED ON BORINGS). APPROXIMATELY 3,500 CY OF OVERBURDEN WILL BE EXPORTED OFF-SITE.
11. SOME OF THE OVERBURDEN WILL REMAIN IN PLACED AND USED FOR BACKFILL MATERIAL BEHIND THE BUILDING.

CONSTRUCTION PHASING - CONT'D:

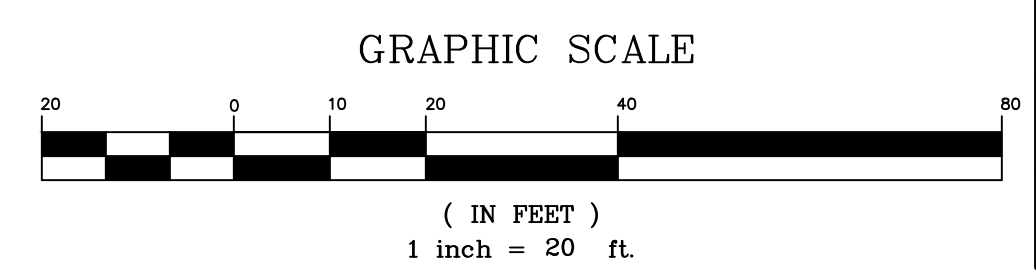
12. ONCE THE OVERBURDEN IS REMOVED, BLASTING OF APPROXIMATELY 11,655 CY OF MATERIAL SHALL BEGIN.
13. THE CONTRACTOR SHALL UTILIZE A PRIMARY ROCK CRUSHER, AS NECESSARY, TO CRUSH THE SHOT ROCK. THE CRUSHED MATERIAL SHALL BE STOCKPILED AND REMOVED TO AN OFFSITE LOCATION APPROXIMATELY 3 MILES SOUTH ON ROUTE 9D IN THE TOWN OF FISHKILL. SOME OF THE MATERIAL SHALL REMAIN ON SITE AND BE USED FOR BEDDING AND SUBBASE MATERIAL. APPROXIMATELY 9,500 CY SHALL BE EXPORTED TO AN OFF-SITE LOCATION.
14. SHOT ROCK SHALL BE PLACED IN A TEMPORARY STOCKPILE UNTIL IT IS LOADED INTO THE CRUSHER.
15. CRUSHED ROCK SHALL BE STORED IN A SEPARATE PILE UNTIL SUCH TIME THAT IT IS HAULED OFF-SITE.
16. IT IS ESTIMATED THAT THE WITH A 20% FLUFF FACTOR, THE REMOVAL OF THE ROCK AND OVERBURDEN (3,500 + 9,500 CY) OFF THE SITE SHALL REQUIRE APPROXIMATELY 780 TRUCK TRIPS. WITH 6 TRUCKS AND AN ESTIMATED CYCLE TIME OF 1 HOUR, EACH TRUCK SHALL HAUL 8 LOADS PER DAY. AT 8 LOADS PER DAY PER TRUCK, THE ENTIRE EXPORT OPERATION SHALL TAKE APPROXIMATELY 17 DAYS.
17. ONCE SOUTH END OF THE SITE HAS BEEN PREPPED, THE RETAINING WALL ON THE EAST & SOUTH SIDE OF THE SITE SHALL BE CONSTRUCTED.

CONSTRUCTION PHASING - CONT'D:

18. THE RETAINING WALL SHALL BE BACKFILLED AND THE UPPER SLOPE SHALL BE GRADED, SEEDED AND MULCHED.
19. THE FOUNDATION WALLS FOR THE BUILDING SHALL BE FORMED AND PLACED.
20. THE DECK SHALL BE PLACED AND THE FOUNDATION BACKFILLED.
21. THE AREA AROUND THE FOUNDATION SHALL BE BACKFILLED, SEEDED AND MULCHED AND STABILIZED.
22. THE WEST END OF THE SITE SHALL CONTINUE TO BE USED AS A CONSTRUCTION ENTRANCE AND STAGING AREA WHILE THE BUILDING IS BUILT.
23. PAVEMENT OF THE ENTRANCE ROAD AND PARKING AREA SHALL BE COMPLETED.
24. THE UTILITY WORK SHALL BE COMPLETED.
25. THE SITE SHALL BE STABILIZED AND THE LANDSCAPING AND THE LAWNS SHALL BE INSTALLED ONCE THE BUILDING HAS BEEN COMPLETED.

BLASTING NOTES:

1. THE CONTRACTOR SHALL SUBMIT A BLASTING PLAN IN ACCORDANCE WITH THE REQUIREMENTS OUTLINED IN CHAPTER 11 OF THE CITY OF BEACON CODE.
2. ALL REQUIREMENTS OF CHAPTER 11 SHALL BE THE RESPONSIBILITY OF THE BLASTING CONTRACTOR.



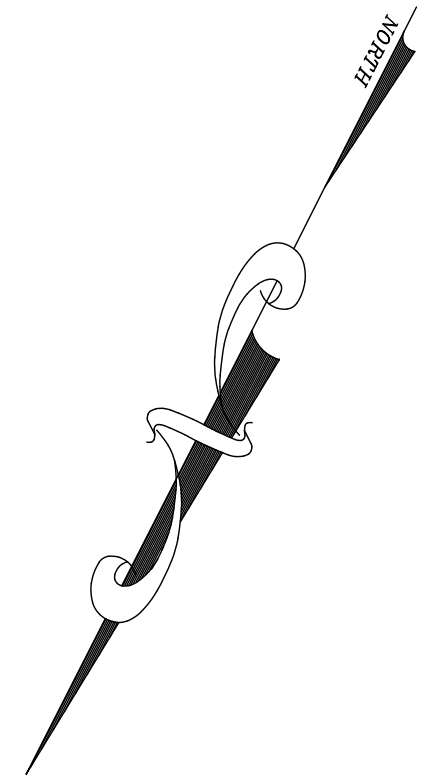
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 Wappingers Falls, New York
 (845)-223-3202

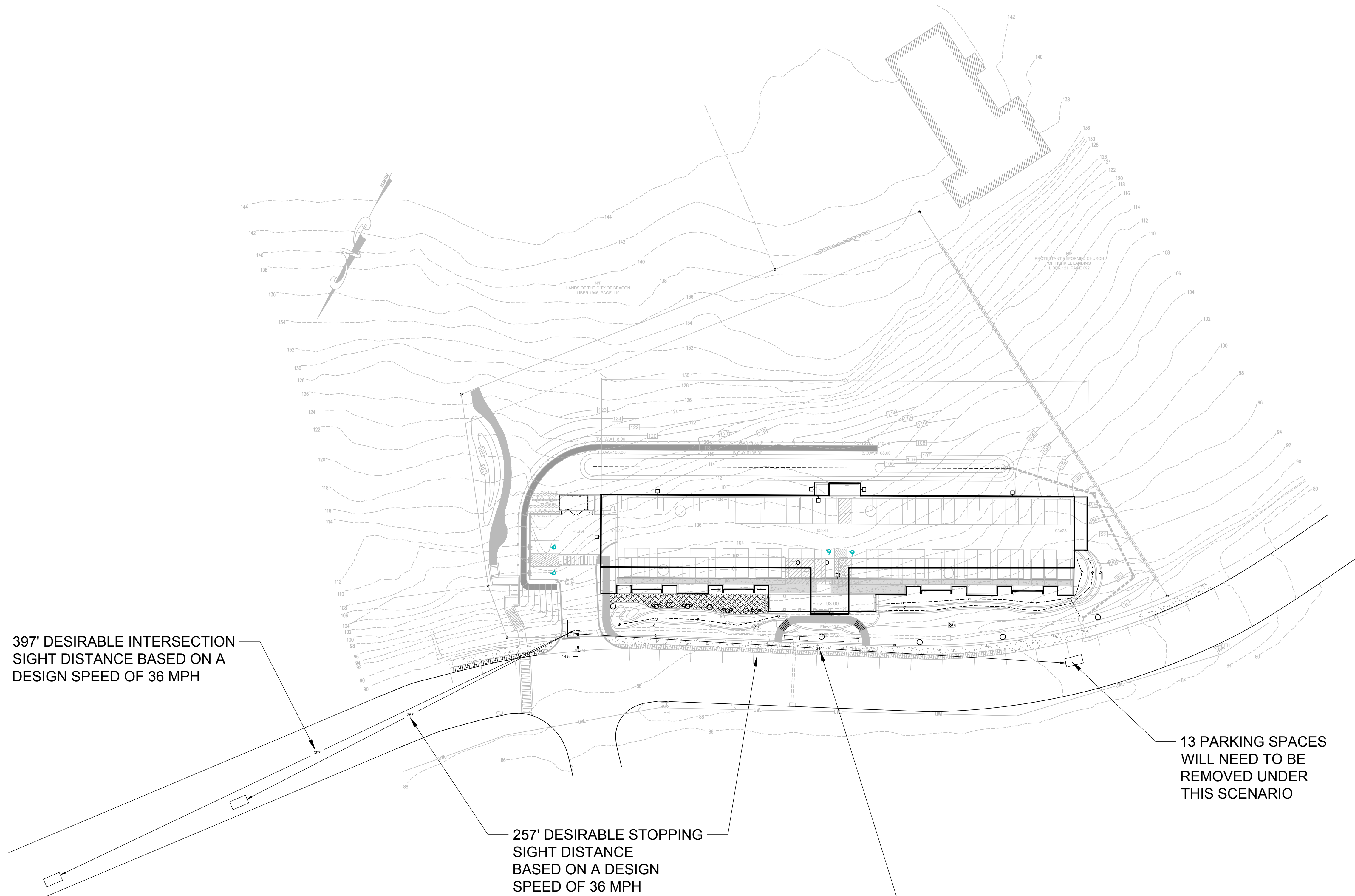
The View
 City of Beacon Dutchess County, New York

Construction Phasing Plan

SCALE	DRAWN BY	DRAWING NO.
1" = 20'	DJD	CP.1
DATE	CHECKED BY	
06-23-15	MAD	17 of 18



LEGEND	
	EXISTING PROPERTY LINE
	EXISTING ADJACENT PROPERTY LINE (APPROX.)
	EXISTING 10 FT CONTOUR LINE
	EXISTING 2 FT CONTOUR LINE
	EXISTING SIGN
	EXISTING CATCH BASIN
	EXISTING STORM SEWER PIPE
	EXISTING SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER LINE
	EXISTING UTILITY POLE
	EXISTING WATER LINE
	EXISTING HYDRANT
	EXISTING BUILDING
	EXISTING CONCRETE SIDEWALK
	EXISTING STONE WALL



397' DESIRABLE INTERSECTION
SIGHT DISTANCE BASED ON A
DESIGN SPEED OF 36 MPH

257' DESIRABLE STOPPING
SIGHT DISTANCE
BASED ON A DESIGN
SPEED OF 36 MPH

344' DESIRABLE INTERSECTION
SIGHT DISTANCE BASED ON A
DESIGN SPEED OF 36 MPH

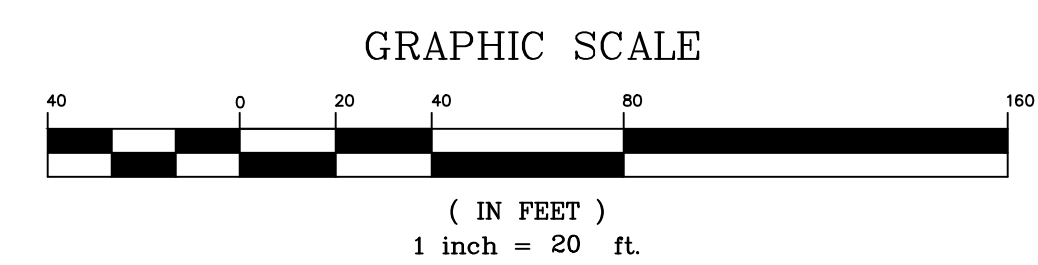
13 PARKING SPACES
WILL NEED TO BE
REMOVED UNDER
THIS SCENARIO

June 27, 2016	Mark A. Day, PE
April 8, 2016	
March 29, 2016	
February 19, 2016	
January 22, 2016	
December 28, 2015	
November 23, 2015	
August 25, 2015	
July 28, 2015	
2015-059	License No. 069646

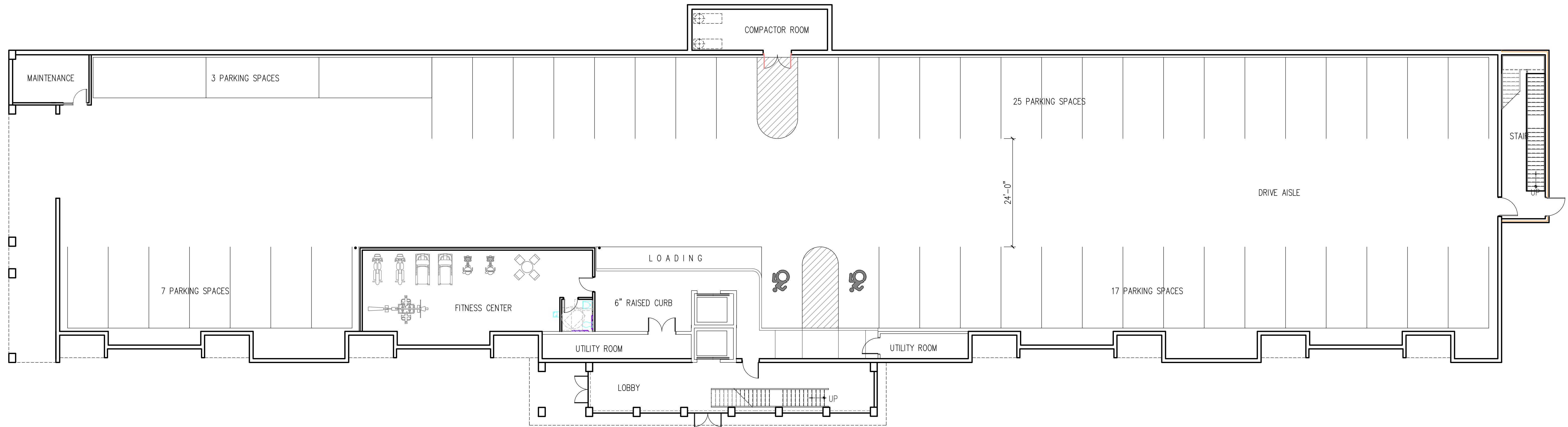
M.A. DAY Engineering, PC
Consulting Engineers
 3 Van Wyck
 Lane Suite 2
 Wappingers Falls, New York
 (845)-223-3202

The View
 City of Beacon Dutchess County, New York

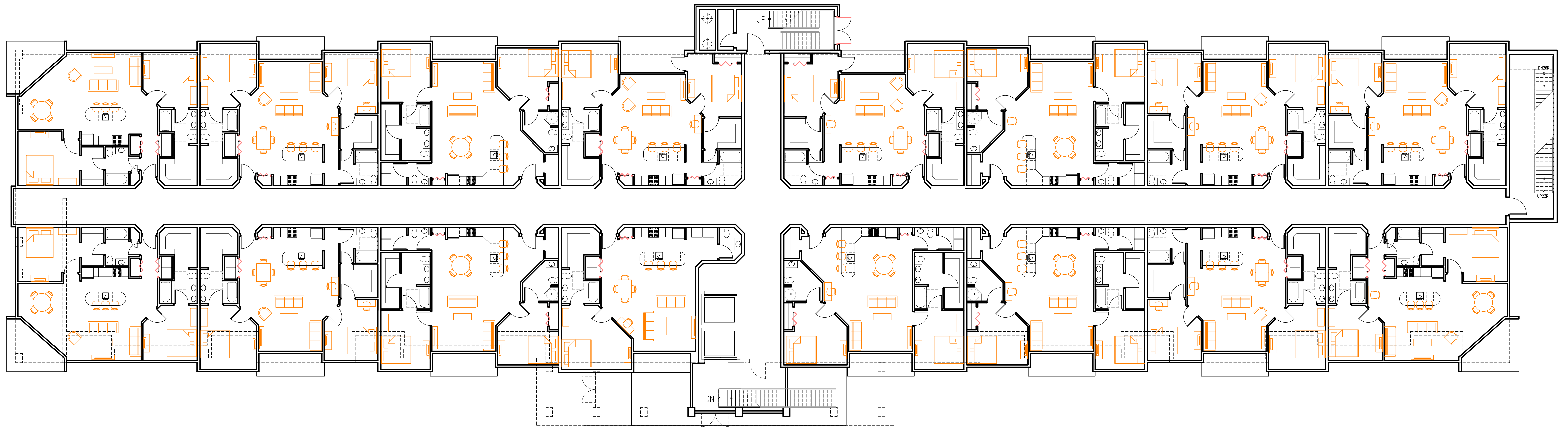
Sight Distance



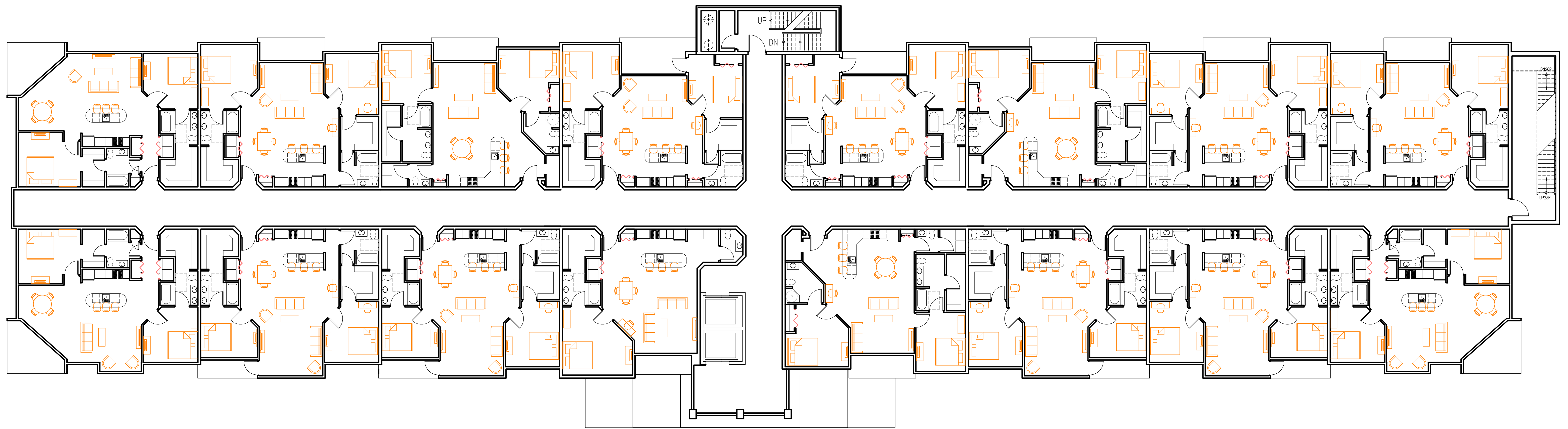
SCALE	DRAWN BY	DRAWING NO.
1" = 40'	DJD	SD.1
DATE	CHECKED BY	
06-23-15	MAD	18 of 18



		Mark A. Day, PE	
Project No. 2015-059		License No. 069646	
M.A. DAY Engineering, PC			
<i>Consulting Engineers</i>			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845)-223-3202			
PROJECT The View City of Beacon Dutchess County, New York			
DRAWING First Floor Plan			
SCALE 3/32" = 1'	DRAWN BY MAD	DRAWING No.	
DATE 11-01-15	CHECKED BY MAD	A100	



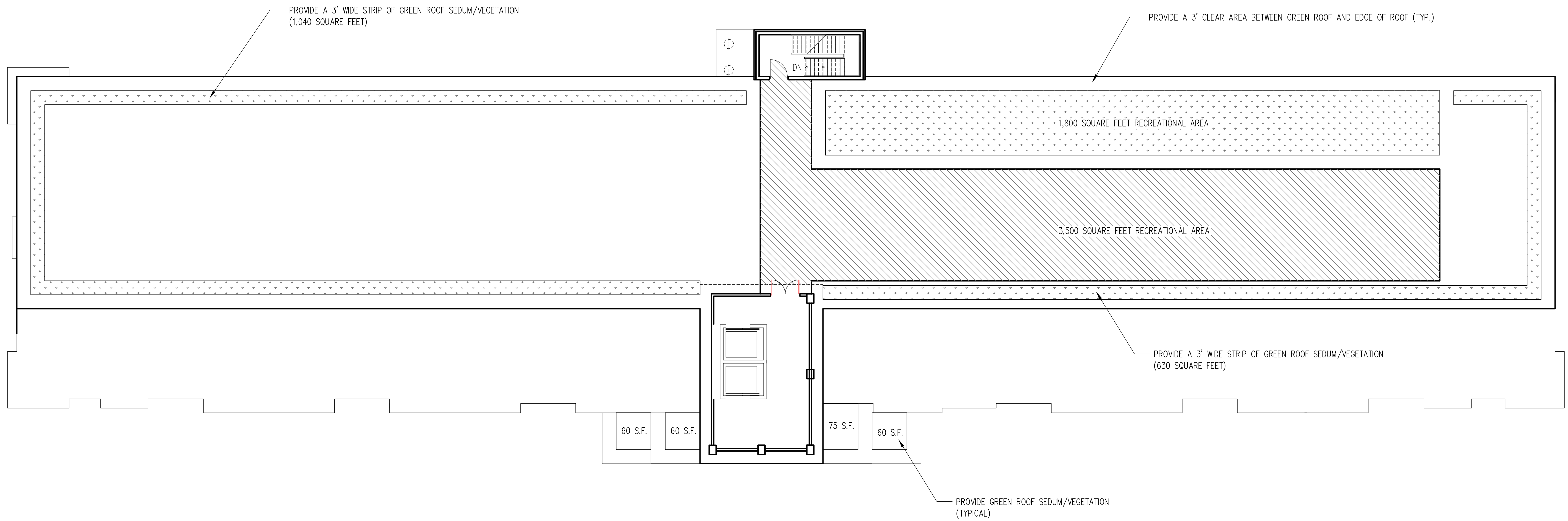
		Mark A. Day, PE
Page No. 2015-059		License No. 069646
M.A. DAY Engineering, PC		
<i>Consulting Engineers</i>		
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845)-223-3202		
PROJECT The View City of Beacon Dutchess County, New York		
DRAWING Second Floor Plan		
SCALE 3/32" = 1'-0"	DRAWN BY MAD	DRAWING NO. A101
DATE 11-01-15	CHECKED BY MAD	



		Mark A. Day, PE
Page No. 2015-059		License No. 069646
M.A. DAY Engineering, PC		
<i>Consulting Engineers</i>		
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845)-223-3202		
PROJECT The View City of Beacon Dutchess County, New York		
DRAWING Third Floor Plan		
SCALE 3/32" = 1'-0"	DRAWN BY MAD	DRAWING NO.
DATE 11-01-15	CHECKED BY MAD	A102



		Mark A. Day, PE	
Project No. 2015-059		License No. 069646	
M.A. DAY Engineering, PC			
<i>Consulting Engineers</i>			
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845)-223-3202			
PROPERTY The View City of Beacon Dutchess County, New York			
DRAWING Penthouse Floor Plan			
SCALE 3/32" = 1'-0"	DRAWN BY MAD	DRAWING NO. A103	
DATE 11-01-15	CHECKED BY MAD		



		Mark A. Day, PE
Project No. 2015-059		License No. 069646
M.A. DAY Engineering, PC		
<i>Consulting Engineers</i>		
3 Van Wyck Lane Suite 2 Wappingers Falls, New York 12590 (845)-223-3202		
PROJECT The View City of Beacon Dutchess County, New York		
DRAWING Roof Plan		
SCALE 3/32" = 1'-0"	DRAWN BY MAD	DRAWING NO. A104
DATE 11-01-15	CHECKED BY MAD	





A large, modern multi-story building with a mix of brick, grey, and light green panels. The building features numerous windows and balconies. It is situated on a hillside, with a paved road and a grassy area in the foreground. The building has a prominent brick base and a mix of materials on the upper floors, including grey panels and light green siding. There are several balconies with glass railings. The sky is blue with some light clouds.

A large, dense green tree and a smaller bush in the foreground on the left side of the image. The tree is partially obscuring the view of the building. The bush is in the foreground, near the road.

A paved road with white and yellow markings, including a stop line and lane markings. The road is in the foreground and middle ground. There are several cars parked or driving on the road. A street sign for 'W. Main' is visible on the right side of the road. A fire hydrant is also visible near the road.

W. Main

STOP





545

546





City of Beacon Planning Board
7/12/2016

Title:

Public Hearing - 469 Main Street

Subject:

Public hearing on application for Site Plan Approval, change of use from single room occupancies/retail to single family residential/retail and building addition, submitted by Paulette Myer-Rich and David Rich, 469 Main Street

Background:

ATTACHMENTS:

Description	Type
Full EAF - 469 Main Street	Cover Memo/Letter
Cover Letter	Cover Memo/Letter
Site Plan	Plans
Survey	Plans

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: 469 Main Street		
Project Location (describe, and attach a general location map): 469 Main Street		
Brief Description of Proposed Action (include purpose or need): Change of Use from Transient Hotel and Commercial to single family residential and commercial		
Name of Applicant/Sponsor: Paulette Myers-Rich and David Rich		Telephone: (651) 216-5880
		E-Mail: pmrich22@hotmail.com
Address: 38 Grand Street, #3ER		
City/PO: New York	State: NY	Zip Code: 10013
Project Contact (if not same as sponsor; give name and title/role): same as applicant		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor): same as 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 Council, Town Board, <input type="checkbox"/> Yes <input type="checkbox"/> No or Village Board of Trustees		
b. City, Town or Village <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Planning Board or Commission	Planning Board - Site Plan Approval, Architectural Review Board Approval	May 26, 2016
c. City Council, Town or <input type="checkbox"/> Yes <input type="checkbox"/> No Village Zoning Board of Appeals		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources.		
i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program?		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
iii. Is the project site within a Coastal Erosion Hazard Area?		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> • 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?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located?	<input type="checkbox"/> Yes <input type="checkbox"/> 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?)	<input type="checkbox"/> Yes <input type="checkbox"/> No
If Yes, identify the plan(s):	
Historical Overlay District	

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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?
Central Business / Historic Overlay District / Parking Overlay 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

c. Which fire protection and emergency medical services serve the project site?
City of Beacon, Beacon Ambulance

d. What parks serve the project site?
Beacon 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, commercial

b. a. Total acreage of the site of the proposed action? _____ 0.11 acres
 b. Total acreage to be physically disturbed? _____ 0 acres
 c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0.11 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)? % 500 Units: _____ square feet

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
 If Yes,
 i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types) _____
 ii. Is a cluster/conservation layout proposed? Yes No
 iii. Number of lots proposed? _____
 iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No
 i. If No, anticipated period of construction: _____ 12 months
 ii. If Yes:
 • Total number of phases anticipated _____ 1
 • Anticipated commencement date of phase 1 (including demolition) _____ 08 month 2016 year
 • Anticipated completion date of final phase _____ 08 month 2017 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	1			
At completion of all phases	1			

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? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:
 i. What is the purpose of the excavation or dredging? Minor excavation for foundations for residential addition
 ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?
 • Volume (specify tons or cubic yards): 2 tons
 • Over what duration of time? 1 weeks
 iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.
 Soil - to be disposed of off-site
 iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____
 v. What is the total area to be dredged or excavated? _____ .01 acres
 vi. What is the maximum area to be worked at any one time? _____ .01 acres
 vii. What would be the maximum depth of excavation or dredging? _____ 0.5 feet
 viii. Will the excavation require blasting? Yes No
 ix. Summarize site reclamation goals and plan: _____
 Not Applicable

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 proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will 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: _____ 210 gallons/day

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

If Yes:

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

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

If Yes:

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

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

If, Yes:

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

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

vi. If water supply will be from wells (public or private), 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: _____ 210 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 Sewer only

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

If Yes:

- Name of wastewater treatment plant to be used: City of Beacon
- 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 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: _____

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:

- How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
- Describe types of new point sources. _____
- Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

 - If to surface waters, identify receiving water bodies or wetlands: _____
 - Will stormwater runoff flow to adjacent properties? Yes No

iv. Does 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)
- Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)
- 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:

- 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
- In addition to emissions as calculated in the application, the project will generate:
 - _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 - _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 - _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 - _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 - _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydrofluorocarbons (HFCs)
 - _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

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 semi-trailer truck trips/day: _____

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: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other): _____

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:		ii. During Operations:	
• Monday - Friday:	_____ 8am-5pm _____	• Monday - Friday:	_____ 10am-8pm _____
• Saturday:	_____ 8am-5pm _____	• Saturday:	_____ 10am-8pm _____
• Sunday:	_____	• Sunday:	_____ 10am-8pm _____
• Holidays:	_____	• Holidays:	_____ 10am-8pm _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>60 watt sconce lighting to be shielded to prevent light spill over property line and into adjacent windows</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>_____</p>	

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 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	0.11	0.11	0
• Forested	0	0	0
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	0	0	0
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: _____	0	0	0

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): _____
 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: _____
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): 314044, C314118
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s): _____

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? _____ 8 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:

udorthents	_____	90 %
urban land	_____	10 %
	_____	%

d. What is the average depth to the water table on the project site? Average: _____ 7 feet

e. Drainage status of project site soils: Well Drained: _____ 100 % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ 100 % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No

If Yes to either *i* 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: _____
 None _____

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

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

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, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If Yes:	
i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input checked="" type="checkbox"/> Historic Building or District	
ii. Name: Howland Cultural Center, Madam Brett Homestead	
iii. Brief description of attributes on which listing is based: Buildings are within the Historic Overlay District	
f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
g. Have additional archaeological or historic site(s) or resources been identified on the project site?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If Yes:	
i. Describe possible resource(s): _____	
ii. Basis for identification: _____	
h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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?	
	<input type="checkbox"/> Yes <input type="checkbox"/> 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 Paulette Myers-Rich Date June 21, 2016

Signature  Title Sponsor/Applicant

ARYEH SIEGEL

ARCHITECT

Jay Sheers - Planning Board Chairman
City of Beacon
One Municipal Plaza
Beacon, NY 12508

Re: 469 Main Street
Site Plan Application

June 28, 2016

Dear Mr. Sheers,

Please find below our response to Frederick P. Clark Associates' comments in their Memorandum dated June 10, 2016 regarding the 3 Churchill Street project. Also, please find our response to the engineering comments from Lanc & Tully's Memorandum of June 6, 2016.

Frederick P. Clark Associates' Comments:

1. A full EAF has been submitted under separate cover to Etha Grogan
2. No comment
3. The area behind the building is a parking space for the owner, as clarified at the May Planning Board meeting by Tim Dexter. It was determined that no variance is required
4. No comment. We await the City Attorney's determination
5. The lot depth has been added to the Bulk Zoning Table
6. The location of the proposed fence is shown on the site plan. It is in the same location as the existing fence
7. Sight distance measurements have been provided
8. Floor plans for the 2nd and 3rd floors are shown on the drawings

ARYEH SIEGEL

ARCHITECT

Lanc & Tully Comments:

General:

1. The revisions box has been updated

Sheet 1 of 4:

1. The Applicant is working with the adjacent property owner to obtain an easement for the proposed fence along the driveway entrance
2. The maneuvering clearances have been clarified on the plan.
3. The lighting notes have been updated, and a new wall mounted fixture which is dark sky compliant has been substituted for the previous fixture. No photometric data is available for this 60 watt fixture. However, the lamp and lens are not exposed below the housing.
4. Please see response 3 above. Note that in all past Site Plan reviews with low wattage building mounted decorative lights, it was understood that these lights do not normally have photometric data available.
5. The fence location is shown on the plan

Sheet 2 of 4:

1. 2 signed and sealed copies of the survey are included in this submission
2. Information has been added to the survey drawing regarding tax map number, site area, and survey field work and drawing dates

Sheet 3 of 4:


1. The 2nd and 3rd floor plans are shown on the drawing

Sheet 4 of 4:

1. The drawing title has been corrected to remove the word survey

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

Sincerely,



Aryeh Siegel
Aryeh Siegel, Architect

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

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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.

DEED REFERENCE

Document# 22005-3652
 Robert H Schilling
 To
 Artomus Investment Group Inc
 May 3, 2005

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
 130200-6054-37-075738-0000

AREA

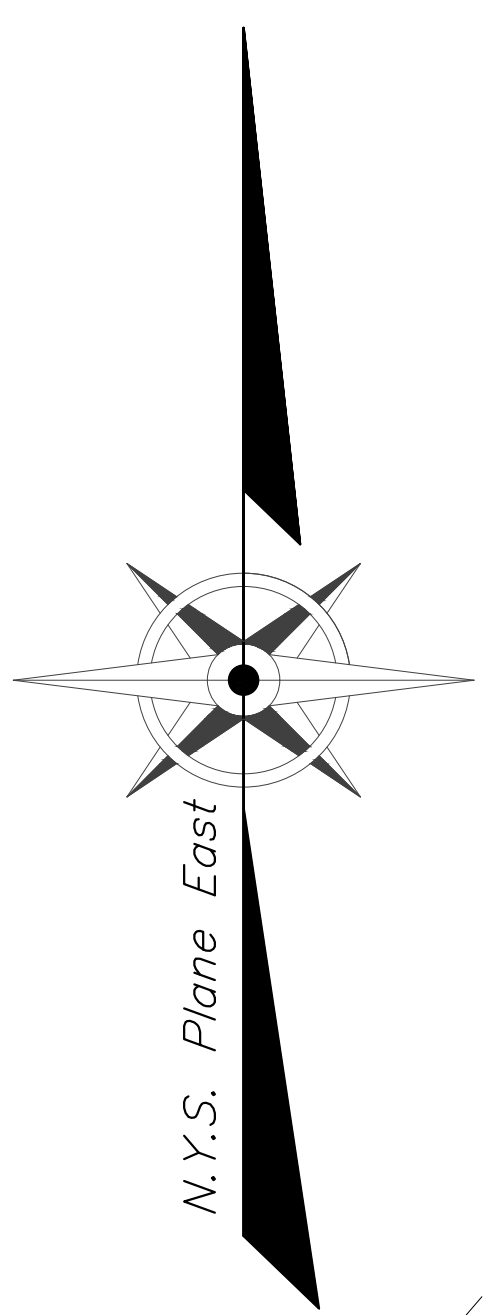
5000 Square Feet
 0.11 Acres

CERTIFICATIONS

Paulette Myers-Rich
 David Rich

DATES OF SURVEY

Field Completion: 2-22-2016
 Map Completion: 3-17-2016



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/28/16	REVISED PER PLANNING BOARD COMMENTS	AJS

Survey: Existing Conditions

Scale: 1" = 10'

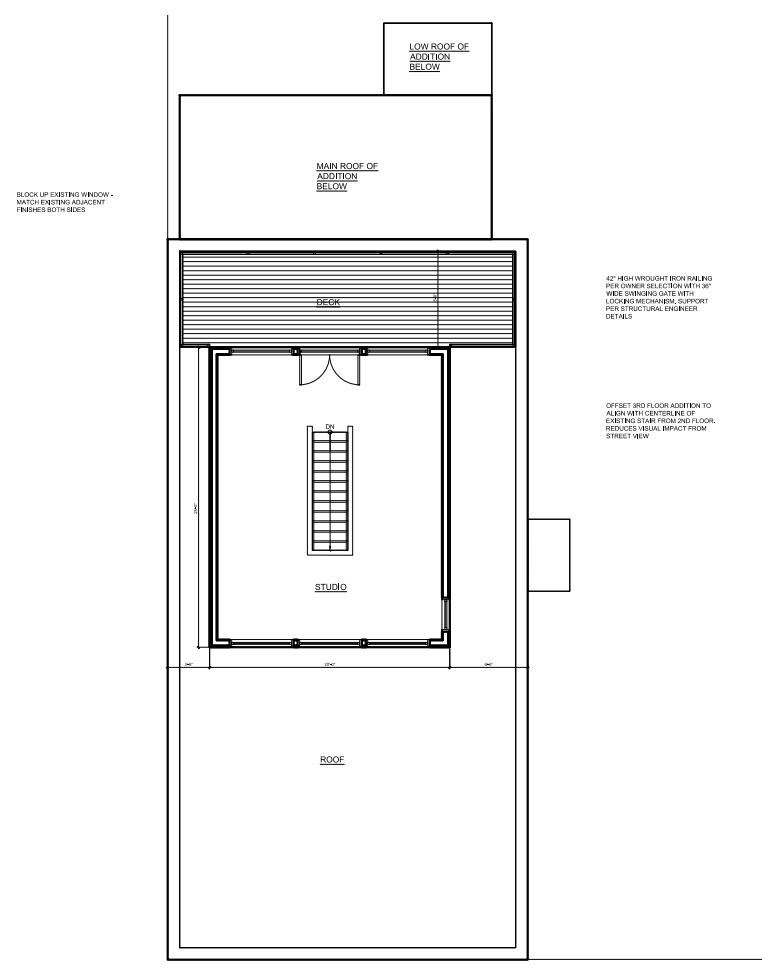
Site Plan Application
 Sheet 2 of 4 - Survey: Existing Conditions

Owner:
Paulette Myers-Rich & David Rich
 469 Main Street
 Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
 514 Main Street
 Beacon, New York 12508

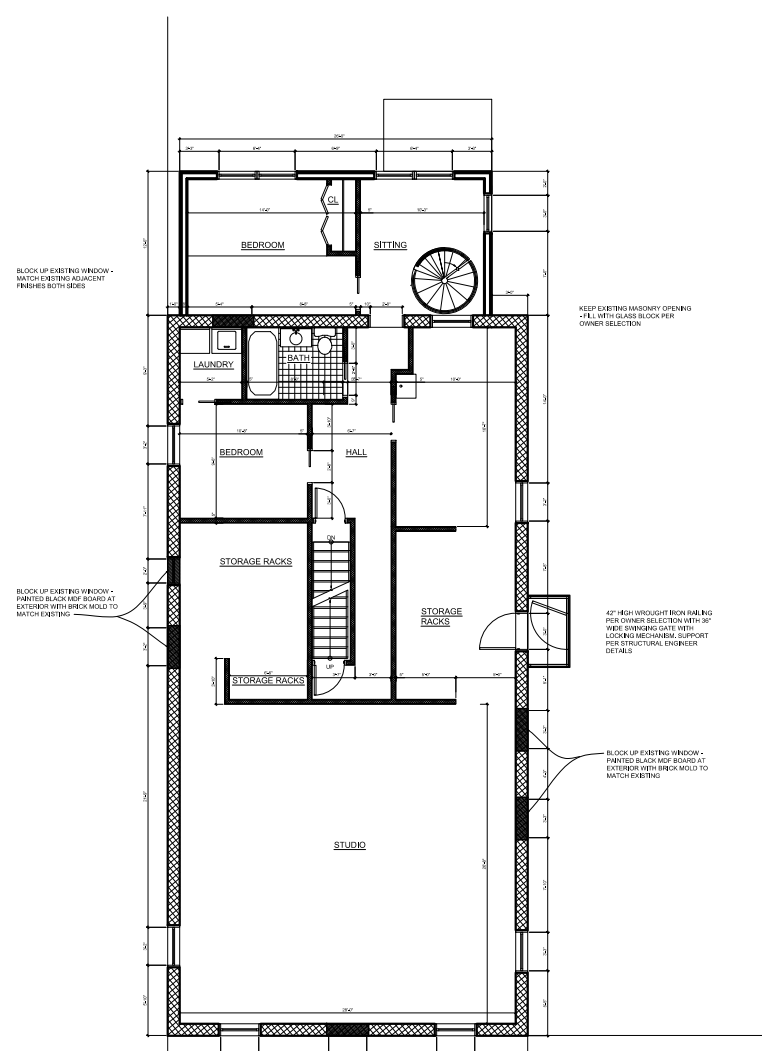
Surveyor:
TEC Surveying
 15C Tioronda Avenue
 Beacon, New York 12508

469 Main Street
 Beacon, New York
 Scale: 1" = 10'
 May 31, 2016



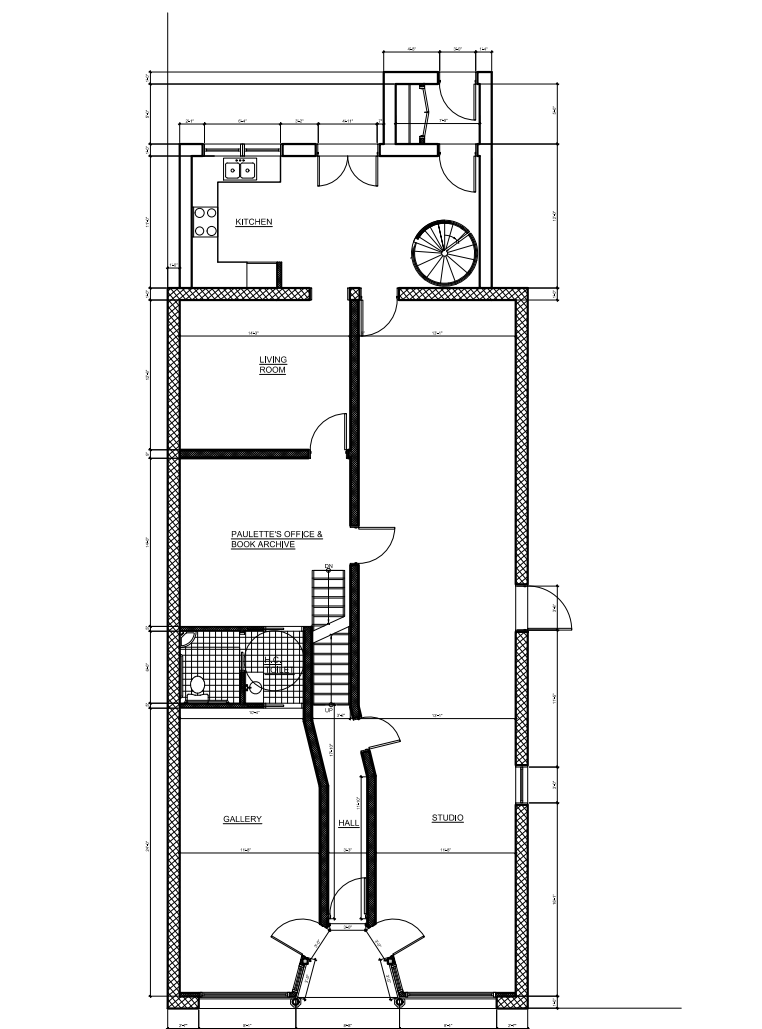
3rd Floor Plan

Scale: 1/16" = 1'-0"



2nd Floor Plan

Scale: 1/16" = 1'-0"



1st Floor Plan

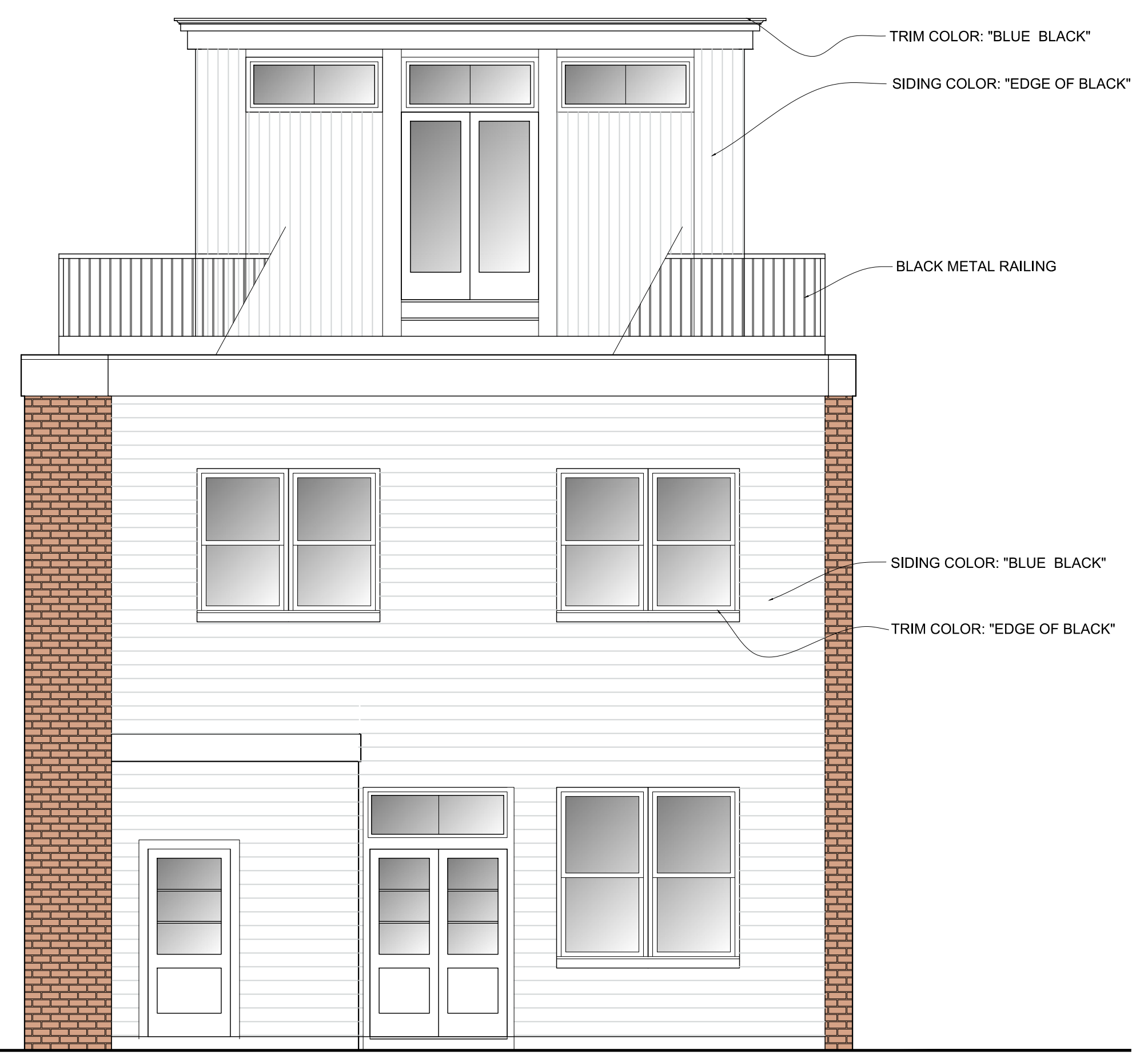
Scale: 1/16" = 1'-0"



Elevation: Main Street

Scale: 1/4" = 1'-0"

- 3RD FLOOR ADDITION BEYOND BOARD AND BATTEN SIDING COLOR: "EDGE OF BLACK" TRIM COLOR: "BLACK/BLUE"
- NEW PAINTED WOOD UPPER CORNICE AND BRACKETS - COLOR: "BLACK/BLUE"
- EXISTING WINDOW SILLS TO REMAIN
- NEW DOUBLE GLAZED INSULATED DOUBLE HUNG PAINTED WOOD WINDOWS BY MANOR OR APPROVED EQUAL - COLOR: "BLACK/BLUE"
- PAINT EXISTING SHUTTERS BY FRONT OF ORIGINALLY BLOCKED WINDOW - COLOR: "EDGE OF BLACK"
- PATCH, REPAIR, AND PAINT ORIGINAL LOWER CORNICE
- PAINT BRACKET DETAIL COLOR: "PURBECK STONE"
- NEW OPERABLE AIRING WINDOWS TO REPLACE EXISTING SOLID TRANSOM PANELS
- REPLACE EXISTING DOORS WITH NEW WOOD PAINTED PANEL AND BLUE SQUARE TRICKLE FEEL'S DOOR/COLOR: "WOODMAN GUEST"
- REPAIR EXISTING STORMDOOR AS REQUIRED, PAINT MAIN BODY AND TRIM "BLACK/BLUE"
- PAINT EXISTING SILL COLOR: "PURBECK STONE"



Elevation: Rear

Scale: 1/4" = 1'-0"

- TRIM COLOR: "BLUE BLACK"
- SIDING COLOR: "EDGE OF BLACK"
- BLACK METAL RAILING
- SIDING COLOR: "BLUE BLACK"
- TRIM COLOR: "EDGE OF BLACK"



Elevation: Side

Scale: 1/4" = 1'-0"

- TRIM COLOR: "BLUE BLACK"
- BOARD AND BATTEN SIDING COLOR: "EDGE OF BLACK"
- WROUGHT IRON RAILING SIMILAR TO DESIGN OF DRIVEWAY GATE - COLOR: BLACK
- EXTEND EXISTING ROOF OVER REAR ADDITION
- HARDIE BOARD SIDING COLOR: "BLUE BLACK"
- TRIM COLOR: "EDGE OF BLACK"

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.

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_____ CHAIRMAN

_____ SECRETARY

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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/28/16	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application
Sheet 3 of 4 - Plans & Elevations

469 Main Street
Beacon, New York
Scale: As Noted
May 31, 2016

Owner: **Paulette Myers-Rich & David Rich**
469 Main Street
Beacon, New York 12508

Architect: **Aryeh Siegel, Architect**
514 Main Street
Beacon, New York 12508

Surveyor: **TEC Surveying**
15C Tioronda Avenue
Beacon, New York 12508



View: Side and Rear

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_____ SECRETARY

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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	06/28/16	NO CHANGE	AJS



View: Front Elevation



View: Front and Side

Site Plan Application

Sheet 4 of 4 - Renderings

469 Main Street

Beacon, New York
Scale: 1" = 10'
May 31, 2016

Owner:
Paulette Myers-Rich & David Rich
469 Main Street
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

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8. Subject to covenants, easements, restrictions, conditions and agreements of record.
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TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
 130200-6054-37-075738-0000

AREA

5000 Square Feet
 0.11 Acres

CERTIFICATIONS

Paulette Myers-Rich
 David Rich

DATES OF SURVEY

Field Completion: 2-22-2016
 Map Completion: 3-17-2016

TEC | LAND SURVEYING

15C TIORONDA AVE. BEACON, NY 12508
 PH: 845.445.6590 FX: 845.445.6591

**SURVEY OF PROPERTY
 PREPARED FOR
 DAVID RICH AND PAULETTE MYERS-RICH**

CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK

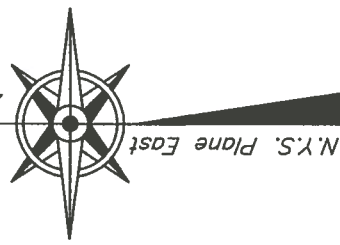
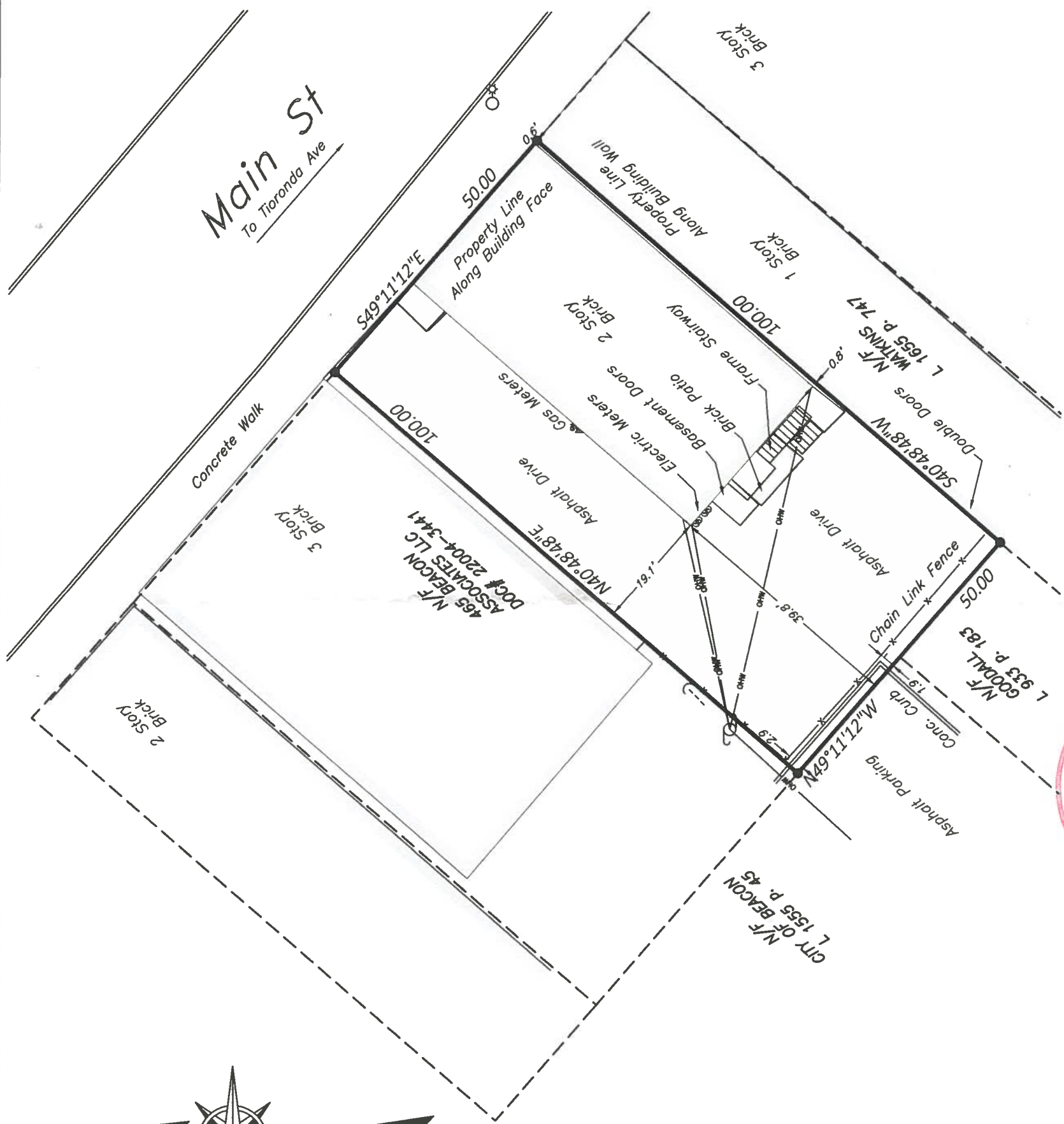


THOMAS E. CERCHIARA, P.L.S.
 P.L.S. No. 50732



VICINITY MAP

NOT TO SCALE



N.Y.S. Plane East

tax id	6054-37-075738
address	469 MAIN ST
date	3/17/2016
drawn	RA
scale	checked TC
1" =	20'
project no.	16-014
project name	469 MAIN ST
sheet	1 OF 1

City of Beacon Planning Board
7/12/2016

Title:

867 Wolcott Avenue

Subject:

Continue review for Special Use Permit and Site Plan Approval, accessory apartment, submitted by Eric Helmuth, 867 Wolcott Avenue

Background:

ATTACHMENTS:

Description	Type
Variance	Cover Memo/Letter
Site Plan	Plans



City of Beacon
Zoning Board of Appeals

RESOLUTION

By Member: **Lanier**

WHEREAS **Eric Helmuth**

has applied to the Zoning Board of Appeals for an AREA variance on the following property:

Address: **867 Wolcott Avenue**

Zoning District **R1-10**

Variance Requested: **Relief from Section 223.17(c) to convert an existing**
 accessory structure into an accessory apartment with
 a 3.10 ft. rear yard setback

 (Tax ID #30-6054-45-064560-00)

WHEREAS, the Board conducted a public hearing on **June 21, 2016**
at which time all persons wishing to support or object to the application were given the
opportunity to speak, and

WHEREAS, the Board reviewed the application taking into consideration the benefit to the
applicant if the variance is granted, as weighed against the detriment to the health, safety and
welfare of the neighborhood and found:

1. An undesirable change **will not** be produced in the character of the neighborhood or a
detriment to nearby properties **will not** be created by the granting of the variance; and
2. The benefit **cannot** be achieved by some method feasible for the applicant, other than the
variance; and
3. The requested variance **is not** substantial; and
4. The proposed variance **will not** have an adverse effect or impact on the physical or
environmental condition of the neighborhood; and
5. The difficulty **was not** self-created;

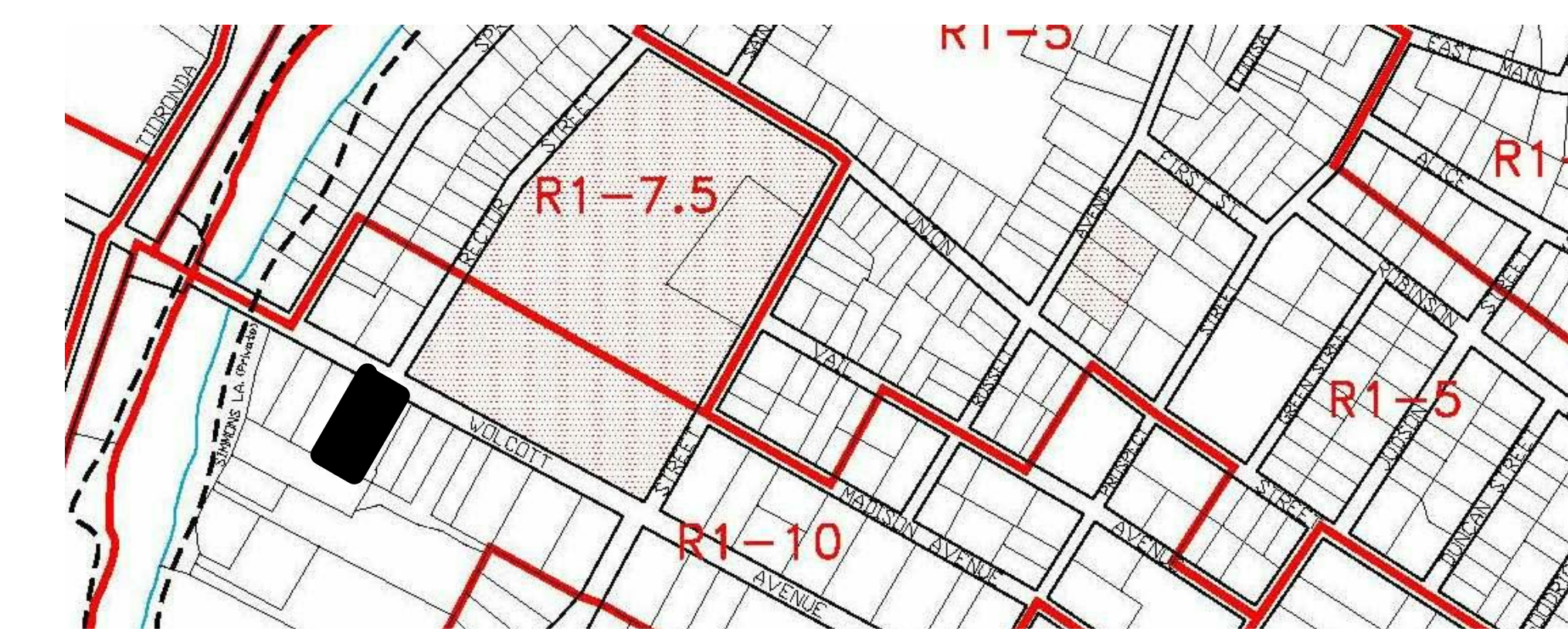


RESOLVED, that the Zoning Board of Appeals, as lead agency under SEQRA, has reviewed the submitted Environmental Assessment Form (EAF) and has determined that the proposed unlisted action **will not** have a significant impact on the environment, and be it further

RESOLVED, that the requested variance be **granted**.

Seconded by Member Smith

Vote:	YES	NO	ABSTAIN
Chairman Dunne	X		
Member Kish	X		
Member Haug	X		
Member Smith	X		
Member Sullivan	X		
Member Lanier	X		



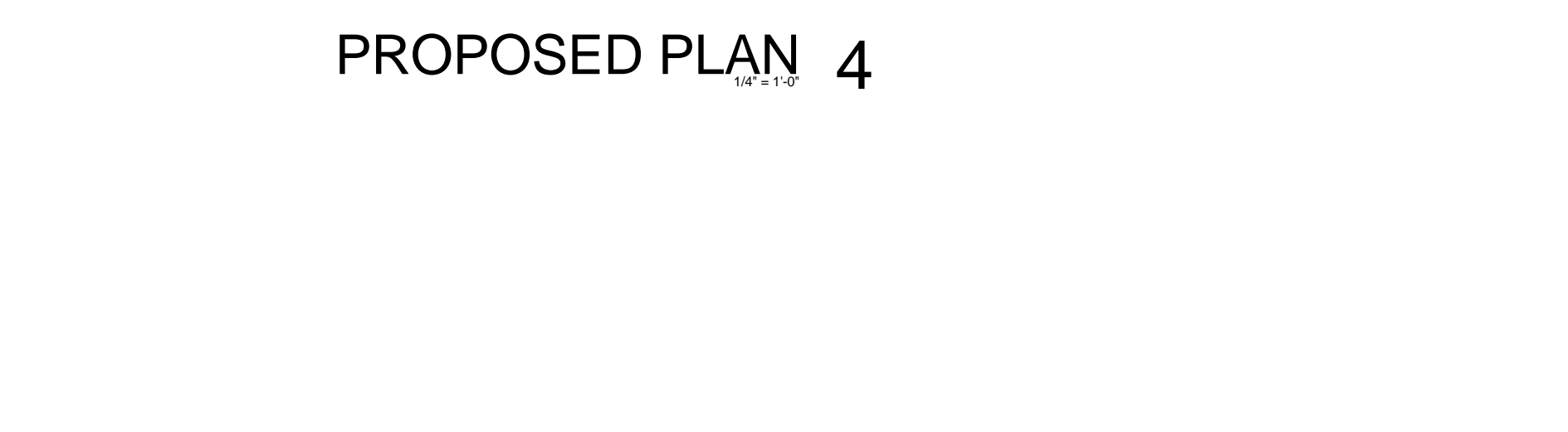
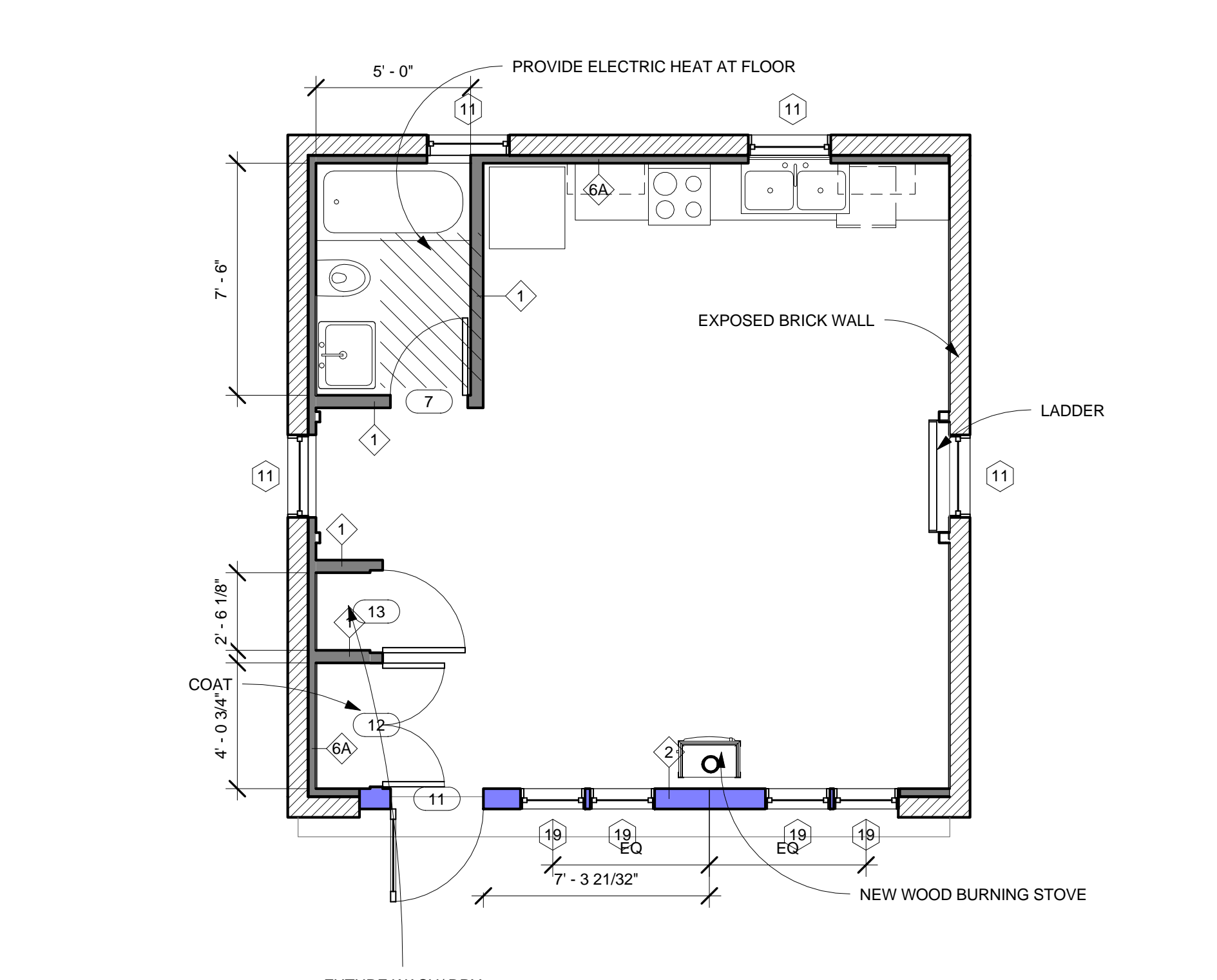
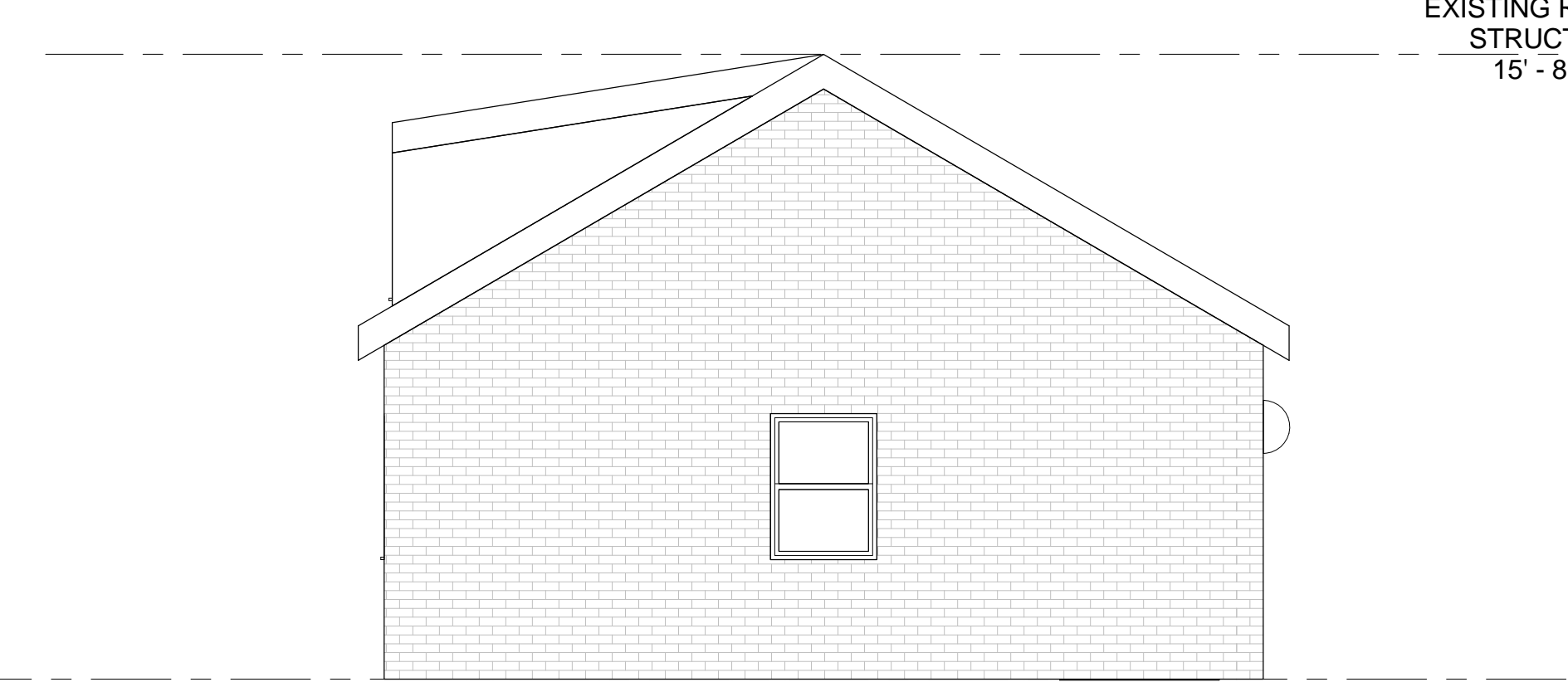
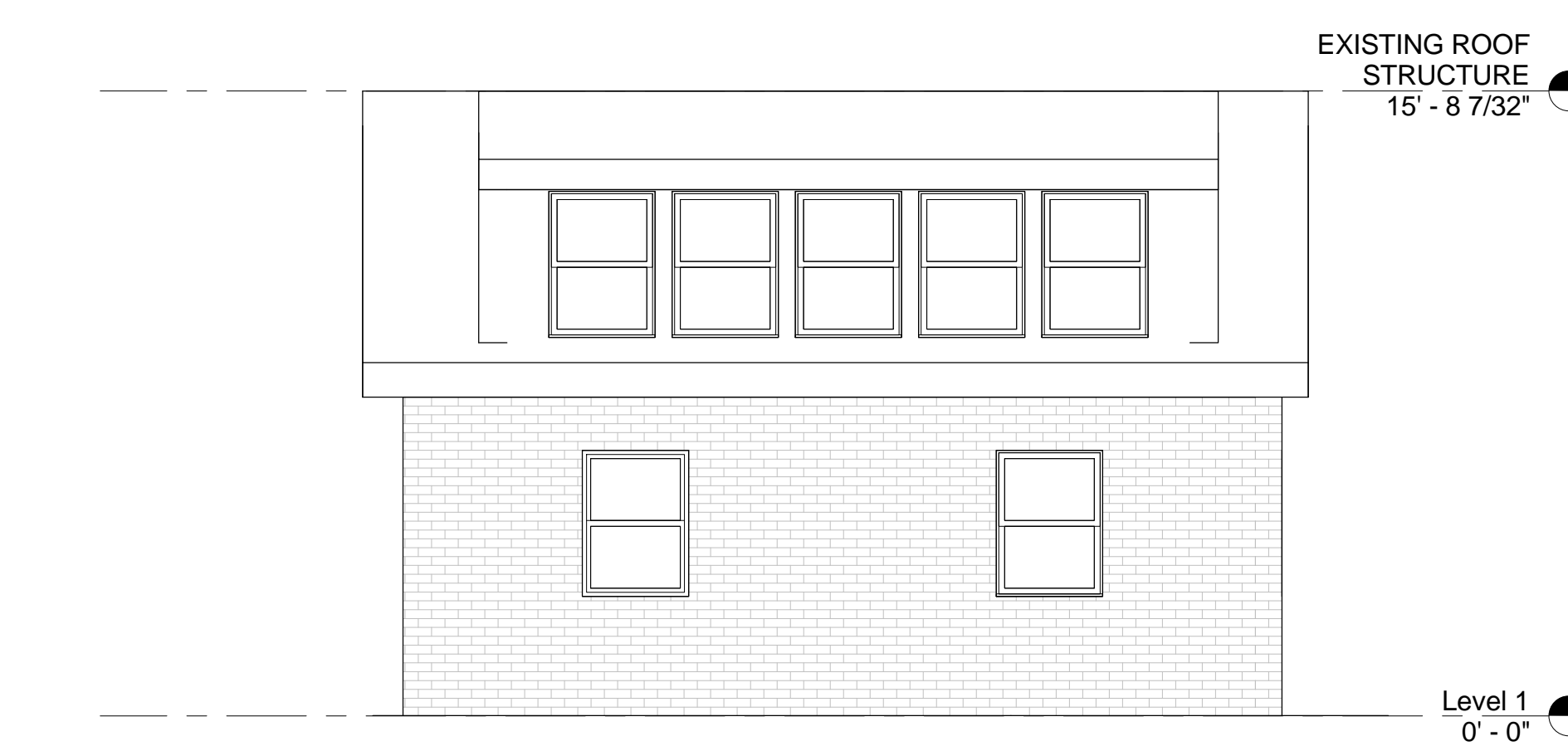
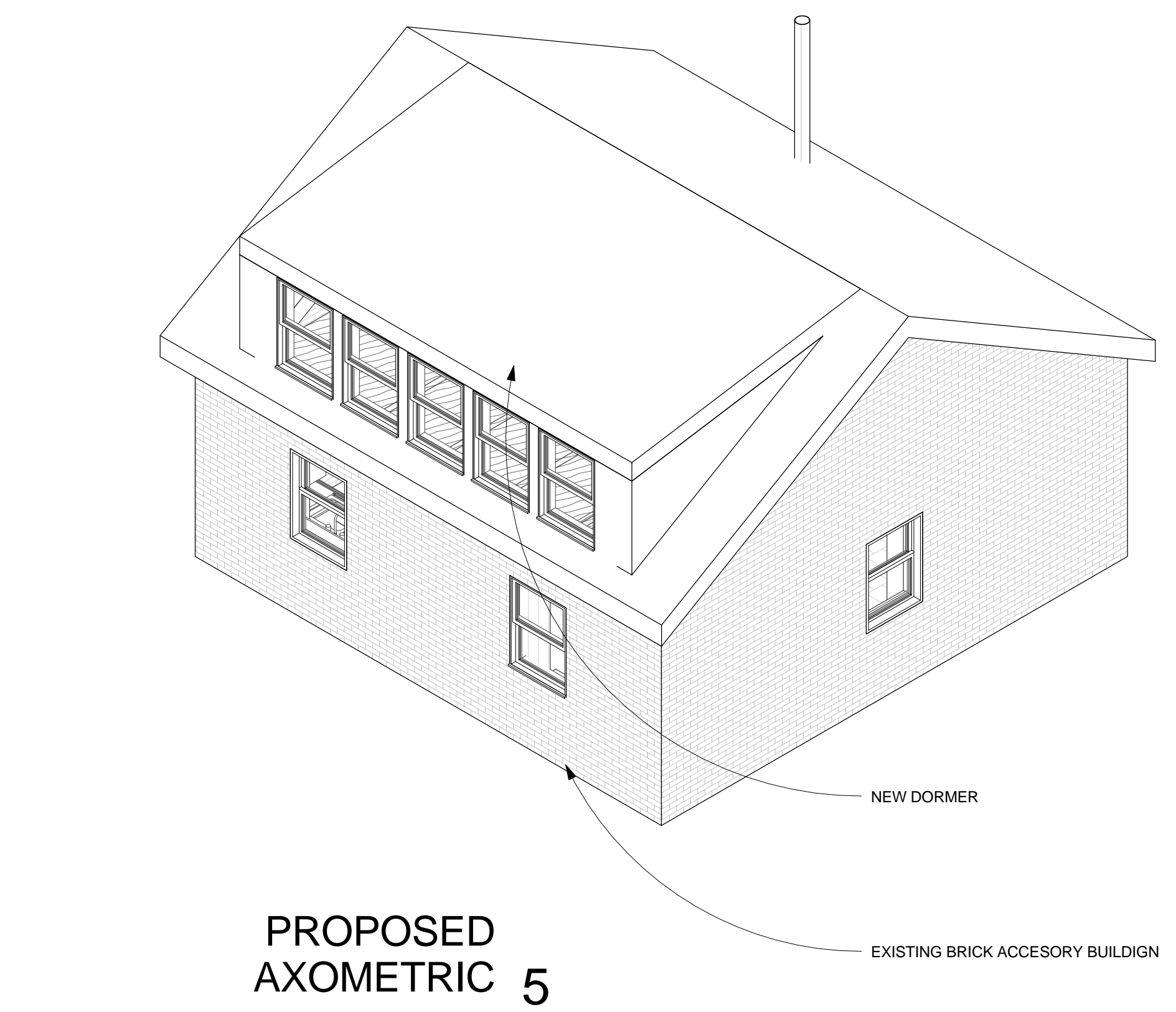
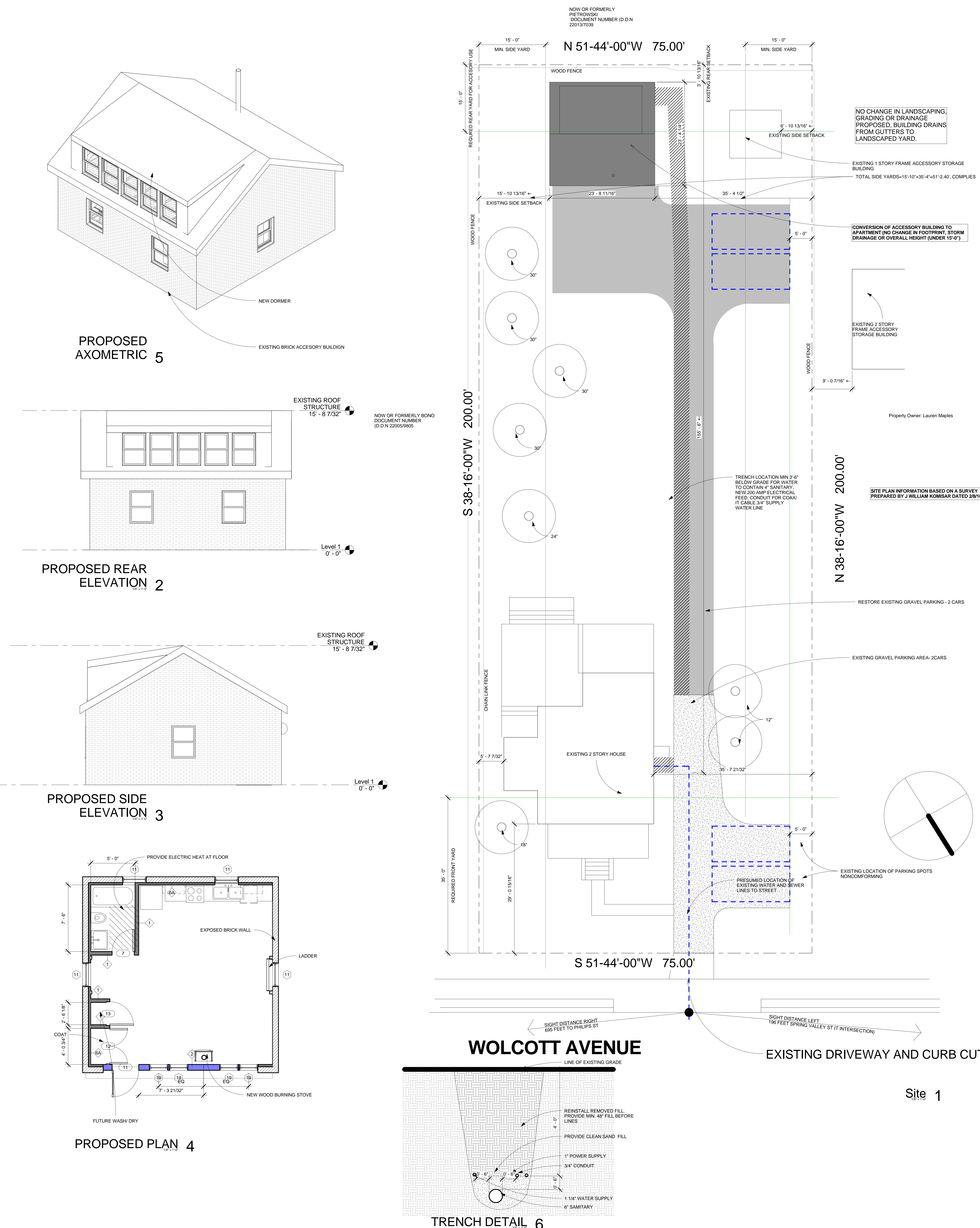
LOCATION MAP
ZONING
223 Attachment 3
CITY OF BEACON
§ 223-17E, SCHEDULE OF REGULATIONS FOR ACCESSORY BUILDINGS ON RESIDENTIAL LOTS
[Added 1-19-2016 by L.L. No. 2-2016]

Zoning District	Minimum Front Yard	Rear Yard Minimum	Minimum Side Yard	Maximum Cumulative Square Footage for All Accessory Buildings	Maximum Square Footage Permitted for Each Accessory Building (Based on footprint of principal building)	Maximum Number of Sheds Permitted
R1-10 1-Family Residence District	Not permitted in front yard	15	15	960	40% 1,096*.4=438.5	2
PROPOSED	EXISTING STRUCTURE					
		3'-10"	15'-10"	720	594	2

ZONING INFORMATION
- zoning district: R1-10
- tax map number: 6054-45-064560
- lot area: 15,000
- building footprints: 1587s.f.
lot coverage=11%
- historical district: no
- parking district: no
- existing use: Single Family Residential
- proposed use: Owner Occupied Single Family Residential with Accessory Apartment.

- NOTES:**
1. THE AREA OF THE PROPOSED ACCESSORY APARTMENT IS 594 S.F. MAX ALLOWABLE AREA OF AN ACCESSORY APARTMENT IN AN ACCESSORY BUILDING IS 600 S.F. COMPLIES
 2. MAX ALLOWABLE AREA OF ACCESSORY BUILDING IS 40% OF THE FOOTPRINT OF THE MAIN BUILDING= 497 S.F. BUILDING DOES NOT COMPLY, HOWEVER IT IS AN EXISTING STRUCTURE WITH NO PROPOSED CHANGE IN BULK
 3. THE BRICK EXTERIOR OF THE BUILDING IS UNCHANGED. THERE IS A NEW ROOF DORMER.
 4. EXISTING AND PROPOSED PARKING AREA CAN FIT 4 CARS
 5. PER CITY OF BEACON REGULATIONS THE BUILDING DEPARTMENT WILL INSPECT THE ACCESSORY APARTMENT FOR COMPLIANCE EVERY TWO YEARS.
 6. THE EXISTING REAR SETBACK IS NON CONFORMING. THIS IS AN EXISTING CONDITION AND IS NOT CREATED BY WORK IN THIS APPLICATION.
 7. THE PROPERTY SHALL BE OCCUPIED BY THE OWNER PER THE REQUIREMENTS FOR ACCESSORY APARTMENTS.

PER CITY OF BEACON GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF 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 280 FEET TO THE LEFT AND 305 FEET TO THE RIGHT. FOR THE EXISTING DRIVEWAY ENTRANCE AT 867 WOLCOTT AVE, THE MEASURED SIGHT DISTANCE TO THE RIGHT IS 695 FEET TO THE INTERSECTION OF PHILIPS STREET, THE MEASURES SIGHT DISTANCE TO THE LEFT IS 196 TO THE "T" INTERSECTION AT SPRING VALLEY ST.



NO.	REVISION/SUBMISSION NAME	DATE
01	80% SET ISSUED FOR PRICING	02.25.13



DRAWING TITLE
SPECIAL USE APPLICATION ACCESSORY APARTMENT

DRAWING NO.
A-000.03

SEAL & SIGNATURE
DATE: 11.19.12
SCALE: As Indicated
DRAWN BY: [Signature]
CHECKED BY: [Signature]

Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20____
Chairman, City Planning Board Date _____

City of Beacon Planning Board
7/12/2016

Title:

145 Fishkill Avenue

Subject:

Review application to amend existing Site Plan Approval, to add enclosed storage building, submitted by Beacon Residential, LLC (property owned by R.C.U., Inc.), 145 Fishkill Avenue

Background:

ATTACHMENTS:

Description	Type
Cover Letter	Cover Memo/Letter
Site Plan	Cover Memo/Letter



June 28, 2016
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re 145 Fishkill Avenue, Amended Site Plan
Tax Map # 6054-29-023801

Dear Chairman and Members of the Board:

On behalf of the owner of 145 Fishkill Avenue I respectfully submit to you an application for Amended Site Plan for the above referenced site. The owner would like to add some enclosed storage to the site to store dry goods for the store.

The proposed structure would have finishes to match the finishes found on the site currently blending the newly renovated Storefront and Neighboring Buildings finishes. The Structure would be 8'X16' in size and be built along the neighboring structure and new Refuse Enclosure onsite. The access door would allow for easy access from the back door of the store and the structure will create an alleyway to allow for deliveries through the same rear door. The two existing parking spaces in the area will be shifted toward Fishkill Avenue in order to allow this structure space to be built.

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise I look forward to discussing this matter at the next planning board meeting.

Truly Yours,

A handwritten signature in blue ink, appearing to read "Stephen Burns", is written over the typed name.

Stephen Burns, P.E.
Professional Engineer
Burns Engineering Services, P.C.

Sburns@BurnsEngineeringServices.com
(845) 546-3310
58 Teller Ave.
Beacon, NY 12508

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Beacon Residential LLC
Address: 50 Red Schoolhouse Road
Fishkill, New York 12524
Signature: _____
Date: June 28, 2016
Phone: 845-224-8312

(For Official Use Only)

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

Date Initials

6-28-16 EB

IDENTIFICATION OF REPRESENTATIVE / DESIGN PROFESSIONAL

Name: Burns Engineering Services, P.C.
Address: Stephen K. Burns PE
58 Teller Avenue
Beacon, New York 12508

Phone: 845-546-3310
Fax: 845-440-7343
Email address: sburns@burnsengineeringservices.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 145 Fishkill Avenue
Tax Map Designation: Section 6054 Block 29 Lot(s) 023801
Land Area: 0.20+/- Acres Zoning District(s) CMS

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Addition of Enclosed Storage
Gross Non-Residential Floor Space: Existing 1,223 Sq.Ft. Proposed 160 Sq.Ft. Storage Area
TOTAL: 1,383 Sq. Ft.
Dwelling Units (by type): Existing 0 Proposed 0
TOTAL: 0

ITEMS TO ACCOMPANY THIS APPLICATION

- a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.
- b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.
- c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.
- d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.
- e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

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

Chairman, City Planning Board

Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: R.C.U. INC.

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

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

Applicant Address: 386 Main Street; Beacon, New York 12508

Project Address: 145 Fishkill Avenue

Project Tax Grid # 6054-29-023801

Type of Application Amended Site Plan

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

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

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



Signature of Owner

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.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>JM</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>KM</u>

**CITY OF BEACON
SITE PLAN SPECIFICATION FORM**

Name of Application: Amended Site Plan For 145 Fishkill Avenue

PLEASE INDICATE WHETHER THE SITE PLAN DRAWINGS SHOW THE SUBJECT INFORMATION BY PLACING A CHECK MARK IN THE APPROPRIATE BOXES BELOW.

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

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

Short Environmental Assessment Form

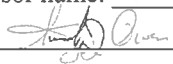
Part 1 - Project Information

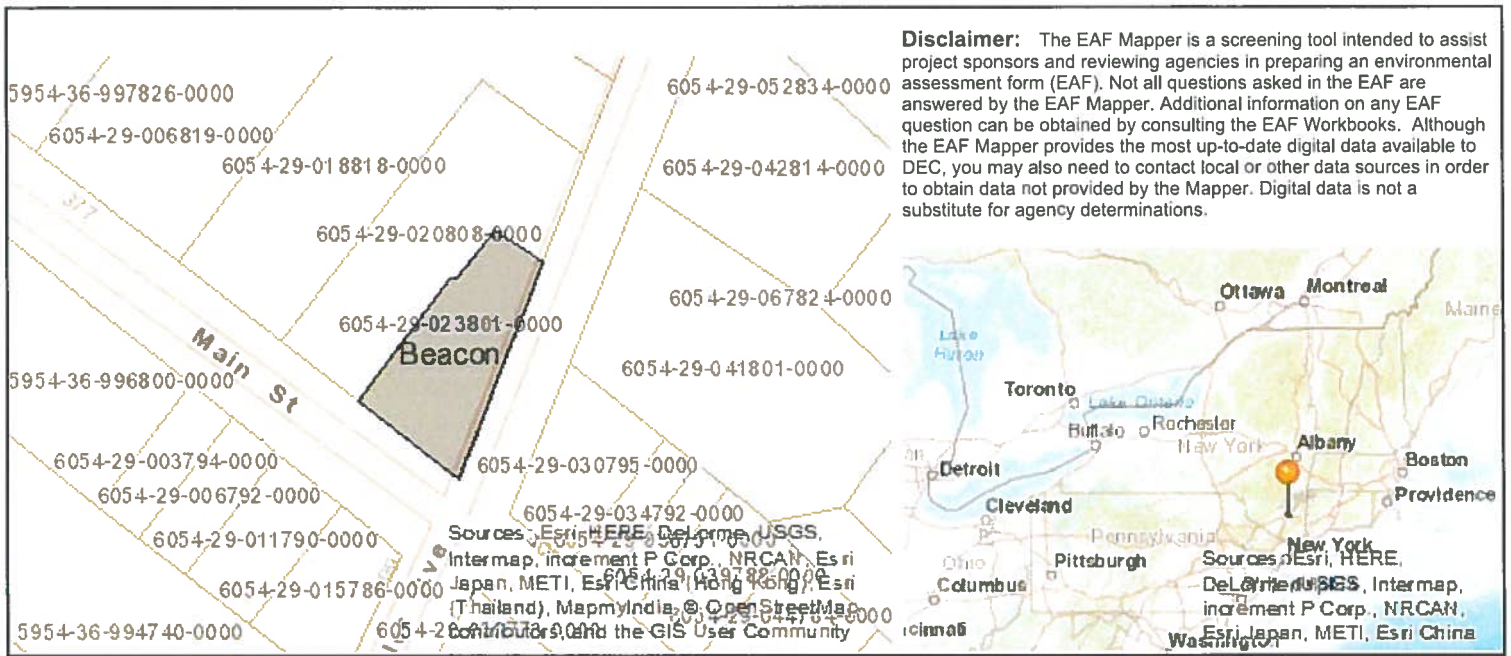
Instructions for Completing

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: Amended Site Plan For 145 Fishkill Avenue, Beacon			
Project Location (describe, and attach a location map): 145 Fishkill Avenue; Beacon, New York 12508			
Brief Description of Proposed Action: To add an enclosed storage area between the existing Refuse Enclosure and Walk in Cooler over existing parking spaces. Parking to be relocated +/-8 East.			
Name of Applicant or Sponsor: Beacon Residential, LLC		Telephone: 845-224-8312	
		E-Mail: timowen@optonline.net	
Address: 50 Red Schoolhouse Road			
City/PO: Fishkill		State: New York	Zip Code: 12524
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.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Building Permit			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.20 acres	
b. Total acreage to be physically disturbed?		<0.001 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.20 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: <u>Site was subject to a spill from leaking fuel tanks and a spill during construction of new tanks.</u> _____ _____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Tim Owen</u> Date: <u>06/28/16</u></p> <p>Signature: <u></u></p>		



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

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through June 27, 2016.

Selected Entity Name: R.C.U., INC.

Selected Entity Status Information

Current Entity Name: R.C.U., INC.

DOS ID #: 961850

Initial DOS Filing Date: DECEMBER 20, 1984

County: DUTCHESS

Jurisdiction: NEW YORK

Entity Type: DOMESTIC BUSINESS CORPORATION

Current Entity Status: ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

R.C.U., INC.

386 MAIN STREET

BEACON, NEW YORK, 12508

Chief Executive Officer

GINA CAPPARELLI

386 MAIN STREET

BEACON, NEW YORK, 12508

Principal Executive Office

R.C.U., INC.

386 MAIN STREET

BEACON, NEW YORK, 12508

Registered Agent

NONE

This office does not record information regarding the names and addresses of officers, shareholders or

directors of nonprofessional corporations except the chief executive officer, if provided, which would be listed above. Professional corporations must include the name(s) and address(es) of the initial officers, directors, and shareholders in the initial certificate of incorporation, however this information is not recorded and only available by [viewing the certificate](#).

***Stock Information**

# of Shares	Type of Stock	\$ Value per Share
200	No Par Value	

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
DEC 20, 1984	Actual	R.C.U., INC.

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

NOTE: New York State does not issue organizational identification numbers.

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City of Beacon Planning Board
7/12/2016

Title:

Zoning Board of Appeals July Agenda

Subject:

Background:

ATTACHMENTS:

Description
July Agenda

Type
Backup Material

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Tuesday, July 19, 2016** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York at 7:00 p.m.

1. Application submitted by Fulton Avenue Realty (currently owned by Donald Pavelock), Liberty Street (vacant lot adjacent to #249), Tax Grid No. 30-6054-24-401940-00, R1-10 Zoning District, to construct a new single family house requiring relief from Section 223.17(c) for the following: 5,000 sq. ft. lot (*10,000 sq. ft. required*); 10 ft. side yard setbacks (*15 ft. required*); to provide 20 ft. total side yard setbacks (*40 ft. required*); 30 ft. front yard setback (*35 ft. required*); and 30 ft. rear yard setback (*35 ft. required*)
This item has been adjourned to September 20, 2016 upon the request of the applicant
2. Application submitted by Agnieszka & David Maros, owners of 6 Digger Phelps Court, Tax Grid No. 30-5954-44-976696-00, located in the CMS Zoning District, for relief from Section 223.17(c) to demolish and rebuild the entire second floor of a single family house within same building footprint, with the following a 2.5 ft. side yard setback (*10 ft. required*) and 0.3 ft. rear yard setback (*25 ft. required*)
3. Application submitted by N & N Development Corp., 20 DeSoto Avenue, Tax Grid No. 30-6055-80-396096-00, R1-5 Zoning District, for relief from Section 223.17(c) for a new single family house with a 26 ft. rear yard setback (*30 ft. required*)
4. Application submitted by St. Luke's Episcopal Church, 40 Rector Street, Tax Grid No. 30-6054-45-120587-00, R1-7.5, relief from Section 223. 15(4)(b) for a new 24 sq. ft. sign (*6 sq. ft. permitted*)

City of Beacon Planning Board
7/12/2016

Title:

City Council Request to Review Proposed Local Law

Subject:

City Council request to review proposed Local Law - Solar Collectors and Installations

Background:

ATTACHMENTS:

Description	Type
Proposed Local Law	Local Law

LOCAL LAW NO. ____ OF 2016

**CITY COUNCIL
CITY OF BEACON**

**PROPOSED LOCAL LAW AMENDING
CHAPTER 223 OF THE CODE OF THE CITY OF BEACON**

A LOCAL LAW to amend Chapter 223 of the City Code concerning Solar Collectors and Installations.

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon concerning Solar Collectors and Installations.

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

Section 1. Chapter 223, Article X of the Code of the City of Beacon is hereby added as follows:

Article X. Solar Collectors and Installations.

§223-80. Purpose and intent.

A. Solar energy is a renewable and nonpolluting energy resource that can prevent fossil fuel emissions and reduce a municipality's energy load. Energy generated from solar energy systems can be used to offset energy demand on the grid where excess solar power is generated.

B. The use of solar energy equipment for the purpose of providing electricity and energy for heating and/or cooling is a priority and is a necessary component of the City of Beacon's current and long-term sustainability agenda.

C. This chapter aims to promote the accommodation of solar energy systems and equipment and the provision for adequate sunlight and convenience of access necessary therefor, and to balance the potential impact on neighbors when solar collectors may be installed near their property while preserving the rights of property owners to install solar energy systems without excess regulation.

§223-81. Definitions.

BUILDING-INTEGRATED PHOTOVOLTAIC (BIPV) COLLECTORS: A solar energy system that consists of integrating photovoltaic modules into the building envelope, such as the roof or the façade, which does not alter the roofline.

FLUSH-MOUNTED SOLAR PANEL: A photovoltaic panel or tile that is installed flush to the surface of a roof and which cannot be angled or raised.

FREESTANDING OR GROUND-MOUNTED SOLAR ENERGY COLLECTOR: A solar energy system that is directly installed in the ground and is not attached or affixed to an existing structure. Pole-mounted

solar energy systems shall be considered freestanding or ground-mounted solar energy systems for purposes of this chapter.

LARGE-SCALE SOLAR COLLECTION SYSTEM OR SOLAR FARM: An area of land or other area of one acre or more, used for a solar collection system principally used to capture solar energy and convert it to electrical energy to transfer to the public electric grid in order to sell electricity to or receive a credit from a public utility entity, but also may be for on-site use. Solar facilities consist of one or more freestanding ground-or roof-mounted solar collector devices, solar-related equipment and other accessory structures and buildings, including light reflectors, concentrators, heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures and facilities.

PASSIVE SOLAR Collector: A solar energy system that relies upon original or retrofitted design features and building materials of a structure to enhance the use of natural forces to provide heating and cooling within a building.

PHOTOVOLTAIC (PV) COLLECTOR: A solar energy system that produces electricity by the use of semiconductor devices, called photovoltaic cells, which generate electricity whenever light strikes them.

QUALIFIED SOLAR INSTALLER: A person who has skills and knowledge related to the construction and operation of solar electrical equipment and installations and has received safety training on the hazards involved. Persons who are on the list of eligible photovoltaic installers maintained by the New York State Energy Research and Development Authority (NYSERDA), or who are certified as a solar installer by the North American Board of Certified Energy Practitioners (NABCEP), shall be deemed to be qualified solar installers for the purposes of this definition. Persons who are not on NYSEDA's list of eligible installers or NABCEP's list of certified installers may be deemed to be qualified solar installers if the Building Inspector or such other City officer or employee as the City Council designates determines such persons have had adequate training to determine the degree and extent of the hazard and the personal protective equipment and job planning necessary to perform the installation safely. Such training shall include the proper use of special precautionary techniques and personal protective equipment, as well as the skills and techniques necessary to distinguish exposed energized parts from other parts of electrical equipment and to determine the nominal voltage of exposed live parts.

ROOFTOP OR BUILDING-MOUNTED SOLAR COLLECTOR: A solar system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as a module fixed to frames which can be tilted toward the south at an optimal angle.

SOLAR ACCESS: Space open to the sun and clear of overhangs or shade, including the orientation of streets and lots to the sun so as to permit the use of active and/or passive solar energy systems on individual properties.

SOLAR COLLECTOR A device or combination of devices which relies upon solar radiation as an energy source and that is employed for the purposes of heating or cooling a building, the heating of water or the generation of electricity. For the purposes of this chapter, a solar collector does not include any solar energy system of four square feet in size or less.

SOLAR ENERGY EQUIPMENT Solar collectors, controls, energy storage devices, heat pumps, heat exchangers, and other materials, hardware or equipment necessary to the process by which solar radiation is collected, converted into another form of energy, stored, protected from unnecessary dissipation and distributed.

§223-82. Permitting and placement requirements.

- A. Rooftop and building-mounted solar collectors are permitted in all zoning districts in the City, subject to the following requirements:

- (1) Building permits shall be required for installation of all solar collectors.
 - (2) Any height limitations provide in City Code shall not be applicable to solar collectors except for the restrictions provided for in the Central Main Street District §223-41.18(D)(7-8) and the Linkage District § 223-41.21(D)(5). Solar Collectors shall be erected only to such height as reasonably necessary to accomplish the purpose for which they are intended to serve, but in no case shall the maximum height of panel in tilted position exceed five feet above the surface of the roof, and such structures shall not obstruct solar access to neighboring properties.
 - (3) All rooftop and building-mounted solar collectors shall use black or neutral, non-reflective colors.
 - (4) All utility services and electrical wiring shall be underground or otherwise placed within conduit securely attached to the roof and walls.
 - (5) Rooftop units shall be installed in accordance with all applicable requirements of the New York State Uniform Fire Protection and Building Code.
 - (6) Panels facing the front yard must be mounted at the same angle as the roof's surface with a maximum distance of 18 inches between the roof and highest edge of the system.
 - (7) Solar Panels affixed to a flat roof shall be placed below the line of sight from a public right of way, except where the subject right of way is at a higher elevation than the first floor elevation of the building.
- B. Building-integrated photovoltaic (BIPV) systems. BIPV systems are permitted in all zoning districts and shall be shown on the plans submitted for the building permit application for the building containing the system.
- C. Freestanding and Ground-mounted solar collectors are permitted as accessory structures in all zoning districts of the City, subject to the following requirements:
- (1) Building permits are required for the installation of all ground-mounted solar collectors.
 - (2) The location of the solar collector shall meet all applicable setback requirements for accessory structures in zoning district in which it is located.
 - (3) The height of the solar collector and any mounts shall not exceed 20 feet when oriented at maximum tilt.
 - (4) The total surface area of all ground-mounted and freestanding solar collectors on the lot shall not exceed 1,000 square feet. The area beneath ground-mounted and freestanding solar collectors shall be included in calculating total surface area.
 - (5) The solar collector shall be located in a side or rear yard.
 - (6) Freestanding and Ground-mounted solar collectors shall be screened when possible and practicable from adjoining lots and street rights-of-way through the use of architectural features, earth berms, landscaping, fencing or other screening which will harmonize with the character of the property and surrounding area. The proposed screening shall not interfere with normal operation of the solar collectors.
 - (7) The solar collectors shall not emit unreasonable glare and negatively impact adjacent properties.
 - (8) Solar energy equipment shall be located in a manner to reasonably minimize view blockage for surrounding properties and shading or property to the north, while still providing adequate solar access for collectors.

- (9) Solar collectors and solar energy equipment shall not be placed in such a way as to obstruct proper sight distance or otherwise interfere with pedestrian or traffic flow or means of ingress or egress.
- D. If a solar collector ceases to perform its originally intended function for more than 12 consecutive months, the property owner shall remove the collector, mount and associated equipment and facilities by no later than 90 days after the end of the twelve-month period.

§223-83. Large-scale solar collection system or solar farm.

- A. Large-scale Solar Collectors or Solar Farms shall be subject to site development plan review by the Planning Board in accordance with provisions of § 223-25 and shall meet the following supplementary regulations:
 - (1) The total coverage of all buildings and structures on a lot, including freestanding solar panels which shall be measured in terms of surface area for the purpose of calculating coverage, shall not exceed 50%.
 - (2) Height and setback restrictions.
 - (a) The maximum height for freestanding solar panels located on the ground or attached to a framework located on the ground shall not exceed 20 feet in height above the ground.
 - (b) The minimum setback from property lines shall be 25 feet.
 - (c) A landscaped buffer shall be provided around all equipment and solar collectors to provide screening from adjacent residential properties and roads.
 - (3) Design standards
 - (a) Removal of trees and other existing vegetation should be minimized or offset with planting elsewhere on the property.
 - (b) All on-site utility and transmission lines shall, the extent feasible, be placed underground.
 - (c) Solar collectors and other facilities shall be designed and located in order to prevent reflective glare toward any inhabited buildings on adjacent properties and roads.
 - (d) All solar collectors and mechanical equipment, including any structure for batteries or storage cells, shall be enclosed by a minimum six-foot-high fence with a self-locking gate provided with landscape screening.
 - (e) A large-scale solar collector or solar farm to be connected to the utility grid shall provide a “proof of concept” letter from the utility company acknowledging the solar farm will be connected to the utility grid in order to sell electricity to the public utility.
 - (4) Signs
 - (a) A sign not to exceed eight square feet shall be placed on or near the main access point and shall list the facility name, owner and phone number.
 - (b) A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.
 - (5) Abandonment
 - (a) All applications for a large-scale solar collection system or solar farm shall be accompanied by a decommissioning plan to be implemented upon abandonment, or cessation of activity or in conjunction with removal of the facility, prior to issuance of a building permit.
 - (b) If the applicant begins but does not complete construction of the project within 18 months after receiving final site plan approval, this may be deemed

abandonment of the project and require implementation of the decommissioning plan to the extent applicable.

- (c) The decommissioning plan must ensure the site will be restored to a useful, nonhazardous condition without delay, including, but not limited to, the following:
 - [1] Removal of aboveground and below-ground equipment, structures and foundations.
 - [2] Restoration of the surface grade and soil after removal of equipment.
 - [3] Revegetation of restored soil areas with native seed mixes, excluding any invasive species.
 - [4] The plan should include a time frame for the complete of site restoration work.
- (d) In the event that the facility is not completed and functioning within 18 months of the issuance of the final site plan approval, the City may notify the operator and/or the owner to complete construction and installation of the facility within 180 days. If the owner and/or operator fails to perform, the City may notify the owner and/or operator to implement decommissioning plan.
- (e) Upon cessation of activity of a constructed facility for more than 12 consecutive months, the City may notify the owner and/or operator of the facility to implement the decommissioning plan at the owner's expense.

§223-84. Safety.

- A. All solar collector installations must be performed by a qualified solar installer, and prior to operation, the electrical connections must be inspected by the Building Inspector and by an appropriate electrical inspection person or agency, as determined by the City. In addition, any connection to the public utility grid must be inspected by the appropriate public utility.
- B. Solar energy systems shall be maintained in good working order.
- C. Rooftop and building-mounted solar collectors shall meet New York's Uniform Fire Prevention and Building Code Standards.
- D. When solar storage batteries are included as part of the solar collector system, they must be placed in a secure container or enclosure meeting the requirements of the New York State Building Code when in use and when no longer used shall be disposed of in accordance with the laws and regulations of City and other applicable laws and regulations.
- E. Marking of equipment
 - (1) Solar energy systems and equipment shall be marked in order to provide emergency responders with appropriate warning and guidance with respect to isolating the solar electric system. Materials used for marking shall be weather resistant. For residential applications, the marking may be placed within the main service disconnect. If the main service disconnect is operable with the service panel closed, then the marking should be placed on the outside cover.
 - (2) For commercial application, the marking shall be placed adjacent to the main service disconnect in a location clearly visible from the location where the lever is operated.
 - (3) In the event any of the standards in this Subsection H for markings are more stringent than applicable provisions of the New York State Uniform Fire Prevention and Building Code (the "State Code"), they shall be deemed to be guidelines only and the standards of the State Code shall apply.

§223-85. Appeals.

- A. If a person is found to be in violation of the provisions of this article, appeals should be made in accordance with the established procedures and time limits of the City Zoning Code and New York State Law.
- B. If a building permit for a solar energy device is denied based upon a failure to meet the requirements of this article, the applicant may seek relief from the Zoning Board of Appeals in accordance with the established procedures and time limits of the Zoning Code and New York State Law.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, the Chapter 190 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. 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 4. 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 5. Effective Date

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