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, December 13, 2016** in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 7:30 p.m.

- **Regular Meeting**

  1. 332-334 Fishkill Avenue

     Public hearings for environmental review and applications for Subdivision and Site Plan Approvals for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

  2. 17 South Avenue

     Public hearing on application for Special Use Permit and Site Plan Approval, exhibit space/library, submitted by Beacon Historical Society, 17 South Avenue

  3. 300 & 310 South Avenue

     Public hearings for environmental review and applications for Subdivision Approval (lot line realignment) and to amend existing Site Plan Approval, submitted by Yaun Lee and Karen Gowan, 300 and 310 South Avenue

  4. Long Dock Park - North Shore

     Continue review of an application to amend an existing Site Plan Approval, Long Dock North Shore project, submitted by The Scenic Hudson Land Trust, Inc., Long Dock Park, 8 Long Dock Road

- **Miscellaneous Business**

  1. Zoning Board of Appeals

     Review December Zoning Board of Appeals Agenda

  2. 248 Tioronda Avenue

     Consider request for extension of Subdivision Approval - 248 Tioronda Avenue

- **Architectural Review**

  1. One East Main Street

     Certificate of Appropriateness - One East Main Street - Sign

City of Beacon Planning Board
12/13/2016

Title:

332-334 Fishkill Avenue

Subject:

Public hearings for environmental review and applications for Subdivision and Site Plan Approvals for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

Background:

ATTACHMENTS:

Description	Type
Preliminary Plat (November)	Plans
332 Fishkill Avenue Site Plan (November)	Plans
334 Fishkill Avenue Site Plan (November)	Plans
Engineer Review Letter (November)	Consultant Comment
Planner Review Letter (November)	Consultant Comment

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'
   Rear 25'
   Lot Depth 100'
6. Existing Setbacks

1 Story Building	2 Story Building
Front ±76'	Front ±10'
Side ±21' &±±126'	Side ±9'(NO DRIVEWAY) 146' (W/ DRIVEWAY)
Rear ±15'	Rear ±48'
Lot Depth 120'	

Proposed Setbacks

LOT 1	LOT 2
Front ±76'	Front ±10'
Side ±21' & ±53'	Side ±9'(NO DRIVEWAY) 25' (W/ DRIVEWAY)
Rear ±15'	Rear ±48'
Lot Depth 120'	Lot Depth 104'

"Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20 _____, subject to All requirements and conditions of said Resolution. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.

Signed this _____ day of _____, 20 _____, by _____, Chairman

_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.

OWNERS CERTIFICATION NOTE:

THE OWNER, Angelo Cervone, DO CERTIFY THAT THEY HAVE REVIEWED THIS SUBDIVISION PLAT, ARE FAMILIAR WITH SAME, AND DO HEREBY CONSENT TO ALL TERMS, NOTES, ILLUSTRATIONS AND CONDITIONS NOTED HEREON, AND DO HEREBY CONSENT TO THE FILING OF THIS PLAT IN THE OFFICE OF THE DUTCHESS COUNTY CLERK.

10/26/16
DATE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DRAWING IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ARCHITECT IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332-334 Fishkill Avenue
City of Beacon, New York
Tax # 6054-23-280919

PRELIMINARY SUBDIVISION PLAT

Burns Engineering Services, P.C.
58 Teller Avenue
Beacon, New York 12508
TEL:845-546-3310
FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 09/19/16
SCALE: AS NOTED
DRAWN BY: SKB

SHEET 1 OF 3

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'
   Rear 25'
   Lot Depth 100'
6. Proposed Setbacks
   Front ±76'
   Side ±21' & ±53'
   Rear ±15'

   Lot Depth 120'
7. Proposed Parking

   Retail or service business, including auction gallery [Amended 2–18–1992; 6–21–1999 by L.L. No. 14–1999]
   1 space for each 200 square feet of gross floor area, excluding utility areas

   ±1248 Sq.Ft. Retail Auto Sales Building (7 Spaces Required)

   11 Spaces Proposed

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Signed this _____ day of _____, 20 ____, by _____, Chairman

_____, Secretary

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10/26/16
DATE

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332-334 Fishkill Avenue
City of Beacon, New York
Tax # 6054-23-280919

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

SITE PLAN
USED AUTO SALES
332 Fishkill Avenue

DATE: 09/19/16
SCALE: AS NOTED
DRAWN BY: SKB

SHEET 2 OF 3

LOCATION MAP
SCALE: 1"=1000'

AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'

GENERAL NOTES:

1. OWNER/APPLICANT: CERVONE REALTY INC.
   111 NORTH WALNUT STREET
   BEACON, NEW YORK 12508
2. ZONING DISTRICT – LIGHT INDUSTRIAL– LI
3. TAX MAP PARCEL # 6054–23–280919
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front –
   Side 20'(with driveway in sideyard)
   Rear 25'
   Lot Depth 100'
6. Proposed Setbacks

   Front ±10'
   Side ±9'(NO DRIVEWAY) 25' (W/ DRIVEWAY)
   Rear ±48'

   Lot Depth 104'

7. Proposed Parking

Minimum Off–Street Parking Required

Multifamily dwelling and/or apartment or artist live/work space
[Amended 8–6–2001 by L.L. No. 12–2001]
1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area

(3) One Bedroom Units requires 4 Spaces

Office for business or pro–fessional use (other than accessory to residential use)
[Amended 6–21–1999 by L.L. No. 14–1999]
1 space for each 200 square feet of gross floor area, excluding utility areas

±400 Sq.Ft. Office Space requires 2 Spaces

6 Spaces Required = 6 Spaces Proposed

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Signed this _____ day of _____, 20 ____, by _____, Chairman

_____, Secretary

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary Respectively may sign in this place.

OWNERS CERTIFICATION NOTE:

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING CONSULTANT COMMENTS	SKB	10/24/16

BURNS ENGINEERING SERVICES, P.C.

Cervone Realty INC. Subdivision
Subdivision & Site Plan
332–334 Fishkill Avenue
City of Beacon, New York
Tax # 6054-23-280919

SITE PLAN
Multi Family / Office
334 Fishkill Avenue

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 09/19/16
SCALE: AS NOTED
DRAWN BY: SKB

SHEET 3 OF 3

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

November 4, 2016

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: Cervone Realty, Inc. – Subdivision & Site Plans
332 – 334 Fishkill Avenue
City of Beacon
Tax Map No. 6054-23-280919

Dear Mr. Sheers:

We have reviewed the plans entitled "Cervone Realty, Inc. – Preliminary Subdivision Plat", "Site Plan – Used Auto Sales 332 Fishkill Avenue", and "Site Plan – Multi Family/Office 334 Fishkill Avenue", all having the latest revision date of October 24, 2016, as prepared by Burns Engineering Services, P.C. Based upon our review of the submitted plans, we offer the following comments:

General Comments:

1. As the project is for three (3) separate applications (subdivision and 2 site plans), each of the sheets should be numbered 1 of 1, as they are individual projects and should not be combined in an individual plan set.

Subdivision Plat:

1. As this is a realty subdivision, a signed and sealed certified survey of the parcel should be provided. Along with survey showing the primary structures on site, all accessory structures, if present, should be shown on the survey also.

Used Auto – Site Plan:

1. Sight distances for the access in and out of the site shall be shown on the plan.

Multi-family/Office – Site Plan:

1. We would recommend a floor plan for each story be provided, which clearly defines the areas and sizes of the residential units and office area.

(845) 294-3700 • P.O. Box 687, Route 207, Goshen, N.Y. 10924 • FAX (845) 294-8609
www.lanctully.com

2. The plan should show the location of all exterior entrances into the apartments and office area.

3. Sight distances for the access in and out of the site shall be provided on the plan.

4. We would recommend that the parking space shown at the front of the building be relocated to the rear of the parcel adjacent to the other parking stalls. We would further recommend that the pavement in the front of the building be removed, and vegetation established.

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

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

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

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: November 4, 2016
Re: **Cervone Realty Subdivision and Site Plans, 332-334 Fishkill Avenue**

I have reviewed the October 24, 2016 Preliminary Subdivision Plat, two Site Plan sheets, Site Plan applications, and a letter from Burns Engineering Services, dated October 26, 2016.

Proposal
The applicant is proposing to subdivide an existing parcel # 6054-23-280919 with two buildings into two separate lots, each with its own distinct uses. The parcel is located on in the LI zoning district.

Comments and Recommendations

1. The applicant states that a certified survey is being prepared, so all boundary, setbacks, and acreage figures should be considered preliminary until the new survey is included.

2. There is no new landscaping shown on either lot. Other than the two existing street trees, the two sites are almost entirely asphalt. According to Section 223-26 C(3), all off-street parking areas shall be curbed and landscaped with appropriate trees, shrubs and other plant materials and ground cover to assure the establishment of a safe, convenient and attractive parking facility.

3. The auto display areas along the front property line of Lot 1 should be set back to avoid sight line obstruction from the access driveway, consistent with Section 223-26 C(3)(c). Low landscaping should be included in these setback areas and the existing sign should be relocated away from the driveway and within the property lines.

4. The applicant should provide floor plans for Lot 2 to verify office square footage for parking and the three existing apartments. New residential uses are not permitted in the LI district. The office use may also require a sign permit.

5. The parking space immediately in front of the building on Lot 2 conflicts with the existing planter and front door, could obstruct sight lines from the driveway, and should be relocated to the rear parking area. The space in front of the building should be landscaped (see Section 223-14 A(1)).

6. All exterior lighting, including the lighting of signs, should be shown on the site plans, making sure that the location and shading will prevent the source of light from being seen from the street. Hours of lighting may be limited by the Planning Board (see Section 223-14 B).

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

John Clarke, Beacon Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
Stephen Burns, P.E., Project Engineer

City of Beacon Planning Board
12/13/2016

Title:

17 South Avenue

Subject:

Public hearing on application for Special Use Permit and Site Plan Approval, exhibit space/library, submitted by Beacon Historical Society, 17 South Avenue

Background:

ATTACHMENTS:

Description	Type
Special Use Permit	Resolution
Cover Letter (November)	Cover Memo/Letter
Site Plan (November)	Plans
Fire House / St. Andrew's Agreement	Backup Material
Engineer Review Letter (November)	Consultant Comment
Planner Review Letter (November)	Consultant Comment

CITY OF BEACON
CITY COUNCIL

RESOLUTION NO. 140 OF 2016

RESOLUTION GRANTING SPECIAL USE PERMIT FOR 17 SOUTH AVENUE

WHEREAS, the Beacon Historical Society (the "Applicant"), has submitted an application for a Special Use Permit to operate an exhibit space, library and shop for public access and research in connection with the Beacon Historical Society in the existing Saint Andrew's Rectory building on property, located at 17 South Avenue and designated on the Tax Map of the City of Beacon as Parcel ID 5954-26-728922 (the "Property") in the R-7.5 Zoning District and the Historic District and Landmark Overlay District in the City of Beacon, Dutchess County, New York (the "Application"); and

WHEREAS, the City Council is the approval authority for the Special Use Permit pursuant to City of Beacon Zoning Code §223-18; and

WHEREAS, the Planning Board considered the Application at its October 12, 2016 meeting and issued a report to the City Council dated October 12, 2016 recommending approval of the Special Use Permit; and

WHEREAS, the proposed action is a Type II action pursuant to the New York State Environmental Quality Review Act and accordingly, no further environmental review is required; and

WHEREAS, on November 21, 2016, the City Council conducted a public hearing on the application at which time all interested persons were given the opportunity to be heard; and

WHEREAS, the City Council has reviewed the application for a Special Use Permit against the general standards for a Special Use Permit set forth in Section 223-18 of the City's Zoning Ordinance and with the specific standards for accessory apartments set forth in Section 223-24.7 and finds the proposal complies with these sections of the Zoning Law, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to Sections 223-18 and 223-24.7 of the City Zoning Ordinance:

1. Any exterior restoration shall maintain the architectural and historic integrity of the structure. Any new construction shall be compatible with neighboring structures.
2. The proposed use is compatible with the neighborhood, and activities permitted within the structure can be adequately buffered from any surrounding residential homes.
3. The resulting traffic generation will not overburden existing roads, and adequate parking can be provided without unduly destroying the landscape or the setting of the structure.

4. The proposed use is appropriate to the structure, will aid in the preservation of the structure and will not result in undue alterations or enlargement of the structure.
5. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
6. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
7. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
8. Parking areas will be of adequate size for the particular use and properly located and suitably screened from adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

BE IT FURTHER RESOLVED, that the City Council grants a Special Use Permit to the Beacon Historical Society to maintain an exhibit space, library and shop for public access and research in connection with the Beacon Historical Society in the existing Saint Andrew's Rectory building on property, located at 17 South Avenue and designated on the Tax Map of the City of Beacon as Parcel ID 5954-26-728922 as set forth and detailed on the plans prepared by Berg & Moss Architects, P.C., dated September 28, 2016 upon the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall obtain Site Plan and Certificate of Appropriateness Approval from the City of Beacon Planning Board.

2. Prior to the issuance of a Building Permit, the Applicant shall submit evidence satisfactory to the City Attorney that the Applicant has legal access to the parking spaces over the contiguous Fire House property.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.

4. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.

5. As used herein, the term "Applicant" shall include its heirs, successors and assigns.

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

7. The approvals granted by this resolution do not supersede the authority of any other entity.

Resolution No. 140 of 2016			Date: November 21, 2016				
☐☐Amendments						☐ 2/3 Required	
☐☐Not on roll call.			☐ On roll call			☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
x		Ali Muhammad	x				
		Omar Harper					x
		Lee Kyriacou	x				
	x	George Mansfield	x				
		Pam Wetherbee	x				
		Peggy Ross	x				
		Randy Casale	x				
		Motion Carried	x				

THE BEACON BUILDING
427 MAIN STREET NO. 104
BEACON, NY 12508

T: 845.831.1318
E:info@bergmoss.com
www.bergmoss.com

October 25, 2016

Mr. Jay Sheers, Chairman
City of Beacon Planning Board
1 Municipal Plaza
Beacon, NY 12508

Re: Beacon Historical Society
Tax ID 5954-26-728922 (+/-0.50 acre)
17 South Avenue, Beacon, NY.

Dear Chairman Sheers and Planning Board Members,

On behalf of The Beacon Historical Society (BHS), Berg + Moss Architects is submitting a Site Plan Application that addresses comments by Lanc & Tully Engineering (dated 10/6/2016) and John Clarke Planning (10/7/2016) regarding the request for Special Permit. In addition, we have responded to the concerns of the engineers below. Berg + Moss comments are in *italics.*

Lanc & Tully Engineering Comments (dated 10/6/2016):

1. 'A full sized copy of the property survey should be included in the plan set.'
   A survey has been provided in the site plan application.
2. 'Is an easement in place with the adjoining owner that allows for ingress and egress to the parking stalls?'
   A copy of the easement between Saint Andrew's and the Fire Department is being provided with this submission.
3. 'The plan should clearly show where the accessible space is located, and the proper signage and striping provided for the accessible space.'
   A request has been made (copy enclosed) to the City Administrator to allow for a dedicated accessible space on South Avenue. While there are six (6) spaces indicated to the rear of the building, given the change in grade from the lower parking area, it would be unrealistic to assume that people would use the lot if more convenient parking is available on the street. Currently, South Avenue has no parking restrictions.

John Clarke Planning Comments (dated 10/7/2016):

1. 'This parcel is currently being considered for a rezoning by the City Council to remove the parcel from the Linkage District and rezone the parcel to the R1-7.5 district. The parcel is also currently in the Historic District and Landmark Overlay Zone'.
   The zoning requirements for the proposed use requires a Special Use Permit under the new R1-7.5 district as well as the Linkage District. The Historic District and Landmark Overlay Zone requires compliance with Sections 223-24.7 and 223-18. The proposed use is compatible with the surrounding district and the proposed exterior restoration shall maintain the architectural and historic integrity of the structure. A Site Plan Application is being made to show site improvements and building restoration.

2. Compliance with Section 223-24.7 and 223-18.
   The proposed use is compatible to the surrounding district and consistent with the aims of Historic District and Landmark Overlay Zone: 1) The historic significance of the former Rectory will be maintained and now open to the public; 2) the building will be restored and preserved through an

THE BEACON BUILDING
427 MAIN STREET NO. 104
BEACON, NY 12508

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www.bergmoss.com

exterior restoration; 3) no undue burden will be placed on the surrounding neighborhood due to increased traffic or inappropriate use.

3. 'The proposed changes may likely require Site Plan approval from the Planning Board and a Certificate of Appropriateness under Chapter 134 .

   A Site Plan application is being made to clarify the ramp and the proposed exterior restoration.

4. Parking:

   Under the Linkage Zone requirements and based on Section 223-41 three (3) spaces per 1,000 sf is required. We determined that six (6) spaces were required with one (1) ADA dedicated space. The calculations are on Sheet SP-001. Off-street parking requirements in the R1-7.5 are outlined in Section 223-26 and would amount to considerably more spaces. The spaces are shown to the rear of the building in the gravel lot. A copy of the easement with the Fire Department has been provided. Because we anticipate that most visitors that arrive by car will park on South Avenue, the Applicant is requesting that a dedicated ADA space be delineated on South Avenue (copy of request is attached.) It should also be noted that the BHS will continue to hold its larger monthly meetings at the Howland Center.

The following materials have provided as part of the Site Plan Application:

5 copies of Site Plan Set, plans and elevations.
Parking Easement dated March 23, 1987
Letter to City Administrator, dated October 20, 2016.
Copy of materials listed above on CD.

Please feel free to contact us if you have any questions or require additional information.

Sincerely,

Christopher E. Berg
Berg Moss Architects PC

17 SOUTH AVENUE

SITE PLAN APPLICATION

BEACON HISTORICAL SOCIETY AT SAINT ANDREW'S RECTORY

17 SOUTH AVENUE , BEACON, NY 12508

NOVEMBER 8, 2016

GENERAL DATA

LOCATION:	17 SOUTH AVENUE BEACON, NY 12508
TAX MAP DESIGNATION:	5954-26-728922
DEED REFERENCE:	LIBER 0326, PAGE 26
OWNER OF RECORD:	PROTESTANT EPISCOPAL 1047 AMSTERDAM AVENUE NEW YORK, NY 10025
APPLICANT:	BEACON HISTORICAL SOCIETY 477 MAIN STREET BEACON, NY 12508
ZONING DISTRICT:	L - LINKAGE ZONE - HISTORIC DISTRICT & LANDMARK OVERLAY ZONE
PROPOSED USE:	B - BUSINESS (SUBJECT TO PLAN REVIEW)
NARRATIVE:	CONVERSION OF AN EXISTING RESIDENTIAL TWO-STORY PLUS BASEMENT AND ATTIC NON-SPRINKLERED. CURRENTLY ZONED AS RESIDENTIAL TO BE CHANGED TO BUSINESS OCCUPANCY. THE PROPOSED USE AS A PLACE OF BUSINESS FOR HISTORIC AND CULTURAL LEARNING INSTRUCTION FOR CHILDREN AND ADULTS.
HOURS OF OPERATION:	CURRENTLY THURSDAY: 10 AM TO 12 PM SATURDAY: 1 PM TO 3 PM PROJECTED TUESDAY - SATURDAY: 10 AM TO 3 PM OCCASIONAL BOARD MEETINGS & SPECIAL EVENTS 3-5 PER MONTH, EVENINGS 7-10PM

ZONING ANALYSIS

	REQUIRED BY ORDINANCE	PROPOSED
ZONING DISTRICT	L	
LOT AREA	0.5 ACRE	
STREET FRONTAGE	188.5 FT. ON SOUTH AVE.	
USE GROUPS PERMITTED	R, B	B*
BUILDING FOOTPRINT	N/A	1,265 SF - NO CHANGE
MAX. LOT COVERAGE	N/A	NO CHANGE
YARD REGULATIONS (SEC. 223-17C)		
IRREGULAR LOT		
MINIMUM LOT AREA:	0 SF	NO CHANGE
MINIMUM LOT WIDTH:	0 FT.	188.42 FT. - NO CHANGE
MINIMUM LOT DEPTH:	75 FT.	121.97 FT. - NO CHANGE
SETBACK REGULATIONS		
FRONT YARD SETBACK:	0 FT. MIN. 20 FT. MAX	± 14.0' - NO CHANGE
SIDE YARD SETBACK:	0 FT. MIN. 30 FT. MAX	± 7'-0" - NO CHANGE
REAR YARD SETBACK:	25 FT. MIN.	NO CHANGE
HEIGHT REGULATIONS		
MAX. HT. (STORIES)	2 STORY MIN. / 4 STORY MAX.	NO CHANGE
LANDSCAPE REGULATIONS	15% MIN.	
PARKING REGULATIONS (SEC. 223-41.21)		
SPACES REQUIRED	3 /1,000 SF	2,004 SF GROSS = 6 SPACES
ACCESSIBLE SPACES	-	1 ACCESSIBLE SPACE

* VARIANCE REQUIRED FOR USE REGULATIONS

AREA TABLE

1,265 SF FOOTPRINT

1,029 GROSS SF GROUND FLOOR
975 GROSS SF SECOND FLOOR

2,004 TOTAL GROSS SF BUILDING < 3,500 SF PER SECTION 1101

PROPOSED SECOND FLOOR 02
SCALE: 1/8" : 1'-0"

PROPOSED GROUND FLOOR 01
SCALE: 1/8" : 1'-0"

DRAWING LIST

ARCHITECTURAL

#	DWG.	TITLE	DATE
1	SP-001.00	COVER SHEET	11/08/2016
2	SP-002.00	SITE PLAN	11/08/2016
3	A-101.00	PROPOSED PLANS	11/08/2016
4	A-102.00	ELEVATIONS	11/08/2016
5	A-103.00	ELEVATIONS	11/08/2016
6	A-201.00	RAMP AND SIGNADE DETAILS	11/08/2016
7	A-202.00	COLOR SCHEMES	11/08/2016
		SURVEY (ATTACHED)	

TAX MAP

SCALE: NTS

CITY OF BEACON - TAX MAP DESIGNATION - 5954-26-728922

SURVEY

OWNER'S CERTIFICATION

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

OWNER _____ DATE _____

PLANNING BOARD APPROVAL

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

CHAIRMAN _____ DATE _____

BEACON HISTORICAL SOCIETY

AT
SAINT ANDREW'S RECTORY
17 SOUTH AVENUE
BEACON, NEW YORK 12508

ARCHITECT
BERG + MOSS ARCHITECTS PC
THE BEACON BUILDING
427 MAIN STREET NO. 104
BEACON, NY 12508
T: 845 831 1318
INFO@BERGMOSS.COM

STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

No.	REVISION/SUBMISSION	DATE

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KEY PLAN

DRAWING TITLE

SITE PLAN

DRAWING NO.

SP-001.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE:
DWG BY:
CHK BY:

SITE PLAN

PHOTOGRAPHS

21 SOUTH AVENUE

17 SOUTH AVENUE

17 SOUTH AVENUE

HISTORIC PHOTO

BEACON HISTORICAL SOCIETY

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KEY PLAN

DRAWING TITLE

SITE PLAN

DRAWING NO.

SP-002.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE: 1/16":1'-0"
DWG BY:
CHK BY:

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SECOND FLOOR 02
SCALE: 1/4" : 1'-0"
975 SF

GROUND FLOOR 01
SCALE: 1/4" : 1'-0"
1,029 SF GROSS AREA
1,265 SF FOOTPRINT

BEACON HISTORICAL SOCIETY

AT
SAINT ANDREW'S RECTORY
17 SOUTH AVENUE
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KEY PLAN

DRAWING TITLE

PLANS

DRAWING NO.

A-100.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE: 1/4" : 1'-0"
DWG BY:
CHK BY:

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SIDING & WINDOW NOTES:

A. EXISTING WINDOWS TO REMAIN

B. REPLACE WINDOWS TRIM & SILLS TO MATCH EXISTING IF FOUND TO NOT BE SOUND. PROVIDE NEW FLASHING.

C. STRIP PAINT ON TRIM, SILLS & WINDOW IN AN APPROVED MANNER AS DESCRIBED IN NOTES

D. STRIP PAINT ON MISC. TRIM & COLUMNS IN AN APPROVED MANNER AS DESCRIBED IN NOTES

E. REPLACE MISC.TRIM & SILLS TO MATCH EXISTING IF FOUND TO NOT BE SOUND. PROVIDE NEW FLASHING.

MASONRY NOTES:

1. RAKE & REPOINT ALL JOINTS TO SOUND MATERIAL

2. REPLACE DAMAGED BRICK AS NECESSARY

PAINT REMOVAL NOTES:

A. PRODUCT TO BE A PROFESSIONAL STRENGTH PAINT REMOVER THAT EFFECTIVELY REMOVES ARCHITECTURAL,INDUSTRIAL LEAD-BASED PAINTS.

B. PRODUCT TO BE FORMULATED WITHOUT METHYLENE CHLORIDE AND SHALL BE NON-CARCINOGENIC, NON-CAUSTIC, NONFLAMMABLE, LOW VOC, LOW ODOR AND BIODEGRADABLE.

C. STRIPPER TO BE WATER BASED AND CAPABLE OF EFFECTIVELY REMOVING MULTIPLE COATS OF VARNISH, OIL BASED,WATER BASED, ACRYLIC, URETHANE, EPOXY, ELASTOMERIC AND LEAD PAINTS FROM ALL INTERIOR & EXTERIOR SURFACES
INCLUDING, BUT NOT LIMITED TO, WOOD, BRICK, STONE, CONCRETE, PLASTER, FIBERGLASS, METAL, PLASTIC OR GLASS.

D. APPLICATION SHALL BE BY BRUSH, ROLLER OR CONVENTIONAL AIRLESS SPRAYER.

E. GLASS, ALUMINUM AND PLASTIC MATERIAL SHOULD NOT BE AFFECTED BY THE STRIPPER APPLICATION.

F. LAMINATED PAPER MAY BE APPLIED TO HELP ENCAPSULATE THE REMOVED LEAD-BASED PAINT MATERIALS IN A
SAFE MANNER.

WEST ELEVATION 02
SCALE: 1/4" : 1'-0"

NORTH ELEVATION 01
SCALE: 1/4" : 1'-0"

BEACON HISTORICAL SOCIETY

AT
SAINT ANDREW'S RECTORY
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STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

No.	REVISION/SUBMISSION	DATE

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KEY PLAN

DRAWING TITLE

ELEVATIONS I

DRAWING NO.

A-101.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE: 1/4":1'-0"
DWG BY:
CHK BY:

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EAST ELEVATION 02
SCALE: 1/4" : 1'-0"

SOUTH ELEVATION 01
SCALE: 1/4" : 1'-0"

BEACON HISTORICAL SOCIETY

AT
SAINT ANDREW'S RECTORY
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STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

No.	REVISION/SUBMISSION	DATE

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KEY PLAN

DRAWING TITLE

ELEVATIONS II

DRAWING NO.

A-102.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE: 1/4" : 1'-0"
DWG BY: d
CHK BY:

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ELEVATION DETAIL - SIGN 04
SCALE: 3/4" : 1'-0"

ELEVATION DETAIL - RAMP 03
SCALE: 3/4" : 1'-0"

PLAN DETAIL - RAMP 01
SCALE: 3/4" : 1'-0"

ELEVATION DETAIL - RAMP 02
SCALE: 3/4" : 1'-0"

BEACON HISTORICAL SOCIETY

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STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

No.	REVISION/SUBMISSION	DATE

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KEY PLAN

DRAWING TITLE
PROPOSED PLAN

DRAWING NO.
A-201.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE: 3/4":1'-0"
DWG BY:
CHK BY:

©2016 Berg + Moss Architects P.C.

POST CAP DETAIL

LATTICE - TO BE PAINTED

CAST

		a	b
381	Malleable Iron	2 1/2"	2 3/4"
305	Malleable Iron	3"	3 1/4"

HANDRAIL BRACKET

COLOR NOTES:

BASED ON BEACON'S HAMMOND PAINT AND SLUG COMPANY PAINT CARD FROM 1900'S IN MATCHING BENJAMIN MOORE PAINT COLORS:

MAIN HOUSE COLOR BM AMHERST GREY HC -167 = FRENCH GRAY

ACCENT AND MAIN TRIM BM IRON MOUNTAIN 2134-30 = GRAY

COLUMN, RAMP AND MINOR TRIM DETAIL BM SOFT CHAMOIS OC-13 = CREAM

DOOR AND DOOR TRIM BM BRICK RED 2084-10 = TERRA COTTA {HONORING BEACON BRICKWORKS HISTORY}

PROPOSED COLOR SCHEME

RENDERING BY THERESA KRAFT FOR THE BEACON HISTORICAL SOCIETY

EXISTING COLOR SCHEME

BEACON HISTORICAL SOCIETY

AT
SAINT ANDREW'S RECTORY
17 SOUTH AVENUE
BEACON, NEW YORK 12508

ARCHITECT

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STRUCTURAL ENGINEERS

MECHANICAL ENGINEERS

No.	REVISION/SUBMISSION	DATE

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KEY PLAN

DRAWING TITLE

COLOR SCHEMES

DRAWING NO.

A-202.00

SEAL & SIGNATURE

DATE: 11.08.2016
SCALE:
DWG BY:
CHK BY:

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VICINITY MAP

NOT TO SCALE

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

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

9. Subject to any right, title or interest the public may have for highway use.

10. Liber 326 page 121 only covers a portion of parcel 728922 as shown on the tax maps. No other deed has been found to cover this parcel. The parcel was constructed using adjoining deeds and an assumed road line.

11. Reference is made to a proposed subdivision map prepared by Dennis Walden LS which was never filed with the County Clerk or signed by the Planning Board Chairman. Said map is on file at the City of Beacon Building Department and represents the adjoining parcels as currently described.

12. Vertical Datum is NAVD88 Geoid12a as determined using RTN GPS.

rev.	date	description

TEC | LAND SURVEYING
156 TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

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

19 SOUTH AVE - BEACON

TOPOGRAPHIC SURVEY PREPARED FOR ST. ANDREWS CHURCH

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

tax id	
address	19 South Ave
date 9/16/2015	drawn RA
scale 1" = 20'	checked TC
project no.	15-052
project name	19 South Ave - Beacon
sheet	1 OF 1

AGREEMENT dated the day of February, 1987 between the City of Beacon, a municipal corporation, having its offices at 427 Main Street, Beacon, New York (hereinafter referred to as "the City") Lewis Tompkins Hose Co. No. 1, a membership corporation having its offices at 1 South Avenue, Beacon, New York, (hereinafter referred to as "the Firemen") and "The Board of Managers of the Diocesan Missionary and Church Extension society of the Protestant Episcopal Church in the Diocese of New York,"a New York religious corporation, having its office at 1047 Amsterdam Avenue, New York, New York 10025, (hereinafter referred to as "the Church"),

WHEREAS, the Firemen are the owners of a certain parcel of vacant land adjacent to the former Lewis Tompkins Hose Co. at the intersection of Main Street and Cross Street in the City of Beacon, and

WHEREAS, the City is the owner of premises presently occupied and used as a firehouse by the Lewis Tompkins Hose Co. No. 1, which premises include a certain portion of unimproved vacant land which the Firemen desire to acquire and develop as a parking lot to be used in conjunction with the use of, and activities at, the present firehouse, and

WHEREAS the Firemen and the Church desire that both of said parties have the opportunity to make use of the parking lot which is intended to be developed.

Screen Shot 2016-10-11 at 14.10.15.png

NOW, THEREFORE in consideration of the sum of $1.00 paid by each party to the other party and of the mutual promises hereinafter set forth it is agreed as follows:

1. The Firemen, at their own cost and expense, shall have a subdivision map of the current firehouse property on South Avenue prepared for presentation to the Planning Board of the City of Beacon. The property shall be subdivided into two parcels, one of which shall contain the existing firehouse and the other of which shall contain portion of the vacant land to the south of the firehouse. The boundary lines of the parcel shall be subject to approval of the Mayor of the City of Beacon acting on behalf of the City.

2. The Firemen shall present the aforesaid subdivision plan to the Planning Board and shall, at their own cost and expense, prosecute the application for subdivision approval. It shall be the obligation of the Firemen to meet any and all conditions which may be set by the Planning Board as a condition of approval of the subdivision.

3. At such time as final subdivision approval has been received the following deeds shall be executed and delivered, which deeds shall be bargain and sale deeds conveying the premises described therein free and clear from any and all liens and encumbrances. The consideration for each deed shall be the sum of $1.00 and other good and valuable consideration:

a. Deed from the Firemen to the City for premises consisting of the vacant lot at the corner of Main Street and Cross Street adjacent to the former Lewis Tompkins Hose Co.

Screen Shot 2016-10-11 at 14.10.38.png

b. Deed from the City to the Firemen for the parcel of vacant land as described in the aforesaid subdivision.

4. a. In the event that either party is unable to convey clear title as aforesaid, then this agreement shall, at the option of such party, become null and void and neither party shall thereafter have any rights or obligations arising out of this agreement. It is understood and agreed that it is the intention of the parties that neither shall have any obligation to commence any actions or proceedings to establish clear title to the premises to be conveyed. ~~Subsequent to the conveyance of the parcel by the City to the Firemen, the Firemen shall construct a paved parking lot on the premises, which parking lot shall contain a minimum of 40 parking spaces as defined by the ordinances and regulation of the City of Beacon. In constructing said parking lot it is agreed that paved areas shall include a certain portion of property owned by the Church and that title to such property shall nevertheless remain in the Church.~~

b. After the delivery of the deed from the City to the Firemen described in paragraph 3(b) above, the Firemen shall construct a paved parking lot, containing a minimum of 40 parking spaces as defined by the ordinances and regulation of the City of Beacon (hereinafter referred to as "the Parking Lot"). The Parking Lot shall be constructed (i) upon the property of the Firemen, being the area cross-hatched in blue on Exhibit A annexed hereto and made a part hereof, and (ii) upon that portion of the Church's property which is cross-hatched in red on Exhibit A.

Screen Shot 2016-10-11 at 14.11.03.png

Open with

c. The Firemen shall also construct such number of passageways (but not less than 2) as are necessary to permit ingress and egress between the paved areas of the Parking Lot and the Church property adjoining on the south and east, such construction to be in compliance with applicable law.

d. The Firemen and the Church hereby grant to each other reciprocal easements of ingress and egress over and upon their respective areas of the Parking Lot described in paragraph 4(b) (i) and (ii) above, which easements shall constitute covenants running with said described areas and shall be binding upon the Firemen and the Church and all other persons claiming through them, and such easements are for the benefit of and limitation upon all future owners of said described areas.

5. The Church and the Firemen shall have equal rights to use the Parking Lot and shall consult with each other in order that each shall not interefere with the use of the Parking Lot by the other. The use of the phrase "equal rights" is not intended to mean that each party shall have the right at any time to use 50% of the parking spaces but rather that on certain occasions the entire lot may be used by either of the parties provided, however, that in the event that both parties are having events or activities which require the use of the Parking Lot at the same time, the needs of the Firemen shall take precedence except that in such events 25 spaces shall be left available for the Church.

6. Notwithstanding the equal rights of the Church and the Firemen to the use of the Parking Lot, it is agreed that the Firemen shall be solely responsible for its construction, landscqping and maintencance, but that the Firemen and the Church shall share equally in the cost of snow plowing, snow removal and sanding. Each said party shall maintain its own insurance to protect its own interest.

7. In order to protect the granting or reciprocal easements as herein provided, the parties undertake to cause this agreement to be recorded in the land records of Dutchess County.

Screen Shot 2016-10-11 at 14.11.16.png

8. The conveyance of the property from the Firemen to the City shall be absolute and without any conditions or restrictions whatsoever.

CITY OF BEACON

By: _____

LEWIS TOMPKINS HOSE CO. NO. 1

By: Anthony Rocco

BOARD OF MANAGERS, DIOCESE OF NY

~~ST. ANDREWS EPISCOPAL CHURCH~~

By: John W. Lasse, Jr.
Secretary

The foregoing agreement is approved on behalf of the Beacon Community Development Agency.

_____

STATE OF NEW YORK, COUNTY OF ~~DUTCHESS~~ NEW YORK ss:

On the 23rd day of ~~February~~ MARCH, 1987, before me personally came JOHN V.T. LASSEE JR. to me known, who, being by me duly sworn did depose and say that he is the SECRETARY of the Diocesan Missionary and Church Extension Society of the Protestant Episcopal Church in the Diocese of New York, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation, and that he signed his name thereto by like order.

Edward L. Newcombe

EDWARD L. NEWCOMBE
Notary Public, State of New York
No. 43-4753036
Qualified in Richmond County
Commission Expires March 30, 19 87

Screen Shot 2016-10-11 at 14.11.39.png

Open with

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the 6th day of ~~December~~ March, 1987, before me personally came ANTHONY PICCONE to me known, who, being by me duly sworn, did depose and say that he resides at Beacon, NY, that he is the President of the Lewis Tompkins Hose Co. No. 1, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that he signed his name thereto by like order.

PAUL J. EPSTEIN
Notary Public, State of New York
Residing in Dutchess County
My Commission Expires March 30, 1987

STATE OF NEW YORK, COUNTY OF DUTCHESS ss:

On the day of December, 1986, before me personally came VINCENT J. FREDERICKS to me known, who, being by me duly sworn, did depose and say that he resides at Mead Avenue, Beacon, NY; that he is the Mayor of the City of Beacon, the corporation described in and which executed the foregoing instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the board of directors of said corporation, and that be signed his name thereto by like order.

Screen Shot 2016-10-11 at 14.11.50.png

Screen Shot 2016-10-11 at 14.12.03.png

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal
David E. Higgins, P.E., Principal
John D. Russo, P.E., Principal
John Queenan, P.E., Principal
Rodney C. Knowlton, L.S., Principal
John Lanc, P.E., L.S.
Arthur R. Tully, P.E.

November 4, 2016

Mr. Jay Sheers
Beacon Planning Board Chair
City of Beacon
1 Municipal Plaza
Beacon, NY 12508

RE: 17 South Ave. – Beacon Historical
City of Beacon
Tax Map No. 5954-26-728922

Dear Mr. Sheers:

We have reviewed the plans entitled "17 South Avenue – Site Plan Application & Special User Permit – Beacon Historical Society", dated September 28, 2016, as prepared by Berg & Moss Architects, P.C. Based upon our review of the submitted plans, we offer the following comments:

1. Although a full size copy of the property survey has been included in the plan set, the survey shall be signed and sealed by a licensed surveyor.

2. Although the applicant's consultant has submitted a copy of a letter to the City of Beacon in which they are requesting a designated handicap parking stall along South Avenue, the plans should clearly show where the proposed handicap stall is to be located along South Avenue. Also, the applicant shall provide construction details for the signage, striping, and ADA compliant ramp for access onto the sidewalk from this proposed handicap parking stall.

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

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

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

To: Jay Sheers, Chair, and the City of Beacon Planning Board
Date: November 4, 2016
Re: **Beacon Historical Society Site Plan**

I have reviewed the Site Plan application, October 25, 2016 cover letter from Berg Moss Architects, property survey, and 7 Site Plan sheets dated November 8, 2016.

Proposal
The applicant is proposing to relocate the Beacon Historical Society to the Saint Andrew's Rectory building on parcel #5954-26-728922 in the Historic District and Landmark Overlay Zone. The proposed uses include exhibit space, library, and shop for public access and research.

Comments and Recommendations

1. The City Council is considering a Special Permit for this proposal in the Historic District and Landmark Overlay Zone, with a public hearing to be scheduled for November 17, 2016. The proposed uses seem consistent with the overlay district and the applicant has reasonably addressed the conditions in Sections 223-24.7 and 223-18. The Planning Board should send a recommendation on the Special Permit application to the City Council. If the Special Permit is approved, the applicant will still need Site Plan approval from the Planning Board and a Certificate of Appropriateness under Chapter 134.

2. The Site Plan drawings have included acceptable details for the proposed ramp and the restoration of the exterior features. Exterior lighting should be shown on the plans and any new lighting fixtures that are needed for the ramp or parking lot access.

3. The drawings should update the underlying zoning analysis and required parking based on the R1-7.5 district. The parking standards in Section 223-26 provide different calculations for office, retail, and exhibit spaces. The six parking spaces proposed to the rear appear to encroach beyond the parcel lines and the easement may need to be modified to include tenant uses.

4. The City will need to determine if an ADA-compliant parking space is to be permitted on South Street. The street is only 27 feet wide in front of this building, but widens to an acceptable width for on-street parking of 31+ feet in front of the parcel to the south.

5. Once applications are complete, the Site Plan and Special Permit should be referred to Dutchess County Planning and Development under General Municipal Law Article 12B, sections 239 l and m.

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

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
Christopher Berg, Project Architect

City of Beacon Planning Board
12/13/2016

Title:

300 & 310 South Avenue

Subject:

Public hearings for environmental review and applications for Subdivision Approval (lot line realignment) and to amend existing Site Plan Approval, submitted by Yaun Lee and Karen Gowan, 300 and 310 South Avenue

Background:

ATTACHMENTS:

Description	Type
Cover Letter	Cover Memo/Letter
Subdivision Plat	Plans
Site Plan 1 of 3	Plans
Site Plan 2 of 3	Plans
Site Plan 3 of 3	Plans
310 South Avenue Variance	Resolution

CUDDY +FEDER LLP

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

November 29, 2016

James C. Sheers, Chairman
City of Beacon Planning Board
Beacon City Hall
1 Municipal Center
Beacon, NY 12508

Re: Response to Lanc & Tully and John Clarke Planning & Design, Comments—
Yuan Lee

Dear Chairman Sheers:

This letter is submitted jointly by attorney Kenneth Stenger's office and my office in response to Lanc & Tully comments dated November 3, 2016; to John Clarke Planning & Design comments, dated November 4, 2016; and to comments made at the Planning Board meeting on November 9th.

LANC & TULLY COMMENTS DATED NOVEMBER 3, 2016:

"Lot Line Re-alignment" Plan:

1. **Comment**: The proposed lot line re-alignment will convey 5,106 square feet from Parcel 2 (Gowan) to Parcel 1 (Lee). This conveyance of land will reduce the overall area of Parcel 2 from 43,607 square feet to 38,500 square feet. As the minimum parcel area required in the one is 40,000 square feet, an area variance will be required for Parcel 2. If area variance is granted for Parcel 2, a note should be added to the plan pertaining to the variance granted.

   Response: On November 15, 2016, the Zoning Board of Appeals granted the requested area variance to create a lot 38,500 SF in size. A note has been added to the plan to that effect.

"Amended Site Plan – Chrystie House B&B":

1. **Comment**: The amended site plan should show the existing driveway located on the north-west side of the parcel, along with all other pertinent information shown on the original approved site plan.

Response: The amended site plan now depicts the existing driveway located on the northwest side of the parcel, along with all other pertinent information shown on the original approved site plan.

2. **Comment**: The leader note with regards to the portion of the lot line to be extinguished should be corrected to read "Portion of Lot Line to be extinguished as part of the lot line re-alignment."

   Response: The leader note has been corrected as requested.

3. **Comment**: Sheet 2 shows the proposed retaining wall to extend slightly into the road right-of-way. The wall should be adjusted so that it does not extend in to the road right-of-way.

   Response: The proposed retaining wall has been adjusted so that it does not extend into the road right-of-way. The proposed grading has been adjusted to accommodate for this.

4. **Comment**: Sheet 2 notes that an existing stone wall is to be relocated on Parcel 2. The plan should show where this wall is being relocated to.

   Response: The plan has been amended to depict the location to which the stone wall on Parcel 2 is being moved.

5. **Comment**: The leader line for "Tree to be removed" on Sheet 2 should be extended to an actual tree to be removed, as it is currently pointing at a tree that appears will remain.

   Response: The leader line for "Tree to be removed" has been corrected by extending it to the actual tree to be removed.

6. **Comment**: The note pertaining to the grass-lined swale located on the left side of Sheet 2 should be revised to read correctly.

   Response: The note pertaining to the grass-lined swale on Sheet 2 has been revised as requested.

7. **Comment**: We would recommend that the hatching for the portion of the existing driveway to be removed be darkened so that it clearly visible.

   Response: The hatching for the portion of the existing driveway to be removed has been darkened as requested.

JOHN CLARKE PLANNING and DESIGN COMMENT MEMO, DATED NOVEMBER 4, 2016:

1. **Comment**: The proposed lot line adjustment and new driveway would provide more direct access to the parking area and better sight distance along South Avenue for the Christie House Bed and Breakfast. Subject to comments by the City Engineer regarding such issues as grading, drainage, and erosion control, I have no overall planning objections to the proposal. The Planning Board should circulate a Notice of Intent to Declare Lead Agency.

   Response: Comment noted (no response necessary).

2. **Comment**: Since nine substantial trees are to be removed, the Planning Board and applicants should consider additional tree plantings to fill in any gaps along the new driveway and property line.

   Response: Comment acknowledged. The applicants are working on a plan for supplemental plantings on the west side of the driveway toward South Avenue and intend to present a proposed plan for same at the public hearing.

3. **Comment**: Should the stone walls to be shortened and relocated be considered historic features of the district and preserved, where possible, or are they more modern additions? The drawings should specify where the stone wall is to be relocated.

   Response: The existing stone wall (along the property line to be extinguished) was built by Mr. Grann within the last 5 years. The existing wall at the top of the driveway was built by Mr. Lee during property renovations after purchasing the property. Neither of these walls is historic. The drawings have been amended to clearly show the location to which the property-line stone wall will be moved.

4. **Comment**: Parcel 2 would be smaller than the required 40,000 sq. ft. lot size and will need an area variance from the Zoning Board of Appeals for approximately 1,500 sq. ft. or 3.75% of the lot requirement. The Planning Board should send a recommendation to the ZBA.

   Response: The Planning Board subsequently sent a letter of recommendation to the Zoning Board of Appeals. On November 15, 2016, the Zoning Board of Appeals granted the requested area variance for the 38,500 SF lot size.

COMMENTS FROM PLANNING BOARD MEMBERS AT NOVEMBER 9, 2016 MEETING:

1. **Comment**: Please explain why more of the existing driveway on parcel 2 is not being removed.

   Response: The plan has been amended to show removal of a 100 foot section of the former driveway, rather than the 50 foot section shown on the original submission. The parties have agreed that a 100 foot section of the former driveway, measured from the new proposed lot line, will be removed on parcel 2. This removal will provide a substantial vegetated setback from the adjoining property. At the same time, it will allow a driveway of sufficient length to serve parcel 2, which does not have a garage.

2. **Comment**: Is the existing driveway entrance for Parcel 2 from South Avenue proposed to be changed?

   Response: No, the existing driveway entrance for Parcel 2 from South Avenue will remain the same, but the amount of traffic using the driveway will now be significantly reduced and it will only serve the single-family home on parcel 2.

3. **Comment:** Are any approvals needed relating to the character of the road as a Scenic Road?

   Response: No. The Premises are located along a scenic road (South Avenue from the intersection of Wolcott to South Avenue's southerly terminus). However, Zoning Code §223-77 provides in relevant part that"[t]his chapter shall not apply to alterations to existing habitable structures or accessory to a habitable structure within 25 feet of the edge of pavement, **nor shall it apply to the placement of or alterations to a driveway** (emphasis added)." Therefore, it is respectfully submitted that no additional approvals are required relating to the Scenic Road.

4. Comment: Is any separate ARB approval required?

   Response: No. Pursuant to the City Code, a Site Plan or Subdivision application is "...deemed simultaneously referred to the Board of Review, and the approval of the Planning Board shall be deemed to be an approval of the Board of Review." Accordingly, the Planning Board is the approving agency for any architectural approvals needed.

Very truly yours,

Jennifer L. Van Tuyl

Kenneth Stenger

SURVEY NOTES

1. Copyright TEC Land Surveying. All Rights Reserved. Reproduction or copying of this document may be a violation of copyright law unless permission of the author and / or copyright holder is obtained.

2. Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.

3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.

4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.

5. The certifications herein are not transferable.

6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.

7. Subject to the findings of a current title search.

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

9. Subject to any right, title or interest the public may have for highway use.

10. 10' wide sewer is as shown of Filed Map 3998 befitting The City of Beacon.

11. Existing 5' wide sewer easement benefiting Parcel 1 as per Liber 2030, Page 140 runs along the existing sewer line. Easement to be widened to 10 feet per easement agreement delivered for recording at time of conveyance of land.

12. 10' Wide Right Of Way easement in favor of Parcel 1 over Parcel 2, described in Liber 2030, page 140, to be abandoned upon conveyance of land and construction of new driveway.

FILED MAP REFERENCE

Survey hereon depicts Lots 1 (Tax ID: 755455) & 2 (Tax ID: 769428) as shown on a map entitled "Subdivision Map for The Tioronda Company, Inc." prepared by Richard G. Barger and filed in the Dutchess County Clerks office on September 20, 1972 as Map No. 3998.

Map entitled "Rosenethe Estates" prepared by Peter R. Hustis, L.S., P.C. and filed in the Dutchess County Clerks office on September 2, 2004 as Map No. 11720.

Map entitled "Map of Subdivision Wodenethe" prepared by G. P. Hustis, L.S. and filed in the Dutchess County Clerks office on December 8, 1955 as Map No. 2655.

Map entitled "Subdivision of Lands of Judith C. & Howard H. Smith and Jay H. Anderson/Mary Hendricks" prepared by Peter R. Hustis, L.S., P.C. and filed in the Dutchess County Clerks office on March 14, 2003 as Map No. 11518.

Map entitled "Map of Subdivision for M. Patrick & Elaine Carter" prepared by Peter R. Hustis and filed in the Dutchess County Clerks office on August 16, 1990 as Map No. 9086.

DEED REFERENCE

Doc. # 02 2007 5428
Timothy Nolan
To
Yuan Lee
August 1,2007

Doc. # 02 1999 4568
Charles A. Wood Jr.
To Karen L. Gowan
May 27, 1999

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-16-755455 – Parcel 1
130200-5954-16-769428 – Parcel 2

DATES OF SURVEY

Field Completion: October 18, 2016

ZONING

Subject parcels are located in the One Family Residential District (R1-40) and located within the Historic District Overlay as shown on City of Beacon Zoning Map dated February, 2013.

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

TABLE OF PARCEL AREAS

Existing			Proposed		
Parcel No.	Area-Sq. Ft.	Area-Acres	Parcel No.	Area-Sq. Ft.	Area-Acres
1	87,095	2.000	1	92,201	2.117
2	43,607	1.001	2	38,500	0.884
			To Be Conveyed	5,106	0.117

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

SCHEDULE OF REGULATIONS (R1-40 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PARCEL #1	PARCEL #2
LOT WIDTH:	150 FEET MINIMUM	275 FEET	300± FEET
LOT DEPTH:	150 FEET MINIMUM	320 FEET	130 FEET*
YARD SETBACKS			
FRONT YARD:	50 FEET MINIMUM	N/A	N/A
SIDE YARD:	25 FEET MINIMUM(60 TOTAL)	140 FEET	107 FEET
REAR YARD:	50 FEET MINIMUM	N/A	N/A
MAXIMUM BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	2 STORIES	1.5 STORIES
PARCEL AREA:	40,000 Sq.Ft. MINIMUM	92,201 Sq.Ft.	38,500 Sq.Ft.

*Existing Conditions

OWNERS
Yuan Lee
300 South Ave.
Beacon, NY 12508
Parcel 1

Karen L. Gowan
310 South Ave.
Beacon, NY 12508
Parcel 2

ENGINEER
Hudson Land Design
174 Main Street
Beacon, NY 12508

OWNER'S CONSENT:
THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____
Yuan Lee DATE

_____ _____
Karen L. Gowan DATE

STATE OF NEW YORK · THOMAS E. CERCHIARA JR. · 050732 · LICENSED LAND SURVEYOR

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

rev.	date	description

TEC LAND SURVEYING
15c TIORONDA AVE. BEACON, NY 12508
PH: 845.445.6590 FX: 845.445.6591

300 SOUTH AVENUE

LOT LINE RE-ALIGNMENT PREPARED FOR LEE & GOWAN

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

tax id	755455 & 769428
address	300 & 310 SOUTH AVENUE
date 10/18/16	drawn BJ
scale 1"=30'	checked TEC
project no.	16-037
project name	300 SOUTH AVENUE
sheet	1 OF 1

TABLE OF PARCEL AREAS

Existing			Proposed		
Parcel No.	Area–Sq. Ft.	Area–Acres	Parcel No.	Area–Sq. Ft.	Area–Acres
1	87,095	2.000	1	92,201	2.117
2	43,607	1.001	2	38,500	0.884
			To Be Conveyed	5,106	0.117

AMENDED SITE PLAN NOTES:

1. A NEW DRIVEWAY LOCATION IS PROPOSED FOR PARCEL 1. AN AMENDED SITE PLAN APPROVAL IS SOUGHT FOR THE PROPOSED DRIVEWAY ONLY.

LEGEND:

- EXISTING PROPERTY LINE
- PROPERTY LINE TO BE REMOVED
- EXISTING ADJOINER LINE
- EXISTING EASEMENT LINE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- 120 EXISTING MAJOR CONTOUR
- 121 EXISTING MINOR CONTOUR
- +121.97 EXISTING SPOT ELEVATION
- EXISTING SANITARY MANHOLE
- S EXISTING SEWER LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 145 PROPOSED MAJOR CONTOUR
- 144 PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL
- TREE TO BE REMOVED
- DISTURBANCE LINE

SITE LOCATION MAP SCALE: 1" = 400'

PROJECT INFORMATION:

PARCEL OWNERS:	YUAN LEE 5954-16-755455 & KAREN GOWAN 5954-16-769428
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	300-310 SOUTH AVENUE, BEACON, NY 12508
TAX PARCEL ID:	5954-16-755455 (300 SOUTH AVE.) & 5954-16-769428 (310 SOUTH AVE.)
PARCEL AREA:	PARCEL 1 – 5954-16-755455 2.117 AC.
	PARCEL 2 – 5954-16-769428 0.884 AC.

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER A SURVEY COMPLETED BY TEC LAND SURVEYING.
2. REFERENCE MADE TO A SUBDIVISION MAP ENTITLED LOT LINE REALIGNMENT PREPARED FOR LEE AND GOWAN", BY TEC LAND SURVEYING, DATED 10/18/2016. REFER TO MAP FOR SUBDIVISION INFORMATION.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON HIGHWAY DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR THE ALTERNATE DRIVEWAY ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
5. THE REQUIRED SIGHT DISTANCE SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 25 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE (SLSD) OF 240 FEET TO THE LEFT AND 280 FEET TO THE RIGHT, AND 155 FEET IN BOTH DIRECTIONS FOR STOPPING SIGHT DISTANCE (SSD). EYE HEIGHT AND OBJECT HEIGHT FOR SLSD MEASUREMENTS IS 42". EYE HEIGHT AND OBJECT FOR SSD MEASUREMENTS IS 42" AND 24" RESPECTIVELY. THE MEASURED SLSD AND SSD FOR THE ALTERNATE DRIVEWAY LOCATION IS AS FOLLOWS:

SLSD LEFT = ±280 FEET (PAST INTERSECTION WITH SARGENT AVENEUE)
SLSD RIGHT = ±365 FEET
SSD NORTHBOUND DIRECTION = ±215 FEET
SSD SOUTHBOUND DIRECTION = ±340 FEET

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

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

AREA TO BE CONVEYED FROM PARCEL 769428 TO PARCEL 755455 = 5,106± SQFT.

OVERALL SITE PLAN
SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

AMENDED SITE PLAN
CHRYSTIE HOUSE B&B

300 – 310 SOUTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX PARCELS: 5954-16-755455 & 5954-16-769428
SCALE: AS NOTED
OCTOBER 25, 2016

PARCEL AREA CONVEYANCE TABLE:

DRIVEWAY NOTES:

1. DRIVEWAY GRADES ARE BASED UPON CITY OF BEACON ZONING CODE §223-26 1(2)(a) WHERE RESIDENTIAL DRIVEWAY GRADES SHALL NOT EXCEED 14%. WHERE PRACTICAL DIFFICULTY OR UNREASONABLE HARDSHIP IS IDENTIFIED, DRIVEWAY GRADES MAY BE ALLOWABLE UP TO 17%.
2. A LOT LINE RE-ALIGNMENT WILL BE REQUIRED BETWEEN PARCELS 755455 AND 762428 SUCH THAT THE ALTERNATE DRIVEWAY IS COMPLETELY WITHIN PARCEL 755455. THE LOT LINE IS POSITIONED SUCH THAT A LANDSCAPED AREA AND POSSIBLE RETAINING WALL CAN BE PLACED BETWEEN THE TWO PARCELS.

SCHEDULE OF REGULATIONS (R1-40 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	PARCEL #1	PARCEL #2
LOT WIDTH:	150 FEET MINIMUM	275 FEET	300± FEET
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SIDE YARD:	25 FEET MINIMUM(60 TOTAL)	140 FEET	107 FEET
REAR YARD:	50 FEET MINIMUM	N/A	N/A
MAXIMUM BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	2 STORIES	1.5 STORIES
PARCEL AREA:	40,000 Sq.Ft. MINIMUM	92,201 Sq.Ft.	38,500 Sq.Ft.

*Existing Conditions

OWNERS

Yuan Lee
300 South Ave.
Beacon, NY 12508
Parcel 1

Karen L. Gowan
310 South Ave.
Beacon, NY 12508
Parcel 2

SURVEYOR

TEC Land Surveying
15c Tioranda Ave.
Beacon, NY 12508

OWNER'S CONSENT:

THE UNDERSIGNED OWNERS OF THE PROPERTY HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

_____ _____ _____
Yuan Lee DATE

_____ _____
Karen L. Gowan DATE

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www.digsafelynewyork.org
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- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: MAB	CHECKED BY: JDB	JOB NO.: 2015:032	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/29/16	PER PLANNING BOARD COMMENTS	MAB

HUDSON LAND DESIGN

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845-440-6926 F: 845-440-6637

STATE OF NEW YORK · JON D. BODENDORF · 076245 · LICENSED PROFESSIONAL ENGINEER

SEAL

JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

GRADING AND EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DRIVEWAY PROFILE

SCALE: 1" = 4' V
1" = 40' H

LEGEND:

- EXISTING PROPERTY LINE
- EXISTING EASEMENT LINE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- 120 EXISTING MAJOR CONTOUR
- 121 EXISTING MINOR CONTOUR
- +121.97 EXISTING SPOT ELEVATION
- EXISTING SANITARY MANHOLE
- S EXISTING SEWER LINE
- PROPOSED PROPERTY LINE
- PROPOSED EASEMENT LINE
- 145 PROPOSED MAJOR CONTOUR
- 144 PROPOSED MINOR CONTOUR
- PROPOSED RETAINING WALL
- TREE TO BE REMOVED
- DISTURBANCE LINE

RETAINING WALL PROFILE

SCALE: 1" = 4' V
1" = 40' H

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

4. IN LIEU OF A STABILIZED CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL KEEP SOUTH AVENUE FREE OF SEDIMENT ACCUMULATION BY DAILY STREET SWEEPING.

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

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

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

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

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

10. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER.

11. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.

12. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.

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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Dig Safely. New York
800-962-7962
www.digsafelynewyork.org
Call Before You Dig
Wait The Required Time
Confirm Utility Response
Respect the Marks
Dig With Care

DRAWN BY: MAB	CHECKED BY: JDB	JOB NO.: 2015:032

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/29/16	PER PLANNING BOARD COMMENTS	MAB

GRADING AND EROSION & SEDIMENT CONTROL PLAN

CHRYSTIE HOUSE B&B

300 - 310 SOUTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX PARCELS: 5954-16-755455 & 5954-16-769428
SCALE: AS NOTED
OCTOBER 25, 2016

HUDSON LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
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STATE OF NEW YORK · JON D. BODENDORF · 076245 · LICENSED PROFESSIONAL ENGINEER

SEAL

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NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

NOTES:
1. SET SPACING OF CHECK DAMS TO ASSUME THAT THE ELEVATIONS OF THE CREST OF THE DOWN STREAM DAM IS AT THE SAME ELEVATION OF THE TOE OF THE UPSTREAM DAM.
2. EXTEND THE STONE A MINIMUM OF 1.5 FEET BEYOND THE DITCH BANKS TO PREVENT CUTTING AROUND THE DAM.
3. PROTECT THE CHANNEL DOWNSTREAM OF THE LOWEST CHECK DAM FROM SCOUR AND EROSION WITH STONE OR LINER AS APPROPRIATE.
4. ENSURE THE CHANNEL APPURTENANCES SUCH AS CULVERT ENTRANCES BELOW CHECK DAMS ARE NOT SUBJECT TO DAMAGE OR BLOCKAGE FROM DISPLACED STONES.
5. CHECKS DAMS SHALL BE INSPECTED AFTER EACH RUNOFF EVENT AND ALL DAMAGE THAT OCCURS SHALL BE CORRECTED IMMEDIATELY.
6. REMOVE SEDIMENT ACCUMULATION BEHIND THE CHECK DAM AS REQUIRED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM.

STONE CHECK DAM DETAIL
NOT TO SCALE

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

SILT FENCE DETAIL
NOT TO SCALE

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

NOTES:
1. TREES TO REMAIN NOTED ON THE SITE PLAN.
2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

NOTES:
1. SEE PLAN FOR LOCATIONS.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.
3. MINIMUM AND MAXIMUM ALOWABLE SLOPES FOR SWALES AS PER THE TABLE.

SWALE DETAIL
NOT TO SCALE

NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. MANUFACTURER TO PROVIDE FINAL ENGINEERING CALCULATIONS AND DETAILS TO THE OWNER FOR REVIEW BY THE OWNERS ENGINEER.
3. SEE MANUFACTURER'S DETAILS AND INSTALLATION GUIDELINES FOR FURTHER REQUIREMENTS.

TYPICAL REDI–ROCK GRAVITY WALL WITH 41" BLOCKS
NOT TO SCALE

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

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

SIGNED THIS _____ DAY OF _____, 20____, BY

_____ CHAIRMAN

_____ SECRETARY

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

CONSTRUCTION DETAILS
CHRYSTIE HOUSE B&B

300 – 310 SOUTH AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX PARCELS: 5954–16–755455 & 5954–16–769428
SCALE: AS NOTED
OCTOBER 25, 2016

DRAWN BY: MAB	CHECKED BY: JDB	JOB NO.: 2015:032

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	11/29/16	NO REVISIONS	MAB

HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN STREET
BEACON, NEW YORK 12508
PH: 845–440–6926 F: 845–440–6637

SEAL

JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

2016-21

City of Beacon
Zoning Board of Appeals

RESOLUTION

By Member: **Lanier**

WHEREAS **Karen Gowan**

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

Address: **310 South Avenue**

Zoning District **R1-40**

Variance Requested: **Relief from Section 223.17(e) for a lot line realignment with (300 South Avenue) that will create a 38,500 sq. ft. parcel where 40,000 sq. ft. is required**

(Tax ID #30-5954-16-769428-00)

WHEREAS, the Board conducted a public hearing on **November 16, 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;

2016-21

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 **Sullivan**

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

City of Beacon Planning Board
12/13/2016

Title:

Long Dock Park - North Shore

Subject:

Continue review of an application to amend an existing Site Plan Approval, Long Dock North Shore project, submitted by The Scenic Hudson Land Trust, Inc., Long Dock Park, 8 Long Dock Road

Background:

ATTACHMENTS:

Description	Type
Site Plan (November)	Plans

OCTOBER 25, 2016

SCENIC HUDSON'S

LONG DOCK PARK NORTH SHORE

BEACON, NY

AREA MAP

SITE PLAN APPLICATION
PLANNING BOARD SUBMISSION

PAGE		TITLE
1 OF 17		COVER SHEET
LANDSCAPE		
2 OF 17	L0.00	EXISTING CONDITIONS
3 OF 17	L1.00	SITE DEMOLITION AND PREPARATION
4 OF 17	L2.00	SITE LAYOUT AND MATERIALS PLAN
5 OF 17	L2.10	CIVIL PLAZA ENLARGEMENT PLAN
6 OF 17	L2.20	WEST DECK/BOARDWALK ENLARGEMENT PLAN
7 OF 17	L3.00	GRADING PLAN
8 OF 17	L4.00	SITE PLANTING PLAN
9 OF 17	L5.00	SITE SECTIONS
10 OF 17	L5.10	SITE SECTIONS
11 OF 17	L7.00	SOIL DETAILS
CIVIL		
12 OF 17	C1.00	UTILITY PLAN
13 OF 17	C2.00	EROSION AND SEDIMENT CONTROL PLAN
ARCHITECTURE		
14 OF 17	A1.00	SHADE PAVILION PLANS
15 OF 17	A1.01	MAINTENANCE SHED PLANS
16 OF 17	A2.00	SHADE PAVILION ELEVATION & SECTION
17 OF 17	A2.01	MAINTENANCE SHED ELEVATIONS & SECTION

OWNER:
THE SCENIC HUDSON LAND TRUST, INC.
ONE CIVIC CENTER PLAZA
POUGHKEEPSIE, NY 12601

DESIGN TEAM:

LANDSCAPE ARCHITECTURE	REED HILDERBRAND
ARCHITECTURE	ARCHITECTURE RESEARCH OFFICE
CIVIL	DIVNEY TUNG SCHWALBE
LANDCAPE ARCHITECTURE	SUSAN WISNIEWSKI LANDSCAPE
SOIL SCIENTIST	CRAUL LAND SCIENTISTS

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CAMBRIDGE MA 02139
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REED HILDERBRAND

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LONG DOCK PARK NORTH SHORE

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CRAUL LAND SCIENTISTS

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282 Whiteman Drive
Centre Hall, PA 16828
P814 280 5127

GENERAL NOTES

1. Existing conditions and topography data are from a survey prepared by Morris Associates, Engineering & Surveying Consultants, PLLC, 9 Elks Lane, Poughkeepsie, New York 12601, 845-454-3411, April 26, 2016.

2. Contractor shall verify location of any existing utilities and services and provide protection during construction. Utilities damaged during construction shall be repaired at contractors expense.

3. Contractor shall obtain permits for the work as required and comply with all laws, ordinances, rules and regulations of the local jurisdiction, the state, and all other authorities having jurisdiction.

4. Contractor shall leave site clean and orderly during construction process. Remove from site all excess materials, soil, debris and equipment. Store materials only in an approved location.

NOT FOR CONSTRUCTION
95% CD SET

Revisions

Number	Date	Description

Job number	02818		
Drawn by	CS	Checked by	CM
Scale		Date	25 OCT 2016

0' 30' 60'

Stamp

Sheet Title

Existing Conditions

Sheet Number

L0.00

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	LOW	LIMIT OF WORK		
	SLP	EXISTING SHORELINE PROTECTION		
	BR	BOLLARDS TO REMAIN		022000
	BS	BOLLARDS TO BE REMOVED & STOCKPILED		022000
	FR	FENCE TO BE REMOVED		022000
	GR	GRAVEL PAVING TO BE REMOVED		022000
	HR	YARD HYDRANT TO BE RELOCATED		022000
	PS	PARKING STOP TO BE REMOVED		022000
	EA	EQUIPMENT ACCESS ZONE		022000

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	PR	PAVING TO BE REMOVED, EX BASE TO REMAIN		022000
	SL	STONE WALL TO REMAIN LOWER TO BE FLUSH WITH GRADE		022000
	TP	TREE TO REMAIN PROTECT DURING CONSTRUCTION		022000
	TR	TREE TO REMOVE		022000
	UP	UTILITY - PROTECT DURING CONSTRUCTION		022000
	CL	REMOVE COIR LOGS AND FASCINES		022000
	SF	REMOVE SNOW FENCE		022000
	CG	REMOVE CHAIN LINK GATES		022000

SITE DEMOLITION NOTES

1. Contractor shall verify all existing conditions in the field and report any discrepancies between plans and actual conditions to Landscape Architect before beginning work.
2. Building, structure and paving removal shall include the disconnection and capping of any utilities, footings, slabs, associated base material and satisfactory off-site disposal of all debris produced through the removal operations.
3. Tree and shrub removal shall include the felling, cutting, grubbing out of roots and satisfactory off-site disposal of all stumps vegetative and extraneous debris produced through the removal operations.
4. Existing trees and shrubs to remain shall not be altered under any circumstances and must remain in the same condition as observed prior to construction.
5. No heavy machinery is to be used within the root system of existing trees. Excavation within root system zones is to be performed by hand.
6. Any items scheduled to remain which are damaged by Contractor's operations shall be at Contractor's expense.
7. Any items scheduled to be stockpiled on site which are damaged by Contractor's operations shall be at Contractor's expense.
8. Area for stockpiled items shall be located by Landscape Architect and approved by owner prior to removal operations.
9. Contractor shall leave work site free of any debris at the end of each day's operations.
10. Clear and remove debris from site including brick piles and trash.
11. Remove dead and fallen trees from site.
12. Clear, grub, and remove vines from trees from site.

SCENIC HUDSON'S

LONG DOCK PARK NORTH SHORE

BEACON, NY

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Job number	02818		
Drawn by	CS	Checked by	CM
Scale		Date	25 OCT 2016

0' 30' 60'

Stamp

Sheet Title

Site Demolition and Preparation

Sheet Number

L1.00

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	LOW	LIMIT OF WORK		
	SLP	EXISTING SHORELINE PROTECTION		
	PA-1	STABILIZED STONEDUST WITH STEEL EDGE		321540
	PA-2	BITUMINOUS CONCRETE PAVING		321216
	PA-3	CONCRETE SLAB		033000
	PA-4	CONCRETE PAVING		033000
	PA-5	CONTROL JOINT		061533
	PA-6	PEASTONE JOINT AT CONCRETE PAVING		321545
	PA-7	METAL EDGE		055001

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	FN-1	WOOD BENCH		061533
	FN-2	WOOD BOLLARD WITH REMOVABLE CABLE		129300
	FN-3	BIKE RACK		129300
	FN-4	TRASH & RECYCLING RECEPTACLES		129300
	FN-5	INTERPRETIVE SIGN		
	FN-7	PARKING SIGN		
	ST-1	CONCRETE SITE WALL		033000
	AR-1	SHADE PAVILION		SEE ARCH
	AR-2	MAINTENANCE SHED		SEE ARCH

ZONING REQUIREMENTS & FOOD OPERATION NOTES

1. One food truck will operate daily, with a maximum of two as shown on the plan. if more than two food trucks are desired for an event, Scenic Hudson will obtain an event permit from the city of Beacon.
2. Hours of operation: when park is open, dawn to dusk.
3. If the food truck is removed, all other evidence of retail sales operation will be removed.
4. Food truck operator will provide a 35-gallon trash can located within 15 feet of the food truck, as required by code.
5. Parking spaces required for food trucks: 2 per food truck.
6. Total proposed new parking spaces: 18

LAYOUT NOTES

1. Do not scale drawings.
2. Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing construction.
3. Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
4. All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
5. All angles are assumed to be 90 degrees unless otherwise stated.
6. See planting plans for location of trees and shrubs, planting beds and extent of seeding.
7. See architectural drawings for all building dimensions.
8. Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

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Revisions

Number	Date	Description

Job number 02818

Drawn by	CS	Checked by	CM
Scale		Date	25 OCT 2016

Stamp

Sheet Title

Site Layout and Materials Plan

Sheet Number

L2.00

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	LOW	LIMIT OF WORK		
	SLP	EXISTING SHORELINE PROTECTION		
	PA-1	STABILIZED STONEDUST WITH STEEL EDGE		321540
	PA-2	BITUMINOUS CONCRETE PAVING		321216
	PA-3	CONCRETE SLAB		033000
	PA-4	CONCRETE PAVING		033000
	PA-5	WOOD DECK		061533

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	PA-6	PEASTONE JOINT AT CONCRETE PAVING		321545
	PA-7	METAL EDGE		055001
	FN-1	WOOD BENCH		061533
	FN-2	WOOD BOLLARD WITH REMOVABLE CABLE		041533
	FN-4	TRASH & RECYCLING RECEPTACLES		129300
	FN-5	INTERPRETIVE SIGN		
	AR-1	SHADE PAVILION		SEE ARCH
	ST-1	CONCRETE SITE WALL		033000

LAYOUT NOTES

1. Do not scale drawings.
2. Contractor shall verify all existing conditions and layout dimensions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing construction.
3. Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
4. All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
5. All angles are assumed to be 90 degrees unless otherwise stated.
6. See planting plans for location of trees and shrubs, planting beds and extent of seeding.
7. See architectural drawings for all building dimensions.
8. Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

1 CIVC PLAZA ENLARGEMENT - PLAN
SCALE: 1/8" = 1'-0"

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95% CD SET

Revisions

Number	Date	Description

Job number	02818		
Drawn by	CS	Checked by	CM
Scale	1/8" = 1'-0"	Date	25 OCT 2016

Stamp

Sheet Title

Civic Plaza Enlargement Plan

Sheet Number

L2.10

1 WEST DECK ENLARGEMENT - PLAN
SCALE: 1/8" = 1'-0"

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
	LOW	LIMIT OF WORK		
	SLP	EXISTING SHORELINE PROTECTION		
	PA-1	STABILIZED STONEDUST WITH STEEL EDGE		321540
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	PA-3	CONCRETE SLAB		033000
	PA-4	CONCRETE PAVING		033000
	PA-5	WOOD DECK		061533
	PA-6	PEASTONE JOINT AT CONCRETE PAVING		321545
	PA-7	METAL EDGE		055001
	FN-1	WOOD BENCH		061533
	FN-2	WOOD BOLLARD WITH REMOVABLE CABLE		041533
	FN-4	TRASH & RECYCLING RECEPTACLES		129300
	FN-5	HANDRAIL		057310
	FN-6	GUARDRAIL - TYPE I		057310
	FN-7	GUARDRAIL - TYPE II		057310
	ST-1	CONCRETE SITE WALL		033000

LAYOUT NOTES

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3. Stake or otherwise flag all design elements and features in the field. Obtain Landscape Architect's approval prior to commencing construction.
4. All dimensions from structure are from face of finish of exterior wall unless otherwise stated.
5. All angles are assumed to be 90 degrees unless otherwise stated.
6. See planting plans for location of trees and shrubs, planting beds and extent of seeding.
7. See architectural drawings for all building dimensions.
8. Any changes proposed to dimensions shown on this drawing shall be approved by the Landscape Architect prior to construction.

2 BOARDWALK ENLARGEMENT - PLAN
SCALE: 1/8" = 1'-0"

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95% CD SET

Revisions

Number	Date	Description

Job number 02818
Drawn by CS Checked by CM
Scale 1/8" = 1'-0" Date 25 OCT 2016

Stamp

Sheet Title
West Deck / Boardwalk Enlargement Plan

Sheet Number
L2.20

GRADING NOTES

1. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect.
2. Stake proposed finish grade and cut/fills of existing grade in the field. Obtain Landscape Architect's approval prior to commencing construction.
3. Slope away from all buildings.
4. Provide vertical curves or roundings at abrupt changes in grade unless otherwise noted. Blend new earthwork smoothly into existing grades.
5. Maintain existing grades at existing plant material to remain
6. Grade surfaces to assure positive drainage from all structures and to prevent ponding of surface drainage.
7. All fill material is subject to approval by Landscape Architect.
8. Pitch evenly between spot grades. All paved areas must pitch to drain at a minimum of 1/8" per foot. Any discrepancies not allowing this to occur shall be reported to the Landscape Architect prior to continuing work.
9. Once grading operations are completed, all disturbed areas within or outside of the limits of work shall be stabilized by fine grading and seeding or mulching as directed by the Landscape Architect.
10. All erosion control measures are to be constructed to meet field conditions at the time of construction and prior to any grading or disturbance of existing material on balance of site.

SYMBOL	KEY	DESCRIPTION	DETAIL REF.	SPEC SECTION
		LIMIT OF WORK		
		SHORELINE PROTECTION		
4		PROPOSED CONTOUR MINOR		
5		PROPOSED CONTOUR MAJOR		
		PROPOSED GRADE BREAK		
		EXISTING CONTOUR MINOR		
		EXISTING CONTOUR MAJOR		
+ 5.5		PROPOSED SPOT ELEVATION		
5.5		EXISTING SPOT ELEVATION		

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Revisions

Number	Date	Description

Job number 02818

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Scale Date 25 OCT 2016

0' 30' 60'

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Sheet Title

Site Grading Plan

Sheet Number

L3.00

SYMBOL	KEY	DESCRIPTION	QUANTITY	SIZE	COMMENTS	DETAIL REF.	SPEC SECTION
	LOW	LIMIT OF WORK					
	SLP	EXISTING SHORELINE PROTECTION					
	PL-1	EXISTING TREE					
	PL-2	PROPOSED CANOPY TREE Platanus acerifolia	7	4 - 4 1/2" CAL.	B&B, SPECIMEN, 6' CLEAR		329300
	PL-3	PROPOSED CANOPY TREE Celtis occidentalis	20	3 1/2 - 4" CAL.	B&B, SPECIMEN, 6' CLEAR		329300
	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	26	4-5' HT.	CONTAINER, SINGLE TRUNK		329300
	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	28	5-6 HT.	B&B, SINGLE TRUNK		329300
	PL-4	PROPOSED UNDERSTORY TREE Betula populifolia 'Whitespire'	16	8-10' HT.	B&B, SINGLE TRUNK		329300
	PL-5	BIORETENTION BASIN Seeded & plugs	1000	LANDSCAPE PLUGS	18" O.C.		329200
	PL-6	LAWN Seeded	7000 SF				329200
	PL-7	MEADOW Seeded	90,000 SF				329200
	PL-8	RIPARIAN EDGE PLANTING Seeded & plugs	4,000	LANDSCAPE PLUGS	24" O.C.		329200
	PL-9	WET MEADOW Seeded	6,500 SF				329200

PLANTING NOTES

1. The Contractor shall supply all plant material in quantities sufficient to complete the planting shown on all drawings.
2. Contractor shall verify all existing conditions in the field. Report any discrepancies to the Landscape Architect for design prior to commencing planting.
3. All plant material shall conform to the guidelines established by "The American Standard for Nursery Stock" published by the American Nursery and Landscape Association, latest edition.
4. All plants shall be balled and burlap unless otherwise noted on the plant list.
5. All plants shall be approved by Landscape Architect prior to their installation at the site.
6. Contractor shall work with Landscape Architect to place plant locations in the field. Obtain approval of Landscape Architect before starting plant installations.
7. Plants to be transplanted shall be flagged and exact planting locations staked in the field.
8. All areas disturbed by construction activities are to be fine graded and seeded.

SCENIC HUDSON'S

LONG DOCK PARK NORTH SHORE

BEACON, NY

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Sheet Title

Site Planting Plan

Sheet Number

L4.00

1 WEST DECK - SECTION (DEDUCT ALT #1)
SCALE: 3/16" = 1'-0"

2 EVENT LAWN - SECTION
SCALE: 3/16" = 1'-0"

3 BOARDWALK - SECTION
SCALE: 3/16" = 1'-0"

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Sheet Title

Sections

Sheet Number

L5.00

1 WEST BERM - SECTION (DEDUCT ALT #2)
SCALE: 3/16" = 1'-0"

2 SHADE PAVILION - SECTION
SCALE: 3/16" = 1'-0"

3 ENTRY DRIVE - SECTION
SCALE: 3/16" = 1'-0"

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Sheet Title
Sections

Sheet Number
L5.10

1 BIORETENTION SOIL PROFILE
SCALE: 1" = 1'-0"

SOIL TYPES:

S1: PLANTING SOIL SURFACE LAYER. A LAYER CONSISTING OF A 6-8" LAYER OF MATERIAL WITH A USDA TEXTURE OF SAND TO LOAMY SAND.

S1b: BIORETENTION TOPSOIL. A LAYER CONSISTING OF A MATERIAL WITH A USDA TEXTURE OF SAND TO LOAMY SAND.

S3: RAIN GARDEN FILTRATION LAYER CONSISTING OF A MINIMUM 18" LAYER OF MATERIAL WITH A USDA TEXTURE OF COARSE SAND.

NOTE: THE **S1b** IS THE **S1** ONLY WITH MORE ORGANIC MATTER CONTENT.

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Sheet Title
SOIL DETAILS

Sheet Number
L7.00

NOTES:
1. BOLLARDS AS MANUFACTURED BY HESS AMERICA, MODEL TOLEDO # TOL-250-G5-PB (POWER) AND # TOL-250-OF-WB (WATER). COMPLETE AND FUNCTIONAL BOLLARD COMPONENTS.
2. WATER HOSE BIB AND ALL FITTINGS TO BE BRASS, THREADED CONNECTIONS WITH SCHEDULE 40 PVC PIPING.

POWER / WATER BOLLARD
SCALE: N.T.S.

NOTES:

1. WATER LINES TO BE PVC SCHEDULE 40 PIPE.
2. HOSE BIBS SHALL BE ¾" THREADED BRASS.
3. ALL WATER GATE VALVES SHALL BE BRASS, THREADED JOINTS.
4. NOTIFY BEACON WATER DEPARTMENT PRIOR TO RELOCATING BACKFLOW PREVENTORS AND OBTAIN NECESSARY PERMITS.
5. EXACT LOCATIONS OF POWER AND WATER BOLLARDS TO BE DETERMINED IN THE FIELD BY LANDSCAPE ARCHITECT.

PART PLAN (1"=10')

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Sheet Title

UTILITY PLAN

Sheet Number

C1.00

SHEET 12 OF 17

SILT FENCE

CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE. FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

STABILIZED CONSTRUCTION ENTRANCE

CONSTRUCTION SPECIFICATIONS

1. STONE SIZE - USE 2" MIN. STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

1. DESCRIPTION OF WORK
PROVIDE ALL MEANS NECESSARY TO INSTALL, INSPECT AND MAINTAIN, AND REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE DRAWINGS AND AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL FROM THE SITE.

2. QUALITY ASSURANCE
2.1. GENERAL
2.1.1. INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE DRAWINGS OR NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS - AUGUST 2005 OR LATEST REVISION THERETO.
2.1.2. GRADE AND MAINTAIN SITE AT ALL TIMES SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENTATION CONTROL FACILITIES.
2.1.3. NO CHANGES TO THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE MADE WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. NO MORE THAN ONE ACRE OF SOIL CAN BE DISTURBED AT ANYTIME. ALL DISTURBED AREAS SHALL BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.
2.1.4. THE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL STATE, LOCAL REGULATIONS RELATING TO THE PREVENTION AND ABATEMENT OF POLLUTION.
2.2. PRODUCT DATA: SUBMIT MANUFACTURER'S CATALOGUE CUTS, SPECIFICATIONS AND INSTALLATION INSTRUCTIONS FOR SILT FENCES, FILTER FABRICS, EROSION CONTROL BLANKETS, TRASH RACKS, ANTI-SEEP COLLARS, SEDIMENT TRAP RISER AND BARREL PIPES, AND DEWATERING DEVICES.

3. WORK SCHEDULE
3.1. PRE-CONSTRUCTION PHASE
3.1.1. INSTALL STABILIZED CONSTRUCTION ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES MEETINGS A PAVED SURFACE.
3.1.2. PRIOR TO EARTHWORK OPERATIONS, INSTALL PERIMETER SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
3.1.3. PROTECT EXISTING UNDERGROUND UTILITIES AND STORM PIPE TO REMAIN IN PLACE MAINTAINING ELEVATIONS.
3.1.4. GRADE OUT TO LOW POINTS AND INSTALL AND MAINTAIN TEMPORARY DEWATERING SYSTEMS IF REQUIRED.
3.1.5. COVER EXISTING OPEN GRATES ON STORM DRAIN STRUCTURES SHOWN TO REMAIN WITHIN THE STOCKPILE AREA TO PREVENT SOIL INTRUSION.

3.2. CONSTRUCTION PHASE
3.2.1. PROVIDE NECESSARY MEANS TO INSPECT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES AS REQUIRED TO MINIMIZE THE EROSION AND UNSPECIFIED TRANSPORT OF SOIL AND UNTIL THEIR REMOVAL AS SPECIFIED. INSPECT MEASURES DAILY AND WITHIN 24 HOURS OF THE END OF A 0.5 INCH OR GREATER STORM EVENT. STABILIZED AREAS WILL BE INSPECTED MONTHLY UNTIL THE ENTIRE SITE IS STABILIZED. MAINTENANCE SHOULD COMMENCE WITHIN 24 HOURS AND BE COMPLETED WITHIN 5 CALENDAR DAYS OF DETERMINING ITS NEED.
3.2.2. PROVIDE NECESSARY DUST CONTROL WITH WATER AND/OR WIND BARRIERS TO MINIMIZE FUGITIVE DUST
3.2.3. KEEP PAVED SURFACES SWEPT CLEAN AT ALL TIMES
3.2.4. TEMPORARILY STABILIZE AS SPECIFIED AND AS REQUIRED ALL INACTIVE AREAS TO REDUCE DISTURBED AREAS.
3.2.5. FOLLOWING FINISH GRADING, INSTALL TEMPORARY OR PERMANENT STABILIZATION.
3.2.6. POST CONSTRUCTION PHASE:
3.2.6.1. STABILIZE WATERSHED AND HAVE OWNER'S REPRESENTATIVE REVIEW AND APPROVE.
3.2.6.2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE TO REMAIN IN PLACE PENDING START OF PERMANENT CONSTRUCTION ON-SITE OR AS OTHERWISE DIRECTED BY EITHER THE OWNER'S REPRESENTATIVE AND VILLAGE ENGINEER.

4. PRODUCTS AND EXECUTION
4.1. NO PUMPING OR DEWATERING INTO THE EXISTING STORM SEWER MAIN WITHOUT PRE-FILTERING.
4.2. SILT FENCE: SILT FENCE FABRIC SHALL BE MIRAFI 100X OR EQUAL. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD, A MINIMUM 36 INCHES LONG AND TWO INCHES SQUARE. METAL POSTS SHALL BE STANDARD T AND U SECTION WEIGHING NOT LESS THAN ONE POUND PER LINER FOOT. WIRE FENCE BACKING SHALL BE A MINIMUM 14 ½ GAGE WITH A MAXIMUM SIX INCH MESH OPENING AND SECURELY ATTACHED TO FENCE POSTS. POSTS SHALL EXTEND A MINIMUM OF 12 INCHES INTO THE GROUND.
4.3. STABILIZED CONSTRUCTION ENTRANCE: THE FILTER FABRIC SHALL BE MIRAFI 600X OR EQUAL. THE CONTRACTOR SHALL BE KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
4.4. TEMPORARY STABILIZATION:
4.4.1. ESTABLISHMENT OF TEMPORARY GRASS COVER: PREPARE SEED BED, SCARIFY IF COMPACTED, REMOVE DEBRIS AND OBSTACLES SUCH AS ROCKS AND STUMPS, AND SEED WITHIN 24 HOURS. AMEND SOIL, LIME SOIL TO PH OF 6.0 AND FERTILIZE AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET WITH A 5-10-10 OR EQUIVALENT FERTILIZER. WORK AMENDMENTS AS A MINIMUM OF 4 INCHES INTO SOIL. IF SEEDING IN OCTOBER / NOVEMBER SEED SHALL BE CERTIFIED AROOSTOOK WINTER RYE @ 100 LBS. PER ACRE, OTHERWISE SEED SHALL BE RYEGRASS (ANNUAL OR PERENNIAL) @ 30 LBS. PER ACRE.
4.4.2. TREAT ALL DISTURBED AREAS WITHIN 500 FEET OF AN INHABITED BUILDING AS NECESSARY TO PROVIDE DUST CONTROL. CONFORM TO ALL LOCAL AND STATE REGULATIONS GOVERNING THESE ACITIVITIES.
4.4.3. INSTALL TEMPORARY STABILIZATION WITHIN 24 HOURS AFTER THE END OF CONSTRUCTION ACTIVITIES IN AN AREA UNLESS THERE IS SNOW COVER OR CONSTRUCTION ACTIVITIES WILL RESUME WITHIN 14 DAYS.
4.4.4. CONSTRUCTION VEHICLES: WASH DOWN ALL CONSTRUCTION VEHICLES AND COVER WITH TARPAULINS AS NECESSARY TO PREVENT VEHICLE TRANSPORT OF SEDIMENT OFF-SITE.
4.4.5. PROVIDE MEASURES FOR TRUCK AND TOOL WASH WATER TO BE TREATED PRIOR TO DISCHARGE TO NATURAL AREAS.
4.4.6. NO UNFILTERED DISCHARGE FROM ANY STABILIZED AREA SHALL BE ALLOWED TO ENTER ANY PERMANENT DRAINAGE OR FILTRATION FACILITIES.

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0' 30' 60'

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Sheet Title

EROSION & SEDIMENT CONTROL PLAN

Sheet Number

C2.00

EAST PAVILION

WEST PAVILION

1 Shade Pavilion - Roof Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES:
1. STEEL FRAMING IS DELEGATED DESIGN TO BE COMPLETED BY FABRICATOR OR MANUFACTURER PER THE DESIGN CRITERIA PROVIDED ON THE CONSTRUCTION DOCUMENTS. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND SIGNED AND SEALED SUPPORTING CALCULATIONS BY A LICENSED ENGINEER IN THE STATE OF NEW YORK FOR REVIEW AND APPROVAL.
2. ALL FERROUS METAL INDICATED ON DRAWINGS OR IN SPECIFICATIONS TO BE GALVANIZED, SHALL BE CLEANED AND THEN HOT-DIPPED GALVANIZED (G90) AFTER FABRICATION.
3. HOT-DIP GALVANIZING SHALL CONFORM TO THE FOLLOWING:
3.1. ASTM A 143: SAFEGUARDING AGAINST EMBRITTLEMENT OF HOT-DIP GALVANIZED STRUCTURAL STEEL.
3.2. ASTM A 123: STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS.
3.3. ASTM A 153: GALVANIZED COATING ON IRON AND STEEL HARDWARE - TABLE 1.
3.4. ASTM A 384: PRACTICE FOR SAFEGUARDING AGAINST WARPAGE AND DISTORTION DURING HOT-DIP GALVANIZING OF STEEL ASSEMBLIES.
3.5. ASTM A 385: PRACTICE FOR PROVIDING HIGH QUALITY ZINC COATINGS.
3.6. ASTM A 924: GALVANIZED COATING ON STEEL SHEETS.
3.7. MINIMUM WEIGHT OF GALVANIZED COATING SHALL BE TWO (2) OZ. PER SQUARE FOOT OF SURFACE.
4. FABRICATE JOINTS WHICH WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER OR PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.

EAST PAVILION

WEST PAVILION

2 Shade Pavilion - Plan
SCALE: 1/4" = 1'-0"

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GENERAL NOTES

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NOT FOR CONSTRUCTION
95% CD SET

Revisions

Number	Date	Description

Job number 02818
Drawn by CQ Checked by JH
Scale AS NOTED Date 25 OCT 2016

Stamp

Sheet Title
SHADE PAVILION PLANS

Sheet Number
A-1.00

GENERAL NOTES:

1. STEEL FRAMING IS DELEGATED DESIGN TO BE COMPLETED BY FABRICATOR OR MANUFACTURER PER THE DESIGN CRITERIA PROVIDED ON THE CONSTRUCTION DOCUMENTS. SUBMIT SIGNED AND SEALED SHOP DRAWINGS AND SIGNED AND SEALED SUPPORTING CALCULATIONS BY A LICENSED ENGINEER IN THE STATE OF NEW YORK FOR REVIEW AND APPROVAL.
2. ALL FERROUS METAL INDICATED ON DRAWINGS OR IN SPECIFICATIONS TO BE GALVANIZED, SHALL BE CLEANED AND THEN HOT-DIPPED GALVANIZED (G90) AFTER FABRICATION.
3. HOT-DIP GALVANIZING SHALL CONFORM TO THE FOLLOWING:
   - 3.1. ASTM A 143: SAFEGUARDING AGAINST EMBRITTLEMENT OF HOT-DIP GALVANIZED STRUCTURAL STEEL.
   - 3.2. ASTM A 123: STANDARD SPECIFICATION FOR ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS.
   - 3.3. ASTM A 153: GALVANIZED COATING ON IRON AND STEEL HARDWARE - TABLE 1.
   - 3.4. ASTM A 384: PRACTICE FOR SAFEGUARDING AGAINST WARPAGE AND DISTORTION DURING HOT-DIP GALVANIZING OF STEEL ASSEMBLIES.
   - 3.5. ASTM A 385: PRACTICE FOR PROVIDING HIGH QUALITY ZINC COATINGS.
   - 3.6. ASTM A 924: GALVANIZED COATING ON STEEL SHEETS.
   - 3.7. MINIMUM WEIGHT OF GALVANIZED COATING SHALL BE TWO (2) OZ. PER SQUARE FOOT OF SURFACE.
4. FABRICATE JOINTS WHICH WILL BE EXPOSED TO WEATHER IN A MANNER TO EXCLUDE WATER OR PROVIDE WEEP HOLES WHERE WATER MAY ACCUMULATE.

4 Detail at Top of Panel Types A, B
scale: 3" = 1'-0"

5 Detail at Top of Panel Type D
scale: 3" = 1'-0"

6 Detail at Bottom of Panel Types A, B
scale: 3" = 1'-0"

7 Detail at Bottom of Panel Type D
scale: 3" = 1'-0"

8 Detail at Top of Panel Types A, B
scale: 3" = 1'-0"

9 Detail at Top of Panel Types A, B
scale: 3" = 1'-0"

3 Maintenance Pavilion - Grate Panel Elev.
SCALE: 1/2" = 1'-0"

10 Panel Elevation Detail
scale: 6" = 1'-0"

11 Panel Section Detail
scale: 6" = 1'-0"

PANEL SCHEDULE

PANEL LABEL	DIMENSIONS (WxH)	MATERIAL
A	3'-4" x 8'-9"x 1-1/2"	GALVANIZED STEEL GRATING (OGI EGS SERIES)
B	3'-3" x 8'-9"x 1-1/2"	GALVANIZED STEEL GRATING (OGI EGS SERIES)
C	3'-0" x 8'-3" x 1-1/2"	GALVANIZED STEEL GRATING (OGI EGS SERIES)
D	2'-9 1/2" x 7'-0" x 1-1/2"	GALVANIZED STEEL GRATING (OGI EGS SERIES)

1 Maintenance Pavilion - Roof Plan
SCALE: 1/2" = 1'-0"

2 Maintenance Pavilion - Plan
SCALE: 1/2" = 1'-0"

SCENIC HUDSON'S
LONG DOCK PARK NORTH SHORE
BEACON, NY

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Sheet Title
MAINTENANCE SHED PLANS

Sheet Number
A-1.01

1 Shade Pavilion - North Elevation
SCALE: 1/4" = 1'-0"

3 Typical Section Detail at Roof Edge
scale: 6" = 1'-0"

4 Typical Detail at End of W6 Beams
scale: 6" = 1'-0"

5 Typical Detail at End of W6 Beams
scale: 6" = 1'-0"

2 Shade Pavilion - Section
SCALE: 1/4" = 1'-0"

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Sheet Title
SHADE PAVILION ELEVATION & SECTION

Sheet Number
A-2.00

1 Maintenance Pavilion - South Elevation
SCALE: 1/2" = 1'-0"

2 Maintenance Pavilion - West Elevation
SCALE: 1/2" = 1'-0"

3 Maintenance Pavilion - East Elevation
SCALE: 1/2" = 1'-0"

4 Maintenance Pavilion - Longitudinal Section
SCALE: 1/2" = 1'-0"

5 Maintenance Pavilion - Cross Section
SCALE: 1/2" = 1'-0"

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Sheet Title
MAINTENANCE SHED ELEVATIONS & SECTION

Sheet Number
A-2.01

City of Beacon Planning Board
12/13/2016

Title:

Zoning Board of Appeals

Subject:

Review December Zoning Board of Appeals Agenda

Background:

City of Beacon Planning Board
12/13/2016

Title:

248 Tioronda Avenue

Subject:

Consider request for extension of Subdivision Approval - 248 Tioronda Avenue

Background:

ATTACHMENTS:

Description	Type
Letter Requesting Extension	Cover Memo/Letter

CUDDY +FEDER LLP

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

November 29, 2016

Hon. James Sheers, Chair
And Planning Board Members
City of Beacon Planning Board
City Hall
1 Municipal Square
Beacon NY 12508

Re: Beacon 248: request for extension of subdivision approval

Dear Chairman Sheers and Planning Board members:

On behalf of the Applicant, I am writing to request that this matter be placed on the Planning Board agenda for the December 13, 2016 meeting for a further extension (two extensions of 90 days each) of the above subdivision approval. A previous extension was granted on June 14, 2016 that expires on January 5, 2017, prior to the Board's January meeting.

As the Board is aware, this is a large project which involves both a subdivision and a special permit/site plan. The "subdivision" in this case is actually the combination of two parcels so as to make the property larger than it was initially, rather than the usual subdivision which creates smaller parcels out of a larger one.

The applicant has been working diligently on the conditions relating to all aspects of the project. As the Board may recall, the primary reason for the extension in June was the need to finalize with the MTA a Corrected Second Amendment to Indenture relating to the MTA crossing. These documents were approved and executed in November 2016, and were delivered by Paul Epstein to the title company on November 15, 2016 for recording. As of today, the recording does not yet appear on the County website, but confirmation of recording is expected shortly.

The City Council has granted extensions of the Special Permit to January 13, 2018, based on the condition that the MTA Second Indenture be recorded on or before January 13, 2017, and that the applicant appear periodically before the Council to with progress reports.

The finalization of the MTA Corrected Second Amendment to Indenture was a critical threshold matter so that the plat could properly reference the Indenture documents and establish that the proper crossing rights exist. The applicant's consultants are now in a position to finalize the other conditions of approval, which include continued work with the City Attorney's office on the Greenway easement and other transactional documents, and Chazen's preparation of the proposed final plat responding to the previous engineering comments of Lanc & Tully and the previous planning comments by Frederick P. Clark Associates, for final review by those two offices. Under the circumstances, we believe that two 90-day extensions are necessary, particularly in view of the upcoming holidays.

We therefore respectfully request that the Planning Board grant a further extension consisting of two (2) 90 day extensions, thus extending to July 4, 2017 the date by which all items in Condition A above must be certified as completed and the Final Plat submitted for endorsement by the Planning Board Chair.

Thank you for your consideration.

Jennifer L. Van Tuyl

cc: Nick Ward-Willis, Esq.
Pete DeRosa
Larry Boudreau

City of Beacon Planning Board
12/13/2016

Title:

One East Main Street

Subject:

Certificate of Appropriateness - One East Main Street - Sign

Background:

ATTACHMENTS:

Description	Type
One East Main Street Application	Application
One East Main Street Sign Proposal	Presentation
One East Main Street Storefront 1	Exhibit
One East Main Street Storefront 2	Exhibit
Example of Silver Reflective Lettering	Exhibit

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 11/29/16

Project Address: 1 EAST MAIN ST., Retail 3

Project Architect/Engineer:

Owner/Builder: 1EM Retail 3, LLC (Contract Vendee)

Contact Phone No.: 845-656-8534

Approval Requested: _____Certificate of Appropriateness _____New Single Family House

Color/Materials:

~~Siding:~~ Silver Reflective 1" Block letters Stud Mounted

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

Charlotte Guerra

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00

Silver Reflective 1" block letters with black sides on painted black building front.

(letters similar to Telephone Building but silver)

LambsHill Bridal Boutique

Black
LambsHill Bridal Boutique
Black

Example of Silver Reflective Surface