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 **Wednesday, March 22, 2017** 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

     Continue public hearing for application for Subdivision and Site Plan Approval for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue
  2. 40 North Street

     Continue review of applications for Subdivision Approval (3 residential lots), submitted by Beacon Residential, LLC, 40 North Street
  3. 22 Edgewater Place

     Continue review of applications for Subdivision and Site Plan Approval "Edgewater", 7 residential buildings - 307 units, submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place
  4. 162 Main Street

     Review application to amend an existing Site Plan Approval, building addition, submitted by Hudson Beach Glass, 162 Main Street
  5. 119 Howland Avenue

     Review application of Subdivision Approval, 2 residential lots, submitted by Jonathan Miller, 119 Howland Avenue
  6. 55 Prospect Street

     Review application for Subdivision Approval, 2 residential lots, submitted by Barbara O'Dell, 55 Prospect Street

- **Miscellaneous Business**

  1. Zoning Board of Appeals

     Zoning Board of Appeals - March Agenda
  2. Review Proposed Local Law

     City Council Request to Review Proposed Local Law Amending Chapter 223 - Affordable Workforce Housing

- **Architectural Review**

  1. North Avenue

     Certificate of Appropriateness - New Single Family House - North Avenue, Lot #2
  2. Mountain Lane

     New Single Family House - 8 Mountain Lane
  3. Certificate of Appropriateness

     Certificate of Appropriateness - 183 Main Street; Sign
  4. Certificate of Appropriateness

     Certificate of Appropriateness - 192 Main Street; Sign *(postponed at request of applicant)*

City of Beacon Planning Board
3/22/2017

Title:

332-334 Fishkill Avenue

Subject:

Continue public hearing for application for Subdivision and Site Plan Approval for two commercial lots, submitted by Cervone Realty, 332-334 Fishkill Avenue

Background:

ATTACHMENTS:

Description	Type
Fishkill Avenue Cover Letter	Cover Memo/Letter
Fishkill Avenue Discharge Certificate	Backup Material
Fishkill Avenue Subdivision Plat	Plans
Fishkill Avenue Site Plan Car Lot	Plans
Fishkill Avenue Site Plan Multi-Family	Plans
Planner Review Letter	Consultant Comment

BURNS
ENGINEERING SERVICES, P.C.

February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Cervone Realty, INC. Subdivision
332-334 Fishkill Avenue
Tax Map # 6054-23-264913

Dear Chairman and Members of the Board:

On behalf of the owner of 332-334 Fishkill Avenue I respectfully submit to you an amended Subdivision Plan and Site Plan applications for each of the proposed lots. I have also addressed the Comments in the memo from Lanc and Tully dated January 5,2017 as follows:

General Comments

1. An "Inflow and Infiltration Study is included in this submission.

Subdivision Plat

1. Preliminary has been removed from the title block.
2. Copies of a signed and sealed survey have been included with this submission. (1) One original Embossed Seal Copy is included.
3. The Subdivision plat will be signed before filing.
4. Note 2 has been updated.
5. The shed is labeled "To Be Removed".

Used Auto Site Plan

1. The refuse containers are store in the garage and a label has been added to that effect.
2. Snow storage areas are labeled.

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

Multi Family/ Office Site Plan

1. Refuse Containers are shown as they are located under the existing exterior stairway to the second level in the rear of the structure.
2. Snow storage areas are shown.
3. The shed is labeled “To Be Removed”,.
4. The width of the grass strip is labeled and is 4.5’ wide.
5. The area in the rear of the parcel has been labeled to be reclaimed as lawn.
6. The parking stalls have been re aligned and a dimension added showing that there is more than 28’ of isle to back into in order to maneuver out of the corner parking space.

In response to John Clarke Planning and Design memo dated January 5, 2017 we offer the following:

1. A Certified Survey has been enclosed.
2. Some perennials have been proposed at each side of the entrance to the Used Car Lot.
3. A note has been added to stripe the front Property Line.
4. A street tree and landscaping have been added to the front of the building along with Ornamental Grass along the fence.
5. Refuse locations are labeled on the plan along with the existing landscaping and proposed plantings.

We have enclosed the following to support the Application:

- (5) Copies of Each Plans (3 Plan Sets)
- (5) Copies Cover Letter
- (5) Copies I&I Report.
- (5) Copies Sealed and Signed Survey
- (1) CD with PDF files

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

Truly Yours,

Stephen K. Burns P.E.

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

Burns Engineering Services
58 Teller Ave.
Beacon, NY 12508
(845) 546-3310

Sburns@BurnsEngineeringServices.com

BURNS
ENGINEERING SERVICES, P.C.

December 26, 2016
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re Cervone Realty INC
332-334 Fishkill Avenue
Tax Map # 6054-23-280919

Dear Sir or Madam:

On behalf of the Cervone Realty INC., the owner of 332-334 Fishkill Avenue located in the City of Beacon; Dutchess County; New York; I inspected the existing site and on-site structures for the possible existence of illegal cross-connections with the City's sanitary sewer system.

No visible cross-connections were discovered during my inspection. Roof Leaders drain onto the ground surface and all discharge points are exposed on the ground surface. No sump pumps or floor drains were discovered in the structures. No evidence of any on-site drainage structures where discovered.

Inspection photos have been attached to the end of this document.If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310.

Truly Yours,

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

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

Leader drains discharge to ground surface on metal building (East Side)

Leader drains discharging to ground surface on metal building (West Side)

Leader Drains. Leader drains discharging to surface. (Rear)

Leader Drains. Leader drains discharging to surface. (Rear Brick building)

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'

NOTES:

1. *The parcel shown hereon is generally as described in Document No. 22002/05607 recorded in the Dutchess County Clerk's Office.*
2. *Surveyed as per descriptions, and existing monumentation.*
3. *Subject to any easements, rights of way or otherwise which may affect the premises shown hereon.*
4. *Subject to the rights of the public in any portions thereof lying within the bounds of Fishkill Avenue a.k.a. N.Y.S Route 52..*

MAP REFERENCE:

"MAP OF LOT LINE RE–ALIGNMENT PREPARED FOR ANGELO CERVONE"
FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON MARCH 9, 2000 AS MAP NO. 10981.

TAX MAP REFERENCE:

City of Beacon 6054–23–280919

"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.

02/26/17
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
2	PLANNING CONSULTANT COMMENTS	SKB	12/24/16
3	PLANNING CONSULTANT COMMENTS	SKB	02/24/17

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

SUBDIVISION PLAT

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 1 OF 1

LOCATION MAP
SCALE: 1"=1000'

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

BUILDING LAYOUT
SCALE 1"=10'

GENERAL NOTES:

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   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

   ±1196 Sq.Ft. Retail Auto Sales Building (7 Spaces Required)

   11 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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02/26/17
DATE

GRAPHIC SCALE

20 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

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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
Beacon, New York 12508
TEL:845-546-3310
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 1 OF 1

BASEMENT LAYOUT
SCALE 1"=10'

GROUND FLOOR LAYOUT
SCALE 1"=10'

SECOND LEVEL LAYOUT
SCALE 1"=10'

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

±420 Sq.Ft. Office Space requires 3 Spaces

7 Spaces Required = 7 Spaces Proposed

OWNERS CERTIFICATION NOTE:

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02/26/17
DATE

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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
Multi Family / Office
334 Fishkill Avenue

DATE: 09/19/16
SCALE: AS NOTED
DRAWN BY: SKB
SHEET 1 OF 1

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: March 9, 2017
Re: **Cervone Realty Subdivision and Site Plans, 332-334 Fishkill Avenue**

I have reviewed the February 24, 2017 Preliminary Subdivision Plat, two Site Plan sheets, a February 28, 2017 letter from Burns Engineering Services, and a signed survey, dated November 2, 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 use. The parcel is located on in the LI zoning district.

Comments and Recommendations

1. The survey's lot areas do not exactly match the Subdivision Plat.

2. Since the primary purpose of the landscaping is to break up the abundance of asphalt hardscape and the proposed plantings are fairly minimal, I suggest that the planter mulching for both lots should be spreading and flowering ground cover or at least bark chips, not river stones.

3. The proposed plantings along the street frontage for both lots should be tolerant for salt, dry soils, and sunny conditions.

4. The Lot 1 Site Plan has landscaping information for the front two planting areas that is different than the Subdivision Plat. The updated landscaping should be shown on the Site Plan, the excess arrows deleted, and the landscaping notes for Lot 2 removed from the Lot 1 Site Plan.

5. The seven proposed plants for the two front landscaping areas in Lot 1 is too sparse. The seven designated plants should be included in both planting areas, not divided between the two.

6. For the Lot 2 Site plan, the spread of the selected ornamental grass along the fence is only two feet wide, so a four-foot planting interval would be more effective than eight feet.

I have no further planning issues with this application. 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
John Russo, P.E., City Engineer
Stephen Burns, P.E., Project Engineer

City of Beacon Planning Board
3/22/2017

Title:

40 North Street

Subject:

Continue review of applications for Subdivision Approval (3 residential lots), submitted by Beacon Residential, LLC, 40 North Street

Background:

ATTACHMENTS:

Description	Type
40 North Street Cover Letter	Cover Memo/Letter
40 North Street Deed	Backup Material
40 North Street Revised EAF	EAF
40 North Street - Subdivision Plat 1 of 2	Plans
40 North Street - Subdivision Plat 2 of 2	Plans
Planner Review Letter	Consultant Comment
Engineer Review Letter	Consultant Comment

BURNS
ENGINEERING SERVICES, P.C.

February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Beacon Residential LLC Subdivision
40 North Street
Tax Map # 6054-29-086785

Dear Chairman and Members of the Board:

On behalf of the owner of 40 North Street I respectfully submit to you an amended Subdivision Plan and application for the proposed subdivision. A revised EAF was submitted February 10, 2017 so it could be circulated.

I have also addressed the Comments in the memo from Lanc and Tully dated February 6, 2017 as follows:

General Comments

1. A letter will be drafted to the Existing Property owner of the Brant Parcel showing the Encroachment and Acknowledging its existence. It will be stated that if the wall is to be replaced it will be rebuilt within it own property lines.

Subdivision Plat

1. The plat has been split into two sheets.
2. The Scale has been increased on the plat.
3. Numerical Sight Distances are labeled.
4. All utility sizes and materials are shown.
5. The sewer service routing is shown for the existing house and labeled to be abandoned.
6. Proposed grading has been shown.
7. A yard drain has been added to Lot 3 tied into the existing catch basin and the leader and footing drains are shown tying into the yard drain.

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

8. The details have been revised.
9. The details have been revised.
10. The details have been revised and a fernco saddle is proposed.
11. The detail has been revised showing the gooseneck but without revision to the notes. The notes have been updated on the original but not on the plans provided.
12. Construction details have been included for the sidewalk and curbing.

In response to John Clarke Planning and Design memo dated February 10, 2017 we offer the following:

1. The EAF has been revised as indicated and resubmitted previously.
2. Noted
3. House Plans are not selected at this time.
4. The hedge is noted to be removed and two Spruce trees are proposed.
5. Trees to be removed are shown.

In response to Keane & Beane PC, unsigned memo dated February 13, 2017 we offer the following:

1. Additional approvals are noted.
2. The EAF has been update accordingly except Page 4 D.1.f Askes for “new “ residential units so the answer was left to state 2.
3. Spills are noted.
4. Copies of the Deed are provided.

We have enclosed the following to support the Application:

- (5) Copies of the Plat
- (5) Copies Cover Letter
- (5) Copies Deed
- (1) CD with PDF files

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

Truly Yours,

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

BURNS
ENGINEERING SERVICES, P.C.

February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
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BURNS
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February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
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February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Beacon Residential LLC Subdivision
40 North Street
Tax Map # 6054-29-086785

Dear Chairman and Members of the Board:

On behalf of the owner of 40 North Street I respectfully submit to you an amended Subdivision Plan and application for the proposed subdivision. A revised EAF was submitted February 10, 2017 so it could be circulated.

I have also addressed the Comments in the memo from Lanc and Tully dated February 6, 2017 as follows:

General Comments

1. A letter will be drafted to the Existing Property owner of the Brant Parcel showing the Encroachment and Acknowledging its existence. It will be stated that if the wall is to be replaced it will be rebuilt within it own property lines.

Subdivision Plat

1. The plat has been split into two sheets.
2. The Scale has been increased on the plat.
3. Numerical Sight Distances are labeled.
4. All utility sizes and materials are shown.
5. The sewer service routing is shown for the existing house and labeled to be abandoned.
6. Proposed grading has been shown.
7. A yard drain has been added to Lot 3 tied into the existing catch basin and the leader and footing drains are shown tying into the yard drain.

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

8. The details have been revised.
9. The details have been revised.
10. The details have been revised and a fernco saddle is proposed.
11. The detail has been revised showing the gooseneck but without revision to the notes. The notes have been updated on the original but not on the plans provided.
12. Construction details have been included for the sidewalk and curbing.

In response to John Clarke Planning and Design memo dated February 10, 2017 we offer the following:

1. The EAF has been revised as indicated and resubmitted previously.
2. Noted
3. House Plans are not selected at this time.
4. The hedge is noted to be removed and two Spruce trees are proposed.
5. Trees to be removed are shown.

In response to Keane & Beane PC, unsigned memo dated February 13, 2017 we offer the following:

1. Additional approvals are noted.
2. The EAF has been update accordingly except Page 4 D.1.f Askes for “new “ residential units so the answer was left to state 2.
3. Spills are noted.
4. Copies of the Deed are provided.

We have enclosed the following to support the Application:

- (5) Copies of the Plat
- (5) Copies Cover Letter
- (5) Copies Deed
- (1) CD with PDF files

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

Truly Yours,

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

BURNS
ENGINEERING SERVICES, P.C.

February 28, 2017
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Beacon Residential LLC Subdivision
40 North Street
Tax Map # 6054-29-086785

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Professional Engineer
Burns Engineering Services, P.C.

Dutchess County Clerk Recording Page

Record & Return To:

ROBERT RAHEMBA ESQ
PO BOX 422

FISHKILL, NY 12524

Date Recorded: 12/8/2016
Time Recorded: 10:35 AM

Document #: 02 2016 8623

Received From: QUAKER ABSTRACT

Grantor: EICHORN THEODORE L
Grantee: BEACON RESIDENTIAL LLC

Recorded In: Deed
Instrument Type:

Tax District: City of Beacon

Examined and Charged As Follows :

Recording Charge:	$315.00
Transfer Tax Amount:	$800.00
Includes Mansion Tax:	$0.00
Transfer Tax Number:	2983

Red Hook Transfer Tax:

RP5217: Y
TP-584: Y

Number of Pages: 4

***** Do Not Detach This Page**
***** This is Not A Bill**

County Clerk By: cca
Receipt #: 40969
Batch Record: 269

Bradford Kendall
County Clerk

0220168623

sburn Doc #: 0220168623 Printed Page 1 of 4

Bargain and Sale Deed with Covenant against Grantor's Acts Individual or Corporation (Single Sheet)

cl8 COC 255. 800- 1175-

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

THIS INDENTURE, made the 29th day of November, Two Thousand and Sixteen

BETWEEN

Theodore L. Eichorn,
40 North Street
Beacon, NY 12508

individually and as sole surviving tenant-by-the-entirety Gladys Mae Eichorn having died a resident of Dutchess County on 09/01/2011

Party of the first part, and

Beacon Residential LLC.
50 Red School House Rd.
Fishkill, NY 12524

Party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Beacon, County of Dutchess and State of New York, more particularly designated as:

See Schedule "A" attached

TAX GRID # 130200 – 6054-29-086785

BEING the same property received in a deed from Gladys Mae Eichorn dated 08/08/03 and recorded 08/14/03 document #02-2003-6658 of the Dutchess County Clerk's Office.

TOGETHER with all right, title and interest, if any, of the party of the first part of, in and to any streets and roads abutting the above-described premises to the center lines thereof;

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises;

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

Theodore L. Eichorn

Theodore L. Eichorn

sburn Doc #: 0220168623 Printed Page 2 of 4

First American Title Insurance Company

Title No. 762-03640

Policy No.

SCHEDULE A

ALL those four lots of land lying in the City of Beacon, Dutchess County, New York, and known and distinguished on a certain map of lands of Robert Gill made by J.L. Scofield, duly recorded in the Clerk's Office of said County as lots four, five, ten and eleven, being one hundred feet front and rear on North and South Street respectively, by two hundred feet deep.

sburn Doc #: 0220168623 Printed Page 3 of 4

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

On November 29, 2016, before me, the undersigned, personally appeared
Theodore L. Eichorn
Personally know to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individuals, or the person upon behalf of which the individuals acted, executed the instrument.

Mark E. Wright
(signature and office of individual taking acknowledgment)

MARK E. WRIGHT
Notary Public, State of New York
Qualified in Dutchess County
Commission Expires July 31, 2018

RECORD AND RETURN BY MAIL TO:

Robert Rahemba, Esq.
P.O. Box 422
Fishkill, NY 12524

sburn Doc #: 0220168623 Printed Page 4 of 4

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Subdivision for BEacon Residential		
Project Location (describe, and attach a general location map): 40 North Street; Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): 3 Lot Subdision. 2 New Single Family Lots, 1 Existing 4 Family 4 Family to be converted back to a single family dwelling.		
Name of Applicant/Sponsor: Beacon Residentiial, C/O Tim Owen.	Telephone: 845-224-8312 E-Mail: timowen@0-tonline.net	
Address: 50 Red Schoolhouse Road		
City/PO: Fishkill	State: NY	Zip Code: 12524
Project Contact (if not same as sponsor; give name and title/role):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☒No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Subdivision- Planning Board Certificates of Appropriateness	December 2016
c. City Council, Town or Village Zoning Board of Appeals ☐Yes ☒No		
d. Other local agencies ☒Yes ☐No	driveway permit	
e. County agencies ☐Yes ☒No		
f. Regional agencies ☐Yes ☒No		
g. State agencies ☐Yes ☒No		
h. Federal agencies ☐Yes ☒No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☐Yes ☑No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

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

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. ☒ Yes ☐ No
If Yes, what is the zoning classification(s) including any applicable overlay district?
R 1-5 1- Family Residential, Zoning District; Historic and Landmark Overlay District

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? Beacon City Scools

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

c. Which fire protection and emergency medical services serve the project site?
BVAC, Beacon Fire Department

d. What parks serve the project site?
Many Local Parks serve this site including, Memorial Park, Hammond Field, Fishkill Creek Parks etc.

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 0.459 acres
b. Total acreage to be physically disturbed? 0.25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.459 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☒ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residentail
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 3
iv. Minimum and maximum proposed lot sizes? Minimum 5000 SQFT Maximum 10,000SQFT

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	2			
At completion of all phases	2			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☒ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite) ☐ Yes ☑ No

If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them. _____

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

_____

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

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

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

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

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

i. Total anticipated water usage/demand per day: 1,100 gallons/day

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

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 1100 gallons/day

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

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

- Name of wastewater treatment plant to be used: City of Beacon WWTP
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☒ Yes ☐ No
- Is the project site in the existing district? ☒ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☒ No

- Do existing sewer lines serve the project site? ☒ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☒ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☒ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☐ Yes ☒ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or _____ acres (impervious surface)

_____ Square feet or _____ acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

_____

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

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☐ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☐ Yes ☒ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

_____

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

_____

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☒ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☒No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☒No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

_____

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☐Yes ☒No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☐ Evening ☐Weekend ☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? ☐Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

_____

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☐Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☐Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☐Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☐Yes ☒No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

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

_____

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☐No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: _____
- Saturday: _____
- Sunday: _____
- Holidays: _____

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☐ Yes ☑ No

If yes:

i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe:

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Entry Lighting for dwellins

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☐ Yes ☑ No

Describe:

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures:

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities:

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☑ No

If Yes:

i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☑ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction:
- Operation:

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction:
- Operation:

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

_____

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☑ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____

ii. If mix of uses, generally describe:

_____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	.01	0.1	.09
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: residential lawn	0.449	0.359	.09

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database — Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database — Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): B00130 , C314118

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

C314118 - Churchill Mills, 1 East Main Street, Class N

B00130 - Brunetto Cheese, 33 North Cedar Street, Class C

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >6' feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____ %

c. Predominant soil type(s) present on project site: Urban 100 %
_____ %
_____ %

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

e. Drainage status of project site soils:
☐ Well Drained: ____ % of site
☑ Moderately Well Drained: 100 % of site
☐ Poorly Drained ____ % of site

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

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

h. Surface water features.

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

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

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☐ Yes ☑ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:

i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

n. Does the project site contain a designated significant natural community? ☐Yes ☑No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? Yes ☒No

The site does not provide habitat f or any endangered or threatened species

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐Yes ☑No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐Yes ☑No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐Yes ☑No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐Yes ☑No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐Yes ☑No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐Yes ☑No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☒ Historic Building or District

ii. Name: Howland Library

iii. Brief description of attributes on which listing is based: _____

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: _____

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____

iii. Distance between project and resource: _____ miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Tim Owen Date 2-17-17

Signature _____ Title President

PRINT FORM

EAF Mapper Summary Report

Monday, December 19, 2016 1:12 PM

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

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

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Howland Library
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Brunetto Cheese
Site Code: B00130
Program: Environmental Restoration Program
Classification: C
EPA ID Number:

Location

DEC Region: 3
Address: 33 North Cedar Street
City: Beacon (c) Zip: 12508-
County: Dutchess
Latitude: 41.50738511
Longitude: -73.96901823
Site Type:
Estimated Size: 1.4 Acres

Site Owner(s) and Operator(s)

Site Description

The City of Beacons State assistance application for the Brunetto Cheese Site Environmental Restoration Project was approved by NYSDEC on February 18, 1999. The former Brunetto Cheese Facility is a 1.43 acre property located at 33 North Cedar Street in the City of Beacon, Dutchess County. The buildings that previously occupied the site were historically used for milk processing, including cheese production up until the early 1990s. The site area is serviced by municipal water and sewer service. Cleanup of the Brunetto Cheese site began in 1998 when the City contracted to have the onsite buildings demolished. This activity led to the discovery and subsequent removal, by the City, of five underground storage tanks between July and September 1998 (NYSDEC Spill No. 98-04-763 was assigned to the site). The tanks ranged in capacity from 750 gallons to 10,000 gallons and contained fuel oil or gasoline which

was found to be leaking into the surrounding soils. Following removal of the tanks, 1,327 tons of petroleum-contaminated soil were stockpiled onsite. This soil was removed from the site in September 1999 for thermal treatment. Post-excavation samples and visual observations indicated additional contaminated areas with free product present. Further excavation of these areas commenced in February 2000 as an element of the Site Investigation (SI). An additional 942 tons of petroleum-impacted soil were removed and sent offsite for thermal treatment. Based on the results of the SI, previous investigations, and the Interim Remedial Measures (contaminated soil removals) conducted at the site, a no further action remedy was the selected alternative for the site as detailed in the October 2000 Record of Decision. Development of this property began in 2004. In late August 2004, while excavating the property for a foundation for a new home, contaminated soils were uncovered in the southeastern portion of the property. The DEC was notified and a DEC spill contractor, was called out to address the contamination. A total of 278 tons of contaminated soil was excavated, stockpiled on-site, and taken offsite for proper treatment/ disposal. All post-excavation samples were below soil cleanup goals for unrestricted use (TAGM 4046).

Contaminants of Concern (Including Materials Disposed)

Contaminant Name/Type

Site Environmental Assessment

This property was contaminated with fuel oil and gasoline which was found to be leaking into the surrounding soils from the former on-site underground storage tanks. All tanks and contaminated soils have been removed from the site.

Site Health Assessment

No complete exposure pathways currently exist at this site.

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Environmental Site Remediation Database Search Details

Site Record

Administrative Information

Site Name: Churchill Mills
Site Code: C314118
Program: Brownfield Cleanup Program
Classification: N *
EPA ID Number:

Location

DEC Region: 3
Address: 1 East Main Street
City: Beacon Zip: 12508
County: Dutchess
Latitude: 41.502233333
Longitude: -73.9628
Site Type:
Estimated Size: 3.36 Acres

Site Owner(s) and Operator(s)

Current Owner Name: EAST MAIN MILLS, LLC
Current Owner(s) Address: 18 EAST 22ND STREET
NEW YORK,NY, 10010

Site Document Repository

Name: HOWLAND PUBLIC LIBRARY
Address: 313 MAIN STREET
BEACON,NY 12508

Site Description

The Church Hill Mills Site is +/- 3.36 acres, made up of 4 parcels and is located in the City of Beacon, Dutchess County. The site is bounded by Tioranda Avenue to the northeast, East Main Street to the north, the Fishkill Creek to the east and south, and Churchill Street to the southwest. The site is currently vacant and has previously been utilized in part for various

industrial uses including hat manufacturing, aluminum anodizing, woodworking and auto parts salvaging. Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases include petroleum, SVOCs, metals and PCBs. The BCP application was approved in 2007. The remedial investigation work plan was approved in December 2007. After two schedule extensions, the Volunteer has terminated the BCA without implementing the investigation work plan.

Site Environmental Assessment

Contaminants which are known or suspected to affect the soil, groundwater, sedimement and/or soil gases are petroleum, SVOCs, metals and PCBs.

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* **Class N Sites:** "DEC offers this information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the preliminary nature of this information, significant conclusions or decisions should not be based solely upon this summary."

For more Information: E-mail Us

Refine This Search

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Site Classifications

See also the "Frequently Asked Questions" provided below

Classifications for "Registry" Sites:

Classification Codes 1-5 apply to sites that are listed in the "Registry of Inactive Hazardous Waste Disposal Sites," or "Registry." The Registry was created by Environmental Conservation Law Article 27 Section 1305 and is also described in regulation (6 NYCRR Section 375-2.7). Sites listed on the Registry are commonly said to be sites in the "State Superfund Program."

Classification Code: 1

This classification is assigned to a site at which:

a. contamination constitutes a significant threat to public health and the environment; and
b. the significant threat to public health and the environment is causing, or presents an imminent danger of causing, either irreversible or irreparable damage to the environment.

Classification Code: 2

This classification is assigned to a site at which:

a. the disposal of hazardous waste has been confirmed and the presence of such hazardous waste or its components or breakdown products represents a significant threat to public health or the environment: or
b. hazardous waste disposal has not been confirmed, but the site has been listed on the Federal National Priorities List (NPL).

Classification Code: 3

This classification is assigned to a site at which contamination does not presently and is not reasonably foreseeable to constitute a significant threat to public health or the environment. This classification is not to be used for sites where insufficient data is available to make a definitive decision concerning significant threat.

Classification Code: 4

This classification is assigned to a site that has been properly closed but that requires continued site management consisting of operation, maintenance and/or monitoring. Class 4 is appropriate for a site where remedial construction actions have been completed for all operable units, but the site has not necessarily been brought into compliance with standards, criteria, or guidance (e.g., a groundwater extraction and treatment system has been installed and is operating properly but groundwater standards have not been achieved yet). The Record of Decision should define the remedial action objectives that need to be achieved during site management. If a Certificate of Completion (CoC) is to be issued for a site, the CoC is issued concurrently with the reclassification.

Classification Code: 5

The classification assigned to a site that has been properly closed and requires no further action. This may include a site where continued operation, maintenance, or monitoring is not needed to achieve/maintain protectiveness, but the site is not suitable for delisting from the Registry (e.g., DEC is unable to obtain an institutional control).

Classifications for Non-Registry Sites:

Non-Registry sites are those that are being investigated and remediated in a brownfield program or other environmental remediation program and are not listed in the Registry.

Classification Code: A (Active)

The classification assigned to a non-registry site in any remedial program where work is underway and not yet complete (i. e., Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program and RCRA Corrective action Program sites). This may be used for Manufactured Gas Plant sites or those being remediated under an EPA Cooperative Agreement.

Classification Code: C (Completed)

The classification used for sites where the Department has determined that remediation has been satisfactorily completed under a remedial program (i. e., State Superfund, Brownfield Cleanup Program, Environmental Restoration Program, Voluntary Cleanup Program, and RCRA Corrective Action Program). State Superfund (Registry) sites must have completed all active operation, maintenance, or monitoring requirements before they can be delisted and made class C. Non-registry sites may be made a class C after successful completion of all required construction or after a no further action remedy has been selected by the Department. These sites will be issued a Certificate of Completion (COC), but may still require ongoing maintenance and periodic certification of institutional/engineering controls (IC/ECs).

Classification Code: P (Potential)

This classification is used for sites where preliminary information indicates that a site may have contamination that makes it eligible for consideration for placement on the Registry of Inactive Hazardous Waste Disposal Sites (commonly referred to as the list of State Superfund Sites). Further information and/or investigation, in the form of a site characterization, is needed to determine if a Class P site qualifies for listing of the site on the Registry. Generally, to qualify for placement on the Registry, there must be evidence that hazardous waste was disposed on the site and that any resulting contamination presents a significant threat (or reasonably foreseeable threat) to public health or the environment. Class P sites are not listed on the Registry and many are eventually found to not qualify for Registry listing. Sites that do not qualify for listing are typically then reclassified to a "Class N" site.

Classification Code: PR (Potential RCRA Corrective Action)

"Class PR" is a specialty classification code that is **not** related to the Registry. This classification code is used for sites that are, or have been, subject to the requirements of the Resource Conservation and Recovery Act (RCRA). RCRA sites are those that are managing or have actively managed hazardous waste (e.g., waste solvents from a manufacturing process). If spills occurred resulting in environmental contamination, remediation may be necessary under the RCRA corrective action program. Similar to a Class P site, Class PR sites are investigated and reviewed to determine if RCRA corrective action is necessary. If so, remediation is carried out under a RCRA permit, order, or other legal mechanism.

Classification Code: N (No Further Action at this Time)

Sites are given a classification of "N" when:

- the investigation and evaluation of a Class P site results in a determination that contamination at the site does not warrant placing the site on the Registry or it is being addressed under a brownfield program;
- a site was in a brownfield program (BCP, ERP or VCP) or other non-Registry program, remediation was not completed, and the site did not otherwise qualify for listing on the Registry. As an example, this occurs when a volunteer begins a brownfield project and then for economic or other reasons, determines they cannot complete the work and the brownfield project is terminated. If the contamination at the brownfield site qualifies it for placement on the Registry, the Department acts to do so. If the site re-enters a brownfield program, it can be reclassified to Class A (active) to indicate that work has recommenced;
- a site was identified simply as the location(s) where a drum(s) or other discrete waste was at one time present and subsequently removed by DEC or others and, based on the resulting conditions, no need for additional work was apparent; or
- an application to the BCP, ERP or VCP was submitted, and was then withdrawn or terminated before any actions were taken to investigate or remediate the site.

Frequently Asked Questions about Site Classifications

Q. Are Registry sites more heavily contaminated than non-Registry sites?

A: Sites are placed on the Registry if the Department determines that they present a significant threat to public health (as determined by the Department of Health) or the environment and therefore meet the definition of Class 2. When a Class 2 site has been remediated, it is reclassified or removed from the Registry (delisted) to indicate that the significant threat(s) has been addressed. Non-Registry sites may but usually do not also present significant threats. For all sites in a Department remedial program, the goal of investigating and remediating a site is that the result must be protective of public health and the environment regardless of whether the site is on the Registry or not.

Q. When did the Department begin to make information available on its public website about Class P?

A: Prior to 2013, information about Class P sites was available by request but was not placed on the public website because by the nature of these sites, the information is often preliminary, incomplete, or not verified. Since existing conditions at P sites are often unknown or incomplete and not fully characterized, information about these sites can easily be misunderstood. Their mere existence may unnecessarily raise concern about human exposures or environmental impacts before the sites are better characterized. This information is now being made available on the public website due to the increasing and large numbers of requests for property information that are often associated with buying and selling property. **DEC offers the information with the caution that it should not be used to form conclusions about site contamination beyond what the definition of this classification provides, namely the potential for concern. It should be noted that the information provided for a P site is preliminary in nature and unverified and that no DEC investigation has yet been completed.** Due to the preliminary nature of this information, significant conclusions or decisions

should not be based solely upon these summaries.

Q. When did the Department begin to make information available on its public website about Class N sites?

A: Like the Class P sites, prior to 2013, information about Class N was available by request but was not placed on the public website for several reasons. Many Class N sites were investigated decades ago before information was added to the database making the online information incomplete. Others are brownfield sites where only an application to a program was submitted and no further action taken. Still others were projects undertaken voluntarily but not completed for lack of funding or another reason. Class N site information is now being made available on the public website due to the increasing and large numbers of requests for property information that are often associated with buying and selling property. Again, DEC offers the information with the caution that the amount of information provided for Class N sites is highly variable, not necessarily based on any DEC investigation, sometimes of unknown origin, and sometimes is many years old. Due to the nature of this information, significant conclusions or decisions should not be based solely upon the released summaries.

Q. How can I get more information about Registry and Non-Registry Sites?

A: If you have specific questions about a remedial site and need more information, you may send an email to derweb@dec.ny.gov. Please include a description of the specific information you need and when you need it.

Q. How does DEC determine that a site should be placed on the Registry?

A. To be placed on the Registry, a site must pass two basic conditions. First, there must be evidence that hazardous waste (as defined in the law and regulations) was disposed on the site. Second, the existence of hazardous waste on the site must create an existing or reasonably foreseeable significant threat to public health or the environment. There are many criteria that define a significant threat that are described in the regulations (6 NYCRR 375-2.7(a)) including whether the contaminants disposed at the site or coming from the site result in, or are reasonably foreseeable to result in adverse impacts to public health (e.g., morbidity, disease, reproductive toxicity, etc.), adverse impacts to plants/animals, or significant environmental damage.

Q. Will DEC determine whether the P sites should be placed on the Registry?

A. All P sites are evaluated to determine if they should be placed on the Registry. The time it takes to complete an evaluation depends upon the priority of the site which reflects what is known about the nature and extent of contamination at the site and the potential for adverse impacts to public health and the environment.

Q: When is a site reclassified and how does the reclassification process work?

A: Generally, sites are given an initial classification when they enter a remedial program and are reclassified when major milestones are accomplished (e.g., remediation complete, construction complete and site management needed, decision made that no further remediation is necessary, etc.). Registry site classifications follow the requirements of the applicable regulation (6 NYCRR section 375-2.7). All Registry reclassifications include various forms of public notice as described in subdivision

375-2.7(b). When initially placed on the Registry, public notice is provided to property and adjacent property owners, municipal officials, and the public generally through newspaper notices and the issuance of fact sheets. Registry sites typically begin the remedial process as a "Class 2" site and progress to "Class 4" when remedial construction is complete but site management is needed to achieve the remedial goals for the site (e.g., by collecting and treating contaminated groundwater). When all work is completed at a Registry site, it is "delisted" from the Registry.

Non-Registry sites are given an "Active" (Class A) classification when they enter a program (e.g., Brownfield Cleanup Program) and are reclassified to "Complete" (Class C) when the work is finished or only site management remains. In the Brownfield Cleanup Program, public comment on the project is built in at major milestones (e.g., application to the program, investigation work plan (if applicable), remedy selection). If a party begins a voluntary investigation or remediation project under one of the non-registry programs and elects to terminate the work before completion, and the site does not otherwise qualify for listing on the Registry, it will be identified as a Class N site.

New York Nature Explorer
County Results Report

Criteria: County: Dutchess

Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status State	Protection Status Federal	Conservation Rank State	Conservation Rank Global
County: Dutchess							
Animal: Mammals							
Eastern Small-footed Myotis *Myotis leibii*	Bats	Recently Confirmed	2008	Special Concern		S1S3	G4
Indiana Bat *Myotis sodalis*	Bats	Recently Confirmed	2009	Endangered	Endangered	S1	G2
Northern Long-eared Bat *Myotis septentrionalis*	Bats	Historically Confirmed		Threatened	Threatened	S1	G1G2
Animal: Birds							

New York Nature Explorer

Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status		Conservation Rank	
				State	Federal	State	Global
King Rail *Rallus elegans*	Rails, Coots and Cranes	Recently Confirmed	1987	Threatened		S1B	G4
Least Bittern *Ixobrychus exilis*	Pelicans and Cormorants	Recently Confirmed	2006	Threatened		S3B,S1N	G5
Peregrine Falcon *Falco peregrinus*	Hawks, Falcons, Eagles, Vultures	Recently Confirmed	2009	Endangered		S3B	G4
Pied-billed Grebe *Podilymbus podiceps*	Grebes	Recently Confirmed	2005	Threatened		S3B,S1N	G5
Sedge Wren *Cistothorus platensis*	Wrens	Recently Confirmed	2001	Threatened		S3B	G5
Upland Sandpiper *Bartramia longicauda*	Gulls, Terns, Plovers, Shorebirds	Historically Confirmed	1983	Threatened		S3B	G5

Animal: Reptiles

Blanding's Turtle *Emydoidea blandingii*	Turtles	Recently Confirmed	2016	Threatened		S2S3	G4
Bog Turtle *Glyptemys muhlenbergii*	Turtles	Recently Confirmed	2015	Endangered	Threatened	S2	G3
Fence Lizard *Sceloporus undulatus*	Lizards	Possible but not Confirmed		Threatened		S1	G5
Timber Rattlesnake *Crotalus horridus*	Snakes	Recently Confirmed	2015	Threatened		S3	G4

Animal: Amphibians

Northern Cricket Frog *Acris crepitans*	Frogs and Toads	Recently Confirmed	1999	Endangered		S1	G5

Animal: Fish

Shortnose Sturgeon *Acipenser brevirostrum*	Sturgeons and Paddlefish	Recently Confirmed	2013	Endangered	Endangered	S1	G3

Animal: Mussels and Clams

Brook Floater *Alasmidonta varicosa*	Freshwater Mussels	Recently Confirmed	2010	Threatened		S1	G3

New York Nature Explorer

Common Name	Subgroup	Distribution Status	Year Last Documente	Protection Status		Conservation Rank	
				State	Federal	State	Global
Dwarf Wedgemussel *Alasmidonta heterodon*	Freshwater Mussels	Recently Confirmed	2007	Endangered	Endangered	S1	G1G2

Animal: Other Animals

Bald Eagle *Haliaeetus leucocephalus*	Other Animals	Recently Confirmed	2016	Threatened		S2S3B,S2N	G5
Golden Eagle *Aquila chrysaetos*	Other Animals	Recently Confirmed	2015	Endangered		SHB,S1N	G5
Northern Harrier *Circus cyaneus*	Other Animals	Recently Confirmed		Threatened		S3B,S3N	G5

Plant: Flowering Plants

Dragon's Mouth Orchid *Arethusa bulbosa*	Orchids	Recently Confirmed		Threatened		S2	G5
Golden-seal *Hydrastis canadensis*	Other Flowering Plants	Recently Confirmed	2007	Threatened		S2	G3G4
Hooker's Orchid *Platanthera hookeri*	Orchids	Historically Confirmed	1875	Endangered		S1	G4
Large Twayblade *Liparis liliifolia*	Orchids	Recently Confirmed	1990	Endangered		S1	G5
Scarlet Indian-paintbrush *Castilleja coccinea*	Other Flowering Plants	Recently Confirmed	1991	Endangered		S1	G5
Spring Ladies'-tresses *Spiranthes vernalis*	Orchids	Possible but not Confirmed		Endangered		S1	G5

Plant: Ferns and Fern Allies

Blunt-lobe Grape Fern *Botrychium oneidense*	Ferns	Recently Confirmed	2003	Threatened		S2S3	G4

This list only includes records from the databases of the NY Natural Heritage Program, the second NYS Breeding Bird Atlas Project, and the NY Amphibian and Reptile Atlas Project. This list is not a definitive statement about the presence or absence of all plants and animals, including rare or state-listed species, or of all significant natural communities.

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

LOCATION MAP
SCALE: 1"=1000'

GENERAL NOTES:

1. OWNER/APPLICANT: BEACON RESIDENTIAL, LLC. (C/O TIM OWEN)
   50 RED SCHOOLHOUSE ROAD
   FISHKILL, NEW YORK 12524
2. ZONING DISTRICT – R 1–5; 1 FAMILY (5,000 SQ.FT./DWELLING)
   **Historic District and Landmark Overlay Zone
3. TAX MAP PARCEL # 6054–29–086785
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front= 30'
   Side= 10'
   Total of Two Sides= 20'
   Rear= 30'
   Lot Width= 50'
   Lot Depth= 100'

6. Existing Setbacks
   3 Story Building (4 Family Dwelling)
   Front ±21.5'*
   Side ±4'* &±56'
   Rear ±138'
   *Existing Non–Conforming Setback
   Lot Depth 200'

Proposed Setbacks

LOT 1 (Area=10,000 Sq.Ft.)
Single Family Dwelling (Existing Building)
Front ±22'*
Side ±4'* & ±56'
Rear ±38'
*Existing Non–Conforming Setback
Lot Width 100'
Lot Depth 100'

LOT 2 (Area=5,000 Sq.Ft.)
Single Family Dwelling
Front 30'
Side 10' & 10'
Rear 30'
Lot Width 50'
Lot Depth 100'

LOT 3 (Area=5,000 Sq.Ft.)
Single Family Dwelling

Front 30'
Side 10' & 10'
Rear 30'
Lot Width 50'
Lot Depth 100'

Front Yard Setback Note

§223-13 Yards; Building Projections
K. Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations,[1] a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to set back from the street a distance greater than 40 feet.

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 Board and Consultant Comments	SKB	01/30/2017
1	Planning Board and Consultant Comments	SKB	02/27/2017

SUBDIVISION PLAT

SCALE 1"=10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

"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.

BURNS ENGINEERING SERVICES, P.C.

Stephen K Burns

Beacon Residential LLC, Subdivision
3 Lot Subdivision
40 North Street
City of Beacon, New York
Tax # 6054-29-086785

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

PRELIMINARY SUBDIVISION PLAT

DATE: 12/19/16
SCALE: AS NOTED
DRAWN BY: SKB

SHEET 1 OF 2

DETAIL
SEWER LATERAL
"LAWN AREA"
N.T.S.

DETAIL
SEWER LATERAL
"UNDER PAVEMENT"
N.T.S.

TYPICAL SERVICE CONNECTION
SLOPING TRENCH

SERVICE CONNECTION
DETAIL: SHALLOW SEWER

DETAIL
WATER SERVICE
"LAWN AREA"

DETAIL
WATER SERVICE
"UNDER PAVEMENT"
N.T.S.

NOTES: (HORIZONTAL SEPARATION)

PROPOSED WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SEWER OR DRAIN LINES. SHOULD LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, A WATER MAIN MAY BE LAID CLOSER THAN 10 FEET TO A SEWER IF:

1) IT IS LAID IN A SEPARATE TRENCH, AND THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN, OR
2) IT IS LAID IN THE SAME TRENCH WITH THE WATER MAIN LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH, AND THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN.

NOTE: SEE APPROPRIATE DETAILS HEREON FOR PROPOSED WATER MAIN BENCHED ABOVE EXISTING SEWER MAINS, AND FOR VERTICAL SEPARATIONS WHERE PROPOSED WATER MAINS CROSS EXISTING SEWER MAINS.

NOTES: (VERTICAL SEPARATION & CROSSINGS)

1) NORMAL CONDITIONS: WHENEVER A WATER MAIN MUST CROSS OVER OR UNDER A SEWER MAIN, THE PIPES SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL SEPARATION BETWEEN THEM OF AT LEAST 18 INCHES, AS MEASURED FROM THE BOTTOM OF THE HIGHER PIPE TO THE CROWN OF THE LOWER PIPE.

2) WATER MAIN CROSSING UNDER SEWER MAIN:
a. VERTICAL SEPARATION OF 18 INCHES MUST BE PROVIDED.
b. ADEQUATE STRUCTURAL SUPPORT MUST BE PROVIDED FOR THE SEWER MAIN TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING.
c. A FULL LENGTH OF WATER MAIN PIPE MUST BE CENTERED AT THE POINT OF CROSSING. NO JOINTS WILL BE PERMITTED AT THE POINT OF CROSSING.
d. AT THE DISCRETION OF THE ENGINEER, THE SEWER MAINS SHALL BE RE-CONSTRUCTED OF MATERIALS AND WITH JOINTS EQUIVALENT TO WATER MAIN STANDARDS AND PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.

HORIZONTAL SEPARATIONS, AND WATER/SEWER MAIN CROSSINGS

WATER/SEWER SEPARATION DETAIL
NO SCALE

NOTES:

1. INSTALLATION OF CORPORATION STOPS SHALL CONNECT TO THE MAIN AT THE 2 O'CLOCK POSITION
2. SERVICE LINE SHALL HAVE NO JOINTS BETWEEN THE WATER MAIN AND CURB BOX.
3. SERVICE TAPS SHALL CONFORM TO A.W.W.A. STANDARDS.
4. BACKFILLING SHALL CONFORM TO A.W.W.A. STANDARDS.
5. SERVICE LINES SHALL BE 3/4" ø K-COPPER, CONFORMING TO A.S.T.M. B88 OR AS OTHERWISE NOTED.
6. A GOOSE NECK SHALL BE PROVIDED.
7. CURB BOXES SHALL HAVE FOOTINGS AND FOOT PIECES.
8. VALVES AND FITTINGS SHALL CONFORM TO A.W.W.A. C800.
9. SERVICE LINES TO BE DISINFECTED IN ACCORDANCE WITH A.W.W.A. 651.
10. SERVICE LINES SHALL BE VISIBLY TESTED FOR LEAKS PRIOR TO BACKFILLING ENTIRE PIPE. ALL FITTINGS SHALL BE CHECKED.
11. A WATER METER CONFORMING TO A.W.W.A. STANDARDS SHALL BE INSTALLED.
12. NO FITTINGS SHALL BE INSTALLED BETWEEN THE CORPORATION COCK AND THE CURB VALVE.
13. ALL FITTINGS AND VALVES TO BE COMPRESSION FITTINGS.

WATER SERVICE DETAIL

NOT TO SCALE

NOTE:
CURB SHALL BE CAST IN PLACE. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT TEN FOOT INTERVALS.

CONCRETE CURB
NOT TO SCALE

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

NOTES:

1. EXPANSION JOINTS OF 3/16" CELLULOSE OR SIMILAR APPROVED MATERIAL SHALL BE PLACED AT 10' INTERVALS
2. CONTRACTION JOINTS 1" DEEP HAVING 1/4" RADIUS EDGES SHALL BE PLACED AT 5'-0" INTERVALS IN SIDEWALK.
3. EDGES SHALL HAVE 1/2" RADIUS.
4. USE 3500 PSI CONCRETE.
5. BROOM FINISH TOP SURFACE.
6. SIDEWALK SHALL BE A MINIMUM OF 6" THICK AT ALL DRIVEWAYS AND HANDICAP RAMPS.

MONOLITHIC
CURB AND SIDEWALK DETAIL
NOT TO SCALE

PERSPECTIVE VIEW

SECTION VIEW

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.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE	SILT FENCE

"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.

GRAPHIC SCALE
30 0 15 30 60 80
(IN FEET)
1 inch = 30 ft.

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REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	Planning Board and Consultant Comments	SKB	01/30/2017
1	Planning Board and Consultant Comments	SKB	02/27/2017

BURNS ENGINEERING SERVICES, P.C.

Stephen K Burns

Beacon Residential LLC, Subdivision
3 Lot Subdivision
40 North Street
City of Beacon, New York
Tax # 6054-29-086785

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

CONSTRUCTION DETAILS

DATE: 12/19/16 | SCALE: AS NOTED | **SHEET 2 OF 2**

DRAWN BY: SKB

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: March 9, 2017
Re: **Beacon Residential LLC, 40 North Street Subdivision**

I have reviewed the February 27, 2017 Preliminary Subdivision Plat and Construction Details, a February 28, 2017 cover letter from Burns Engineering, and a Full EAF Part 1, dated February 17, 2017.

Proposal
The applicant is proposing to subdivide an existing 0.459-acre parcel with a 4-family house, convert it into a 1-family dwelling, and subdivide two separate 5,000 square foot lots along South Street. The parcel is located in the R1-5 zoning district and in the Historic District and Landmark Overlay Zone.

Comments and Recommendations

1. The engineer stated in his cover letter that the house plans are not selected at this time. The new buildings must be compatible with the Historic Overlay Zone to a receive a Certificate of Appropriateness. Elevations and materials for the new houses will need to be submitted and the designs should find ways to de-emphasize the garage doors, such as placing the garages to the sides of the buildings or recessing the garages.

2. The Subdivision Plat shows the front hedge on Lot 1 continuing across the proposed curb cut and notes that it will be "removed as necessary for driveway sight distance." The specific sections of the existing hedge to be removed and retained should be shown on the plat.

I have no further planning issues with this application.

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
John Russo, P.E., City Engineer
Stephen Burns, P.E., Project Engineer

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.

March 6, 2017

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

RE: Beacon Residential LLC, Subdivision
40 North Street
City of Beacon
Tax Map No. 6054-29-086785

Dear Mr. Sheers:

We have reviewed the following submitted plans as related to Beacon Residential LLC Subdivision, as located at 40 North Street:

- Sheet 1 of 2, entitled "Preliminary Subdivision Plat – Beacon Residential LLC", with the latest revision date of February 27, 2017, as prepared by Burns Engineering Services, P.C.

- Sheet 2 of 2, entitled "Construction Details – Beacon Residential LLC", with the latest revision date of February 27, 2017, as prepared by Burns Engineering Services, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

<u>Subdivision Plat:</u>

1. The plans should be cleaned up so that lines and symbols to lay across words and numbers, to ensure the plans are clear and legible.

2. The word "Preliminary" should be removed from the subdivision plat.

3. The roof leader drain pipe and footing drain pipe on Lots 2 and 3 should be run separately. Furthermore, the footing drain pipe on Lot 3 should not be connected to the proposed yard basin, as the footing drain at the foundation will be lower than the grate elevation on the yard basin. We would recommend that the footing drain be run to day light.

4. Based upon the proposed grading across Lot 1, the proposed silt fencing should be adjusted.

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

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

City of Beacon Planning Board
3/22/2017

Title:

22 Edgewater Place

Subject:

Continue review of applications for Subdivision and Site Plan Approval "Edgewater", 7 residential buildings - 307 units, submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place

Background:

ATTACHMENTS:

Description	Type
Edgewater - Engineer Response	Cover Memo/Letter
Edgewater - Planner Response	Cover Memo/Letter
Edgewater - Drainage Report	Backup Material
Edgewater - Traffic Study	Backup Material
Edgewater - Traffic Study Reponse to Engineer	Cover Memo/Letter
Edgewater - Full EAF	EAF
Edgewater - Lighting Detail	Plans
Edgewater - Site Plan 1 of 13	Plans
Edgewater - Site Plan 2 of 13	Plans
Edgewater - Site Plan 3 of 13	Plans
Edgewater - Site Plan 4 of 13	Plans
Edgewater - Site Plan 5 of 13	Plans
Edgewater - Site Plan 6 of 13	Plans
Edgewater - Site Plan 7 of 13	Plans
Edgewater - Site Plan 8 of 13	Plans
Edgewater - Site Plan 9 of 13	Plans
Edgewater - Site Plan 10 of 13	Plans
Edgewater - Site Plan 11 of 13	Plans
Edgewater - Site Plan 12 of 13	Plans
Edgewater - Site Plan 13 of 13	Plans
Edgewater - View from Train Station Platform	Consultant Comment
Planner Review Letter	Consultant Comment
Engineer Review Letter	Consultant Comment

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

February 28, 2017

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

Re: Edgewater Site Plan and Subdivision
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
City of Beacon, New York

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the plan set and EAF in response to Lanc & Tully's February 10, 2017 comment letter, and John Clarke Planning and Design comment letter dated February 10, 2017. Below is a point-by-point response to the comments received. Please note that some of the comments will not be addressed until the project has received a referral from the Planning Board to the Zoning Board of Appeals for review and a determination has been made.

Lanc & Tully February 10, 2017 Comment Letter

SEQR & Assessment Form

1. The number of bedrooms has been added to the "Brief Description" section on page 1 of the EAF.
2. Question D.1.e.i is now blank on Page 3 of the EAF.
3. The anticipated daily water usage and wastewater generation is 42,350 gpd as indicated in the EAF. The EAF narrative has been revised to reflect the correct amount.
4. Question D.2.f is now marked yes on page 6 of the EAF, and questions D.2.f.i and D.2.f.ii are now answered.
5. Question D.2.h on page 7 of the EAF is now answered.
6. Question D.2.k on page 7 of the EAF is now answered, and the estimated annual electrical demand is now provided in question D.2.k.i.
7. Question D.2.l on page 7 of the EAF has been revised. Construction activities will not occur on Sundays and holidays.
8. The table in question E.1.b on page 9 of the EAF has been updated as requested.
9. The classification of the Hudson River is now provided for question E.2.j.iv on page 11 of the EAF.
10. Comment noted – the future ownership of the proposed water lines will be clarified through discussions with the City Council.

11. Comment noted – pressure and fire flow data will be provided in a future submission.

Traffic Impact Study (these comments are to be addressed by the traffic consultant)

General Comments

1. Comment noted - the requested Inflow & Infiltration study will be provided in a future submission.
2. Comment noted – the requested soil investigations/borings will be provided in a future submission.
3. The project surveyor will be providing the stand alone subdivision/lot consolidation plan. The applicant will provide the requested ownership documentation to the Planning Board attorney. Some of the parcel owners shown on Sheet 2 do not match what is shown on parcel access because parcel access was last updated in July of 2016, and the owner of the project did not close on the purchase of the parcels until after that update.
4. Comment noted – the project surveyor and the applicant are investigating the proposed ingress/egress from Tompkins Terrace.
5. Comment noted – no response required.
6. The requested cut and fill analysis plan will be provided in a future submission.
7. The requested profile cross-sections will be provided by the project Architect.
8. The requested traffic signage plan will be provided in a future submission.
9. The requested Engineer's Report for the proposed water and sewer systems will be provided in a future submission.
10. Branch Street is now shown as being widened to 25' to match the proposed access drive and improve safety for the motoring public.
11. The requested phasing plan has been provided on the Erosion and Sediment Control Plan.
12. Sight distance was evaluated by the traffic consultant and is included in the revised Traffic Impact Study.
13. The requested sidewalks along the southern access drive and Branch Street are now indicated on the plans.

Sheet 1 of 11 – Site Plan (these comments are to be addressed by the project architect)

Sheet 2 of 11 – Existing Conditions & Demolition (these comments are to be addressed by the project architect and project surveyor)

Sheet 3 of 11 – Landscape & Site Lighting (these comments are to be addressed by the landscape consultant)

Sheet 4 of 11 – Typical Floor Plan (these comments are to be addressed by the project architect)

Sheet 6 of 11 – Grading and Utility

1. The buildings are now numbered as shown on the other plans.
2. Additional detail for the orientation and location of the water system connection on Branch Street will be provided in a future submission.
3. The requested water and sewer service connections for the proposed buildings will be shown once a general layout is accepted.
4. The requested letter from Central Hudson will be provided to the Planning Board upon receipt.
5. The proposed contours have been cleaned up and smoothed as requested.

6. The rim and pipe invert elevations for the proposed catch basins are shown in the profile. A note will be added to the grading and utility plan referring to the profile for rim and invert elevations.
7. The rim and pipe invert elevations for the proposed sanitary sewer structures are shown in the profile. A note will be added to the grading and utility plan referring to the profile for rim and invert elevations.
8. Sanitary sewer manhole SMH-8 has been moved away from the stormwater facility and out of the proposed walkway.
9. The requested retaining wall designs will be provided in a future submission.
10. Guiderail is now indicated where necessary.
11. The proposed storm drain line that runs under buildings 2 and 3 will be provided with a sleeve for future maintenance and replacement. The foundation will be designed to include the sleeve.
12. The size of the water main is labeled on the profile. Services for the buildings will be provided in a future submission.
13. All pipe runs will be stationed in accordance with the utility profiles in a future submission.
14. Ownership of the watermain will be explored further, and if it is found to be privately owned, the connection will be made on Bank Street.
15. The proposed widening of Branch Street to 25’ with a sidewalk is now shown on the plans in concept.

Sheet 7 of 11 – Erosion & Sediment Control

1. The plans have been revised as requested to show acceptable erosion control measures.
2. Long term maintenance requirements of the stormwater facilities and structures are now provided on the Erosion & Sediment Control Plan.

Sheet 8 of 11 – Profiles

1. The sewer profile has been updated with rim and invert elevations.
2. The vertical and horizontal scales on the profiles have been checked and corrected to 1”=5’ and 1”=50’ respectively.

SWPPP Comments

1. The source of the rainfall amounts used for the modeling will be updated in a future submission. A supplemental report is included with this submission to address the proposed land-banked parking areas.
2. Infiltration testing will be performed and the City Engineer will be contacted prior to the testing so that the tests can be witnessed.
3. It is our professional opinion that RRv/green practices should not be required for watershed areas 4 and 5, as there is no proposed impervious in these areas. The final SWPPP will clarify where RRv and green practices are being proposed.

John Clarke Planning and Design February 10, 2017 Comment Letter

1. Please refer to the project architect’s response letter for this comment.
2. **Comments on the Full EAF**
   - B.e now indicates the need for County Planning referral.

- D.2.a now describes excavation and potential blasting activities.
- D.2.c and d indicate the correct daily flows – the EAF narrative has been revised to match.
- A traffic impact study was provided in the last submission.
- D.2.m now describes construction noise impacts.
- Comment noted – the applicant will follow up with SHPO regarding archaeological issues.

3-10. Please refer to the project architect's response letter for these comments.

Please find enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Revised Site Plan Set – 13 Sheets (5 copies);
- Supplemental Drainage Report dated February 22, 2017;
- Revised EAF; and
- Copy of the above materials on CD

We look forward to continue discussing the design details of the project with you and your Board members. Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

Michael A. Bodendorf, P.E.
Principal

cc: Weber Projects, LLC
Jon D Bodendorf, P.E. (HLD File)

ARYEH SIEGEL
ARCHITECT

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

Re: Edgewater
Site Plan Application

February 28, 2017

Dear Mr. Sheers,

Please find below our response to John Clarke Planning & Design comments in his Memorandum dated February 10, 2017 regarding the Edgewater project. Please note that a separate letter from Hudson Land Design addresses specific engineering comments from Lanc & Tully's February 10, 2017 Memorandum.

John Clarke Planning & Design Comment Responses:

1. The Existing Conditions Survey on Sheet 2 is provided by TEC Land Surveying. A hard copy of the signed and sealed survey will be submitted in addition to Sheet 2

2. Please see Hudson Land Design's response letter regarding the EAF. A revised EAF has been submitted along with the revised drawings

3. A preliminary review of LWRP (amended April 5, 2012) consistency indicates that there are no specific policies affecting the development of this property, although it is included in the LWRP area. The LWRP does not mention the RD1-7 zoning district that includes this property. There are no listed viewsheds from the property, or obscured by development of the property. The site is not a historic property and is not adjacent to a historic property. The project will follow Policy 33, which states that "Best management practices will be used to ensure the control of stormwater runoff and sewer overflows draining into coastal waters." Policy 41 will be followed: Land use or development in the coastal rea will not cause national or state air quality standards to be violated.

4. The project has been amended to eliminate some required zoning variances
    a. Off-street parking is fully accommodated with a combination of podium parking, surface parking, and proposed land-banked surface parking. No variance is required for parking

514 Main Street | ajs@ajsarch.com | *Tel* 845 838 2490
Beacon, New York 12508 | www.ajsarch.com | *Fax* 845 838 2657

b. The building conforms to maximum building height. No variance is required for height

c. The building design has been revised so that no building is longer than 150 feet. No variance for building length is required

d. A variance will be requested for the number of stories for buildings 3, 4, and 6. These buildings are proposed to be 5 stories, where 4 ½ stories are permitted.

e. A variance will be requested for the number of units. Buildings 1, 2, 3, and 6 have more than the 36 units permitted.

f. A variance will be requested for the distance between buildings to be less than 30 feet

5. Sections through the site and rendered views have been submitted to document visual impact from the river.

6. The sidewalk has been extended to adjacent entry streets.

7. The following responses to comments regarding landscaping have been provided by the landscape designer. Also, please refer to attached images from the landscape designer supporting the response:

This 12 acre site has over 522,720 sf of land, of which approximately 297,962 sf are planned as Green Space. The proposed buildings use less than ½ of the property, the rest is green. The Green Spaces are: Existing Woodland Area, Infiltration Areas 1-3, Central Green Space (Infiltration Area #1, Meadows and Lawns), Driveway Border Plantings, Building Foundation Plantings, Garage Green Walls, Common Area Veranda Garden, Building #4 Terraced Beds, Thompkins Ave Entrance Planting, Thompkins Ave Evergreen Screen, Parking Lot Borders and Islands, Bluff-Edge Path (Infiltration Area #2 and Meadows), Branch Street Entrance (Infiltration Area #3)
This Plan contains thousands of plants (Meadows and Infiltration Areas will be planted as seed).

To clarify the amount of trees: The Proposed Evergreen Screen along the north side of the property, bordering Thompkins Terrace, shall account for an additional 9-15 new trees, depending on how many new trees we need to fill in the gaps after construction.

Native Plant Specie Meadows soften the edges of buildings (see photos). Trees can be planted along the west side of Buildings #5-7, (but not too close to the Meadows) and near Building #4. Trees can be added to the Thompkins Entrance and Bike Area

The Native Meadows and Bio-Retention Areas cannot include trees in their communities or the grass species will fail(see photos of Long Dock, Storm King and The High Line on their websites). These meadow species require sun. Meadows are aesthetically beautiful, cool the air, filter pollution, help with storm water pollution, add texture, color and movement to the environment and offer food and cover for insects, pollinators, birds and other creatures. We can add 2-3 shade trees to the Eco Lawn Area in The Central Green Space

We cannot include shade trees in the Meadow Areas, in order to ensure sufficient hours of sun to the Meadow plant communities.

We will review shade trees for the parking lot

8. An updated photometric prepared by the lighting manufacturer has been added to the set

9. In previous projects, the building inspector / zoning enforcement officer has accepted the statement that the required number of affordable units will be provided, as specified in the local law, and distributed accordingly. Since the floorplans are subject to revisions, we request that the previous practice of noting compliance with the local law be continued

10. Note that over 1 acre of park land / recreation space is being provided on site.

Lanc & Tully Comments

Sheet 1 - Site Plan

1. A north arrow has been added to the site plan
2. According to the deed, a portion of the property consists of underwater land. This area is not proposed to be developed
3. The site plan has been revised to note "Infiltration Basins" instead of bio-retention areasd
4. The woodlands hatch will be revised to eliminate hatching from areas that are disturbed by grading or utility work
5. Existing roads are labeled on the site plan and location plan
6. The zoning regulation table has been updated
7. The wood fence gate detail has been moved to the detail sheets

Sheet 2 - Existing Conditions

1. A north arrow has been provided on the plan
2. Water Main locations in the street will be added to the plan. The information recently was made available to the surveyor by the City
3. The manhole in question was dry. It is unknown what it connects to
4. The easement is an access easement over the subject property to benefit Tompkins Terrace
5. The line runs to another manhole by the stone wall on the property line. It then runs into the property. The surveyor was not able to follow it from there.
6. Refer to Sheet 2 for notes about underwater lands
7. Line types will be updated

Sheet 3 - Landscape and Site Lighting Plan

1. The plant schedule will be updated to reflect the quantity of each planting type once the landscaping is further reviewed, and generally accepted, by the Planner

Sheet 4 - Floor Plan

1. Studio apartments do not have separate bedrooms
2. Text has been revised, along with the floor plan drawings. The drawings now indicate general layout of the apartments, along with size and number of bedrooms. Individual apartment plans will not be submitted as part of the Planning Board application.

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

Sincerely,

Aryeh Siegel
Aryeh Siegel, Architect

Buildings softened with Native Plant Meadow Communities and Native Grasses (All of these species are featured on the Plan)

Dia:Beacon Parking Lot features ornamental trees, not shade trees in the Island Beds. As the shadows illustrate, these short, ornamental trees do indeed lower the temperature of the Parking Lot. Their shorter stature also does not prevent the grasses from receiving needed sunlight.

Ornamental Trees bring beauty and offer shade to cool surface areas, and also provide food and cover for pollinators and birds. White Fringe Tree(T-CV on Plan) below:

Native Plant Communities (featured on Plan) found in Meadows and Bio-Retention Areas need sun, or they will fail. Trees are only along the north and northeast far-most edges. Planted Bio-Retention Areas become landscape features and pollinator-attractors not just storm water pollution prevention systems.

Drainage Supplement
Edgewater

Prepared for:
Scenic Beacon Development, LLC
25 East Main Street
Beacon, NY 12508

February 22, 2017

HUDSON
LAND DESIGN

Prepared by:
Hudson Land Design Professional Engineering, P.C.
174 Main Street, Beacon, NY 12508
Ph: 845-440-6926
F: 845-440-6637

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I. INTRODUCTION

The project site is located at 22 Edgewater Place in the City of Beacon, Dutchess County, New York, and is located on the North side of Branch Street. The total parcel area is approximately 12.00 acres (4 parcels make up the project area). The project entails the construction of a multifamily residential apartment complex, along with access and egress roads, parking lots, green spaces and stormwater management areas.

A stormwater pollution prevention plan (SWPPP) has been prepared by this office dated January 31, 2017, and was submitted to the City of Beacon as part of a planning board submittal and to satisfy the requirements of obtaining SPDES coverage under NYSDEC GP-0-15-002 General Permit for Construction Activities. Since that time, the project has been revised to show landbanked parking areas.

The intent of this drainage supplement is to address the impacts associated with the potential build-out of the landbanked parking spaces in lieu of updating the entire SWPPP report at this time. The SWPPP will be fully updated upon general acceptance of the site layout and upon completion of the requisite soil testing associated with the chosen stormwater management practices.

II. METHODOLOGY

Landbanked parking spaces have been added to the plan in order to eliminate the need of obtaining a variance on the number of parking spaces provided for the development. Proposed future grading for these parking areas have not been provided on the plans, nor has stormwater conveyance been shown. However, the following description may serve as to the intended grading of each parking area:

1. East parking area: this area is intended to flow to the center of the travel aisle where there will be a series of catch basins to capture the stormwater runoff and convey it to the proposed catch basin and pipe system that discharges through a water quality inlet and into infiltration basin # 3. A retaining wall is anticipated along the eastern side of the parking area and travelway. This adds approximately 0.63 acres of drainage area to subcatchment 3 (from subcatchment 5), which ultimately discharges to design point 2. The corresponding areas and land uses for subcatchment 5 were removed. Since the plan is to provide a retaining wall along the east edge, a ten-foot area along the base of the retaining wall that was previously wooded has been changed to grassed area that contributes to subcatchment 5.
2. West parking area: this area is intended to drain back to the proposed curb line (curb would be removed if the parking was ever constructed). The proposed catch basin and pipe network will capture the majority of the area, and convey it through a water quality inlet and into infiltration basin #3, adding approximately 0.07 acre of drainage area to subcatchment 3 (from subcatchment 4). Infiltration basin #3 discharges to design point 2. In addition, there is a portion of the west parking area that will flow overland directly to the ultimate design point 2. A retaining wall is anticipated along the western side of the parking area and travelway. The corresponding area and land uses have been removed from subcatchment 4. Based on the retaining wall, a ten-foot area along the base of the retaining wall that was previously wooded has been changed to grassed area that contributes to subcatchment 4, which ultimately discharges to design point 1.

A drainage exhibit has been provided in Appendix A. The red lines represent the post-development delineated areas from the SWPPP, and the blue lines represent the revised areas based on adding landbanked parking. In addition, the marginal grading changes associated with infiltration basin #3 (see following) have been shown in red.

In order to accommodate the additional contributing drainage area, there are slight changes proposed to infiltration basin #3, as follows:

1. The berm has been raised to 62.75;
2. An extended detention orifice for the one-year storm has been added in lieu of infiltrating the one-year storm, and the other orifices for the outlet control structure have also been modified;
3. The basin bottom has been lowered by 1'.

Runoff calculations were performed utilizing HydroCAD® version 8.00 published by HydroCAD Software Solutions, LLC. The software utilizes the principles of TR-55 and TR-20 to generate unit hydrographs. Rainfall events are generated utilizing Soil Conservation Service (SCS) Type III, 24 hour rainfall event for Dutchess County, NY, as discussed in the SWPPP.

III. RUNOFF RATE COMPARISONS

A comparison between the pre-developed rates of flow from the SWPPP {Pre}, the post-developed rates from the SWPPP {Post (SWPPP)}, and the revised rates of flow {Post (rev)}from this report are tabulated as follows:

SDP	**1 - Year**			**10 - Year**			**100 - Year**		
	Pre	**Post (SWPPP)**	**Post (rev)**	**Pre**	**Post (SWPPP)**	**Post (rev)**	**Pre**	**Post (SWPPP)**	**Post (rev)**
1	1.86	1.16	1.09	12.35	7.17	7.03	31.54	24.50	24.14
2	0.95	0.28	0.63	5.33	3.64	5.07	13.20	10.44	13.20

Supporting HydroCAD print-outs for the specific revised areas can be found in Appendix C, and the January report print-outs can be found in Appendix B. Supporting HydroCAD printout-outs for the pre-development can be found in the SWPPP.

IV. DRAINAGE ANALYSIS CONCLUSIONS

As can be seen in the summary table, the post-developed flows after including areas for landbanked parking, remain at or below the design storms analyzed as part of the SWPPP.

APPENDIX A

DRAINAGE EXHIBIT

LEGEND:

DRAINAGE BOUNDARY (JAN 2017 REPORT)

DRAINAGE BOUNDARY (LANDBANKED PARKING)

SUBCATCHMENT ID

REVISED SUBCATCHMENT DISCHARGE LOCATION

DESIGN POINT

DRAINAGE EXHIBIT
EDGEWATER

BANK STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-25-566983, 574979, 581985 & 5955-19-590022
SCALE: 1" = 60'
FEBRUARY 22, 2017

DRAWN BY: DGK	CHECKED BY: JDB	JOB NO.: 2016:015

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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

SHEET: 1 OF 1

APPENDIX B

POST-DEVELOPMENT RESULTS

JANUARY 2017 REPORT

Drainage Diagram for Post Drainage-2017_0127
Prepared by Hudson Land Design, P.C.
HydroCAD® 8.00 s/n 004797 © 2006 HydroCAD Software Solutions LLC

Subcatchment 4S: Area 4

Runoff = 1.16 cfs @ 12.11 hrs, Volume= 0.092 af, Depth> 0.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
47,263	77	Woods, Good, HSG D
47,932	61	>75% Grass cover, Good, HSG B
95,195	69	Weighted Average
95,195		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area = 8.225 ac, Inflow Depth > 0.13" for 1 Year Storm event
Inflow = 1.16 cfs @ 12.11 hrs, Volume= 0.092 af
Outflow = 1.16 cfs @ 12.11 hrs, Volume= 0.092 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 1.70 cfs @ 12.10 hrs, Volume= 0.117 af, Depth> 0.91"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
36,508	61	>75% Grass cover, Good, HSG B
31,127	98	Paved parking & roofs
67,635	78	Weighted Average
36,508		Pervious Area
31,127		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	1.553 ac,	Inflow Depth >	0.91"	for	1 Year Storm event
Inflow =	1.70 cfs @	12.10 hrs,	Volume=	0.117 af	
Outflow =	0.18 cfs @	13.15 hrs,	Volume=	0.105 af,	Atten= 89%, Lag= 63.3 min
Discarded =	0.18 cfs @	13.15 hrs,	Volume=	0.105 af	
Primary =	0.00 cfs @	5.00 hrs,	Volume=	0.000 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 58.15' @ 13.15 hrs Surf.Area= 1,589 sf Storage= 2,181 cf

Plug-Flow detention time= 146.4 min calculated for 0.105 af (90% of inflow)
Center-of-Mass det. time= 113.9 min (928.3 - 814.4)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	13,982 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
56.00	470	0	0
58.00	1,480	1,950	1,950
60.00	2,922	4,402	6,352
62.00	4,708	7,630	13,982

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	58.30'	**6.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	60.75'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#4	Primary	61.00'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.18 cfs @ 13.15 hrs HW=58.15' (Free Discharge)
└─**5=Exfiltration** (Exfiltration Controls 0.18 cfs)

Primary OutFlow Max=0.00 cfs @ 5.00 hrs HW=56.00' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 0.00 cfs of 3.58 cfs potential flow)
│ ├─**2=Orifice/Grate** (Controls 0.00 cfs)
│ └─**3=Orifice/Grate** (Controls 0.00 cfs)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 0.28 cfs @ 12.29 hrs, Volume= 0.042 af, Depth> 0.23"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
6,645	98	Paved parking & roofs
28,583	61	>75% Grass cover, Good, HSG B
62,051	55	Woods, Good, HSG B
97,279	60	Weighted Average
90,634		Pervious Area
6,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area = 3.786 ac, Inflow Depth > 0.13" for 1 Year Storm event
Inflow = 0.28 cfs @ 12.29 hrs, Volume= 0.042 af
Outflow = 0.28 cfs @ 12.29 hrs, Volume= 0.042 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

Subcatchment 4S: Area 4

Runoff = 4.82 cfs @ 12.10 hrs, Volume= 0.328 af, Depth> 1.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
47,263	77	Woods, Good, HSG D
47,932	61	>75% Grass cover, Good, HSG B
95,195	69	Weighted Average
95,195		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area =	8.225 ac,	Inflow Depth >	1.18"	for	10 Year Storm event
Inflow =	7.17 cfs @	12.31 hrs,	Volume=	0.806 af	
Outflow =	7.17 cfs @	12.31 hrs,	Volume=	0.806 af,	Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 4.84 cfs @ 12.09 hrs, Volume= 0.327 af, Depth> 2.53"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
36,508	61	>75% Grass cover, Good, HSG B
31,127	98	Paved parking & roofs
67,635	78	Weighted Average
36,508		Pervious Area
31,127		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	1.553 ac,	Inflow Depth >	2.53"	for	10 Year Storm event
Inflow =	4.84 cfs @	12.09 hrs,	Volume=	0.327 af	
Outflow =	1.31 cfs @	12.47 hrs,	Volume=	0.290 af,	Atten= 73%, Lag= 22.9 min
Discarded =	0.31 cfs @	12.47 hrs,	Volume=	0.159 af	
Primary =	1.00 cfs @	12.47 hrs,	Volume=	0.131 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 59.67' @ 12.47 hrs Surf.Area= 2,681 sf Storage= 5,414 cf

Plug-Flow detention time= 93.4 min calculated for 0.289 af (88% of inflow)
Center-of-Mass det. time= 58.0 min (849.3 - 791.3)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	13,982 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
56.00	470	0	0
58.00	1,480	1,950	1,950
60.00	2,922	4,402	6,352
62.00	4,708	7,630	13,982

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	58.30'	**6.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	60.75'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#4	Primary	61.00'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.31 cfs @ 12.47 hrs HW=59.66' (Free Discharge)
└─**5=Exfiltration** (Exfiltration Controls 0.31 cfs)

Primary OutFlow Max=1.00 cfs @ 12.47 hrs HW=59.66' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 1.00 cfs of 11.87 cfs potential flow)
│ ├─**2=Orifice/Grate** (Orifice Controls 1.00 cfs @ 5.08 fps)
│ └─**3=Orifice/Grate** (Controls 0.00 cfs)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 3.01 cfs @ 12.10 hrs, Volume= 0.219 af, Depth> 1.17"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
6,645	98	Paved parking & roofs
28,583	61	>75% Grass cover, Good, HSG B
62,051	55	Woods, Good, HSG B
97,279	60	Weighted Average
90,634		Pervious Area
6,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area = 3.786 ac, Inflow Depth > 1.11" for 10 Year Storm event
Inflow = 3.64 cfs @ 12.12 hrs, Volume= 0.350 af
Outflow = 3.64 cfs @ 12.12 hrs, Volume= 0.350 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

Subcatchment 4S: Area 4

Runoff = 10.93 cfs @ 12.09 hrs, Volume= 0.738 af, Depth> 4.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
47,263	77	Woods, Good, HSG D
47,932	61	>75% Grass cover, Good, HSG B
95,195	69	Weighted Average
95,195		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area = 8.225 ac, Inflow Depth > 3.31" for 100 Year Storm event
Inflow = 24.50 cfs @ 12.23 hrs, Volume= 2.266 af
Outflow = 24.50 cfs @ 12.23 hrs, Volume= 2.266 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 9.51 cfs @ 12.09 hrs, Volume= 0.656 af, Depth> 5.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
36,508	61	>75% Grass cover, Good, HSG B
31,127	98	Paved parking & roofs
67,635	78	Weighted Average
36,508		Pervious Area
31,127		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	1.553 ac,	Inflow Depth >	5.07"	for	100 Year Storm event
Inflow =	9.51 cfs @	12.09 hrs,	Volume=	0.656 af	
Outflow =	5.78 cfs @	12.22 hrs,	Volume=	0.602 af,	Atten= 39%, Lag= 7.9 min
Discarded =	0.44 cfs @	12.22 hrs,	Volume=	0.214 af	
Primary =	5.35 cfs @	12.22 hrs,	Volume=	0.389 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 60.95' @ 12.22 hrs Surf.Area= 3,767 sf Storage= 9,518 cf

Plug-Flow detention time= 73.6 min calculated for 0.602 af (92% of inflow)
Center-of-Mass det. time= 45.6 min (820.7 - 775.1)

Volume	Invert	Avail.Storage	Storage Description
#1	56.00'	13,982 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
56.00	470	0	0
58.00	1,480	1,950	1,950
60.00	2,922	4,402	6,352
62.00	4,708	7,630	13,982

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	58.30'	**6.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	60.75'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#4	Primary	61.00'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#5	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.43 cfs @ 12.22 hrs HW=60.93' (Free Discharge)
└─**5=Exfiltration** (Exfiltration Controls 0.43 cfs)

Primary OutFlow Max=4.94 cfs @ 12.22 hrs HW=60.93' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 4.94 cfs of 13.61 cfs potential flow)
│ ├─**2=Orifice/Grate** (Orifice Controls 1.46 cfs @ 7.43 fps)
│ └─**3=Orifice/Grate** (Weir Controls 3.48 cfs @ 1.39 fps)
└─**4=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 8.44 cfs @ 12.10 hrs, Volume= 0.572 af, Depth> 3.07"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
6,645	98	Paved parking & roofs
28,583	61	>75% Grass cover, Good, HSG B
62,051	55	Woods, Good, HSG B
97,279	60	Weighted Average
90,634		Pervious Area
6,645		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area = 3.786 ac, Inflow Depth > 3.04" for 100 Year Storm event
Inflow = 10.44 cfs @ 12.20 hrs, Volume= 0.960 af
Outflow = 10.44 cfs @ 12.20 hrs, Volume= 0.960 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

APPENDIX C

POST-DEVELOPMENT RESULTS

LANDBANKED PARKING REVISIONS

Drainage Diagram for Post Drainage-2017_0222
Prepared by Hudson Land Design, P.C.
HydroCAD® 8.00 s/n 004797 © 2006 HydroCAD Software Solutions LLC

Subcatchment 4S: Area 4

Runoff = 1.09 cfs @ 12.11 hrs, Volume= 0.086 af, Depth> 0.50"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
44,963	77	Woods, Good, HSG D
44,524	61	>75% Grass cover, Good, HSG B
89,487	69	Weighted Average
89,487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area = 8.094 ac, Inflow Depth > 0.13" for 1 Year Storm event
Inflow = 1.09 cfs @ 12.11 hrs, Volume= 0.086 af
Outflow = 1.09 cfs @ 12.11 hrs, Volume= 0.086 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 3.26 cfs @ 12.10 hrs, Volume= 0.220 af, Depth> 1.19"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
38,491	61	>75% Grass cover, Good, HSG B
57,977	98	Paved parking & roofs
96,468	83	Weighted Average
38,491		Pervious Area
57,977		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	2.215 ac,	Inflow Depth >	1.19"	for	1 Year Storm event
Inflow =	3.26 cfs @	12.10 hrs,	Volume=	0.220 af	
Outflow =	0.61 cfs @	12.57 hrs,	Volume=	0.207 af,	Atten= 81%, Lag= 28.7 min
Discarded =	0.24 cfs @	12.57 hrs,	Volume=	0.095 af	
Primary =	0.37 cfs @	12.57 hrs,	Volume=	0.113 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 59.32' @ 12.57 hrs Surf.Area= 2,077 sf Storage= 3,816 cf

Plug-Flow detention time= 83.4 min calculated for 0.207 af (94% of inflow)
Center-of-Mass det. time= 63.4 min (864.5 - 801.1)

Volume	Invert	Avail.Storage	Storage Description
#1	55.00'	15,703 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
55.00	61	0	0
56.00	296	179	179
58.00	1,185	1,481	1,660
60.00	2,535	3,720	5,380
62.00	4,290	6,825	12,205
62.75	5,040	3,499	15,703

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	56.80'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	59.30'	**0.75' W x 0.75' H Vert. Orifice/Grate** C= 0.600
#4	Device 1	60.70'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#5	Device 1	61.90'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#6	Primary	62.20'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#7	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.24 cfs @ 12.57 hrs HW=59.32' (Free Discharge)
└─**7=Exfiltration** (Exfiltration Controls 0.24 cfs)

Primary OutFlow Max=0.37 cfs @ 12.57 hrs HW=59.32' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 0.37 cfs of 11.36 cfs potential flow)
│ ├─**2=Orifice/Grate** (Orifice Controls 0.37 cfs @ 7.45 fps)
│ ├─**3=Orifice/Grate** (Orifice Controls 0.01 cfs @ 0.46 fps)
│ ├─**4=Orifice/Grate** (Controls 0.00 cfs)
│ └─**5=Orifice/Grate** (Controls 0.00 cfs)
└─**6=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 0.32 cfs @ 12.16 hrs, Volume= 0.039 af, Depth> 0.28"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 1 Year Storm Rainfall=2.80"

Area (sf)	CN	Description
8,921	98	Paved parking & roofs
18,825	61	>75% Grass cover, Good, HSG B
45,235	55	Woods, Good, HSG B
72,981	62	Weighted Average
64,060		Pervious Area
8,921		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area = 3.890 ac, Inflow Depth > 0.47" for 1 Year Storm event
Inflow = 0.63 cfs @ 12.15 hrs, Volume= 0.152 af
Outflow = 0.63 cfs @ 12.15 hrs, Volume= 0.152 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

Subcatchment 4S: Area 4

Runoff = 4.53 cfs @ 12.10 hrs, Volume= 0.308 af, Depth> 1.80"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
44,963	77	Woods, Good, HSG D
44,524	61	>75% Grass cover, Good, HSG B
89,487	69	Weighted Average
89,487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area = 8.094 ac, Inflow Depth > 1.17" for 10 Year Storm event
Inflow = 7.03 cfs @ 12.31 hrs, Volume= 0.786 af
Outflow = 7.03 cfs @ 12.31 hrs, Volume= 0.786 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 8.03 cfs @ 12.09 hrs, Volume= 0.549 af, Depth> 2.98"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
38,491	61	>75% Grass cover, Good, HSG B
57,977	98	Paved parking & roofs
96,468	83	Weighted Average
38,491		Pervious Area
57,977		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	2.215 ac,	Inflow Depth >	2.98"	for	10 Year Storm event
Inflow =	8.03 cfs @	12.09 hrs,	Volume=	0.549 af	
Outflow =	3.53 cfs @	12.30 hrs,	Volume=	0.533 af,	Atten= 56%, Lag= 12.4 min
Discarded =	0.36 cfs @	12.30 hrs,	Volume=	0.150 af	
Primary =	3.17 cfs @	12.30 hrs,	Volume=	0.383 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 60.69' @ 12.30 hrs Surf.Area= 3,140 sf Storage= 7,336 cf

Plug-Flow detention time= 63.2 min calculated for 0.532 af (97% of inflow)
Center-of-Mass det. time= 51.9 min (832.0 - 780.1)

Volume	Invert	Avail.Storage	Storage Description
#1	55.00'	15,703 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
55.00	61	0	0
56.00	296	179	179
58.00	1,185	1,481	1,660
60.00	2,535	3,720	5,380
62.00	4,290	6,825	12,205
62.75	5,040	3,499	15,703

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	56.80'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	59.30'	**0.75' W x 0.75' H Vert. Orifice/Grate** C= 0.600
#4	Device 1	60.70'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#5	Device 1	61.90'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#6	Primary	62.20'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#7	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.36 cfs @ 12.30 hrs HW=60.69' (Free Discharge)
└─**7=Exfiltration** (Exfiltration Controls 0.36 cfs)

Primary OutFlow Max=3.17 cfs @ 12.30 hrs HW=60.69' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 3.17 cfs of 13.30 cfs potential flow)
│ ├─**2=Orifice/Grate** (Orifice Controls 0.46 cfs @ 9.34 fps)
│ ├─**3=Orifice/Grate** (Orifice Controls 2.71 cfs @ 4.82 fps)
│ ├─**4=Orifice/Grate** (Controls 0.00 cfs)
│ └─**5=Orifice/Grate** (Controls 0.00 cfs)
└─**6=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 2.57 cfs @ 12.10 hrs, Volume= 0.182 af, Depth> 1.30"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 Year Storm Rainfall=5.00"

Area (sf)	CN	Description
8,921	98	Paved parking & roofs
18,825	61	>75% Grass cover, Good, HSG B
45,235	55	Woods, Good, HSG B
72,981	62	Weighted Average
64,060		Pervious Area
8,921		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area =	3.890 ac,	Inflow Depth >	1.74"	for	10 Year Storm event
Inflow =	5.07 cfs @	12.14 hrs,	Volume=	0.566 af	
Outflow =	5.07 cfs @	12.14 hrs,	Volume=	0.566 af,	Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

Subcatchment 4S: Area 4

Runoff = 10.27 cfs @ 12.09 hrs, Volume= 0.694 af, Depth> 4.05"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
44,963	77	Woods, Good, HSG D
44,524	61	>75% Grass cover, Good, HSG B
89,487	69	Weighted Average
89,487		Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: Area 4

Reach SDP1: SDP 1

Inflow Area = 8.094 ac, Inflow Depth > 3.29" for 100 Year Storm event
Inflow = 24.14 cfs @ 12.23 hrs, Volume= 2.222 af
Outflow = 24.14 cfs @ 12.23 hrs, Volume= 2.222 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP1: SDP 1

Subcatchment 3S: Area 3

Runoff = 14.77 cfs @ 12.09 hrs, Volume= 1.041 af, Depth> 5.64"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
38,491	61	>75% Grass cover, Good, HSG B
57,977	98	Paved parking & roofs
96,468	83	Weighted Average
38,491		Pervious Area
57,977		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 3S: Area 3

Pond 3P: Infiltration Basin 3

Inflow Area =	2.215 ac,	Inflow Depth >	5.64"	for	100 Year Storm event
Inflow =	14.77 cfs @	12.09 hrs,	Volume=	1.041 af	
Outflow =	7.79 cfs @	12.23 hrs,	Volume=	1.012 af,	Atten= 47%, Lag= 8.5 min
Discarded =	0.49 cfs @	12.23 hrs,	Volume=	0.210 af	
Primary =	7.31 cfs @	12.23 hrs,	Volume=	0.801 af	

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 61.89' @ 12.23 hrs Surf.Area= 4,196 sf Storage= 11,748 cf

Plug-Flow detention time= 51.9 min calculated for 1.008 af (97% of inflow)
Center-of-Mass det. time= 40.6 min (805.4 - 764.9)

Volume	Invert	Avail.Storage	Storage Description
#1	55.00'	15,703 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
55.00	61	0	0
56.00	296	179	179
58.00	1,185	1,481	1,660
60.00	2,535	3,720	5,380
62.00	4,290	6,825	12,205
62.75	5,040	3,499	15,703

Device	Routing	Invert	Outlet Devices
#1	Primary	55.00'	**15.0" x 62.0' long Culvert** CPP, square edge headwall, Ke= 0.500 Outlet Invert= 54.00' S= 0.0161 '/' Cc= 0.900 n= 0.013
#2	Device 1	56.80'	**3.0" Vert. Orifice/Grate** C= 0.600
#3	Device 1	59.30'	**0.75' W x 0.75' H Vert. Orifice/Grate** C= 0.600
#4	Device 1	60.70'	**6.0" Vert. Orifice/Grate X 3.00** C= 0.600
#5	Device 1	61.90'	**4.00' x 3.00' Horiz. Orifice/Grate** Limited to weir flow C= 0.600
#6	Primary	62.20'	**15.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#7	Discarded	0.00'	**5.000 in/hr Exfiltration over Surface area**

Discarded OutFlow Max=0.48 cfs @ 12.23 hrs HW=61.89' (Free Discharge)
└─**7=Exfiltration** (Exfiltration Controls 0.48 cfs)

Primary OutFlow Max=7.29 cfs @ 12.23 hrs HW=61.89' TW=0.00' (Dynamic Tailwater)
├─**1=Culvert** (Passes 7.29 cfs of 14.78 cfs potential flow)
│ ├─**2=Orifice/Grate** (Orifice Controls 0.53 cfs @ 10.72 fps)
│ ├─**3=Orifice/Grate** (Orifice Controls 4.02 cfs @ 7.15 fps)
│ ├─**4=Orifice/Grate** (Orifice Controls 2.74 cfs @ 4.66 fps)
│ └─**5=Orifice/Grate** (Controls 0.00 cfs)
└─**6=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Pond 3P: Infiltration Basin 3

Subcatchment 5S: Area 5

Runoff = 6.80 cfs @ 12.10 hrs, Volume= 0.459 af, Depth> 3.29"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 100 Year Storm Rainfall=8.00"

Area (sf)	CN	Description
8,921	98	Paved parking & roofs
18,825	61	>75% Grass cover, Good, HSG B
45,235	55	Woods, Good, HSG B
72,981	62	Weighted Average
64,060		Pervious Area
8,921		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, S1**

Subcatchment 5S: Area 5

Reach SDP2: SDP2

Inflow Area = 3.890 ac, Inflow Depth > 3.89" for 100 Year Storm event
Inflow = 13.20 cfs @ 12.12 hrs, Volume= 1.260 af
Outflow = 13.20 cfs @ 12.12 hrs, Volume= 1.260 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SDP2: SDP2

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February 27, 2017

VIA EMAIL AND UPS

Mr. John Russo, P.E.
Lanc & Tully Engineering & Surveying, P.C.
3132 Route 207
Campbell Hall, NY 10916

Re: Edgewater
City of Beacon
MC Project No. 16003078A

Dear Mr. Russo:

The following items are in response to the letter from you dated February 10, 2017. The items are numbered according to your review comments.

Traffic Impact Study:

Comment 1: The study should be updated to take into account the traffic generated from the following projects:

a. "West End Lofts" -98 unit development located directly adjacent to the south side of City Hall, with a proposed ingress and egress onto Route 9D. Project is currently before the Planning Board.
b. 'The Views" -42 unit development located on Beekman Street at the intersection of West Main Street. The project was recently approved by the Planning Board, and is currently under construction.

Response: ***The Traffic Impact Study (TIS) has been revised to include these other developments in the vicinity of the site. The other development traffic volumes (Figures No. 6 and 7) have been updated to reflect the traffic generated by each of these developments. The No-Build and Build (Figure No. 8, 9, 14, 15) traffic volumes have also been updated accordingly to account for the traffic generated by these developments. The revised Level of Service analyses for the future conditions with these volumes are summarized in Table No. 2.***

Comment 2: The following intersections should also be analyzed as part of the study as they will also be impacted by the traffic generated from the site.

a. Beekman Street and Route 9D intersection.
b. Verplanck Avenue and Route 9D intersection.
c. Main Street and Route 9D intersection

Response: ***Each of the above intersections was evaluated as requested in the revised TIS. The project generated traffic volumes passing through each of these locations were computed and are identified on Figures No. 12 and 13.***

Comment 3: The report notes that the Beekman Street and West Main Street intersection will operate at a Level of Service of "D" during the PM Peak Hour as noted on Page 11 of 14, but Table 2 of the report notes this intersection to actually perform at a Level of Service of "E" during the PM Peak Hour. Currently the Level of Service during the PM Peak Hour is "C". The report should be adjusted to reflect the actual Level of Service the intersection will operate at during PM Peak Hours.

Response: ***Comment noted. However, it should be noted that as a result of The Views development, this intersection will become a four-way intersection in the future. The analysis has been reviewed accordingly. A drop in Level of Service is still expected to be experienced and that intersection should be monitored for future signalization. However, a signal does not appear to be warranted based on MUTCD criteria.***

Comment 4: The Tompkins Avenue/Ralph Street intersection and Beekman Street/West Main Street intersections were both noted as having a decrease in the Level of Service. The report should provide for improvements that can be made to the road system to reduce the vehicle delay at each of the intersections, thereby improving the Level of Service to existing conditions.

Response: ***The Tompkins Avenue approach was noted to change from a "C" to a "D" Level of Service from the No-Build to Build conditions during the AM peak hour. A Level of Service "D" for an unsignalized intersection is not unusual during peak periods. The installation of a traffic signal would improve this condition as noted in Table No. 2. However, a signal does not appear to be warranted based on the MUTCD. See above discussion for the Beekman Street/West Main Street intersection.***

Comment 10: As Branch Street is currently a 20-foot wide road and currently serves to residents along it. Based upon the submitted traffic study, it is expected that 45% of the projects traffic volume will use the access drive on the south side for arrival and departures from the site. Given the increase in the proposed traffic flow along Branch Street, Branch Street should be widened to at least 24-foot in width to be consistent with the proposed access drive, and to improve safety for the motoring vehicle.

Response: ***Comment noted. In the revised TIS, road widening on Branch Street has been identified as an improvement undertaken as part of the project.***

Comment 12: Sight distances should be provided for the access drive onto Tompkins Terrace, along with sight distances at the Branch Street and Bank Street intersection.

Response: ***Sight distances at these two locations are now identified in the revised TIS. The Tompkins Terrace site access will need pruning and/or removal of vegetation in order to improve sight distances. However, the Branch Street and Bank Street intersection has sight distances of 500' or more for each approach although some pruning of the vegetation may be required on the northwest corner of this intersection in order to maximize this sight distance.***

Comment 13: We would recommend that sidewalks be installed along the southern access drive and Branch Street to connect with existing sidewalk on Bank Street. This would allow for residents of the proposed development to have safe pedestrian access for walking to the train station.

Response: ***Comment noted. This has been identified as a potential project mitigation in the revised TIS.***

If you have any questions regarding the above, please do not hesitate to contact us.

Very truly yours,

MASER CONSULTING P.A.

Philip J. Grealy, Ph.D., P.E.
Principal/Department Manager

PJG/ces

Enclosures
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Instructions for Completing Part 1

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

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

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

A. Project and Sponsor Information.

Name of Action or Project: Edgewater Apartments		
Project Location (describe, and attach a general location map): 22 Edgewater Pl Beacon, NY 12508		
Brief Description of Proposed Action (include purpose or need): The proposed action is to construct two residential apartment buildings with a total of 307 single-family dwelling units. This will require the demolition of an existing one family dwelling and an existing residential apartment building. The 307 new units will be a mix of studio, one-bedroom, two-bedroom and three-bedroom apartments, with a combined total of 385 bedrooms.		
Name of Applicant/Sponsor: Scenic Beacon Developments, LLC	Telephone: 917-622-0657 E-Mail: rodney@weberprojectsllc.com	
Address: 25 East Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Rodney Weber	Telephone: 917-622-0657 E-Mail: rodney@weberprojectsllc.com	
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):	Telephone: E-Mail:	
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

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

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees ☐Yes ☐No		
b. City, Town or Village Planning Board or Commission ☑Yes ☐No	Planning Board - Site Plan & Subdivision	12/27/2016
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	Zoning Board of Appeals - Parking , Building and Height Variance	
d. Other local agencies ☐Yes ☐No		
e. County agencies ☑Yes ☐No	DCDOH - Water & Sewer; County Planning referra	3/2017
f. Regional agencies ☐Yes ☐No		
g. State agencies ☑Yes ☐No	NYDEC - SPDES GP-0-015-002	3/2017
h. Federal agencies ☐Yes ☐No		

i. Coastal Resources.

i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? ☑Yes ☐No

ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? ☑Yes ☐No

iii. Is the project site within a Coastal Erosion Hazard Area? ☐Yes ☑No

C. Planning and Zoning

C.1. Planning and zoning actions.

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

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

C.2. Adopted land use plans.

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

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

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

If Yes, identify the plan(s):

_____

_____

_____

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

If Yes, identify the plan(s):

_____

_____

_____

C.3. Zoning

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

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

c. Is a zoning change requested as part of the proposed action? ☐ Yes ☑ No
If Yes,
i. What is the proposed new zoning for the site?

C.4. Existing community services.

a. In what school district is the project site located? City of Beacon

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

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

d. What parks serve the project site?
Pete & Toshi Seeger Riverfront Park; Long Dock

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 12 acres
b. Total acreage to be physically disturbed? 9.31 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12 acres

c. Is the proposed action an expansion of an existing project or use? ☐ Yes ☑ No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? ☐ Yes ☑ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? ☐ Yes ☐ No
iii. Number of lots proposed? _____
iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? ☑ Yes ☐ No
i. If No, anticipated period of construction: _____ months
ii. If Yes:
- Total number of phases anticipated 2
- Anticipated commencement date of phase 1 (including demolition) 9 month 2017 year
- Anticipated completion date of final phase 9 month 2018 year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases:
All phases shall not exceed 5 acres of disturbance.

f. Does the project include new residential uses? ☑ Yes ☐ No

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	0			
At completion of all phases	307			

g. Does the proposed action include new non-residential construction (including expansions)? ☐ Yes ☑ No

If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____height; _____width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? ☐ Yes ☑ No

If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: ☐ Ground water ☐ Surface water streams ☐ Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source. _____

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete): _____

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? ☑ Yes ☐ No
(Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)

If Yes:

i .What is the purpose of the excavation or dredging? Grading and building foundations; blasting may be required

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): To be determined
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

To be determined

iv. Will there be onsite dewatering or processing of excavated materials? ☐ Yes ☐ No

If yes, describe. _____

v. What is the total area to be dredged or excavated? _____acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? ☐ Yes ☐ No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? ☐ Yes ☑ No

If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

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

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

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

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

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

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

i. Total anticipated water usage/demand per day: 42,350 gallons/day

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

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

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

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

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

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

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

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

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

i. Total anticipated liquid waste generation per day: 42,350 gallons/day

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

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

- Name of wastewater treatment plant to be used: City of Beacon
- Name of district: City of Beacon
- Does the existing wastewater treatment plant have capacity to serve the project? ☑ Yes ☐ No
- Is the project site in the existing district? ☑ Yes ☐ No
- Is expansion of the district needed? ☐ Yes ☑ No

- Do existing sewer lines serve the project site? ☑ Yes ☐ No
- Will line extension within an existing district be necessary to serve the project? ☐ Yes ☑ No

  If Yes:
  - Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? ☐ Yes ☐ No

If Yes:
- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

_____

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

_____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? ☑ Yes ☐ No

If Yes:

i. How much impervious surface will the project create in relation to total size of project parcel?

_____ Square feet or 4.7 acres (impervious surface)

_____ Square feet or 12 acres (parcel size)

ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

The storm water runoff will be directed to three on site infiltration basins, and then conveyed offsite, or to the City of Beacon closed storm water system.

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

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? ☑ Yes ☐ No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? ☑ Yes ☐ No

If Yes, identify:

i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

Heavy equipment and delivery vehicles will be utilized

ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

Generators or rock processing equipment (e.g., crushers) could be utilized

iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

_____

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? ☐ Yes ☑ No

If Yes:

i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) ☐ Yes ☐ No

ii. In addition to emissions as calculated in the application, the project will generate:
- _____Tons/year (short tons) of Carbon Dioxide (CO_2)
- _____Tons/year (short tons) of Nitrous Oxide (N_2O)
- _____Tons/year (short tons) of Perfluorocarbons (PFCs)
- _____Tons/year (short tons) of Sulfur Hexafluoride (SF_6)
- _____Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflourocarbons (HFCs)
- _____Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? ☐Yes ☑No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? ☐Yes ☑No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? ☑Yes ☐No

If Yes:

i. When is the peak traffic expected (Check all that apply): ☐ Morning ☑ Evening ☐Weekend

☐ Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing 13 Proposed 394 Net increase/decrease 381

iv. Does the proposed action include any shared use parking? ☑Yes ☐No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

Branch Street will be widened to 25' from its current 20' width

vi. Are public/private transportation service(s) or facilities available within ½ mile of the proposed site? ☑Yes ☐No

vii Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? ☑Yes ☐No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? ☑Yes ☐No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? ☑Yes ☐No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

2,883,023 KWH/ Year

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

Central Hudson

iii. Will the proposed action require a new, or an upgrade to, an existing substation? ☐Yes ☑No

l. Hours of operation. Answer all items which apply.

i. During Construction:

- Monday - Friday: 7AM - 7PM
- Saturday: 8AM - 5PM
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: N/A
- Saturday: N/A
- Sunday: N/A
- Holidays: N/A

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? ☑ Yes ☐ No

If yes:

i. Provide details including sources, time of day and duration:

General construction related noise during normal business hours

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? ☐ Yes ☐ No

Describe: _____

n.. Will the proposed action have outdoor lighting? ☑ Yes ☐ No

If yes:

i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

Parking lot and building mounted lights. All lighting fixtures will be shielded and pointed downward. Parking lot height = 16 feet. Closest occupied structure is approximately 59 feet.

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? ☑ Yes ☐ No

Describe: Existing trees will be removed for construction of the proposed features; however, new landscaping will be planted as part of the project.

o. Does the proposed action have the potential to produce odors for more than one hour per day? ☐ Yes ☑ No

If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? ☐ Yes ☑ No

If Yes:

i. Product(s) to be stored _____

ii. Volume(s) _____ per unit time _____ (e.g., month, year)

iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? ☐ Yes ☐ No

If Yes:

i. Describe proposed treatment(s):

_____

ii. Will the proposed action use Integrated Pest Management Practices? ☐ Yes ☐ No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? ☐ Yes ☐ No

If Yes:

i. Describe any solid waste(s) to be generated during construction or operation of the facility:

- Construction: _____ tons per _____ (unit of time)
- Operation : _____ tons per _____ (unit of time)

ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:

- Construction: _____
- Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:

- Construction: _____
- Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____

ii. Anticipated rate of disposal/processing:

- _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
- _____ Tons/hour, if combustion or thermal treatment

iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

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

iii. Specify amount to be handled or generated _____ tons/month

iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? ☐ Yes ☐ No

If Yes: provide name and location of facility: _____

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

E. Site and Setting of Proposed Action

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

a. Existing land uses.

i. Check all uses that occur on, adjoining and near the project site.

☐ Urban ☑ Industrial ☑ Commercial ☑ Residential (suburban) ☐ Rural (non-farm)

☐ Forest ☐ Agriculture ☑ Aquatic ☑ Other (specify): Metro North Train Station

ii. If mix of uses, generally describe: _____

b. Land uses and covertypes on the project site.

Land use or Covertype	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces	1.2	4.8	(+) 3.6
• Forested	5.9	2.5	(-) 3.4
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)	4.6	0	(-) 4.6
• Agricultural (includes active orchards, field, greenhouse etc.)	0	0	0
• Surface water features (lakes, ponds, streams, rivers, etc.)	0	0	0
• Wetlands (freshwater or tidal)	0	0	0
• Non-vegetated (bare rock, earth or fill)	0	0	0
• Other Describe: Grass and Landscaped areas	0.3	4.7	(+) 4.4

c. Is the project site presently used by members of the community for public recreation? ☐ Yes ☑ No

i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? ☐ Yes ☑ No

If Yes,

i. Identify Facilities:

_____

_____

e. Does the project site contain an existing dam? ☐ Yes ☑ No

If Yes:

i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____

iii. Provide date and summarize results of last inspection:

_____

_____

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? ☐ Yes ☑ No

If Yes:

i. Has the facility been formally closed? ☐ Yes ☐ No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

_____

_____

iii. Describe any development constraints due to the prior solid waste activities: _____

_____

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? ☐ Yes ☑ No

If Yes:

i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

_____

_____

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? ☐ Yes ☑ No

If Yes:

i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: ☐ Yes ☐ No

☐ Yes – Spills Incidents database Provide DEC ID number(s): _____

☐ Yes – Environmental Site Remediation database Provide DEC ID number(s): _____

☐ Neither database

ii. If site has been subject of RCRA corrective activities, describe control measures: _____

_____

_____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? ☑ Yes ☐ No

If yes, provide DEC ID number(s): V00293 , C314112 , V00096 , 314069 , 546031

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

V00293-Closed. Development restrictions; C314112 - requires additional cleanup; V00096 combined with C314112; 314069 - Closed, redeveloped, 546031- Ongoing. Hudson River PCB's

v. Is the project site subject to an institutional control limiting property uses? ☐ Yes ☑ No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? ☐ Yes ☐ No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? >5 feet

b. Are there bedrock outcroppings on the project site? ☐ Yes ☑ No
If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site:

DwB -- Dutchess - Cardigan	81.7 %
DxB -- Dutchess - Cardigan Urban	8.3 %
NwD -- Nassau - Cardigan	10.0 %

d. What is the average depth to the water table on the project site? Average: >5 feet

e. Drainage status of project site soils:
☑ Well Drained: 91 % of site
☑ Moderately Well Drained: 9 % of site
☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
☑ 0-10%: 34 % of site
☑ 10-15%: 22 % of site
☑ 15% or greater: 44 % of site

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

h. Surface water features.

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

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

If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? ☑ Yes ☐ No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name Hudson River Classification B
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? ☐ Yes ☑ No

If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? ☐ Yes ☑ No

j. Is the project site in the 100 year Floodplain? ☐ Yes ☑ No

k. Is the project site in the 500 year Floodplain? ☐ Yes ☑ No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? ☐ Yes ☑ No
If Yes:
i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____

White Tail Deer | Red Fox | _____
Grey Squirrel | _____ | _____

n. Does the project site contain a designated significant natural community? ☐ Yes ☑ No

If Yes:

i. Describe the habitat/community (composition, function, and basis for designation): _____

ii. Source(s) of description or evaluation: _____

iii. Extent of community/habitat:

- Currently: _____ acres
- Following completion of project as proposed: _____ acres
- Gain or loss (indicate + or -): _____ acres

o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? ☑ Yes ☐ No

Atlantic Sturgeon; Bald Eagle

p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? ☐ Yes ☑ No

q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? ☐ Yes ☑ No

If yes, give a brief description of how the proposed action may affect that use: _____

E.3. Designated Public Resources On or Near Project Site

a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☑ No

If Yes, provide county plus district name/number: _____

b. Are agricultural lands consisting of highly productive soils present? ☐ Yes ☑ No

i. If Yes: acreage(s) on project site? _____

ii. Source(s) of soil rating(s): _____

c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? ☐ Yes ☑ No

If Yes:

i. Nature of the natural landmark: ☐ Biological Community ☐ Geological Feature

ii. Provide brief description of landmark, including values behind designation and approximate size/extent: _____

d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? ☐ Yes ☑ No

If Yes:

i. CEA name: _____

ii. Basis for designation: _____

iii. Designating agency and date: _____

e. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on, or has been nominated by the NYS Board of Historic Preservation for inclusion on, the State or National Register of Historic Places? ☑ Yes ☐ No

If Yes:

i. Nature of historic/archaeological resource: ☐ Archaeological Site ☑ Historic Building or District

ii. Name: Bogardus--DeWindt House

iii. Brief description of attributes on which listing is based:

Single family dwelling built in 1792 located on Tompkins Avenue.

f. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? ☑ Yes ☐ No

g. Have additional archaeological or historic site(s) or resources been identified on the project site? ☐ Yes ☑ No

If Yes:

i. Describe possible resource(s): _____

ii. Basis for identification: _____

h. Is the project site within fives miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? ☑ Yes ☐ No

If Yes:

i. Identify resource: Hudson River

ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): ;Long Dock Park; Pete & Toshi Seeger Riverfront Park

iii. Distance between project and resource: 0.2 miles.

i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? ☐ Yes ☑ No

If Yes:

i. Identify the name of the river and its designation: _____

ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? ☐ Yes ☐ No

F. Additional Information

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

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

G. Verification

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

Applicant/Sponsor Name Rodney Weber (Scenic Beacon Dev., LLC) Date 2/28/2017

Signature _____ Title _____

PRINT FORM

EAF Mapper Summary Report

Friday, December 16, 2016 11:51 AM

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

B.i.i [Coastal or Waterfront Area]	Yes
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	Yes
E.1.h.iii [Within 2,000' of DEC Remediation Site - DEC ID]	V00293 , C314112 , V00096 , 314069 , 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National Register of Historic Places]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National Register of Historic Places - Name]	Bogardus--DeWindt House
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

ALED3T50

RAB LIGHTING

Specification grade area lights available in IES Type III distributions. For use for roadway, general parking and other area lighting applications where a larger pool of lighting is required. Mounts to 4" square steel poles at 20-35'. Patent pending thermal management system. 5 Year Warranty.

Color: Bronze | Weight: 32.0 lbs

Project: Edgewater	**Type:** L
Prepared By: Patrick Carbone	**Date:** 02/27/2017

Driver Info

Type:	Constant Current
120V:	0.46A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	52W
Efficiency:	97%

LED Info

Watts:	50W
Color Temp:	5000K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	4,846
Efficacy:	94 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing: RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017I8V

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs: Multi-chip, high-output, long-life LEDs

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification: The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.

IP Rating: Ingress Protection rating of IP66 for dust and water

Ambient Temperature: Suitable for use in 40°C ambient temperatures.

Cold Weather Starting: The minimum starting temperature is -40°C/-40°F

Thermal Management: Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Effective Projected Area: EPA = 0.75

Housing: Die cast aluminum housing, lens frame and mounting arm.

Mounting: Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector: Specular vacuum-metallized polycarbonate

Gaskets: High temperature silicone gaskets

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver: Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 98%

THD: 7.0% at 120V, 7.4% at 277V

Surge Protection: 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

California Title 24: See ALED3T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

Patents: The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

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ALED3T50

RAB LIGHTING

Technical Specifications (continued)

Other

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin: Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant: This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Equivalency: Replaces 200W Metal Halide.

Optical

BUG Rating: B1 U0 G2

Dimensions

Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type III distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	**2T** = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White **RG** = Gray	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	**Blank** = No Dimming **/D10** = Dimmable	**/WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	**Blank** = No Bi-Level **/BL** = Bi-Level

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ALED4T50

RAB LIGHTING

Specification grade area lights available in IES Type IV distributions. Suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. Mounts to 4" square steel poles at 20-35'. Patent pending management system. 5 Year Warranty.

Color: Bronze | Weight: 32.0 lbs

Project: Edgewater	**Type:** M
Prepared By: Patrick Carbone	**Date:** 02/27/2017

Driver Info

Type:	Constant Current
120V:	0.46A
208V:	0.27A
240V:	0.23A
277V:	0.20A
Input Watts:	52W
Efficiency:	96%

LED Info

Watts:	50W
Color Temp:	5000K
Color Accuracy:	67 CRI
L70 Lifespan:	100000
Lumens:	5,196
Efficacy:	100 LPW

Technical Specifications

Listings

UL Listing: Suitable for wet locations as a downlight.

IESNA LM-79 & IESNA LM-80 Testing: RAB LED fixtures have been tested by an independent laboratory in accordance with IESNA LM-79 and 80, and have received the Department of Energy "Lighting Facts" label.

Dark Sky Approved: The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.

DLC Listed: This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.
DLC Product Code: P000017I8Y

LED Characteristics

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.

LEDs: Multi-chip, high-output, long-life LEDs

Color Consistency: 7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Construction

IES Classification: The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area: EPA = 0.75

IP Rating: Ingress Protection rating of IP66 for dust and water

Ambient Temperature: Suitable for use in 40°C ambient temperatures.

Cold Weather Starting: The minimum starting temperature is -40°C/-40°F

Thermal Management: Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments.

Housing: Die cast aluminum housing, lens frame and mounting arm.

Mounting: Heavy-duty mounting arm with "O" ring seal & stainless steel screws.

Reflector: Specular vacuum-metallized polycarbonate

Gaskets: High temperature silicone gaskets

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contains no VOC or toxic heavy metals.

Green Technology: Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Electrical

Driver: Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%

THD: 6.9% at 120V, 7.8% at 277V

Surge Protection: 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.

Other

California Title 24: See ALED4T50/PC, ALED3T50/PCS or ALED3T50/PCT for a 2013 California Title 24 compliant model.

Patents: The ALED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.

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ALED4T50

RAB LIGHTING

Technical Specifications (continued)

Other

Warranty: RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish.

Country of Origin: Designed by RAB in New Jersey and assembled in the USA by RAB's IBEW Local 3 workers.

Buy American Act Compliant: This product is a COTS item manufactured in the United States, and is compliant with the Buy American Act.

Recovery Act (ARRA) Compliant: This product complies with the 52.225-21 "Required Use of American Iron, Steel, and Manufactured Goods– Buy American Act– Construction Materials (October 2010).

GSA Schedule: Suitable in accordance with FAR Subpart 25.4.

Equivalency: Replaces 200W Metal Halide.

Optical

BUG Rating: B0 U0 G2

Dimensions

Features

- 66% energy cost savings vs. HID
- 100,000-hour LED lifespan
- Type IV distribution
- 5-year warranty

Ordering Matrix

Family	Distribution	Watts	Mount	Color Temp	Finish	Voltage	Photocell	Dimming	Sensor	Bi-Level
ALED	**2T** = Type II **3T** = Type III **4T** = Type IV	**50** = 50W	**Blank** = Arm **SF** = Slipfitter	**Blank** = 5000K (Cool) **Y** = 3000K (Warm) **N** = 4000K (Neutral)	**Blank** = Bronze **W** = White **RG** = Gray	**Blank** = 120-277V **/480** = 480V	**Blank** = No Photocell **/PC** = 120V Button **/PC2** = 277V Button **/PCS** = 120V Swivel **/PCS2** = 277V Swivel **/PCT** = 120-277V Twistlock **/PCS4** = 480V Swivel **/PCT4** = 480V Twistlock	**Blank** = No Dimming **/D10** = Dimmable	**/WS2** = Multi-Level Motion Sensor (Only available for 120-277V with /D10 for 50W)	**Blank** = No Bi-Level **/BL** = Bi-Level

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PS4-11-20D2

RAB LIGHTING

Square steel poles drilled for 2 Area Lights at 180°. Designed for ground mounting. Poles are stocked nationwide for quick shipment. Protective packaging ensures poles arrive at the job site good as new.

Color: Bronze | Weight: 137.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Lamp Info

Type:	N/A
Watts:	0W
Shape/Size:	N/A
Base:	N/A
ANSI:	N/A
Hours:	N/A
Lamp Lumens:	N/A
Efficacy:	N/A

Ballast Info

Type:	N/A
120V:	N/A
208V:	N/A
240V:	N/A
277V:	N/A
Input Watts:	0W

Technical Specifications

Listings

CSA Listed: Suitable for wet locations.

Construction

Shaft: 46,000 p.s.i. minimum yield.

Hand Holes: Reinforced with grounding lug and removable cover.

Base Plates: Slotted base plates 36,000 p.s.i.

Shipping Protection: All poles are shipped in individual corrugated cartons to prevent finish damage.

Color: Bronze powder coating.

Height: 20 FT.

Weight: 137 lbs.

Gauge: 11

Wall Thickness: 1/8".

Shaft Size: 4".

Hand Hole Dimensions: 3" x 5".

Bolt Circle: 8 1/2".

Base Dimension: 8".

Anchor Bolt: Galvanized anchor bolts and galvanized hardware and anchor bolt template. All bolts have a 3" hook.

Anchor Bolt Templates: WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available .

Pre-Shipped Anchor Bolts: Bolts can be pre-shipped upon request for additional freight charge.

Max(EPA)x/Max Weights:
70MPH:8.3 ft_(240 lb
80MPH:5.8 ft_(165 lb
90MPH:3.6 ft_(110 lb
100MPH:2.2 ft_(75 lb
110MPH:1.0 ft_(45 lb
120MPH:0.2 ft_(20 lb.

Other

Terms of Sale: Pole Terms of Sale is available .

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Site Plan

Scale: 1" = 30'

Scale: 1 inch= 40 Ft.

Scale: as noted
Date: 2/27/2017 | CASE # 00081863
Filename: Edgewater layout 81863 A3.AGI
Drawn By: Patrick Carbone

Job Name: Edgewater
Lighting Layout Version A

Prepared For:
Osterman Fox and Associates
2801 Grant Street, Suite C2
Syracuse, NY 13208
Tel: 888-839-1589

RAB LIGHTING
1770 Ludlow Avenue, Northvale, NJ 07647
P: 201-767-1000 F: 201-767-0327 E-MAIL: CS@RABWEB.COM

Filename: Z:\Job Files_Specification Projects\Osterman Associates\Osterman Associates 108197\Edgewater\Working Files\ACI\Edgewater layout 81863 A3.AGI

The Lighting Analysis and associated Site Plan(s) ("Lighting Design") provided by RAB Lighting ("RAB") is based on information provided to RAB by others for the site design, pavement and landscape specified by others. These design parameters and estimates provided by others have not been verified by RAB and are subject to change. Actual field conditions may vary and RAB recommends that design parameters and other information be field verified to reduce variation.

RAB neither warranties, either implied or stated with regard to actual measured light levels or energy consumption of the lighting system, nor assumes any responsibility for any deviation from the Lighting Design. Nothing herein represents the appropriateness, completeness or suitability of the Lighting Design more so than with any other lighting system. The Lighting Design is based on IES practices and standards and is intended to be submitted by AGI. The Lighting design is issued, in whole or in part, as advisory documents for informational purposes and is not intended for construction or bidding purposes unless specifically acknowledged in writing.

PS4-11-20D2

RAB LIGHTING

Dimensions

Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Anchor Bolt Kit includes pole cap and base cover (sold separately)
- Custom manufactured for each application

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NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Lighting Plan

Sheet 3a of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 40'
January 31, 2017

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Maximum Building Height	Building Height	Site Area	Lot Area per Unit	Allowable Floor Area	Proposed Building Footprint	Allowable Density	Proposed Density
	Front	Side	Rear	Front	Side	Rear													
Zoning District																			
RD1.7	30'	10'*	25'*	252'	39'	55'	5,000 sf	50'	100'	25%	13%	55'	55'	523,112 sf	1700	N/A	69,960 sf	307	307

** Abutting residential districts or where driveway is proposed between building and lot line

Zoning Summary

Zoning District:	RD 1.7
Tax Map No.:	5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft. 5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft. 5954-25-574979 = 0.188 Acres or 8,190 Sq. Ft. 5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft. Lands Underwater = 10.035 Acres or 437,113 Sq. Ft.
Lot Area:	12.009 acres (523,112.04 sf)
Building Footprint:	69,960 square feet
Building Area:	286,840 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Residential & Vacant
Proposed Use:	Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	307 Dwelling Units	307 Dwelling Units
Parking	387 Parking Spaces	394 Parking Spaces

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	307 apartments + 317 bedrooms	387 spaces
Total Required Parking Spaces		***387 spaces***
Total Proposed Parking Spaces		**394 spaces**

Notes:

1. A variance to exceed the maximum number of stories from 4 ½ stories to 5 stories will be requested from the Zoning Board of Appeals for buildings 3, 4, and 6
2. A variance to exceed the maximum number of units in a building will be requested from the Zoning Board of Appeals for buildings 1, 2, 3, and 6
3. The Applicant proposes to land bank 83 of the 394 proposed parking spaces. The spaces can be built as required, as demonstrated on the site plan
4. The Applicant is proposing directional signage around the property. No other signage is proposed.
5. Trash will be collected within the buildings, and taken out by building personnel to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
6. The applicant is proposing a total of 307 apartments. The floor plans presented demonstrate that 307 apartments can be situated in the buildings. The Applicant may change the layout of the floor plans to suit market demand, but the total number of apartments and bedrooms will not exceed what is proposed in the Application.
7. The renderings of the exterior elevations show, in general, the proposed building designs and material specifications. Depending on the final layout of the apartments, the window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented.
8. Note that the project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Below Market Rate (BMR) units shall have exterior finishes and general amenities comparable to the market-rate units within the development. BMR units shall be reasonably distributed throughout the project. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.

Site Plan
Scale: 1" = 30'

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- EXISTING WOODLAND TO REMAIN (REMOVE DEAD, DISEASED, AND DAMAGED TREES)
- ECO-LAWN
- INDIAN SWITCH GRASS (G-PV)
- INDIAN SWITCH GRASS SHENANDOAH (G-PVS)
- NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS)
- GRASS - RED OCTOBER (G-AGRO)
- SHADED AREA GRASS - (ERNMIX-140)
- VINE - TRUMPET CREEPER (V-PQ)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN

Location Plan
Scale: NTS

Index of Drawings

Sheet 1 of 13	Site Plan
Sheet 2 of 13	Existing Conditions Plan / Survey
Sheet 3 of 13	Landscape Plan
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Sheet 5 of 13	1st Floor Plan (2nd & 3rd Floors Typical)
Sheet 6 of 13	5th Floor / Roof Plan
Sheet 7 of 13	Renderings
Sheet 8 of 13	Grading and Utility Plan
Sheet 9 of 13	Erosion and Sediment Control Plan
Sheet 10 of 13	Profiles
Sheet 11 of 13	Site Details
Sheet 12 of 13	Stormwater Details
Sheet 13 of 13	Water and Sewer Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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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.

Site Plan
Sheet 1 of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017

Existing Conditions & Demolition Plan
Subdivision Diagram
Scale: 1" = 30'

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

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 covenants, easements, restrictions, conditions and agreements of record.

8. Horizontal Datum is NAD 83 NY-East.

9. No easement found crossing the lands now or formerly Tompkins Terrace Preservation, LP. (Document 02-2008-269 Parcel A on Filed Map #2890) to Parcel 1 (Liber 1928 Page 673) as shown on this survey.

10. Westcor Land Title Insurance Company document no. RAD-21135WC

FILED MAP REFERENCE

Map entitled "Fishkill Landing North" prepared by Peter R. Hustis, L.L.S. and filed in the Dutchess County Clerks office on May 10, 1984 as Map No. 6889.

Map entitled "Lands of JDG Realty Corporation" prepared by Rohde & Soyka Consulting Engineers, P.C. and filed in the Dutchess County Clerks office on February 25, 1991 as Map No. 9192.

Map entitled "Property of Ethel G. Whittemore" prepared by Robert A. Monell and filed in the Dutchess County Clerks office on October 16, 1959 as Map No. 2890.

Map entitled "Map of A Survey Prepared for Deborah Krzeczowski" prepared by Colin M. Houston, PLS, dated May 17, 2000.

Map obtained from NYS OGS shows lands underwater.

DEED REFERENCE

Liber 1928 Page 673 (Referee-Philip Kenny)
Beacon Waterfront Properties, Inc.
To
The Prizzi Corporation
June 2, 1993

Document 02-2008-6867 (Incomplete)
Beacon Terminal Associates LP
To
45 Tompkins Ave, Beacon LLC
November 3, 2008

Document 02-2006-7853
Beacon Terminal Associates, LP
To
William S. Ehrlich
September 21, 2006

Document 02-2001-2340
Prizzi Corp
To
Beacon Terminal Associates, LP
March 23, 2001

AREA

City of Beacon, Dutchess County, New York

5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft.
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5954-25-574979 = 0.188 Acres or 8,190 Sq. Ft.
5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft.
Lands Underwater = 10.035 Acres or 437,113 Sq. Ft.

CERTIFICATIONS

1. Scenic Beacon Developments, LLC;
2. Rombout Abstract Company; and
3. Westcor Title Insurance Company
4. Beacon Terminal Associates, L.P., its successors and assigns

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_____ SECRETARY

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REVISIONS:

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Existing Conditions and Demolition Plan

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017

X TREE PLANTING DETAIL
X NOTE: THIS DETAIL ASSUMES THAT THE PLANTING SPACE IS LARGER THAN 5 FT. SQUARE, OPEN TO THE SKY, AND NOT COVERED BY ANY PAVING OR GRATING.

Bench Detail
Scale: NTS

Walking Path Detail
Scale: NTS

Site Plan
Scale: 1" = 30'

Directional Signage
Scale: NTS

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_____ SECRETARY

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GENERAL NOTES:

1. Woodland Area shall be left intact other than the removal of dead, diseased and damaged trees in Phase One. In Phase Two (date to be determined), invasive management shall be implemented to begin select- removal of Black Locusts, Norway Maples and Ailanthus trees.
2. All trees shall be balled and burlap unless otherwise specified on Plant List.
3. Contractor shall stake all plant locations in the field and obtain approval prior to installation.
4. Contractor shall verify location of all existing utilities. Utilities damaged during construction shall be repaired at contractor's expense.
5. Contractor shall leave site neat and orderly during course of project and store materials and equipment in owner-approved locations.
6. If site conditions conflict with intended design, contractor shall alert Owner.
7. Contractor shall honor all areas with Tree Protection enclosures.
8. Contractor shall enter and exit site through pre-approved routes only.

PLANTING NOTES FOR SEED MIXES:

1. Soil shall be prepped by removing all construction debris, roots and stones larger than 2", then raked.
2. Soil amendments determined by Landscape Designer in the field.
3. Areas to be seeded shall be marked and labeled with Seed Mix #.
4. Cast seeds with a small amount of mulch at a depth no greater than 1" and follow with light raking to encourage seed to soil contact. Cast in two directions.
5. Cover all seed with Straw (not hay).
6. When seeding slopes, cover straw with biodegradable Mesh Mat and biodegradable stakes.
7. Water thoroughly.
8. Water-schedule to be determined by time of year and weather.
9. Weed out all unwanted plants twice a week in first three seasons.

PLANTING NOTES FOR TREES and SHRUBS:

1. Soil shall be prepped by removing all construction debris, roots and stones larger than 3", then raked.
2. Soil amendments determined by Landscape Designer in the field.
3. Areas to be planted shall be marked and labeled
4. Each tree shall have a hole twice the width of the rootball and a few inches higher.
5. Burlap and wire must be removed from all rootballs before backfilling
6. Bed must be at least 3' out in all directions from center of trunk
7. Create a Water Well around each plant
8. Mulch from the outside of the Water Well to the edge of the Bed. Do not mulch inside.
9. Water thoroughly
10. Watering-schedule to be determined by time of year and weather conditions
11. Spray for deer if planted in fall. Sometimes bucks mark their territory on new plants by rubbing their antlers, which can be damaging.
12. Keep Bed weed-free until plant is established

TREE PROTECTION NOTES:

1. Tree Protection shall be built around all trees designated by Owner. See LEGEND. This task shall be performed and/or supervised by an arborist associated with Landscape Designer.
2. Tree Protection shall be honored by General Contractor, and all Contractors, and remain in place for life of project development.
3. A penalty for tree damage and non-compliance with Tree Protection shall be discussed at first Site Meeting and written into GC contract and each penalty shall be billed to General Contractor.
4. Tree Protection is defined as sturdy stakes every 4' and strong fencing built outside each tree's CRZ(Critical Root Zone), with KEEP OUT PROTECTED TREE signs.
5. CRZ is defined as extending from the trunk to just outside the Drip Line, or a distance of 1.5' per inch of DSH(Diameter at Standard Height), whichever is greater.
6. Under Penalty, the following activities are not allowed within the CRZ:
   a. Stockpiling of construction materials or demo debris
   b. Vehicle or equipment parking
   c. Trenching for utility installation or repair(unless pre-approved)
   d. Changing soil grade by cutting or filling
   e. Damaging of roots by grading, tearing or grubbing
   f. Compaction of soil by equipment, vehicles, material storage and/or foot traffic
   g. Contaminating soil from washing out equipment(especially concrete) and vehicle maintenance
   h. Attaching anything to trees with nails, screws and/or spikes
   i. Wound or break tree trunks or branches through contact with vehicles and heavy equipment
   j. Wound trunks by string weed trimmers and lawn mowers
   k. Cause injury by fire or excessive heat
7. Most tree roots over 4" are likely to be structural roots. Cutting these roots could cause catastrophic failure.
8. Make all needed cuts to tree roots cleanly with sharp tools to encourage good wound closure; never tear with a backhoe.
9. After project completion, maintain an "invisible" passive TPZ (Tree Protection Zone) around all important trees though-out their lives by maintaining a mulched, grass-free area around the tree so weed-trimmers and mowers are always kept at bay and foot traffic is kept off the inner CRZ.
10
11

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- EXISTING WOODLAND TO REMAIN (REMOVE DEAD, DISEASED, AND DAMAGED TREES)
- ECO-LAWN
- INDIAN SWITCH GRASS (G-PV)
- INDIAN SWITCH GRASS SHENANDOAH (G-PVS)
- NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS)
- GRASS - RED OCTOBER (G-AGRO)
- SHADED AREA GRASS - (ERNMX-140)
- VINE - TRUMPET CREEPER (V-PQ)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN

PLANT SCHEDULE **PHASE ONE**

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
GRASSES					
lbs	G-AGN	*Andropogon gerardii 'Niagra'*	Big Bluestem 'Niagra'	Seed	April-October planting
Trays	G-AGRO	*Andropogon gerardii 'Red October'*	Big Blue 'Red October'	Plugs	Spring or early Summer Planting
lbs	ECO-LAWN	*Buchloe dactyloides 'Texoka'*	Eco Lawn	Seed	April-October planting
Trays	G-CP	*Carex pensylvanica*	Sedge	Plugs	May-August Planting
lbs	G-PV	*Panicum virgatum*	Other varieties tbd		
lbs	G-PVS	*Panicum virgatum 'Shenandoah'*	Indian Switchgrass	Seed	SEED: Spring Planting or After First Frost. PLUG: Spring or early Summer
Shrubs					
	S-IG	*Ilex glabre*	Inkberry	3-4'	
TREES					
	6 T-AC	*Amelanchier canadensis*	Serviceberry	5-6'	Plant Spring or Fall
	2 T-AC	*Amelanchier canadensis*	Serviceberry	7-8'	Plant Spring or Fall
	2 T-CV	*Chionanthus virginicus*	White Fringe	7-8'	Plant Spring or Fall
	1 T-CF	*Cornus florida*	Flowering Dogwood	7-8'	Plant Spring/Fall. Conditions to support this specie:NE of Bldg #4
	3 T-CO	*Cotinus obovatus*	Smoke Tree	6-7'	Plant Spring or Fall
	2 T-CP	*Crataegus phaenopyrum*	Washington Hawthorn	7-8'	Plant Spring or Fall
	1 T-PA	*Prunus americana*	American Plum	6-8'	Plant Spring or Fall
	1 T-PP	*Prunus pensylvanica*	Pin Cherry	6-7'	Plant Spring or Fall
	1 T-PV	*Prunus virginiana*	Chokecherry	5-6'	Plant Spring or Fall
	3 T-QI	*Quercus illicifolia*	Scrub Oak	8-10'	Plant Spring or Fall
	2 T-VP	*Viburnum prunifolium*	Blackhaw	6-7'	Plant Spring or Fall
tbd	T-PS	*Pinus strabus*	Pine		
	10 T-AL	*Amelanchier laevis*	Serviceberry	6-7'	Planters
VINES					
	V-CR	*Campis radicans*	Trumpet Creeper	3 gal	Fast growing
	V-CV	*Clematis virginiana*	Virgin's Bower	3 gal	Fast growing, requires some maint
	V-TH	*Lonicera sempervires*	Trumpet Honeysuckle	3 gal	Nice accent with other vines
	V-PQ	*Parthenicissus quinquefolia*	Virginia Creeper	3 gal	Beautiful fall foliage
SEED MIXES					
lbs	ERNMX-105	Native Meadow	Northeastern Native Mix Retention Basin Low Maint	See d	Spring or early Summer
lbs	ERNMX-126	Native Meadow	Mix	See d	Spring or early Summer
lbs	ERNMX-132-1	Native Meadow	Native Woods w Rye	See d	Spring or early Summer
lbs	ERNMX-140	Native Meadow	Partially Shaded Native Mix	See d	Spring or early Summer

NOTE THAT PLANT MATERIAL QUANTITIES WILL BE DETERMINED BY THE LANDSCAPE DESIGNER

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Landscape Plan
Sheet 3 of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: 1" = 30'
January 31, 2017

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_____ SECRETARY

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Lower Floor Plan / Garage Diagram

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

Lower Level / Garage Floor Plan

Sheet 4 of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
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January 31, 2017

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32 APARTMENTS

(4) 1 BEDROOM
(2) 3 BEDROOM
(2) STUDIO

8 apartments
x 4 floors
= 32 apartments

51 APARTMENTS

(5) 1 BEDROOM
(2) 2 BEDROOM
(4) STUDIO

(2) 2 BEDROOM
(4) 1 BEDROOM
(1) STUDIO

11 apartments
x 4 floors
= 44 apartments + 7 apartments (5th floor) = 51 apartments total

32 APARTMENTS

(2) 1 BEDROOM
(4) 2 BEDROOM
(2) STUDIO

32 APARTMENTS

(6) 1 BEDROOM
(2) 2 BEDROOM

8 apartments
x 4 floors
= 32 apartments

R	2	
	2	
	2	
	2	
	2	
Bedrooms	15	
	75	
	76	
	76	
	75	
	75	
10		
317		

Typical Floor Plan Diagram

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

59 APARTMENTS

(4) 1 BEDROOM
(4) 2 BEDROOM
(5) STUDIOS

5TH FLOOR
(3) 2 BEDROOM
(1) 1 BEDROOM
(3) STUDIOS

12 apartments
x 4 floors
= 52 apartments + 7 apartments (5th Floor) = 59 apartments total

NOTE: INTERIOR FLOOR PLANS ARE NOT PART OF THIS APPLICATION, AND ARE INCLUDED FOR ILLUSTRATION PURPOSES AND TO DEMONSTRATE THE TOTAL NUMBER OF UNITS AND BEDROOMS PROPOSED. THE FLOOR PLANS ARE SUBJECT TO CHANGE, HOWEVER THE FINAL COUNT WILL NOT EXCEED THE APPROVED NUMBER OF UNITS AND BEDROOMS, WINDOW LOCATIONS MAY CHANGE TO CORRESPOND TO FINAL APARTMENT PLAN LAYOUTS

52 APARTMENTS

(4) 1 BEDROOM X 4 FLOORS = 16 1BR
(4) 2 BEDROOM X 4 FLOORS = 24 2BR
(5) STUDIOS

13 apartments
x 4 floors
= 52 apartments

48 APARTMENTS

(2) 1 BEDROOM
(5) 2 BEDROOM
(5) STUDIO

12 apartments
x 4 floors
= 48 apartments

Typical Floor Plan

Sheet 5 of 13

Owner:
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Beacon, NY 12508

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Aryeh Siegel, Architect
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Beacon, New York 12508

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January 31, 2017

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_____ SECRETARY

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5th Floor Plan Diagram

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

Typical Floor Plan

Sheet 6 of 13

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Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

Site / Civil Engineer:
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Edgewater
Beacon, New York
Scale: $\frac{1}{16}$" = 1'-0"
January 31, 2017

Site Section Diagrams

Scale: 1/64" = 1'-0"

Rendering

Rendering

Rendering

Rendering

Aerial View

Site Section Renderings

View From Hudson River

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/28/17	PROGRESS SUBMISSION	AJS

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Building Renderings & Site Sections

Sheet 7 of 13

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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

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

Edgewater
Beacon, New York
Scale: NTS
January 31, 2017

LEGEND:

- EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- PROPOSED EASEMENT LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- PROPOSED ROOF LEADER LOCATION

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

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

HYDRODYNAMIC DEVICES:

THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE CDS UNITS BE INSPECTED BI-ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

INFILTRATION BASIN:

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.

2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.

3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.

4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

SNOW STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.

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.

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	2/28/17	PER PLANNING BOARD COMMENTS	CMB

Grading And Utility Plan

Scale: 1" = 30'

Grading And Utility Plan

Sheet 8 of 13

Owner:
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LEGEND:

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- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- 120 — PROPOSED MAJOR CONTOUR
- 121 — PROPOSED MINOR CONTOUR
- +121.17 — PROPOSED SPOT ELEVATION
- 120 — PROPOSED TEMPORARY CONTOUR
- 100 YEAR FLOOD LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED DIVERSION SWALE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- 120 — EXISTING MAJOR CONTOUR
- 121 — EXISTING MINOR CONTOUR
- +121.17 — EXISTING SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED SILT FENCE
- PROPOSED PHASE LINE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE
- PROPOSED EROSION CONTROL BLANKET

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:

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

STABILIZED CONSTRUCTION ENTRANCE:

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

SILT FENCE:

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

SOIL STOCKPILE:

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

DUST CONTROL:

SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

CHECK DAM:

INSPECT CHECK DAMS EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. IF SIGNIFICANT EROSION OCCURS BETWEEN STRUCTURES, A LINER OF STONE OR OTHER SUITABLE MATERIAL SHOULD BE INSTALLED IN THAT PORTION OF THE CHANNEL. REMOVE SEDIMENT ACCUMULATED BEHIND THE DAM AS NEEDED TO ALLOW CHANNEL TO DRAIN THROUGH THE STONE CHECK DAM AND PREVENT LARGE FLOWS FROM CARRYING SEDIMENT OVER THE DAM. REPLACE STONES AS NEEDED TO MAINTAIN THE DESIGN CROSS SECTION OF THE STRUCTURES. REMOVE CHECK DAMS AS PER APPROVAL OF THE PROJECT ENGINEER.

EROSION CONTROL BLANKET:

INSPECT THE BLANKET EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION IS EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

DEWATERING PITS:

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

SEDIMENT TRAP:

SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO THE ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF OF THE DESIGN DEPTH OF THE TRAP. SEDIMENT REMOVED FROM THE TRAP SHALL BE DEPOSITED IN A PROTECTED AREA IN SUCH A MANNER THAT IT WILL NOT ERODE.

CATCH BASINS:

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

EROSION AND SEDIMENT CONTROL NOTES

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

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

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

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

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

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

7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING. OTHER METHODS OF DUST CONTROL MAY BE IN THE FORM OF MINIMIZING SOIL DISTURBANCE, APPLICATION OF WIND BREAKS, AND HYDROSEEDING.

8. THE CONSTRUCTION ENTRANCE IS AN ESSENTIAL ELEMENT FOR SEDIMENT CONTROL. ALL CONSTRUCTION VEHICLES LEAVING THE SITE SHALL UTILIZE THE CONSTRUCTION ENTRANCE TRACKING PAD TO MINIMIZE SEDIMENT TRANSPORT OFFSITE. ADDITIONAL MEASURES MAY BE REQUIRED A.O.B.E., SUCH AS TRUCK WASH STATIONS AND PERIODIC STREET SWEEPING OUTSIDE OR IN FINISHED AREAS WITHIN THE SITE.

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. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.

11. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.

12. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.

13. 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.

14. 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.

15. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

CONSTRUCTION SEQUENCING NOTES:

PHASE I: AREA=4.30 AC.

1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE CITY ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, PROJECT ENGINEER, CONTRACTOR AND SUBCONTRACTORS (IF NECESSARY) WHO ARE TO PERFORM THE CONSTRUCTION.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED INTERNAL TRAVEL-WAYS, PARKING AREAS AND STORMWATER MANAGEMENT AREAS WITHIN PHASE I.
3. INSTALL PERIMETER SILT FENCE AS DEPICTED ON THIS PLAN.
4. INSTALL PHASE I STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
5. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
6. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
7. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
8. BEGIN SITE DEMOLITION WITHIN PHASE I AREA AS SHOWN ON THE DEMOLITION PLAN.
9. CONSTRUCT IMPROVEMENTS ALONG BRANCH STREET (TO BINDER COURSE).
10. BEGIN MASS GRADING WITHIN PHASE I AREA, ESTABLISH SUB-GRADE AS SITE CONDITIONS WARRANT. CONSTRUCT INFILTRATION BASIN 2 & 3 TO 2 FEET ABOVE FINISHED GRADE.
11. INSTALL SITE UTILITIES WITHIN PHASE I AND STUB INTO SUBSEQUENT PHASES.
12. SEED AND MULCH LANDSCAPED AREAS THAT WILL NOT BE DISTURBED DURING OTHER PHASES.
13. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.

PHASE II: AREA=2.20 AC.

1. PHASE I DISTURBED AREA SHALL NOT BE MORE THAN 2.8 ACRES PRIOR TO COMMENCEMENT PHASE II.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED INTERNAL TRAVEL-WAYS, PARKING AREAS AND STORMWATER MANAGEMENT AREAS WITHIN PHASE II.
3. CONTINUE USE OF PHASE I STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
5. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
6. BEGIN SITE DEMOLITION WITHIN PHASE II AREA AS SHOWN ON THE DEMOLITION PLAN.
7. BEGIN MASS GRADING WITHIN PHASE II AREA, ESTABLISH SUB-GRADE AS SITE CONDITIONS WARRANT. CONSTRUCT INFILTRATION BASIN 1 TO 2 FEET ABOVE FINISHED GRADE. GRADING MAY ENCROACH INTO PHASE I AND PHASE III.
8. CONTINUE INSTALLATION OF SITE UTILITIES WITHIN PHASE II AND STUB INTO PHASE III.
9. SEED AND MULCH LANDSCAPED AREAS THAT WILL NOT BE DISTURBED DURING OTHER PHASES.

PHASE III: AREA=2.80 AC.

1. PHASE I & II DISTURBED AREA SHALL NOT BE MORE THAN 2.2 ACRES PRIOR TO COMMENCEMENT PHASE III.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED INTERNAL TRAVEL-WAYS, PARKING AREAS AND STORMWATER MANAGEMENT AREAS WITHIN PHASE III.
3. CONSTRUCT PHASE III STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATIONS OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
5. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES. DESIGNATE CONSTRUCTION STAGING AREA.
6. BEGIN SITE DEMOLITION WITHIN PHASE III AREA AS SHOWN ON THE DEMOLITION PLAN.
7. BEGIN MASS GRADING WITHIN PHASE III AREA, ESTABLISH SUB-GRADE AS SITE CONDITIONS WARRANT. CONSTRUCT INFILTRATION BASIN 2 TO 2 FEET ABOVE FINISHED GRADE.
8. CONTINUE INSTALLATION OF SITE UTILITIES WITHIN PHASE III.
9. SEED AND MULCH LANDSCAPED AREAS THAT WILL NOT BE DISTURBED DURING OTHER PHASES.
10. EXCAVATE INFILTRATION BASIN TO 2 FEET ABOVE BOTTOM ELEVATION. INSTALL DRAINAGE PIPING AND STRUCTURES.
11. INSTALL SUB BASE AND BINDER COURSE WITHIN ACCESS ROADS AND PARKING AREAS.

PHASE IV: AREA = ± 4.60 AC.

1. PHASE III CONSISTS OF CONSTRUCTION OF THE BUILDINGS, FINAL GRADING OF INFILTRATION BASIN AREAS, SOIL RESTORATION AND FINAL LANDSCAPING OF SITE.
2. CONSTRUCT BUILDINGS.
3. FINAL GRADE ALL LANDSCAPED AREAS AND RESTORE SOIL IN ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
4. FINAL GRADE VEGETATED AREAS WITHIN PHASE I. IMPLEMENT SOIL RESTORATION TECHNIQUES IN LANDSCAPED AREAS AS OUTLINED WITHIN THE NOTES ON THIS PLAN.
5. FINAL PAVE ACCESS ROAD AND PARKING AREAS.
6. WHEN LANDSCAPED AREAS HAVE REACHED 80% VEGETATIVE COVER, FINAL GRADE INFILTRATION BASINS.
7. REMOVE PHASE I EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

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

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_____ CHAIRMAN

_____ SECRETARY

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STATE OF NEW YORK · DANIEL C. ROSSI · 082716 · LICENSED PROFESSIONAL ENGINEER

REVISIONS:

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Erosion And Sediment Control Plan
Scale: 1" = 30'

Erosion And Sediment Control Plan
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January 31, 2017

East Drive Profile

Scale: 1" = 50' Horizontal
1" = 5' Vertical

West Drive Profile

Scale: 1" = 50' Horizontal
1" = 5' Vertical

Storm Piping From OCS 1 Profile

Scale: 1" = 30' Horizontal
1" = 3' Vertical

Storm Piping From WQI 202 Profile

Scale: 1" = 50' Horizontal
1" = 5' Vertical

Sewer Profile

Scale: 1" = 50' Horizontal
1" = 5' Vertical

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Profiles

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SITE DETAILS

NOTES:

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

MILLED KEYWAY DETAIL
NOT TO SCALE

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

NOTES:

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

ABUTTING GRASS OR LANDSCAPE

ABUTTING SIDEWALK

NOTES:

1. CONCRETE CURB SHALL BE 4,000 PSI CAST-IN-PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST-IN-PLACE CONCRETE CURB DETAIL
NOT TO SCALE

MOUNTABLE CURB
ABUTTING GRASS OR LANDSCAPE

CONCRETE PAVER DETAIL
NOT TO SCALE

NOTES:

1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND" 58-7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURE'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608-SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407-TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203-EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB-SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80). IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

PAVEMENT SECTION DETAIL
NOT TO SCALE

NOTES:

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

PARKING AND STRIPING DETAIL
NOT TO SCALE

PAINTED CROSSWALK DETAIL
NOT TO SCALE

WOOD FENCE GATE DETAILS

EROSION AND SEDIMENT CONTROL DETAILS

NOTES:

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

SILT FENCE DETAIL
NOT TO SCALE

NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTES:

1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL-GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED d50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES d50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR d50 OF 15 INCHES OR LESS; AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR d50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20-60 MILS, GRAB STRENGTH 90-120 LBS, SHALL CONFORM TO ASTM D-1777 AND ASTM D-1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE

OUTLET PIPE ID	PIPE ø	3Do	W	Lo	d	d50 RIPRAP SIZE
FES A	15 INCHES	3.75 FEET	10.5 FEET	23 FEET	9 INCHES	4 INCHES
FES B	24 INCHES	6 FEET	6 FEET	9 FEET	9 INCHES	4 INCHES
FES C	15 INCHES	3.75 FEET	5 FEET	8 FEET	9 INCHES	4 INCHES
FES D	15 INCHES	3.75 FEET	10.25 FEET	8 FEET	9 INCHES	4 INCHES
FES E	24 INCHES	6 FEET	15 FEET	13 FEET	14 INCHES	6 INCHES

ROCK OUTLET PROTECTION TABLE
NOT TO SCALE

NOTES:

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

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

NOTES:

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

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

3. SEED MIXTURE FOR USE IN SHADY AREAS:

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

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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

NOTES:

1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS 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

NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

LANDSCAPING DETAILS

NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING 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

NOTES

1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

TRASH ENCLOSURE DETAILS
NOT TO SCALE

RECOMMENDED FOR APPROVAL:

_____ _____
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20_____

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.

STATE OF NEW YORK · JONATHAN 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

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Special Use Permit Application
Site, Landscaping and Erosion & Sediment Control Details

Sheet 11 of 13

Owner:
Scenic Beacon Development, LLC
25 E. Main Street
Beacon, NY 12508

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

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

Surveyor:
TEC Land Surveying
Main Street
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: As Noted
December 22, 2016

FRONT VIEW SIDE VIEW

NOTES:

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

CATCH BASIN DETAIL
NOT TO SCALE

SECTION VIEW

NOTES:

1. SEE PLANS FOR LENGTH AND TABLE BELOW FOR REQUIRED WIDTH AND DEPTH.
2. APPROXIMATELY 6" OF THE TOP OF THE STONE DIAPHRAGM CAN BE DECORATIVE STONE.

PEA-GRAVEL DIAPHRAGM DETAIL
NOT TO SCALE

SIDE VIEW FRONT VIEW

OUTLET CONTROL STRUCTURE DATA										
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
1	4'X4' I.D.	12 x 8	200.2	NONE	NONE	N/A	96.75	15	88.70	N/A
2	4'X4' I.D.	12 x 8	45.0	NONE	NONE	N/A	66.75	24	61.50	N/A
3	4'X4' I.D.	6ø	62.0	NONE	NONE	N/A	60.75	15	54.00	N/A

NOTES:

1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

INFILTRATION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

PLAN

SECTION

NOTES:

1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE

PLAN VIEW

PROFILE

NOTES:

1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
4. ESTABLISH DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR TO PREVENT EROSION AND SLOUGHING AND TO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. GRASSES OF THE FESCUE FAMILY (ALTA FESCUE, WESTERN FESCUE OR RED FESCUE) ARE SPECIFIED ON THIS PLAN, PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. FESCUE WILL ALSO ALLOW FOR LONG INTERVALS BETWEEN MOWINGS, WHICH SHALL OCCUR TWICE PER YEAR MINIMUM, TYPICALLY IN JUNE AND SEPTEMBER IS SATISFACTORY.
5. THE BERMS SHALL BE SUFFICIENTLY COMPACTED AND OF SUCH MATERIAL TO PREVENT SEEPAGE.

TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE

PLAN VIEW SECTION VIEW

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 1-3, CB 5-7, AND CB 10 & 11.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

STORM SEWER	CB/MH
PIPING SIZE	MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

SIDE VIEW

NOTES:

1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. 4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE

DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
30"	24"	4"	22"	7"	41"	36"	34"

NOTES:

1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE FLAT INLETS ARE: CB 4, CB 8 & 9, DMH 2, WQI 1 AND WQI 2.
3. DMH 1 AND DMH 3 RECEIVE SOLID CAST IRON COVERS.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

EMERGENCY OVERFLOW WEIR TABLE

SWM ID	OVERFLOW WEIR ELEVATION (FT)	DIMENSION A (FT)	DIMENSION B (FT)	DIMENSION D (IN)
INFILTRATION BASIN 1	97.0	15	3	12
INFILTRATION BASIN 2	67.0	15	3	12
INFILTRATION BASIN 3	61.0	15	3	12

NOTES:

1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

TOP VIEW (INTERNAL)

TOP VIEW (SLAB)

LEGEND

1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 2'-0" H x 2'-0" L x 5'-0" W, Upfit 3'-6" FROM SUMP
2. 1ST INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1-1/4" O.C., 3'-3" H.
3. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 5'-0" H.
4. SPILL PROTECTION RESERVOIR 4'-6" H. WITH A 1'-5" FRONT CUT.
5. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 3'-8" LONG.
6. 1/4"ALUMINUM PLATE, 9" H., 1'-11" WIDE.

SECTION "B"

NOTES:

1. WATER QUALITY INLET SHOWN IS "CRYSTAL CLEAN" MODEL # 1056 BY CRYSTAL STREAM TECHNOLOGIES, INC. OF LAWRENCEVILLE, GA., 1-800-648-6945.
2. ALL PIPES SHALL BE CONSTRUCTED TO BE FLUSH WITH THE INSIDE WALLS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PIPES AND STRUCTURES BETWEEN AND AROUND THE WATER QUALITY VAULTS.
4. ALL VAULT LIFTING CONNECTIONS SHALL BE LOCATED ON THE OUTSIDE OF THE VAULT WALLS.
5. CONCRETE VAULT PRE-CASTER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE CONCRETE VAULTS. WALL AND SLAB THICKNESSES SHALL BE ALTERED ACCORDINGLY.

WQI DETAIL
NOT TO SCALE

SECTION VIEW

NOTES:

1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE

RECOMMENDED FOR APPROVAL:

_____ _____
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20_____

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.

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Special Use Permit Application
Stormwater Details
Sheet 12 of 13

Owner:
Scenic Beacon Development, LLC
25 E. Main Street
Beacon, NY 12508

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

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

Surveyor:
TEC Land Surveying
Main Street
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: As Noted
December 22, 2016

SEWER DETAILS

FLEXIBLE JOINT REQUIREMENTS

SEWER PIPE TYPE	FLEXIBLE JOINT TYPE IN & OUT	"A"DISTANCE (FEET)
DUCTILE IRON	STD RUBBER GASKET PIPE JOINT ONLY	10' MAX
PVC	STD RUBBER GASKET PIPE JOINT ONLY	3' MAX

NOTE:

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

CORED HOLE AND INSERTED BOOT DETAIL
NOT TO SCALE

NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4' MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE

NOTES:

1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

TABLE

OUTLET SEWER PIPE SIZE	"D" DIA MIN.	"T" WALL THICKNESS MIN.
8" THRU 24"	4'-0"	5"
30"	5'-0"	6"

PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL
NOT TO SCALE

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

CLEANOUT DETAIL
NOT TO SCALE

WATER DETAILS

NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE

NOTES:

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

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

NOTES:

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

GATE VALVE DETAIL
NOT TO SCALE

NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

VERTICAL SEPARATION

HORIZONTAL SEPARATION

NOTE:

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

WATER LINE SEPARATION DETAIL
NOT TO SCALE

NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE LOWERED TO ALLOW FOR A MINIMUM OF THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

HYDRANT DETAIL
NOT TO SCALE

RECOMMENDED FOR APPROVAL:

_____ _____
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20_____

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.

STATE OF NEW YORK · JONATHAN G. KOEHLER · 082716 · LICENSED PROFESSIONAL ENGINEER

SEAL

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Special Use Permit Application
Water and Sewer Details
Sheet 13 of 13

Owner:
Scenic Beacon Development, LLC
25 E. Main Street
Beacon, NY 12508

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

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

Surveyor:
TEC Land Surveying
Main Street
Beacon, New York 12508

Edgewater
Beacon, New York
Scale: As Noted
December 22, 2016

January 2010

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: March 9, 2017
Re: **Edgewater Site Plan and Subdivision**

I have reviewed February 28, 2017 response letters from Aryeh Siegel and Hudson Land Design, February 27, 2017 traffic responses from Maser Consulting, February 22, 2017 Drainage Supplement, 14-sheet Site Plan package, dated February 28, 2017, and revised EAF Part 1, dated February 28, 2017.

Proposal

The applicant is proposing to demolish two existing buildings, construct seven apartment buildings containing 307 units on 12.009 acres in the RD-1.7 zoning district.

Comments and Recommendations

1. The site plan has been revised to limit the building lengths to under 150 feet, but several variances are still being requested for this project, including:
   - Maximum stories for Buildings 3, 4, and 6 (building elevations have not yet been submitted);
   - More than 36 units per building (Buildings 1, 2, 3, and 6 have between 48 and 59 units);
   - Less than 30 feet between buildings (building separations range from 12 to 24 feet).

   All three variances should be described in the notes on Sheet 1. When requested, the Board should issue recommendations to the ZBA.

2. The applicant has proposed landbanking 83 spaces on the site, but the designated locations for the extra spaces are on very steep slopes, too steep to be readily constructed if they are needed. The applicant could consider additional under-building parking.

3. The applicant should re-check the parking counts because they do not always add up to the numbers shown. The access aisles for the ADA spaces should be shown as striped and the under-building ADA spaces should be near the elevators.

4. The City's Local Waterfront Revitalization Program (LWRP) mentions this property on Section II page 4, Section IV page 4, and Section V page 6, noting the rugged terrain and the likelihood of future townhouse development. The property was subsequently rezoned to RD1.7. The applicant should provide a more complete LWRP consistency justification for the project. It should address the general scenic qualities in Policy 25 to consider the height, bulk, and scale of buildings in relation to the preservation of wooded hillsides.

   The applicant has shown visual simulations from the Metro-North parking lot and from a height above the river, but more significant public viewpoints might be from the Station platform, the bridge over the tracks, the river edge of Long Dock, or the Ferry Dock (see the attached photos). The Planning Board will need to issue an LWRP Consistency Determination as part of the overall SEQRA determination for the project.

5. The sidewalk and crosswalk system should extend along the connecting drive south of Buildings 3 and 4 to facilitate as direct as possible walking access to the Train Station. The sidewalk along Branch Street appears to encroach onto the neighboring property

6. The landscape designer's responses suggested that additional trees will be considered outside the meadows and infiltration areas. The parking lot needs more shade trees consistent with the landscaping requirements in Section 223-26 C(3).

7. The Lighting Plan should show any lighting for the building entrances and central green space.

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
John Russo, P.E., City Engineer
Aryeh Siegel, Project Architect

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.

March 10, 2017

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

RE: Edgewater
City of Beacon
Tax Map Nos. 5954-25-566983, 574979, 581985, & 5955-19-590022

Dear Mr. Sheers:

Our office has reviewed the plans entitled "Edgewater", last revised February 28, 2017, report entitled "Drainage Supplement Edgewater," dated February 22, 2017, and the Full Environment Assessment Form and additional Environmental Assessment Form Report dated February 28, 2017, as prepared by Hudson Land Design. Our office has also reviewed the report entitled "Traffic Impact Study for Edgewater", with a revision date of February 27, 2017, as prepared by Maser Consulting. The plan set consists of the following drawings:

- Sheet 1 of 13, entitled "Site Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 2 of 13, entitled "Existing Conditions and Demolition Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3 of 13, entitled "Landscape Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 3A of 13, entitled "Site Lighting Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 4 of 13, entitled "Lower Level/Garage Floor Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 5 of 13, entitled "Typical Floor Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

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www.lanctully.com

- Sheet 6 of 13, entitled "Typical Floor Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 7 of 13, entitled "Building Renderings & Site Sections", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 8 of 13, entitled "Grading and Utility Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 9 of 13, entitled "Erosion and Sediment Control Plan", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 10 of 13, entitled "Profiles", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 11 of 13, entitled "Site, Landscaping and Erosion & Sediment Control Details", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 12 of 13, entitled "Stormwater Details", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.
- Sheet 13 of 13, entitled "Special Use Permit Application", last revised February 28, 2017, as prepared by Hudson Land Design, TEC Land Surveying, Landscape Restorations, and Aryeh Siegel, Architect.

Based upon our review of the above referenced materials and plans, we offer the following comments. *It should be noted that a number of the following comments are those as previously stated in our comment letter of February 10, 2017. It appears that the applicant is looking to get acceptance with regards to the site layout and buildings prior to addressing a majority of the engineering comments.*

SEQR & Assessment Form:

1. The unit and bedroom counts stated on Page 1 of 13, in the "Brief Description" section do not match the counts on the site plan and should be corrected.
2. Page 5 of 13, questions D.2.c.i. and D.2.d.i. state anticipated water and sewer usage of 42,350 gallons per day, based on 385 bedroom count. As commented elsewhere in this letter, the plans show 413 bedrooms. The bedroom count and water/sewer usage should be checked and corrected.
3. Page 7 of 13, question D.2.k. should be answered as "Yes", and the estimated annual electrical demand should be provided in question D.2.k.i.
4. Page 9 of 13, the table in question E.1.b. should be updated to include the impacts from the landbanked parking areas.
5. The previous comments below must be still be addressed:

6. The additional Environmental Assessment Form report, states that the proposed water lines to be installed as part of the project are to be dedicated to the City of Beacon. This matter will need to be discussed with the City Council, as they are willing to accept these lines or not. The water system in the area is currently looped through the neighboring roads, and the lines being installed to service the project only benefit the proposed project. *This issue must still be discussed with the City Council.*
7. Pressure and fire flow data should be provided as part of the report to verify that sufficient pressures and flows exist within the City's system to service the project. *The applicant has stated this information will be provided in a future submission.*

Traffic Impact Study:

The Traffic Impact Study, conducted by Maser Consulting, evaluated the Level of Service at the following intersections under the existing traffic conditions, 2022 No-Build traffic conditions, and 2022 Build traffic conditions.

- NYS Route 9D & Tompkins Avenue/Ralph Street
- Tompkins Avenue & Bank Street
- Beekman Street & W. Main Street
- W. Main Street & Bank Street
- NYS Route 9D & Verplanck Avenue
- NYS Route 9D & Beekman Street/West Church Street
- NYS Route 9D & Main Street/Municipal Place
- Branch Street & Bank Street
- Tompkins Avenue & Site Access

Under the 2022 no-build scenario, the traffic volumes also considered the volume of traffic to be generated by the 555 South Avenue project, the West End Lofts project, and The Views project.The 2022 build scenario includes the previously mentioned projects, along with the traffic generated by the Edge Water project. Based upon the findings of the study the intersections will continue to operate at, or close to, the current Level of Services for the 2022 No-Build scenario.

Under the 2022 Build scenario, impacts in the Level of Service are noticed at the NYS Route 9D & Tompkins Avenue/Ralph Street intersection and Beekman Street & W. Main Street intersection. The NYS Route 9D & Tompkins Avenue/Ralph Street intersection was noted as having a decrease in the Level of Service from a "C" to a "D", and the Beekman Street & W. Main Street intersection eastbound approach was noted as having an "F" Level of Service. The traffic consultant has recommended that both of these intersections be monitored for future signalization.

The traffic report further recommends that Branch Street be widened to a minimum width of 24 feet, and that sidewalks be installed along Branch Street extending into the site and connecting to the existing sidewalk along the east side of Bank Street to provide safe pedestrian access to the train station from the proposed development.

Based upon the report, we would recommend the following:

1. The report notes that the NYS Route 9D and Verplanck Avenue intersection will operate at a Level of Service of "C" for the No-Build and Build traffic volumes, but Table 2 of the report shows that this intersection will actually operate an overall Level of Service of "D" during the PM Peak Hour. The report should be adjusted to reflect the actual Level of Service the intersection will operate at during PM Peak Hours. Recommendations for the improvement of this intersection should be provided, such as optimization of signal timing, etc., to offset the Level of Service impact.

2. The report is recommending that the NYS Route 9D & Tompkins Avenue intersection and Beekman Street and W. Main Street intersection be monitored for future signalization due to the reduced Level of Service seen at each of these intersections from the construction of the project. With this in mind, we would suggest that the applicant be required to reanalyze these intersections in the future, along with setting monies aside to contribute towards the installation of signals systems at these intersections if it is found to be required.

3. The report should make other recommendations as to what other improvements, besides the addition of signalization, could be performed at the 2 intersections noted above in Comments No. 2 above, to reduce the severity of the impacts to the Level of Service at these intersections, such as addition of turn lanes, etc.

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. Although the buildings and utilities at the site are to be demolished and removed, a report should still be prepared to determine as to how much I&I is currently entering the system from the site. *The applicant has stated that this information will be provide in a future submission.*
2. It is recommended that soil investigations/borings be conducted across the site to determine if bedrock will be encountered during construction of the building foundations and site utilities. If it is found that rock is encountered and will impact the construction of the site, the applicant should explain as to how the rock will be dealt with during construction. *The applicant has stated that this information will be provide in a future submission.*

3. The applicant is proposing to consolidate 4 lots into a single lot. A stand-alone subdivision/lot consolidation plan should be prepared for the project. The applicant should submit documentation to the Planning Board attorney to show ownership of the 4 parcels to be consolidated. Several of the parcel owners noted on Sheet 2 do not appear to match the information from the Dutchess County Parcel Access data. The applicant should also note as to whether or not all of the parcels to be consolidated are currently owned by the applicant. *The applicant has stated that this plan and documentation regarding parcel ownership will be provided in the future.*
4. The proposed project entrance in the north-west corner on to Tompkins Terrace is actually onto private property. Survey Note 9 on Sheet 2 states that no easements were found crossing the Tompkins Terrace parcel allowing for ingress and egress of the project parcel over the Tompkins Terrace parcel. The applicant shall explain as to what steps are being taken to allow for the project to have ingress and egress over this parcel. This also poses an issue for the installation of utilities across this parcel, such as the proposed water line. *The applicant has stated that the Tompkins Terrace access is currently being investigated.*
5. A color cut and fill analysis plan should be provided, along with multiple cross-sections through the project site. *The applicant has stated that this information will be provided in a future submission.*
6. At a minimum, visual profile cross-sections should be provided for the project as viewed from the intersection of Beekman Street and Lower West Main Street, the Metro-North Train station, and Lower West Main and Bank Street intersection. *The applicant has stated that this information will be provided in a future submission.*
7. A Traffic Signage & Striping plan should be provided for the site. *The applicant has stated that this information will be provided in a future submission.*
8. An Engineer's Report should be provided for the proposed water and sewer systems. *The applicant has stated that this information will be provided in a future submission.*
9. The plans now propose widening Branch Street to 25 feet and installing curbs, sidewalk, and drainage. Details of this construction should be provided on the plans.
10. Although the sight distances have been provided in the submitted Traffic Study, the sight distances should also be provided on the drawings for the access drive onto Tompkins Terrace, along with the Branch Street and Bank Street intersection.
11. The shadow parking shown along the south-west entrance should be relocated else-where on the site, so that the parking stalls are not located along the edge of the main entrance on a 5% steep curved road.
12. The actual grading and development of shadow parking areas should be completed as part of the plan set, so that the impacts of this work are accounted for the SEQRA documents and Stormwater Pollution Prevention Plan (SWPPP) at this time.
13. Additional clarity should be provided on the plans with regards to the entrance to the garage between buildings 2 and 3, as the other plans (site plan, floor plans, renderings, etc.) lead to confusion as to how vehicles will enter the garage given a Terrace is shown between the building on most plans.

Sheet 1 of 13 – Site Plan:

1. Under the Zoning Summary in the topo left corner of the sheet, it states that 10.035 acres of the project is underwater. This should be clarified, as it does not appear that any of the project site is underwater. *The applicant has stated that this information is noted in the deed for the parcel and that no development is proposed in the underwater area, however the underwater area is 10.035 acres of the total 12.009 acre area, representing the majority of the project area. We would recommend this underwater area be researched further.*
2. The hatched area on the plan representing "Existing Woodlands to Remain" should be revised. Proposed project grading and the installation of utilities are shown to occur in this area, as shown on Sheets 1 and 3. The woodlands to remain area should be reduced to not include areas disturbed for the project. *This comment has not be addressed on the plans.*
3. The zoning regulations table should be revised to include the minimum lot area, lot width, and lot depth. *The table should also be revised to note the provided quantities for all bulk requirements.*
4. It appears the number of required spaces does not account for the amount of units and bedrooms shown on sheets 5 and 6. Our calculations show 306 proposed units versus 307 noted on this sheet and 413 proposed bedrooms versus 317 noted on this sheet. The bedroom and unit counts are used for parking calculations. Using the numbers shown on the floor plans increases the amount of required parking spaces from 389 to 410. Parking space, unit, and bedroom counts should be checked and corrected where necessary. The proposed and landbanked parking spaces should be revised to meet these requirements.

Sheet 2 of 13 – Existing Conditions & Demolition:

1. The plan should be revised to show the existing water main locations, and the symbols used for sanitary manholes should be made larger so as to actually show a manhole. *This comment has not been addressed on the plans.*
2. The sewer manhole at the intersection of Bank Street and Branch Street show an 8" RCP pipe running from the manhole into the project parcel. Where does this pipe run traverse across the site to, and what does it serve? As this line appears to have previously serviced the site in some fashion, if the line is no longer used, then the applicant should have this line removed and disconnected from the sanitary manhole.
3. Line types should be further differentiated from one another. *The applicant has stated that linetypes will be revised in a future submission.*

Sheet 3 of 13 - Landscape Plan:

1. The plant schedule shall be updated to reflect the quantity of each planting type to be planted on the site. *The applicant has stated that this information will be provided in a future submission.*
2. The plan should be revised in accordance with Comment No. 2 above for Sheet 2. The plan should also show the edges of the road.

Sheet 4 of 13 – Lower Level/Garage Floor Plan

1. The finished floor elevations should be provided on the plan.

Sheet 5 of 13 - Typical Floor Plan:

1. The bedroom chart is the center of the sheet appears to be corrupted and is not legible.
2. As noted elsewhere is this letter, the unit and bedroom counts should be confirmed. Sheets 5 and 6 appear to show 306 units and 413 bedrooms.

Sheet 8 of 13 – Grading and Utility:

1. The water system connection to the existing Branch Street water main is not clear. Additional detail for the orientation and location of the tie-in should be provided. *The applicant has stated that this information will be provided in a future submission.*
2. Water and sewer service connections should be shown for the proposed buildings, and should be shown on the plans. *The applicant has stated that this information will be provided in a future submission.*
3. There is a 30' R.O.W. for Central Hudson along the northern property line. The project proposes parking, utilities, and trash enclosures inside this easement. The applicant should provide a letter to the Planning Board from Central Hudson in which Central Hudson states that the proposed items to be constructed within this easement is acceptable. *The applicant has stated that this information will be provided in a future submission.*
4. The rim and pipe invert elevations for the proposed catch basins should be noted on the plan, as well as pipe runs being labeled with the size, length, and slope. *Structure elevations and elevations are provided on the utility and road profiles, however pipe length and slope information has not been provided.*
5. The rim and pipe invert elevations for the proposed sanitary sewer structures should be noted on the plan, as well as pipe runs being labeled with the size, length, and slope. *Structure elevations and elevations are provided on the utility and road profiles, however pipe length and slope information has not been provided.*
6. The plans show three 10' high retaining walls in close proximity to each other to the east of building 4. Design information for this wall noting the loading and stepped wall design shall be prepared by a licensed engineer in the State of New York, and shall be submitted for review. Additionally, visual details of the proposed wall should be submitted to the Planning Board for review, along with visual cross section towards the wall from Buildings 5 & 6, as it appears that those residents will be staring at a solid wall. *The applicant has stated that this information will be provided in a future submission.*
7. We recommend that the erosion control matting hatch areas be turned off on this sheet in improve legibility of landbanked parking and guiderail areas.
8. The size of the water main and services for the buildings should be labeled on the plan. *The applicant has stated that water service sizing will be provided in a future submission.*
9. All pipes runs shall be stationed in accordance with the utility profiles. *The applicant has stated that this information will be provided in a future submission.*

10. The project water main in the north-west corner is proposed to connect to the existing water main located on Tompkins Terrace. As this is not a City Road in this area per the survey mapping provided, is this a City owned or privately owned water main at the location of the proposed connection? *The applicant is investigating the ownership of this water main.*
11. Building roof leader connections should be provided on the plans.
12. The stormwater pipe between CB302 and WQI301 appears to be out of the ground as it passes through infiltration basin 3. Pipe inverts should be checked and corrected where necessary.
13. The floor plans on sheets 4, 5, and 6 show exterior door locations on the garage and first floors that are not shown on this sheet or accounted for in the proposed grading. Door locations and elevations at door entrances should be shown on this sheet. Elevations for the vehicle entrance approach to the garage level parking should all be provided on this sheet.

Sheet 9 of 13 – Erosion & Sediment Control:

1. Specifications and details should be provided for the proposed erosion control matting.

Sheet 10 of 13 – Profiles:

1. A profile of Branch Street should be provided showing the existing and proposed grades and utilities.

SWPPP Comments:

1. The source of the rainfall amounts used for the stormwater modeling should be noted. They should be based on the latest NYSDEC Stormwater Management Design Manual. *The applicant has stated that this information will be provided in a future submission.*
2. It appears that infiltration rates for the three infiltration basins have been assumed based on the soil types. Infiltration testing will need to be performed in these areas in accordance with NYSDEC procedures. Our office should be notified prior to any field testing to allow for observation of the tests. *The applicant has stated that Lanc & Tully will be notified prior to any site soil testing.*
3. The report notes that RRv will provided for watersheds 4 and 5, but no calculations showing this have been provided. The report should note the type green practice used in these areas and calculations should be provided. *The applicant has stated that this information will be provided in a future submission.*
4. The provided Drainage Supplement discusses the stormwater quantity impacts at the site due to the landbanked parking, but does not calculate the water quality impacts from the landbanked parking. The report should be revised to discuss the additional water quality quantities required.
5. It should be discussed if infiltration basin 3 will be upgraded at a future time when the landbanked parking is constructed or if it will be built to the larger volume during the initial site construction.

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 Clark, Planner
Nick Ward-Willis, Esq.
Tim Dexter, Building Inspector

City of Beacon Planning Board
3/22/2017

Title:

162 Main Street

Subject:

Review application to amend an existing Site Plan Approval, building addition, submitted by Hudson Beach Glass, 162 Main Street

Background:

ATTACHMENTS:

Description	Type
162 Main - Application	Application
162 Main - EAF	EAF
162 Main - Survey	Map
162 Main - Site Plan	Map
162 Main - Elevations 1	Backup Material
162 Main - Elevations 2	Backup Material
162 Main - Elevations 3	Backup Material
162 Main - 1st Floor Plan	Plans
162 Main - 2nd Floor Plan	Plans
162 Main - 3rd Floor Plan	Plans
Planner Review Letter	Consultant Comment

DEADLINE - FEB. 28th.

APPLICATION FOR SITE PLAN APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: THE HOSE CO. LLC

Address: 162 MAIN ST
BEACON NY 12508

Signature:

Date: FEB. 28, 2017.

Phone: 845. 544 - 3296

(For Official Use Only)	Date	Initials
Application & Fee Rec'd	2-28-17	EG
Initial Review	3-14-17	
Public Hearing		
Conditional Approval		
Final Approval		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: JEFF WILKINSON, R.A.

Address: 13 CHAMBERS STREET
NEWBURGH, NY 12550

Phone: 845. 565. 1835

Fax:

Email address: HUDSONVALLEY ARCH @ gmail.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 162 MAIN STREET

Tax Map Designation: Section 5954 Block 27. Lot(s) 78/973

Land Area: .096 ACRES

Zoning District(s) CENTRAL BUSINESS & HISTORIC OVERLAY

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: EXPANDED OFFICE & WORKSHOP AREA

Gross Non-Residential Floor Space: Existing 5,496 S.F. Proposed 1,565 SF

TOTAL: 7,061 S.F. (GROSS)

Dwelling Units (by type): Existing N.A. Proposed N.A.

TOTAL:

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

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

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

RECEIVED 3/11/17

Property Owner: THE HOZ CO. LLC

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

MICHAEL BENTER

JOHN GILVEY

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

71 MAPLE ST

BEACON NY 12508

Applicant Address: 162 MAIN ST BEACON NY

Project Address: 162 MAIN ST BEACON NY

Project Tax Grid # 130200-5954-27-781973-0000

Type of Application SITE PLAN APPROVAL

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

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

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

_____

Signature of Owner

PARTNER

Title if owner is corporation

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

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: HUDSON BEACH GLASS STUDIO & OFFICE EXPANSION

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

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

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

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
PROPOSED STUDIO AND OFFICE EXPANSION

Project Location (describe, and attach a location map):
162 MAIN STREET, NW CORNER OF MAIN & CROSS, BEACON, NY 12508

Brief Description of Proposed Action:
ENLARGE EXISTING STUDIO AREA AT HUDSON BEACH GLASS AT FIRST FLOOR FORMER GARAGE AREA. SECOND FLOOR AREA TO HOUSE EXPANDED OFFICES AND OUTDOOR TERRACE

Name of Applicant or Sponsor:	Telephone: 845. 565 1835
THE HOSE COMPANY, LLC	E-Mail: Mbenzer@hudsonbeachglass.com

Address:		
162 MAIN STREET		
City/PO: BEACON, NY 12508	State: NY	Zip Code: 12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	X	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: PLANNING BOARD & BUILDING PERMIT from City of Beacon		X

3.a. Total acreage of the site of the proposed action? .096 acres
b. Total acreage to be physically disturbed? .015 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? .096 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☒ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☒ Other (specify): VACANT LOT
☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify:	✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	✓	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:		✓
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water:		✓
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment:		✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		✓
b. Is the proposed action located in an archeological sensitive area?	✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	✓	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	✓	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☐ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	✓	
16. Is the project site located in the 100 year flood plain?	✓	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,		
a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES		✓
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? ☐ NO ☐ YES If Yes, briefly describe: STORM WATER TO BE DIRECTED TO EXISTING CATCH BASINS LOCATED AT STREET.		✓

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	X	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Date: Feb. 28, 2017

Signature: JEFF WILKINSON, R.A.

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

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.

FILED MAP REFERENCE

Survey shown hereon depicts parcel 1 and 2 as shown on a map entitled "Lot Line Re-Alignment Prepared for The City of Beacon" prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on November 2, 2001 as Map No. 11271.

DEED REFERENCE

Doc. #02 2005 8354
Michael W Benzer
To
John P Gilvey
September 20, 2005

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-27-781973-0000

AREA

4,187 Square Feet
0.096 Acres

DATES OF SURVEY

Field Completion: February 1, 2016
Map Completion: February 10, 2016

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

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

HUDSON BEACH GLASS

SURVEY OF PROPERTY PREPARED FOR HUDSON BEACH GLASS

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

tax id 5954-27-781973	
address 162 MAIN STREET	
date 2/10/16	drawn BJ
scale 1"=20'	checked TEC
project no. 16-006	
project name HUDSON BEACH GLASS	
sheet 1 OF 1	

SITE PLAN

LOCATION MAP: N.T.S.
162 MAIN STREET
NORTH WEST CORNER
OF MAIN & CROSS STREETS

BUILDING INFORMATION:

EXISTING CIRCA 1890'S 3 STORY MASONRY STRUCTUREW/ ONE STOREY
CIRCA 1950'S MASONRY ADDITION. BUILDING IS SPRINKLERED.
PROPERTY WAS RENOVATED IN 2002

EXISTING /PROPOSED OCCUPANCY

FIRST FLOOR- MERCANTILE /WORK AREA
EXISTING WORK AREA TO BE EXPANDED.
SECOND FLOOR- OFFICE/MERCANTILE
EXISTING OFFICE AREA TO BE ENLARGED 800 GROSS S.F.
THIRD FLOOR- OFFICE

PROPOSED OCCUPANCY- SAME

ZONING:

CENTRAL BUSINESS DISTRICT IN AN HISTORICAL OVERLAY DISTRICT

LOT AREA: 4,187 S.F. 0.096 ACRES

TAX PARCEL: CITY OF BEACON, DUTCHESS COUNTY, NY
130200-5954-27-781973-0000

GENERAL NOTES:

1) CURB CUT ON CROSS STREET IS EXISTING AND SHALL REMAIN
2) ELECTRIC, WATER AND SEWER SERVICES ARE EXISTING AND SHALL REMAIN
3) THE APPLICANT IS "THE HOSE COMPANY LLC"
MICHAEL BENZER, PRESIDENT
JOHN GILVEY, VICE PRESIDENT
4) ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
5) HOURS OF OPERATION: AS ALREADY ESTABLISHED BY HUDSON BEACH GLASS
6) EXTERIOR SIGNAGE: AS ALREADY APPROVED ON EXISTING PROPERTY
7) EXTERIOR COLORS: AS ALREADY APPROVED ON 2002 PLAN SUBMISSION.

PARKING

PROPOSED USE
FIRST FLOOR-
MERCANTILE
WORK/INSTRUCTIONAL AREA
1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA
EXCLUDING UTILITY AREAS 2,480 S.F 12.5 SPACES REQUIRED

SECOND FLOOR
OFFICE- MERCANTILE 9.5 SPACES REQUIRED
1,159 + 750 S.F.
THIRD FLOOR OFFICE 1329 S.F 6.5 SPACES REQUIRED
1 SPACE FOR EACH 200 S.F. GROSS FLOOR AREA
EXCLUDING UTILITY AREAS
28.5 SPACES REQUIRED
4 SPACES PROVIDED
25 SPACES REQUIRED

1964 USE

INDUSTRIAL STORAGE--FIREHOUSE

FIRST FLOOR @ 1,411 S..F. 4 SPACES
TOTAL AREA = 1,411 S.F.
(1) SPACE/400 GROSS FT
EXCLUDING MECH, BATH, STAIR & STORAGE

PUBLIC ASSEMBLY
FIRST FLOOR @ 588 S.F.
SECOND FLOOR @ 1,159 S.F.
THIRD FLOOR @ 1,329 S.F.
TOTAL = 3,079 S..F. 16 SPACES

TOTAL PARKING 20 SPACES

1) PROPOSED PARKING DOES NOT EXCEED THE 1964 REQUIREMENTS PLUS 25%. 20 SPACES PLUS 5 SPACES TOTAL 25 SPACES

APPROVED BY RESOLUTION OF THE BEACON PLANNING BOARD

ON THE _____ DAY OF _____, 20_____
SUBJECT TO ALL CONDITIONS AS STATED THEREIN

_____ _____
CHAIRMAN, CITY PLANNING BOARD DATE

JW RA

JEFF WILKINSON, R.A.
13 CHAMBERS STREET
NEWBURGH, NY 12550
845. 565.1835 www.jwra.com
hudsonvalleyarch@gmail.com

OWNER:

THE HOSE COMPANY, LLC
162 MAIN STREET
BEACON, NY 12508

PROJECT:

STUDIO & OFFICE EXPANSION
162 MAIN STREET
BEACON,NY 12508

DRAWING INDEX

S-1 SITE PLAN
SURVEY BY TEC
A-1 FIRST FLOOR
A-2 SECOND FLOOR
A-3 SOUTH ELEVATION
A-4 EAST ELEVATION
A-5 NORTH ELEVATION
A-6 EXTERIOR VIEWS

SEAL & SIGNATURE

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

SITE PLAN

N

DATE: 2 . 28 .17
PLAN I.D.
SCALE:
DWG No:
S-1

PROPOSED EAST ELEVATION

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

JEFF WILKINSON, R.A.
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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

PROPOSED EAST ELEVATION

N

DATE: 2 . 28 .17

PLAN I.D.

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

DWG No:

A-4

EXISTING VIEW FROM SOUTH

EXISTING VIEW FROM EAST

EXISTING VIEW FROM NORTH

PROPOSED VIEW FROM MAIN STREET

PROPOSED VIEW FROM CROSS STREET

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

EXISTING & PROPOSED EXTERIOR VIEWS

DATE: 2 . 28 .17
PLAN I.D.
SCALE: N.T.S.
DWG No:
A-6

PROPOSED NORTH ELEVATION

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

JEFF WILKINSON, R.A.
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NEWBURGH, NY 12550
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hudsonvalleyarch@gmail.com

OWNER:

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BEACON, NY 12508

PROJECT:

STUDIO & OFFICE
EXPANSION
162 MAIN STREET
BEACON,NY 12508

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

PROPOSED NORTH
ELEVATION

N

DATE: 2 . 28 .17

PLAN I.D.

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

DWG No:

A-5

PROPOSED FIRST FLOOR PLAN

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

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PROJECT:

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EXPANSION
162 MAIN STREET
BEACON,NY 12508

SEAL & SIGNATURE

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

PROPOSED FIRST
FLOOR PLAN

N

DATE: 2 . 28 .17

PLAN I.D.

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

DWG No:

A-1

PROPOSED SECOND FLOOR PLAN

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

JEFF WILKINSON, R.A.
13 CHAMBERS STREET
NEWBURGH, NY 12550
845. 565.1835 www.jwra.com
hudsonvalleyarch@gmail.com

OWNER:

THE HOSE COMPANY, LLC
162 MAIN STREET
BEACON, NY 12508

PROJECT:

STUDIO & OFFICE
EXPANSION
162 MAIN STREET
BEACON,NY 12508

SEAL & SIGNATURE

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

PROPOSED SECOND
FLOOR PLAN

N

DATE: 2 . 28 .17
PLAN I.D.
SCALE:
DWG No:
A-2

EXISTING 3 STORY STRUCTURE

162 MAIN STREET HUDSON BEACH GLASS
EXISTING RETAIL, GALLERY & OFFICES

PROPOSED ONE STORY STUDIO EXPANSION AT EXISTING STUDIO

PROPOSED SOUTH ELEVATION

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

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REVISIONS:

NO.	DESCRIPTION	DATE:

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

N

DATE: 2 . 28 .17
PLAN I.D.
SCALE: 1/4"=1'-0"
DWG No:
A-3

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: March 9, 2017
Re: **The Hose Company LLC, 162 Main Street Site Plan**

I have reviewed the Site Plan application, Short EAF Part 1, and a 7-sheet Site Plan package, all dated February 28, 2017, and an unsigned survey of the property from February 10, 2016.

Proposal

The applicant proposes to replace a circa 1950s one-story addition with a 1,565 square foot two-story addition, including a workshop and offices. The site is in the Central Business zoning district, Historic District and Landmark Overlay Zone, and the Lower Main Street National Register Historic District.

Comments and Recommendations

1. The applicant should provide a larger location map to show adjacent properties and a schedule or table to show compliance with the standards in Section 223-17D.

2. The parking calculations should explain the 4 spaces provided and clearly lay out the square footage for each floor of the 1964 building, the deductions for utility areas, the structure to be demolished, the proposed addition, and the parking required for each section. The Building Inspector should make a recommendation for the required parking based on the building's pre-1964 use.

3. Since this application involves alterations to a property in the Historic Overlay Zone, the proposal will need a Certificate of Appropriateness under Chapter 134, Historic Preservation.

4. The proposed sidewalk on municipal property must be coordinated with the City. The Site Plan should indicate how the new sidewalk might affect any existing trees in that area and, if known, where the existing utility pole will be relocated.

5. Specifications for the lighting fixtures should be provided on the plans with an explanation how they will shield glare towards adjacent streets.

6. Details for the proposed railing, metal clad panels, and colors on the second floor should be provided. Is the existing sign on the side of the building to be relocated?

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
John Russo, P.E., City Engineer
Jeff Wilkinson, R.A., Project Architect

City of Beacon Planning Board
3/22/2017

Title:

119 Howland Avenue

Subject:

Review application of Subdivision Approval, 2 residential lots, submitted by Jonathan Miller, 119 Howland Avenue

Background:

ATTACHMENTS:

Description	Type
119 Howland Cover Letter	Cover Memo/Letter
119 Howland Subdivision Application	Application
119 Howland Short EAF	EAF
119 Howland Subdivision 1 of 4	Plans
119 Howland Subdivision 2 of 4	Plans
119 Howland Subdivision 3 of 4	Plans
119 Howland Subdivision 4 of 4	Plans
Planner Review Letter	Consultant Comment
Engineer Review Letter	Consultant Comment

HUDSON LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

February 28, 2017

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

Re: 119 Howland Avenue Subdivision
Tax ID 6054-14-278498 (±1.09 acres)
City of Beacon, New York

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Application for Subdivision Approval;
- Application Processing Restriction Law;
- Preliminary Subdivision Plan Set – 4 Sheets (5 copies);
- A Short Environmental Assessment Form;
- Copy of the above noted items on CD; and
- Two checks for application and escrow fees in the amount of $1,050.00 and $2,500.00 respectively.

We look forward to discussing the design details of the project with you and your Board members, and will seek to schedule a public hearing following our discussion.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

Adam Gasparre

cc: Jonathan Miller
Michael A. Bodendorf, P.E. (HLD File)

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Jonathan Miller

Address: 451 Main Street

Beacon, NY 12508

Signature: Jonathan Miller

Date: 2-27-17

Phone: 845-831-3331

(For Official Use Only)	Date	Initials
Preliminary Application Rec'd	3-1-17	EB
~~Application Fee:~~ Initial Mtg	3-14-17	
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design, PC

Address: 174 Main Street

Beacon, NY 12508

Phone: 845-440-6926

Fax: 845-440-6637

Email address: agasparre@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

119 Howland Avenue Subdivision

Street which property abuts: Howland Avenue

Current Tax Map Designation: Section 6054 Block 14 Lot(s) 278498

Property (~~does~~) (does not) connect directly into a (State) (County) highway.

Land in subdivision (~~is~~) (is not) within 500 feet of a Municipal boundary.

Total area of property is 1.09 acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

RECEIVED

Property Owner: Jonathan Miller

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

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

64 Beacon St; 26 High St; 100 Hiddenbrooke Dr; 74-76 Howland Ave; 55 Tioronda Ave; 12 Alice St; 208 East Main St;

Applicant Address: 451 Main St; Beacon, NY 12508

Project Address: 119 Howland Ave

Project Tax Grid # 6054-14-278498

Type of Application Subdivision

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

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

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

Jonathan Miller

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 119 Howland Avenue Subdivision

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	x	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	x	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	x	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	x	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	x	
The names of existing streets or private roads and proposed names for new streets or private roads.	x	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	x	
Location, size and nature of any area proposed to be reserved for park purposes.	NA	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	x	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	NA	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	

FINAL SUBDIVISION PLAT *(continued)*	YES	NO
Form for endorsement by Planning Board Chairman as follows: "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.	X	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.	NA	

FINAL CONSTRUCTION PLANS	YES	NO
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:	X	
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.	X	
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.	NA	
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.	NA	
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	X	

FINAL CONSTRUCTION PLANS *(continued)*		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	NA	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	x	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	x	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	

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

_____

_____

_____

_____

_____

_____

Applicant/Sponsor Name: Jonathan Miller

Signature: Jonathan Miller

Date: 2-27-17

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 119 Howland Avenue Subdivision

FINAL SUBDIVISION PLAT	YES	NO
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	X	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	X	
The names of all existing and proposed streets and private roads.	NA	
The locations of all water bodies and watercourses.	NA	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.	NA	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.	X	
Plan for the provisional delivery of mail, as approved by the local postmaster.	X	
Endorsement of the owner as follows: "Approved for filing: Jonathan Miller 2-27-17" Owner Date	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	x	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	x	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	x	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	NA	
Location of all existing and proposed monuments and other subdivision improvements.	x	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	x	

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
119 Howland Avenue Subdivision

Project Location (describe, and attach a location map):
119 Howland Avenue Beacon, NY 12508 (see attached map)

Brief Description of Proposed Action:
Subdivision of an existing 1.09 acre lot located in the R1-7.5 zoning district into 3 single family residence parcels. There is an existing residence on the property that will be contained within one of the three lots. The other two proposed building lots will provide for the construction of two single family residences. All homes will be connected to the City of Beacon's municipal water supply and municipal sewer system.

Name of Applicant or Sponsor:	Telephone: 845-831-3331
Jonathan Miller	E-Mail: joncarrealty@yahoo.com

Address:
451 Main Street

City/PO:	State:	Zip Code:
Beacon	New York	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: City of Beacon Planning Board	☐	☑

3.a. Total acreage of the site of the proposed action? 1.09 acres
b. Total acreage to be physically disturbed? 0.35 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1.09 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Religious
☐ Parkland

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

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

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

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

	NO	YES
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑

	NO	YES
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑

	NO	YES
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑

	NO	YES
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☐	☑
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐

	NO	YES
16. Is the project site located in the 100 year flood plain?	☑	☐

	NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES City of Beacon Stormwater System		

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	✓	

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Jonathan Miller Date: 2-27-17

Signature: Jonathan Miller

PRINT FORM

EAF Mapper Summary Report

Thursday, January 26, 2017 2:07 PM

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

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

SURVEY NOTES

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

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

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

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

5. The certifications herein are not transferable.

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

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

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

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

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

FILED MAP REFERENCE

Map entitled "Subdivision Plat 171 Union Street" prepared by Hudson Land Design, certified by John J. Post, Jr, LS and filed in the Dutchess County Clerks office on 09/07/2011 as Map No. 12367.

Map entitled "Map of Lands at Mattewan N.Y. The Property of Frank B. Goodrich Esq." prepared by Sidney Scofield LS and filed in the Dutchess County Clerks office on 05/05/1884 as Map No. 331.

Map entitled "Map of Lot Line Re-Alignment of Lands of Vassalo Landscaping Management, Inc." prepared by Walden Post Land Surveying, P.C. and filed in the Dutchess County Clerks office on 06/23/2011 as Map No. 12358.

Map entitled "Final Map of Lot Line Re-Alignment of Lands of William F. Vassalo and Prospect Realty Syndicate, Inc." prepared by John J. Post, Jr, LS and filed in the Dutchess County Clerks office on 12/03/2013 as Map No. 12358A.

DEED REFERENCE

Document # 02-2016-1160

Arthur Chiusano
To
Jonathan Miller

Recorded on 02/24/2016

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-14-278498-0000

ZONING

Subject parcel is located in the One Family Residential District (R1-7.5 7,500 ft²/dwelling) according to map entitled "Zoning - City of Beacon, NY" and dated February 2013.

FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0577E. Effective date May 2, 2012. Community # 360217, City of Beacon.

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

OWNER & APPLICANTS

Jonathan Miller
451 Main Street
Beacon NY 12508

AREA

Lot 1
18,747 ft²
0.430 Acres

Lot 2
14,299 ft²
0.328 Acres

Lot 3
13,851 ft²
0.318 Acres

DATE OF SURVEY

Field Completion: 02/14/2017

VICINITY MAP

NOT TO SCALE

AREA MAP

NOT TO SCALE

SHEET INDEX

Sheet 1 - Subdivision Plat
Sheet 2 - Subdivision Plan
Sheet 3 - Erosion and Sediment Control Plan
Sheet 4 - Details

§223-17C, Schedule of Regulations for Residential Districts, City of Beacon, District R1-7.5:

PARAMETER	REQUIREMENT	LOT 1	LOT 2	LOT 3
Minimum Area:	7,500 ft²	18,747 ft²	14,299 ft²	13,851 ft²
Lot Area per Dwelling Unit:	7,500 ft²	18,747 ft²	14,299 ft²	13,851 ft²
Width:	75 feet	165 feet	75 feet	90 feet
Depth:	100 feet	107 feet	177 feet	153 feet
Front Yard:	30 feet	26 feet	46 feet	45 feet
Side Yard:	10 feet	24 feet	13 feet	15 feet
Rear Yard:	30 feet	42 feet	98 feet	78 feet
Maximum Building Coverage:	30%	7.1%	4.2%	4.3%
Max Dwelling Unit per Building:	1	1	1	1

DCDOH STANDARD NOTE:

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

_____ _____
AUTHORIZED REPRESENTATIVE OF THE COMMISSIONER OF HEALTH DATE

rev.	date	description

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

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.

_____ _____
Jonathan Miller Date

PLANNING BOARD

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF EAST FISHKILL, NEW YORK, ON THE _____ DAY OF YEAR _____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THE APPROVAL. SIGNED THIS _____ DAY OF YEAR _____.

BY_____CHAIRMAN

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

119 HOWLAND AVE

SUBDIVISION PLAT PREPARED FOR JONATHAN MILLER

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

tax id	278498
address	119 HOWLAND AVE
date 02-21-2017	drawn JR
scale 1" = 20'	checked TEC
project no.	17-006
project name	119 HOWLAND AVE
sheet	1 OF 4

PROJECT INFORMATION:

PARCEL OWNER:	JONATHAN MILLER 451 MAIN STREET BEACON, NY 12508
ENGINEER OF RECORD:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
SURVEYOR OF RECORD:	TEC LAND SURVEYING, TIORONDA AVENUE BEACON, NY 12508
PROJECT LOCATION:	119 HOWLAND AVENUE, BEACON NY 12508
TAX PARCEL ID:	6054-14-278498
PARCEL AREA:	±1.09-ACRE TOTAL
ZONING DISTRICT:	R1-7.5 SINGLE-FAMILY RESIDENCE DISTRICT
TOTAL PROPOSED LOTS:	THREE (ONE EXISTING LOT)
POTABLE WATER SUPPLY:	CITY OF BEACON WATER
SEWAGE DISPOSAL:	CITY OF BEACON SEWER

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ADJOINER LINE
- 230 EXISTING MAJOR CONTOUR
- 232 EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- 235 PROPOSED MAJOR CONTOUR
- 234 PROPOSED MINOR CONTOUR
- + 234.5 PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- S EXISTING SEWER MAIN
- S PROPOSED SEWER SERVICE LINE
- W EXISTING WATER MAIN
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SEWER CLEAN OUT
- RL PROPOSED ROOF LEADER
- FD PROPOSED FOOTING DRAIN
- PROPOSED TREELINE
- PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SEE SITE SPECIFIC NOTE 12

SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:

PARCEL:	OWNER & MAILING ADDRESS
1:	LYNN A. LYONS: 179 UNION ST, BEACON, NY 12508
2:	HENRY & NICOLE BEVERIDGE: 175 UNION ST, BEACON, NY 12508
3:	LORI JOSEPH BUILDERS INC: 445 MAIN ST, BEACON, NY 12508
4:	ARTHUR, LUIGI, & MICHAEL De DOMINICUS: 1100 ROUTE 9, FISHKILL, NY 12524
5:	ARTHUR, LUIGI, & MICHAEL De DOMINICUS: 1100 ROUTE 9, FISHKILL, NY 12524

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2	LOT #3
LOT AREA:	7,500 SQUARE FEET MIN	18,747	14,303	13,851
LOT WIDTH:	75 FEET MINIMUM	89.9'	75.0'	91.2'*
LOT DEPTH:	100 FEET MINIMUM	104.7'	165'	142.9'
YARD SETBACKS (RESIDENTIAL USE):				
FRONT YARD:	30 FEET MINIMUM	26.4**	46.4	45.1
SIDE YARD:	10 FEET MINIMUM	24.7	13.2	15.2
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	122.8	45.0	54.2
REAR YARD:	30 FEET MINIMUM	42.7	98.0	78.1
YARD SETBACKS (ACCESSORY STRUCTURE):				
SIDE YARD:	5 FEET MINIMUM	N/A	N/A	N/A
REAR YARD:	5 FEET MINIMUM	N/A	N/A	N/A
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35/2-STORY	<35/2-STORY	<35/2-STORY
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12	>12	>12
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	<15***	N/A	N/A

*LOT 3 LOT WIDTH IS THE AVERAGE OF THE PARCEL'S WIDTHS.
*LOT 1 IS A NON-CONFORMING, EXISTING LOT.
***EXISTING SHED

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.

SURVEY NOTES:

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. PROPOSED 4"ø LSE AND TIE-IN ELEVATION IS BASED ON FIELD MEASURED 4.0% SLOPE FOR THE EXISTING 8"ø SEWER MAIN. CONTRACTOR MUST CONFIRM SLOPE OF SEWER MAIN AND MAKE NECESSARY ADJUSTMENTS TO PROPOSED LSE AND TIE-IN ELEVATIONS IF NECESSARY.
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
12. THE SIXTEEN (16) PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SHALL HAVE A HEIGHT OF 6 FEET AT PLANTING, AND SHALL BE LOCATED GENERALLY AS SHOWN ON THE PLAN WITH 8-FOOT SPACING.
13. 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 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:
   - LOT 1: SLSD RIGHT = ±437' FEET (TO CENTERLINE OF EXETER CIRCLE)
     SLSD LEFT = ±501' FEET (TO INTERSECTION WITH GOODRICH STREET)
   - LOT 2: SLSD RIGHT = ±520 FEET (TO CENTERLINE OF EXETER CIRCLE)
     SLSD LEFT = ±418 FEET (TO INTERSECTION WITH GOODRICH STREET)

STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING GOODRICH STREET FROM THE LEFT, AND EXETER COURT FROM THE RIGHT, FOR BOTH LOT 2 AND LOT 3.
14. TO ACHIEVE SLSD RIGHT FROM LOT 2, LANDSCAPING NEEDS TO BE TRIMMED OR REMOVED, AND HEDGES ON LOT 3 SHALL BE TRIMMED TO 36" HIGH OR LESS.

SUBDIVISION PLAN
SCALE: 1" = 20'
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER THE SURVEY PROVIDED BY TEC LAND SURVEYING.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2016.

_____ _____
THOMAS CERCHIARA P.L.S. SEAL

OWNER'S CONSENT:

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

_____ _____ _____
JONATHAN MILLER DATE

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- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2016:029

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SUBDIVISION PLAN
119 HOWLAND AVENUE

119 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-14-278498
SCALE: 1" = 20'
FEBRUARY 28, 2017

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

SEAL

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

E&SC PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
240	EXISTING MAJOR CONTOUR
238	EXISTING MINOR CONTOUR
	EXISTING UTILITY POLE
235	PROPOSED MAJOR CONTOUR
233	PROPOSED MINOR CONTOUR
+234.5	PROPOSED SPOT ELEVATION
	PROPOSED SILT FENCE
	PROPOSED LIMIT OF DISTURBANCE

PLAN VIEW

NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

NOTES:

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

SILT FENCE DETAIL

NOT TO SCALE

NOTES:

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

TEMPORARY SOIL STOCKPILE DETAIL

NOT TO SCALE

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

SIGNED THIS _____ DAY OF _____, 20_____, BY

_____ CHAIRMAN

_____ SECRETARY

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

EROSION AND SEDIMENT CONTROL NOTES:

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

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.

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

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

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

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

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

8. THE CITY ENGINEER AND 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.

9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.

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 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 TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

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- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2016:029

REVISIONS:

NO.	DATE	DESCRIPTION	BY

EROSION AND SEDIMENT CONTROL PLAN
119 HOWLAND AVENUE

119 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-14-278498
SCALE: 1" = 20'
FEBRUARY 28, 2017

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

SEAL

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

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

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

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

LEGEND
(A) 1-1/2" ASPHALT CONCRETE TOP COURSE- NYSDOT TYPE 6F
(B) 3" ASPHALT CONCRETE BINDER COURSE- NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE- NYSDOT ITEM 304.12

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

NOTE:
DIMENSIONS SHOWN ARE STANDARD. ADJUSTMENTS TO THE ABOVE DIMENSIONS SHALL BE MADE TO MATCH EXISTING ASPHALT CURB.

ASPHALT CURB DETAIL
NOT TO SCALE

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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

SANITARY SEWER SERVICE TRENCH DETAIL
NOT TO SCALE

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

STORM LINE TRENCH DETAIL
NOT TO SCALE

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

NOTES:
1. SEWER PIPE AND FITTINGS SHALL BE ASTM D-3033 OR D-3034 SDR-35.
2. CLEANOUT SHALL BE INSTALLED UPSTREAM OF THE PROPOSED 45° ANGLE.

CLEANOUT DETAIL
NOT TO SCALE

NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
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
119 HOWLAND AVENUE

119 HOWLAND AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-14-278498
SCALE: NTS
FEBRUARY 28, 2017

DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2016:029

REVISIONS:

NO.	DATE	DESCRIPTION	BY

HUDSON LAND DESIGN
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PROFESSIONAL ENGINEERING P.C.
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SEAL

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

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: March 9, 2017
Re: **119 Howland Avenue Subdivision**

I have reviewed the February 28, 2017 cover letter from Hudson Land Design, February 27, 2017 Subdivision application, Short EAF Part 1, and a 4-sheet Subdivision Plat, with the signed survey dated February 21, 2017 and the other three sheets dated February 28, 2017.

Proposal

The applicant is proposing to subdivide an existing 1.09-acre parcel in the R1-7.5 district to create three lots for the construction of two new single family residences.

Comments and Recommendations

1. The Subdivision Plat sheets should be marked preliminary at this stage of the process.

2. The Schedule of Regulations tables on Sheets 1 and 2 do not always match.

3. The Plat should show any existing major trees on the new lots and indicate any significant trees that will be removed. The Board may request additional street trees along the lot frontage.

4. There appears to be a tree house that encroaches onto Lot 2.

5. The note regarding 16 arborvitae should have arrows pointing to both locations

6. Consistent with Section 223-61 A(7), a recreation fee for the proposed houses will be required.

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
John Russo, P.E., City Engineer
Hudson Land Design, Project Consultants

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.

March 8, 2017

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

RE: 119 Howland Avenue Subdivision
City of Beacon
Tax Map No. 6054-14-278498

Dear Mr. Sheers:

The applicant is looking to subdivide an existing 1.076 ± acre parcel, located at 119 Howland Avenue, into 3 residential parcels. We have reviewed the following plans as related to 119 Howland Avenue subdivision:

- Sheet 1 of 4, entitled "Subdivision Plat prepared for Jonathan Miller", dated February 21, 2017, as prepared by TEC Land Surveying.
- Sheet 2 of 4, entitled "Subdivision Plan", dated February 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 3 of 4, entitled "Erosion and Sediment Control Plan", dated February 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 4 of 4, entitled "Construction Details", dated February 28, 2017, as prepared by Hudson Land Design, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added

to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

Subdivision Plat:

1. The Bulk Zoning Table should have a note add regarding the pre-existing non-conforming front yard depth for the existing residence located on proposed Lot 1.

Subdivision Plan:

1. Each of the proposed Lots should be labeled.

2. The size of the existing water main in Howland Avenue should be labeled. According to the City's water mapping, this line is a 6" ACP line. The applicant's consultant should consult with the Beacon Water and Sewer Department to verify the pipe material of the existing water line.

3. The size of the existing sewer line in Howland Avenue should be labeled, along with the rim elevations of the sewer manholes, and the pipe material. The applicant's consultant should verify with the Beacon Water and Sewer Department that the sewer main does pass the front of proposed Lots 2 and 3, along with the direction of flow.

4. Show the location of the existing water and sewer services for Lot 1.

5. The existing hedges and landscaping across the front of the lots should be shown on the plans, and a reference made to hedges and landscaping that are to be removed or trimmed as per Note 14 on this plan, in order to allow for site distance.

Construction Details:

1. The water service detail shall be revised to provide a saddle for the proposed tapping of the water main. The manufacturer and model of the saddle shall be provided on the plan.

2. A concrete curb detail shall be provided on the plans for the proposed driveway entrances onto Howland Avenue.

3. The Asphalt Curb detail shall be removed, as it is not called out on the plans, nor does it appear to be necessary, as the curbing along the front of the project is concrete.

4. All trench details shall have the hatching lightened, so as to be able to clearly read the information located within the hatched areas.

5. The pavement detail shall be revised to note a thickness of 3.5 inches of binder course.

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

City of Beacon Planning Board
3/22/2017

Title:

55 Prospect Street

Subject:

Review application for Subdivision Approval, 2 residential lots, submitted by Barbara O'Dell, 55 Prospect Street

Background:

ATTACHMENTS:

Description	Type
55 Prospect Street - Cover Letter	Cover Memo/Letter
55 Prospect Street - Subdivision Application	Application
55 Prospect Street - EAF	EAF
55 Prospect Street - Page 1 of 4	Plans
55 Prospect Street - Page 2 of 4	Plans
55 Prospect Street - Page 3 of 4	Plans
55 Prospect Street - Page 4 of 4	Plans
Planner Review Letter	Consultant Comment
Engineer Review Letter	Consultant Comment

HUDSON
LAND DESIGN

Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com

February 28, 2017

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

Re: 55 Prospect Street Subdivision
Tax ID 6054-46-243586 (±0.48 acres)
City of Beacon, New York

Dear Chairman Sheers:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has enclosed the following materials for the Planning Board's consideration at your next available regularly scheduled meeting:

- Application for Subdivision Approval;
- Application Processing Restriction Law;
- Preliminary Subdivision Plan Set – 4 Sheets (5 copies);
- A Short Environmental Assessment Form;
- Copy of the above noted items on CD; and
- Two checks for application and escrow fees in the amount of $950.00 and $2,500.00 respectively.

We look forward to discussing the design details of the project with you and your Board members, and will seek to schedule a public hearing following our discussion.

Should you have any questions or require additional information, please feel free to call me at 845-440-6926.

Sincerely,

Adam Gasparre

cc: Barbara O'Dell
Michael A. Bodendorf, P.E. (HLD File)

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Barbara O'Dell

Address: 55 Prospect Street

Beacon, NY 12508

Signature: Barbara L. O'Dell

Date: 2-27-17

Phone: 914-755-6669

(For Official Use Only)	Date	Initials
Preliminary Application Rec'd		
Application Fee:		
Public Hearing		
Preliminary Plat Approved:		
Final Plat Approved:		
Recreation Fee:		
Performance Bond:		

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL

Name: Hudson Land Design, PC

Address: 174 Main Street

Beacon, NY 12508

Phone: 845-440-6926

Fax: 845-440-6637

Email address: agasparre@hudsonlanddesign.com

IDENTIFICATION OF SUBJECT PROPERTY:

Subdivision name or identifying title:

55 Prospect Street Subdivision

Street which property abuts: Prospect Street

Current Tax Map Designation: Section 6054 Block 46 Lot(s) 243586

Property (~~does~~) (does not) connect directly into a (State) (County) highway.

Land in subdivision (~~is~~) (is not) within 500 feet of a Municipal boundary.

Total area of property is 0.48 acres

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** copies of a subdivision plat showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

c. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

APPLICATION FEES

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

$750 +$200

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

$2,50

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

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

ZONING

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

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

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

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: Barbara O'Dell

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

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

55 Prospect Street

Applicant Address: 55 Prospect Street; Beacon, NY 12508

Project Address: 55 Prospect Street

Project Tax Grid # 6054-46-243586

Type of Application Subdivision

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

I, Barbara O'Dell, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

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

Barbara L. O'Dell

Signature of Owner

Title if owner is corporation

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

CITY OF BEACON
PRELIMINARY SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 55 Prospect Street Subdivision

PRELIMINARY SUBDIVISION PLAT	YES	NO
The preliminary plat shall be clearly marked "Preliminary Plat", shall be drawn to a convenient scale but not less than 1" = 100', and shall contain the following information:	X	
Proposed subdivision name or identifying title, name, and address of property owner and subdivider (if other than owner), name and address of the surveyor and/or engineer preparing the plan, scale, approximate true North point, and date.	X	
The approximate location and dimensions of all property lines, the total acreage of the proposed subdivision, the location of any zoning, special district or municipal boundary lines affecting the subdivision, and the names of owners of record of properties adjoining and directly across the street from proposed subdivision.	X	
The location of all existing structures and pertinent features, including railroads, water bodies, water courses, wetlands, rock outcroppings, wooded areas, major trees, and stone walls, that may influence the design of the subdivision, plus accurate topography at a vertical contour interval of not more than two (2) feet. The topographic data shall be determined by field survey unless the Planning Board specifically waives this requirement and/or permits the substitution of topographic information obtained from other sources determined satisfactory for the particular case.	X	
The location and status of existing streets or private roads, easements and rights-of-way (if any), proposals for the layout of new streets or private roads (including widths and approximate curve radii) and any proposed easements, rights-of-way and/or reservations.	X	
The names of existing streets or private roads and proposed names for new streets or private roads.	X	
The proposed arrangement of lots, including identifying numbers and approximate area and dimensions of each.	X	
Location, size and nature of any area proposed to be reserved for park purposes.	NA	
A site location sketch, at a scale of one inch equals 400 feet, showing the general situation within 1,000 feet of the applicant's property with respect to surrounding properties, streets and private roads.	X	
Where the preliminary plat includes only a portion of an applicant's contiguous holding, the applicant shall also indicate, on a sketch at a scale of not less than one inch equals 200 feet, the probable future street or private road system, lot arrangement and location of park and other reservations for the remaining portion of the tract. Such sketch shall be for the purpose of guiding the Planning Board in reviewing the proposed preliminary plat and shall include topographic data with a vertical contour interval of not more than five feet plus any other information determined necessary by the Planning Board.	NA	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	X	

PRELIMINARY CONSTRUCTION PLANS	YES	NO
The preliminary construction plans shall be drawn at the same scale as the preliminary plat and shall include the following information:	X	
Location and sizes of any existing water, sewer storm drainage and other utility lines and structures within and nearby the proposed subdivision.	X	
The proposed system for the provision of water supply and fire protection facilities, sewage disposal, stormwater drainage, and other utility services.	X	
Proposed street or private road profiles and cross-sections showing the approximate grade of proposed streets or private roads, the relationship of existing to proposed grades, and the proposed grades, and the proposed vertical curvature along the center line of all new streets or private roads.	NA	
Location of all existing and proposed monuments and other subdivision improvements.	X	
Such additional information as may be required by this chapter, the Zoning chapter, or the Planning Board.	X	

CITY OF BEACON
FINAL SUBDIVISION PLAT
AND CONSTRUCTION PLANS SPECIFICATION FORM

Name of Application: 55 Prospect Street Subdivision

FINAL SUBDIVISION PLAT	**YES**	**NO**
The final subdivision plat shall be drawn clearly and legibly on transparent tracing cloth with black waterproof ink, at a scale no smaller than one inch equals 100 feet but preferably at a scale of one inch equals 50 feet. The sheet size shall not exceed 36 inches by 48 inches. If the size of proposed subdivision required a drawing larger than this, two or more sheets may be submitted, with match lines clearly indicated, and an index map shall be prepared on the same size sheet.	X	
The final plat shall contain the following information:		
Proposed subdivision name or identifying title, name, and address of owner of record and of subdivider (if other than owner), certification and seal of the registered engineer or licensed land surveyor who prepared the plat, names of the owners of record of adjoining properties and of properties directly across the street or private road, graphic scale, approximate true North point, and date.	X	
The location and dimensions of all boundary lines of the proposed subdivision, and all existing and proposed streets, private roads, lot lines, easements and rights-of-way, with sufficient data to readily determine the location, bearing and length of all such lines and to reproduce such lines upon the ground.	X	
The names of all existing and proposed streets and private roads.	NA	
The locations of all water bodies and watercourses.	NA	
The location of all existing buildings, including identification of all buildings to be removed as a condition of plat approval.	X	
The total acreage included in the entire subdivision, and the identification number and acreage of all lots and land reservations within the proposed subdivision.	X	
Location of all existing and proposed monuments.	NA	
A site location map, at a scale of one inch equals 400 feet, showing the location of the subject property with respect to neighboring properties, streets and private roads.	X	
Notations explaining any drainage, sight slope, street widening, park area or other reservations or easements, including any self-imposed restrictions or covenants.	X	
Endorsement of approval by the Dutchess County Health Department.	X	
Plan for the provisional delivery of mail, as approved by the local postmaster.	X	
Endorsement of the owner as follows: "Approved for filing: Barbara O'Dell 2-27-17 " Owner Date	X	

FINAL SUBDIVISION PLAT *(continued)*	YES	NO
Form for endorsement by Planning Board Chairman as follows: "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.	x	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	
Stormwater pollution prevention plan. A stormwater pollution prevention plan consistent with the requirements of Chapter 190 and with the terms of preliminary plan approval shall be required for final subdivision plat approval. The SWPPP shall meet the performance and design criteria and standards in Chapter 190, Article II. The approved final subdivision plat shall be consistent with the provisions of Chapter 190.	NA	

FINAL CONSTRUCTION PLANS	YES	NO
Final construction plans and profiles shall be prepared for all proposed streets, private roads and other required improvements. Plans shall be drawn at the same scale as the final plat and on the same size sheets, but not on the same sheets. The following information shall be shown:	x	
Plans and profiles showing the location and a typical cross-section of street and/or private road pavements including curbs and gutters, sidewalks, manholes and catch basins; the location of street or private road trees, lighting and signs; the location, size and invert elevations of existing and proposed sanitary sewers, stormwater drains and fire hydrants; the location and size of all water, gas or other underground utilities or structures; and the location and design of any other required improvements.	x	
Profiles showing existing and proposed elevations along the center line of all streets and private roads. Where a proposed street or private road intersects an existing street or private road, the elevation along the center line of the existing street or private road within 100 feet of intersection, shall be shown. All elevations must be referred to established U.S. Government of approved local benchmarks, where they exist within ½ mile of the boundary of the subdivision.	NA	
The Planning Board may require, where steep slopes exist, cross-sections showing existing and proposed elevations of all new streets and private roads every 100 feet at five points on a line at right angles to the center line of the street or private road, said elevation points to be at the center line of the street or private road, each property line, and points 30 feet inside each property line.	NA	
Location, size, elevation and other appropriate description of any existing facilities which will be connected to proposed facilities and utilities within the subdivision.	x	

FINAL CONSTRUCTION PLANS ***(continued)***		
Where the design of the subdivision requires the regarding of land, the regarding of land, the regraded contours shall be shown along with estimates of the quantity of material to be added or removed and the proposed measures to be implemented by the subdivider to rehabilitate the disturbed area or areas.	NA	
Title of all sheets, name, address, signature and seal of licensed engineer preparing the construction plans, the date prepared, including revisions dates if any, approximate true North point, scale, and consecutive numbering as sheet _____ of _____.	x	
A notation of approval, on all sheets as follows "Approved by: _____ _____ Owner Date and _____ _____ Planning Board Chairman Date"	x	
Such additional information as may be required by Chapter 195 – Subdivision of Land; Chapter 223 – Zoning; or the Planning Board.	x	

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

_____

_____

_____

_____

_____

_____

Applicant/Sponsor Name: Barbara O'Dell

Signature: Barbara L. O'Dell

Date: 2-27-17

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information

Name of Action or Project:
55 Prospect Street Subdivision

Project Location (describe, and attach a location map):
55 Prospect Street Beacon, New York, 12508 (see attached map)

Brief Description of Proposed Action:
The parcel is located on the west side of Prospect Street within the R1-5 Residential Zoning district, consists of approximately 0.48 acres, and contains a single-family dwelling. The proposed action is to subdivide the parcel into two lots; one which will contain the existing dwelling, and the other will be a new building lot.

Name of Applicant or Sponsor:	Telephone: 914-755-6669
Barbara O'Dell	E-Mail: patter26@gmail.com

Address:
55 Prospect Street

City/PO:	State:	Zip Code:
Beacon	NY	12508

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.	☑	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Approval from City of Beacon Planning Board	☐	☑

3.a. Total acreage of the site of the proposed action? 0.48 acres
b. Total acreage to be physically disturbed? 0.24 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.48 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☑ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☑ Other (specify): Municipal Park
☐ Parkland

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

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☑	☐
b. Are public transportation service(s) available at or near the site of the proposed action?	☐	☑
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☐	☑
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	☑	☐
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☑
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☑
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☑	☐
b. Is the proposed action located in an archeological sensitive area?	☐	☑
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☑	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☑	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☑ Urban ☑ Suburban

	NO	YES
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

Stormwater generated from the proposed action will be directed to an existing City of Beacon conveyance system within Prospect Street.

	NO	YES
18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size:	✓	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: The NYSDEC Environmental Navigator tool indicates two sites within 2,000 feet of the subject property that either are or have been part of the State Superfund Program.		✓

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Barbara O'Dell Date: 2-27-17

Signature: Barbara L. O'Dell

PRINT FORM

EAF Mapper Summary Report

Tuesday, February 07, 2017 1:45 PM

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

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

SURVEY NOTES

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

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

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

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

5. The certifications herein are not transferable.

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

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

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

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

10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

11. Contour interval is one foot. Elevations shown hereon are referenced to NAVD 88 using NYSNET RTN GPS.

DEED REFERENCE

Liber 1489 Page 360
Paul and Magdalina Manglass
To
John and Barbara O'Dell
August 18, 1978

ZONING

Subject Parcel is located within the (R1-5) One-Family Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: February 2013

FLOOD BOUNDARY

Subject Parcel is located in Zone X (Unshaded) and is determined to be outside the 0.2% annual chance floodplain according to Flood Insurance Rate Map # 36027C0577E. Effective date May 2, 2012.

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

OWNER & APPLICANTS

Barara O'Dell
55 Prospect Street
Beacon NY 12508

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-6054-46-243586-0000

AREA

20,922 ft²
0.4803 Acres

VICINITY MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

PLANNING BOARD

Approved by resolution of the Planning Board of the Town of East Fishkill, New York, on the _____ day, of year _____. Subject to all requirements and conditions of said resolution. Any change, erasure, modification or revision of the plat as approved shall void the approval. Signed this _____ day, of year _____.

By: _____ Chairman

DCDOH STANDARD NOTE

FOR PERMISSION TO FILE
This plan does not constitute a realty subdivision as defined by Article XI, Title II, Section 1115 of the Public Health Law of the State of New York, and Article XI, of the Dutchess County Sanitary Code. Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and/or sewage disposal is neither sought nor granted.

Authorized Representative of the Commissioner of Health _____ Date

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.

Barbara O'Dell _____ Date _____

SHEET INDEX

Sheet 1 – Subdivision Plat
Sheet 2 – Subdivision Plan
Sheet 3 – Erosion and Sediment Control Plan
Sheet 4 – Details

CITY OF BEACON, § 223-17C, SCHEDULE OF REGULATIONS FOR RESIDENTIAL DISTRICTS

PARAMETER	REQUIREMENT	LOT 1	LOT 2
LOT AREA PER DWELLING UNIT:	5,000 ft²	11,783 ft²	9,139 ft²
WIDTH:	50 ft	76 ft	58 ft
DEPTH:	100 ft	150 ft	150 ft
FRONT:	30 ft	14 ft	50 ft
SIDE:	Min. 10 ft / Both 20 ft	10 ft / Both 41 ft	10 ft / Both 21 ft
REAR:	30 ft	96 ft	71 ft

rev.	date	description

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

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

O'DELL SUBDIVISION

PRELIMINARY PLAT SUBDIVISION OF LANDS OF O'DELL

CITY OF BEACON COUNTY OF DUTCHESS STATE OF NEW YORK

tax id	243686
address	55 PROSPECT STREET
date 2/24/17	drawn RHC
scale 1"=10'	checked TEC
project no.	
project name	O'DELL SUBDIVISION
sheet	1 OF 4

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ADJOINER LINE
- 165 — EXISTING MAJOR CONTOUR
- 166 — EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- 170 — PROPOSED MAJOR CONTOUR
- 169 — PROPOSED MINOR CONTOUR
- +171.5 — PROPOSED SPOT ELEVATION
- S — EXISTING SEWER MAIN
- S — PROPOSED SEWER SERVICE LINE
- W — EXISTING WATER MAIN
- WS — PROPOSED WATER MAIN
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED SEWER CLEAN OUT
- RL — PROPOSED ROOF LEADER
- FD — PROPOSED FOOTING DRAIN
- PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SEE SITE SPECIFIC NOTE 12
- PROPOSED SILT FENCE
- PROPOSED LIMIT OF DISTURBANCE

SITE LOCATION MAP SCALE: 1" = 200'

PROJECT INFORMATION:

PARCEL OWNER:	BARBARA O'DELL, 55 PROSPECT ST. BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET BEACON, NY 12508
PARCEL LOCATION:	55 PROSPECT ST. BEACON, NY 12508
TAX PARCEL ID:	6054-46-243586
PARCEL AREA:	±0.48-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	5,000 SQUARE FEET MIN	11,782	9,139
LOT WIDTH:	50 FEET MINIMUM	75.6	57.8
LOT DEPTH:	100 FEET MINIMUM	150	150
YARD SETBACKS (RESIDENTIAL USE):			
FRONT YARD:	30 FEET MINIMUM	13.7*	49.4
SIDE YARD:	10 FEET MINIMUM	10.0	10.0
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	40.9	20.9
REAR YARD:	30 FEET MINIMUM	96.8	71.4
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	22.6
REAR YARD:	5 FEET MINIMUM	N/A	5.6
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35'/2-STORY	<35'/2-STORY
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12'	>12'
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	<15/1 STORY

*LOT 1 IS A NON-CONFORMING, EXISTING LOT

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.

SURVEY NOTES:

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

SITE SPECIFIC NOTES:

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962. SPECIFIC ATTENTION SHALL BE PAID TO THE LOCATIONS OF THE GAS (IF APPLICABLE), WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER AND SEWER DEPARTMENTS TO SCHEDULE A PRE-CONSTRUCTION MEETING TO ENSURE THAT THE ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE COMMENCED IN ACCORDANCE WITH THE APPROVED PLANS AND AMENDMENTS THERETO AND GENERALLY ACCEPTED STANDARDS.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINE AND METER SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINE SHALL BE 3/4"ø K-COPPER.
6. THE SEWER SERVICE LINE SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. PROPOSED 4"ø LSE AND TIE-IN ELEVATION IS BASED ON FIELD MEASURED 0.3% SLOPE FOR THE EXISTING 8"ø SEWER MAIN. CONTRACTOR MUST CONFIRM SLOPE OF SEWER MAIN AND MAKE NECESSARY ADJUSTMENTS TO PROPOSED LSE AND TIE-IN ELEVATIONS IF NECESSARY.
8. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE INSTALLATION OF THE PROPOSED WATER AND SEWER SERVICES FOR THE NEW LOT. STREET CLOSURE FOR WATER AND SEWER SERVICE CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
10. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
11. SUMP PUMP TO BE PROVIDED FOR FOOTING DRAIN, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
12. THE SIXTEEN (16) PROPOSED ARBORVITAE (THUJA OCCIDENTALIS EMERALD GREEN) SHALL HAVE A HEIGHT OF 6 FEET AT PLANTING, AND SHALL BE LOCATED GENERALLY AS SHOWN ON THE PLAN WITH 8-FOOT SPACING.
13. 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 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:
    - LOT 1: SLSD RIGHT = ±534' FEET (TO INTERSECT OF MADISON AVENUE)
      SLSD LEFT = ±630' FEET (TO CENTERLINE OF ALICE STREET)
    - LOT 2: SLSD RIGHT = ±636 FEET (TO INTERSECTION OF MADISON AVENUE)
      SLSD LEFT = ±532 FEET (TO CENTERLINE OF ALICE STREET)

STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING ALICE STREET FROM THE LEFT, AND MADISON AVENUE FROM THE RIGHT, FOR BOTH LOT 1 AND LOT 2.
14. TO ACHIEVE SLSD LEFT FROM LOT 2, LANDSCAPING NEEDS TO BE TRIMMED OR REMOVED, AND HEDGES ON LOT 1 SHALL BE TRIMMED TO 36" HIGH OR LESS.
15. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.

SITE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON FEBRUARY 21, 2016.

THOMAS CERCHIARA P.L.S. SEAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER THE SURVEY PROVIDED BY TEC LAND SURVEYING.

OWNER'S CONSENT:

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

BARBARA O'DELL DATE

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DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2017:002

REVISIONS:

NO.	DATE	DESCRIPTION	BY

SUBDIVISION PLAN

55 PROSPECT STREET

55 PROSPECT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-46-243586
SCALE: 1" = 20'
FEBRUARY 28, 2017

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

SEAL

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

EROSION & SEDIMENT CONTROL PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

DEMOLITION PLAN

SCALE: 1" = 10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ADJOINER LINE
- 170 — EXISTING MAJOR CONTOUR
- 169 — EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- 170 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- +171.5 — PROPOSED SPOT ELEVATION
- PROPOSED SILT FENCE
- PROPOSED ASPHALT REMOVAL AREA

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. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.

2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.

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

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

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

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

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

8. THE TOWN ENGINEER AND 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.

9. THE TOWN AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.

10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.

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 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 TOWN ENGINEER AND QUALIFIED PROFESSIONAL.

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN ARE PER THE SURVEY PROVIDED BY TEC LAND SURVEYING.

OWNER'S CONSENT:

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

_____ _____ _____

BARBARA O'DELL DATE

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.

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- Respect the Marks
- Dig With Care

DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2017:002	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY

EROSION & SEDIMENT CONTROL PLAN
55 PROSPECT STREET

55 PROSPECT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-46-243586
SCALE: AS NOTED
FEBRUARY 28, 2017

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

SEAL

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

PAVED DRIVEWAY SECTION DETAIL
NOT TO SCALE

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. TAPPING SADDLE FOR CONNECTION OF THE PROPOSED SERVICE LINE TO THE EXISTING SEWER MAIN TO BE A 4" PREDCO HUB TAP SADDLE – MODEL #HTS4/E.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

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

SILT FENCE DETAIL
NOT TO SCALE

TOPSOIL SEED, FERTILIZER AND MULCH DETAIL
NOT TO SCALE

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

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

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

SANITARY SEWER SERVICE TRENCH DETAIL
NOT TO SCALE

PIPE INTO EXISTING CATCH BASIN DETAIL
NOT TO SCALE

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

TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE

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

WATER SHUT–OFF VALVE DETAIL
NOT TO SCALE

NOTES:
1. SEWER PIPE AND FITTINGS SHALL BE ASTM D–3033 OR D–3034 SDR–35.
2. CLEANOUT SHALL BE INSTALLED UPSTREAM OF THE PROPOSED 45° ANGLE.

CLEANOUT DETAIL
NOT TO SCALE

NOTE:
DIMENSIONS SHOWN ARE STANDARD. ADJUSTMENTS TO THE ABOVE DIMENSIONS SHALL BE MADE TO MATCH EXISTING ASPHALT CURB.

ASPHALT CURB DETAIL
NOT TO SCALE

NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE

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

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE

NOTES:
1. PROPOSED TREES TO BE ARBOVITAE. REFER TO SHEET 2 PLANS FOR LOCATIONS.

TREE PLANTING DETAIL
NOT TO SCALE

LEGEND
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
(C) 10" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.12

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

PAVEMENT RESTORATION DETAIL
NOT TO SCALE

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

STORM LINE TRENCH DETAIL
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.

DETAILS
55 PROSPECT STREET

55 PROSPECT STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054–46–243586
SCALE: 1" = 20'
FEBRUARY 28, 2017

DRAWN BY: AG	CHECKED BY: MAB	JOB NO.: 2017:002

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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SEAL

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

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: March 9, 2016
Re: **55 Prospect Street Subdivision**

I have reviewed the February 28, 2017 cover letter from Hudson Land Design, February 27, 2017 Subdivision application, Short EAF Part 1, and a 4-sheet Subdivision Plat, with the signed survey dated February 24, 2017 and the other three sheets dated February 28, 2017.

Proposal

The applicant is proposing to subdivide an existing 0.48-acre parcel in the R1-5 district to create two lots for the construction of a new single family residence.

Comments and Recommendations

1. The Subdivision Plat sheets should be marked preliminary at this stage of the process.

2. The Schedule of Regulations tables on Sheets 1 and 2 are not always consistent.

3. The Plat should show any existing major trees on the lots and indicate any significant trees that will be removed. The front row of evergreens may obstruct sight distances from the new driveway. The Board may also request additional street trees along the lot frontages.

4. The front concrete sidewalk should be noted on the plans and any sections replaced in kind.

5. A note on Sheet 3 states that the chain link fence is to be removed. Does that include the fence along the entire frontage or only sections?

6. The note regarding arborvitae refers to 16 trees, but only eight are shown.

7. Consistent with Section 223-61 A(7), a recreation fee for the proposed house will be required.

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
John Russo, P.E., City Engineer
Hudson Land Design, Project Consultants

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.

March 8, 2017

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

RE: O'Dell Subdivision
55 Prospect Street Subdivision
City of Beacon
Tax Map No. 6054-46-243586

Dear Mr. Sheers:

The applicant is looking to subdivide an existing 0.48 ± acre parcel, located at 55 Prospect Street, into 2 residential parcels. We have reviewed the following plans as related to O'Dell Subdivision:

- Sheet 1 of 4, entitled "Preliminary Plat – Subdivision of Lands of O'Dell", dated February 24, 2017, as prepared by TEC Land Surveying.
- Sheet 2 of 4, entitled "Subdivision Plan", dated February 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 3 of 4, entitled "Erosion and Sediment Control Plan", dated February 28, 2017, as prepared by Hudson Land Design, PC.
- Sheet 4 of 4, entitled "Construction Details", dated February 28, 2017, as prepared by Hudson Land Design, P.C.

Based upon our review of the above referenced submitted plans, we offer the following comments:

General Comments:

1. The applicant's consultant should conduct an Inflow & Infiltration study of the existing site and building, and provide certification to the City of Beacon that the site currently has no illegal cross-connections between the existing site and the City's sanitary sewer system. Possible cross-connections that should be looked at would be roof-leaders, sump pumps, existing site drains, etc. If any cross-connections are found, a report should be submitted as to the findings, the volume of I&I being introduced into the sanitary sewer collection system, and the proposed remediation for the cross-connection(s) found. The plans should also clearly show the proposed remediation as outlined in the report. A note should also be added

to the plans granting the City of Beacon Building Department access to verify where the existing roof leaders and sump pump(s), if present, drain to.

Subdivision Plat:

1. The Bulk Zoning Table should have a note add regarding the pre-existing non-conforming front yard depth for the existing residence located on proposed Lot 1.

2. The concrete sidewalk running along the front of the parcel should be labeled as such.

Subdivision Plan:

1. The residence proposed on Lot 2 is set back 49.4 feet from the property line, whereas the existing residence on Lot 1 is set back 13.7 feet, and the next residence to the north is setback 30 feet approximately. Section 223-13, Paragraph K, states "Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is a pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations, a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots ...". Based upon this section of the Zoning Code, the Planning Board should consider as to whether or not to request the applicant to shift the proposed residence on Lot 2 forwards to be in general alignment with the other homes on Prospect Street.

2. The size of the existing water main in Prospect Street should be labeled. According to the City's water mapping, this line is a 6". The applicant's consultant should consult with the Beacon Water and Sewer Department to verify the pipe material of the existing water line.

3. The location, size, pipe material, and directionality of the sewer within Prospect Street should be verified. The applicant's consultant should verify with the Beacon Water and Sewer Department that the sewer main does pass the front of proposed parcel, along with the direction of flow.

4. Show the location of the existing water and sewer services for Lot 1.

5. The proposed sewer service for Lot 2 should have a cleanout at each bend in the service line. The proposed location of this service should be based upon the findings of the actual sewer main location as noted in Comment No. 2 above, as it is currently proposed to run under 55 feet of sidewalk.

6. The existing hedges and landscaping across the front of the lots should be shown on the plans, and a reference made to hedges and landscaping that are to be removed or trimmed as per Note 14 on this plan, in order to allow for site distance.

7. We would recommend that the length of the roof-leaders at the rear of the parcel be reduced in length, providing for more overland flow, and improving infiltration of the runoff.

8. The sidewalk along the front of the parcel should be clearly labeled.

9. A rail should be provided at the top of the proposed retaining wall, located in the driveway, to prevent a vehicle from going over the edge of a 4-foot drop.

10. The plan should note the disposition of the gravel area located behind the proposed residence on Lot 2. If this is to be removed, it should be added to the demolition plan on Sheet 3 of 4.

Construction Details:

1. The water service detail shall be revised to provide a saddle for the proposed tapping of the water main. The manufacturer and model of the saddle shall be provided on the plan.

2. A concrete curb and sidewalk detail shall be provided on the plans for the proposed driveways, and disturbance of the existing sidewalks along Prospect Street

3. The Asphalt Curb detail shall be removed, as it is not called out on the plans, nor does it appear to be necessary, as the curbing along the front of the project is concrete.

4. All trench details shall have the hatching lightened, so as to be able to clearly read the information located within the hatched areas.

5. The pavement detail shall be revised to note a thickness of 3.5 inches of binder course.

6. A construction detail shall be added for the proposed retaining wall on Lot 1. The detail shall include the proposed rail to be located atop of the wall to prevent vehicles from going over the edge of the wall.

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

City of Beacon Planning Board
3/22/2017

Title:

Zoning Board of Appeals

Subject:

Zoning Board of Appeals - March Agenda

Background:

City of Beacon Planning Board
3/22/2017

Title:

Review Proposed Local Law

Subject:

City Council Request to Review Proposed Local Law Amending Chapter 223 - Affordable Workforce Housing

Background:

ATTACHMENTS:

Description	Type
Local Law Affordable Workforce Housing	Local Law

Draft: 2/17/17

DRAFT LOCAL LAW NO. ____ OF 2016

CITY COUNCIL
CITY OF BEACON

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

A LOCAL LAW to amend Chapter 223 concerning Affordable Workforce Housing.

A LOCAL LAW to amend Chapter 223 of the Code of the City of Beacon concerning Affordable Workforce Housing.

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

Section 1. Chapter 223, Section 63 of the Code of the City of Beacon entitled "Definitions" is hereby amended to revise the following definitions:

BELOW-MARKET-RATE (BMR) UNIT

A new or rehabilitated housing unit which is restricted as to sale or rent to remain affordable to a BMR Unit Eligible Household, as defined below, by generally not exceeding 30% of the aggregate gross monthly income of the household for the actual size of the household that will occupy such unit. Said housing unit must be the primary residence of the household and shall not be sublet without the consent of the City Council or its designee.

BMR UNIT ELIGIBLE HOUSEHOLD

A household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed 70% of the Dutchess County median annual income for the actual size of the household [based on the United States Census and as updated by the Department of Housing and Urban Development (HUD)], and which household can afford the maximum rent or sales price. In addition, the net assets of the household at the time prior to purchase or lease may not exceed 75% of the purchase price of the unit, except where such households

rely, due to age or disability, on the assets in lieu of income. Evidence of disability shall be the receipt of Social Security Disability Insurance (SSDI) payments. For example, for the year 2010, limitations are as follows:

Persons in Household	**1**	**2**	**3**	**4**	**5**	**6**
Maximum eligible income (100% of median)	$58,400	$66,800	$75,100	$83,400	$90,100	$96,800
Maximum housing cost (30% of gross income)						
Annually	$17,520	$20,040	$22,530	$25,020	$26,030	$29,040
Monthly	$1,460	$1,670	$1,878	$2,085	$2,253	$2,420
Eligible unit types	Studio or 1 BDR	1 BDR or 2 BDR	2 BDR or 3 BDR	2 BDR, 3 BDR or 4 BDR	3 BDR or 4 BDR	3 BDR or 4 BDR

All projects approved by the Planning Board prior to the effective date of this law (to be inserted), may continue to set a monthly rent, including utilities for BMR units, not to exceed 30% of 100% of the Dutchess County median annual income for the actual size of the household [based on the United Stated Census and as updated by the Department of Housing and Urban Development (HUD].

Section 2. Chapter 223, Article IVB of the Code of the City of Beacon entitled "Affordable Workforce Housing" is hereby amended as follows:

§ 223-41.8 **Findings.**

The City Council of the City of Beacon acknowledges the high cost of housing compared to average earnings in the City and County, and this trend has grown more noticeable as land and housing values have increased in recent years. Maintaining and ensuring a balanced mix of housing types and sizes that are affordable to a range of incomes is essential to ensuring the

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long-term health of the community. Such balanced housing stock enables a variety of residents to live and work in the City, maintain family ties, and participate in community services, such as emergency services. Balanced housing is also essential to attracting and maintaining an adequate workforce, a healthy business environment, and a balanced tax base that supports local services and the quality of life. The primary purpose of this Article is to allow the City to maintain an appropriate mix of housing choices by creating a required number of quality new or rehabilitated below-market-rate (BMR) units in future renovation and development.

§ 223-41.9 **Provision of BMR units; ~~payment in lieu thereof~~.**

To achieve the purposes above, the approval authority shall require that 10% of all projects containing 10 ~~20~~ or more apartment dwellings and/or attached dwellings (townhouses) as defined in §223-63 of this chapter, shall be comprised of below-market-rate units as defined and regulated in this article. Any fraction at or above 0.5 shall be rounded up to the nearest whole number, and any fraction below 0.5 shall be rounded down. ~~Notwithstanding the requirement immediately above, the City Council, at its discretion, may allow the applicant to make a payment to the City in lieu of the provision of some or all of the required BMR units, in an amount determined by the City Council to be the value of the waived BMR units; said payment shall be made into a trust fund dedicated to the provision of affordable-workforce housing in the City.~~ Subject to the Planning Board's approval, Developer may provide BMR units mixed throughout the same building(s), in a separate building on the same property or upon the consent of the City Council, which may be withheld for any reason, on a separate property within a 1,000 foot radius of the project. Units designated as BMR units must remain affordable for a minimum of 50 years from date of initial certificate of occupancy for rental properties and from date of original sale for owner-occupied units.

§ 223-41.10 **Below-market-rate units.**

A. Finishes, amenities, size, distribution and mix. BMR units shall have the same quality exterior finishes ~~and general amenities comparable~~ as compared to the market-rate units within the overall development. Interior finishes and amenities for the BMR units shall be comparable to the market-rate units within the development, subject to approval by the Planning Board. ~~BMR shall be reasonably distributed throughout the project and t~~ The timing of the construction of the BMR units shall be in conjunction with the construction of the market rate units in the project. Further, the BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development unless a different proportion is approved by the Planning Board as being better related to the housing needs, current or projected, of the City of Beacon.

B. Minimum gross floor area.

(1) The size of the BMR multifamily units may be smaller than the market rate units, but notwithstanding other provisions of this chapter, the minimum gross floor area per dwelling unit shall not be less than the following:

(a) Studio/efficiency unit: ~~350~~ 400 square feet.
(b) One-bedroom unit: 600 square feet.
(c) Two-bedroom unit: 800 square feet.
(d) Three-bedroom unit: 1,000 square feet.
(e) Four-bedroom unit: 1,200 square feet

(2) An Applicant may seek approval from the Planning Board to construct units smaller than the minimum gross floor area set forth above, only if the Applicant constructs more units than it is required to construct pursuant to this Chapter.

C. Occupancy standards. The minimum and maximum occupancy of a BMR unit shall be as follows:

Number of Bedrooms	**Minimum Number of Persons**	**Maximum Number of Persons**
Studio/ efficiency	1	~~1~~ 2
1	1	~~2~~ 3
2	2	4
3	3	6
4	4	8

D. For townhouse developments containing BMR units, frontage, building size and lot size may be reduced by up to 25%.

E. BMR unit eligible household. Households must meet the criteria established in § 223-41.10(F)(1) ~~§ **223-63**~~ of this chapter, within the definition of "BMR unit eligible household." Rental households shall be required to requalify with respect to said criteria on an annual basis.

F. Maximum rent and sales price.

(1) The monthly rent including utilities for BMR units shall not exceed 30% of the ~~maximum~~ aggregate gross monthly income of an eligible household. An eligible household is a household whose aggregate gross annual income, including the total of all current annual income of members residing in the household from any source whatsoever at the time of the application (excluding the earnings of working household members of 21 years of age or younger who are full-time students), does not exceed 70% of the Dutchess County median annual income for the actual size of the

household that will occupy such unit as set forth in Subsection C above [based on the United Stated Census and as updated by the Department of Housing and Urban Development (HUD]. ~~maximum aggregate gross monthly income of an eligible household as defined in § **223-63**, under "BMR unit eligible household," for the actual size of the household that will occupy such unit as set forth in Subsection **C** above.~~ The maximum gross sales price for a BMR unit shall not exceed the maximum household expense of 30% of the aggregate gross monthly income of an eligible household as defined above ~~in § **223-63**~~ for the actual size of the household that will occupy such unit as set forth in Subsection **C** above, relating to the sum of principal, interest, taxes, and insurance, based on industry-standard mortgage underwriting guidelines for a thirty-year fixed rate mortgage, prevailing interest rates, and a down payment of 5%.

(2) All projects approved by the Planning Board prior to the effective date of this law (to be inserted), may continue to set a monthly rent including utilities for BMR units not to exceed 30% of 100% of the Dutchess County median annual income for the household size that will occupy such unit as set forth in Subsection C income for its household size [based on the United Stated Census and as updated by the Department of Housing and Urban Development (HUD]. In the event the Owner of the BMR units demonstrates to the satisfaction of the City Administrator or its designee that after a good faith effort it is not able to rent a BMR unit pursuant to this subsection (2), it may instead comply with subsection (1) above.

G. Categories of priority in descending order of priority.

Households applying for BMR units shall be selected on the basis of the following categories of priority:

(a) Volunteer emergency responders for the City of Beacon who have served at least five years.

(b) City of Beacon municipal employees.

(c) Employees of the Beacon School District

(d) All other residents of the City of Beacon.

(e) Other persons employed in the City of Beacon.

(f) All others.

H. The deed, certificate of occupancy and/or rental agreement, as appropriate, for each BMR dwelling unit shall contain language, satisfactory to the City Attorney in form and substance, which states that the subject dwelling is a below-market-rate unit as defined in § 223-41.10(F)(1) ~~§ **223-63**~~ of the Code of the City of Beacon, New York, and is subject to all restrictions and limitations as set forth therein.

I. Resale. In the case of owner-occupied BMR units, the title to said property shall be restricted so that in the event of any resale by the homeowner or any successor, the resale price shall not exceed the maximum sales price for said unit, as determined in Subsection F ~~E~~, plus the depreciated value of capital improvements based on their estimated life for up to 5% of the price of the unit. Units designated as BMR units must remain affordable for a minimum of 50 years from date of original sale for owner-occupied units.

J. Lease of a BMR unit.

(1) Individual BMR unit owners may lease their units to BMR eligible unit households, as defined in § 223-41.10(F)(1), for a period not exceeding two years, with the consent of the City Administrator or its designee ~~or its designee, for employment, health or other good reason as determined by the Council. Notwithstanding the sentence above, this time frame may be extended by the Council or its designee for good cause shown~~.

(2) Applicants for rental BMR units, if eligible and if selected for occupancy, may sign a lease for a term of no more than two years. As long as a resident remains eligible and has complied with the terms of the lease, said resident shall be offered renewal leases for a term of no more than two years each. Renewal of a lease shall be subject to the conditions of federal, state or county provisions that may be imposed by the terms of the original development funding agreements for the development or to the provisions of other applicable local law.

(3) If a resident's annual gross income should subsequently exceed the maximum income then allowable, said resident may complete their current lease term and shall be offered a market-rate housing unit in the development at the termination of such lease term. If no such dwelling unit shall be available at said time, the resident may be allowed to sign one additional one-year lease for BMR unit they occupy but shall not be offered a renewal of the lease beyond that expiration of said term.

K. Implementing regulations. The City Council may, by resolution, adopt specific regulations to foster the efficient and equitable implementation of this chapter.

L. Administration. The City Council shall be responsible for administering these regulations and may designate a board, commission or other organization to monitor compliance.

M. Developer Incentives. For every two BMR units provided as part of the overall development, the developer shall have the right to one additional market rate unit above the maximum number otherwise permitted under applicable provisions of this Chapter. The Planning Board may grant up to 10 additional units. District building height requirements must be maintained, but the Planning Board may modify lot area per unit, setbacks, building coverage, number of units per building, and parking requirements to accommodate the bonus unit or units.

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N. Waiver. Upon request of an application before the Planning Board, the City Council may modify or waive specific provisions of this Article, if it finds that the proposal meets the primary purpose of Section 223-41.8 and the project will result in more BMR units than is required pursuant to this Chapter.

Section 3. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, the Chapter 223 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 4. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this

Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this

Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 5. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 6. Effective Date

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

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City of Beacon Planning Board
3/22/2017

Title:

North Avenue

Subject:

Certificate of Appropriateness - New Single Family House - North Avenue, Lot #2

Background:

ATTACHMENTS:

Description	Type
North Avenue Application	Application
North Avenue Elevations	Plans

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2-28-17

Project Address: Lot # 2 North Avenue 5955-19-717075

Project Architect/Engineer: Gillespie & Stokosa

Owner/Builder: Lori Joseph Builders

Contact Phone No.:

Approval Requested: X Certificate of Appropriateness X New Single Family House

Color/Materials:

Siding: Portsmouth Blue (Quest Mastic)

Roofing: Charcoal

Windows: Color: white Type:

Trim: White

Garage Door: white

Stone/Brick:

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: $100.00

NOTES:

1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED
2) ALL GLAZING TO BE DOUBLE INSULATED
3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

SQUARE FOOTAGE:	
1st FLOOR:	951
2nd FLOOR:	815
TOTAL:	1766
GARAGE:	361

EGRESS REQUIREMENTS

WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"

CONTRACTOR TO AFFIX AN APPROVED SIGN/SYMBOL TO THE EXTERIOR ELECTRIC BOX AT THE SERVICE POINT. THE SIGN IS TO INDICATE THE USE OF TRUSSES, PRE-ENGINEERED WOOD GIRDERS, BEAMS OR JOISTS THAT ARE BONDED WITH ADHESIVES (INCLUDING I-JOISTS, STRUCTURAL GLUED LAMINATED TIMBERS, STRUCTURAL LOG MEMBERS, STRUCTURAL COMPOSITE LUMBER & CROSS-LAMINATED TIMBER) AND/OR TIMBER CONSTRUCTION

FRONT ELEVATION

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

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	49.1

NEW RESIDENCE FOR:
Lori Joseph Builders
LOT #1, NORTH AVE., CITY OF BEACON, NEW YORK

GILLESPIE & STOKOSA CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
267 FOXHILL RD, TAMPSCOTT, N.Y. 12150
P. (845) 297-4207 F. (845) 297-4189 - GSENGINEER@AOL.COM

PROJECT No. [redacted]
DRAWN BY: G.M.S.
CHECKED BY: M.R.S.
REVISIONS
[redacted]

NYSPE #074666

SHEET No.
E
1

RIGHT SIDE ELEVATION

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

NEW RESIDENCE FOR:

Lori Joseph Builders

LOT #1, NORTH AVE., CITY OF BEACON, NEW YORK

GILLESPIE & STOKOSA CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
[illegible]
P. (845) 227-4237 F. (845) 231-1103 - [illegible]

PROJECT No.	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
REVISIONS	
[illegible]	

NYSPE #074666

SHEET No.

E / 4

LEFT SIDE ELEVATION

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

NEW RESIDENCE FOR:

Lori Joseph Builders

LOT #1, NORTH AVE., CITY OF BEACON, NEW YORK

GILLESPIE & STOKOSA CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
[illegible]
P. (845) 221-4237 F. (845) 221-4439 - GSENGR.COM

PROJECT No.	[illegible]
DRAWN BY:	[illegible]
CHECKED BY:	[illegible]
REVISIONS	
[illegible]	

NYSPE #074666

SHEET No.

E / 3

RAILING & STAIR NOTES:

REAR WOOD DECK NOT SHOWN ON ELEVATIONS.

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

REAR ELEVATION

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

NEW RESIDENCE FOR:

Lori Joseph Builders

LOT #1, NORTH AVE., CITY OF BEACON, NEW YORK

GILLESPIE & STOKOSA
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL, AND SITE
167 ROUTE 376, WAPPINGERS FALLS, N.Y. 12590
P: (845) 227-4027 F: (845) 297-3611 EMAIL: GS@GSENGINEERING.COM

PROJECT No.	[redacted]
DRAWN BY:	[redacted]
CHECKED BY:	[redacted]
REVISIONS	
[redacted]	

NYSPE #074666

SHEET No.

E / 2

City of Beacon Planning Board
3/22/2017

Title:

Mountain Lane

Subject:

New Single Family House - 8 Mountain Lane

Background:

ATTACHMENTS:

Description	Type
Mountain Lane Application	Application
Mountain Lane Map & Elevations	Plans

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2/28/17

6054-48-493613

Project Address: 8 Mountain Lane

Project Architect/Engineer: MJ. Quiona

Owner/Builder: Karen Quiona

Contact Phone No.: 917-373-7146

Dragon's Breath / Aliento del Dragón

Approval Requested: _____ Certificate of Appropriateness X New Single Family House

Color/Materials:

Siding: Vertical Cedar - Semi-solid stain: Benjamin Moore Dragon's Breath.

Roofing: EPDM -

Windows: Color: Black Type: Awning & Fixed - Casement

Trim: Black

Garage Door: None

Stone/Brick: None

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

Now or formerly Ursuline Provinciolate
Eastern Province Of The United States
See "Second Subdivision Plat" prepared for Ursuline Provinciolate filed in the
Dutchess County Clerks Office on February 25, 1983 as Map No. 6553.

8 Mountain Lane Beacon, NY	Site Plan	LQ design 2.28.17 SCALE: 1" = 30'-0"	DWG. NO: SK1

1 PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

N

2 ELEVATION - EAST
SCALE: 1/8" = 1'-0"

3 ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

DWG. NO:
SK2

LQ design
2.28.17
SCALE: 1" = 30'-0"

1st Floor Plan & Elevations

8 Mountain Lane
Beacon, NY

1 PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

N

2 ELEVATION - WEST
SCALE: 1/8" = 1'-0"

3 ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

DWG. NO.
SK3

LQ design
2.28.17
SCALE 1" = 30'-0"

Lower Level Floor Plan &
Elevations

8 Mountain Lane
Beacon, NY

City of Beacon Planning Board
3/22/2017

Title:

Certificate of Appropriateness

Subject:

Certificate of Appropriateness - 183 Main Street; Sign

Background:

ATTACHMENTS:

Description	Type
181-185 Main Application	Application
181-185 Main Sign Proposal	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 2-28-17

Project Address: 181-185 MAIN ST. BEACON NY (Loxe Optique)

Project Architect/Engineer: ARYEH SIEGEL / MARK DAY (STRUCTURAL) Mike Bedendorf (CIVIL)

Owner/Builder: LAURIE + ANTHONY Riehle / BRENDAN McAlpine

Contact Phone No.: Anthony Riehle 914-443-7372 Laurie Riehle 845 545 5558

Approval Requested: ✓ Certificate of Appropriateness ____ New Single Family House

Color/Materials:

Siding: BRICK (hanging Eye glass sign)

Roofing: BITUMEN

Windows: Color: BLACK Type: Double-Hung

Trim: WOOD

Garage Door: NONE

Stone/Brick: Red brick

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

_____

_____

FEE: $100.00

EYE EXAMS

Hanging Pince-Nez with Wooden Sign below

183 Main St. Luxe Optique Hanging Pince-Nez

The Hanging Pince-Nez style eyewear off the front of the building is a classic old age indication of the presence of an opticians office.

Hanging below the pince-nez will be a wooden sign of equal width indicating eye exams are performed at this location.

The above image was not used due to poor image quality, however the angle of this photo shows the large number of shops (8) that use hanging signs.

Similar to the red & white pole outside barber shops although that represented a barber who also did bloodletting and other procedures to heal the sick. Red was blood and white was bandages

Another professions symbol is the pestle and mortar and the rod or chalice with the snake twined around them

City of Beacon Planning Board
3/22/2017

Title:

Certificate of Appropriateness

Subject:

Certificate of Appropriateness - 192 Main Street; Sign *(postponed at request of applicant)*

Background:

ATTACHMENTS:

Description	Type
192 Main Application	Application
192 Main Sign Details	Backup Material
192 Main Street - ZBA Resolution	Resolution

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 12-10-16

Project Address: 192 MAIN ST (CORNER OF WILLOW ST)

Project Architect/Engineer:

Owner/Builder: JAMES CASTAGNA / LANDSTAR PROPERTIES LLC

Contact Phone No.: 914-629-6629 (Cell)

Approval Requested: _____ Certificate of Appropriateness _____ New Single Family House

Color/Materials: See attached - Sign for Building side

Siding: Brick

Roofing:

Windows: Color: Type:

Trim:

Garage Door:

Stone/Brick:

James T. Castagna

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

192 MAIN ST — APPROX. 3.5' TALL X 5' wide

MAIN ST

WILLOW ST.

Notes:

1 - APPROX 2' off corner
APPROX 7.5' off sidewalk
2 - Color/Format remains but names AND telephone numbers will change
3 - APPROX SIZE 3.5' TALL X 5.0' wide
4 - PLS identify FONT if TOWN has PREFERENCE

SIDE VIEW/ INSTALLATION DETAIL

EXAMPLE - See Note

* Note: WILL ANCHOR USING SAME METHOD

SIGN WEIGHT 100 LBS.

MOUNTING BOLT EVERY 36 INCHS (APPROX. QTY OF 9)

2017-04

City of Beacon
Zoning Board of Appeals

RESOLUTION

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Landstar Properties, LLC, (the "Applicant") for relief from Section 223-15(E)(3) for a new 17.5 sq. ft. sign where 10 sq. ft. maximum is permitted on property located at 192 Main Street in the CB Zoning District. Said premises being known and designated on the City of Beacon Tax Map as **Parcel ID# 30-5954-27-817951-00**; and

WHEREAS, a duly advertised public hearing on the application was held on February 22, 2017 at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on February 22, 2017; 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, the Board, from the application, after viewing the premises and neighborhood concerned and upon considering each of the factors set forth at Section 223.55(C)(2)(b)[1]-[5] of the City of Beacon Code, finds with respect to the variance:

1) The variance **will not** produce an adverse impact to the character of the neighborhood or create a detriment to the nearby properties;

2) The benefit the applicant seeks **cannot** be achieved through another method, feasible for the applicant to pursue, other than an area variance;

3) The variance **is not** substantial; and

4) The variance **will not** create any adverse impacts to the physical or environmental conditions in the neighborhood or district; and

5) The need for the variance **was** self-created.

NOW THEREFORE, BE IT RESOLVED, that said application seeking relief from Section 223-15(E)(3) for a new 17.5 sq. ft. sign where 10 sq. ft. maximum is permitted is hereby **granted** subject to the following conditions:

1. No permit or Certificate of Occupancy shall be issued until the Applicants have paid in full all application and consultant fees incurred by the City of Beacon in connection with the review of this application.

2. Six months to commence construction and one year to complete.

3. Other:_____

Dated: February 22, 2017

Mr. Dunne called the roll:							
Motion	**Second**	**Zoning Board Member**	**Aye**	**Nay**	**Abstain**	**Excused**	**Absent**
	X	John Dunne	**X**				
X		Jordan Haug	**X**				
		Robert Lanier		**X**			
		Judy Smith		**X**			
		Neil Sullivan	**X**				
		Motion Carried	**3**	**0**			