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

The Planning Board will meet on **Tuesday, January 9, 2018** in the Municipal Center Courtroom.

- **Regular Meeting**

  1. Edgewater

     Continue public hearing on application for Site Plan Approval, 7 residential buildings - 307 units, "Edgewater" submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place ***(postponed to February)***

  2. River Ridge - Parcel L

     Continue public hearing for SEQRA Environmental Review on applications for Subdivision Approval and Site Plan Approval, public hearings on applications for Site Plan Approval, Wolcott Avenue aka "Parcel L", submitted by River Ridge Views, LLC

  3. 25 Townsend Avenue

     Public hearing for SEQRA Environmental Review on application for Subdivision Approval, 13-lot residential, submitted by AK Property Holding, LLC, 25 Townsend Street ***(adjourned to February)***

  4. 446 Washington Avenue

     Review application for Subdivision Approval and Lot Line Realignment, 2 residential lots into 3 residential lots, submitted by Lori Joseph Builders, Inc. & Rina Shuman, 446 Washington Avenue ***(postponed to February at the request of the applicant)***

  5. West End Lofts

     Review request to amend an existing Site Plan Approval and Subdivision Approval, West End Lofts, submitted by Kearney Realty & Development Group, Wolcott Avenue

- **Miscellaneous Business**

  1. Zoning Board of Appeals Agenda

     Zoning Board of Appeals – January Agenda

  2. Beacon 248 Development

     Beacon 248 Tioronda – Architectural Modification & Plan Update

  3. Review Local Law - Food Trucks

     City Council request to review proposed Local Law to permit Food Trucks in the Linkage District

  4. Review Local Law - Temporary Structures for Medical Services

     City Council request to review proposed Local Law to permit temporary structures for medical services

  5. Meeting Date Change

     Change Meeting Date from **Tuesday, February 13th** to **Wednesday, February 14th** due to Lincoln's Birthday – City Offices closed

  6. Rules of Procedure

     Planning Board Rules of Procedure for Public Meetings

- **Architectural Review**

City of Beacon Planning Board
1/9/2018

Title:

Edgewater

Subject:

Continue public hearing on application for Site Plan Approval, 7 residential buildings - 307 units, “Edgewater” submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place ***(postponed to February)***

Background:

ATTACHMENTS:

Description	Type
Edgewater Site Plan	Plans

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Actual Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Lot Area per Unit	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	523,112 sf	50'	100'	25%	13%	30'	25' Average	55'	55'	4 1/2	Varies 5 Max.	36	Varies 59 Max.	1700	69,960 sf	307	307

** Abutting residential districts or where driveway is proposed between building and lot line

Site Plan
Scale: 1" = 30'

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.

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. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)
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	387 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		**387 spaces (354 provided (308 surface + 46 podium) + 33 landbanked**

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 in order to consolidate the built area on the site and maximize open space
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 in order to consolidate the built area on the site and maximize open space
3. A variance to allow less than 30 feet between buildings will be requested from the Zoning Board of Appeals in order to consolidate the built area on the site and maximize open space
4. The requested variances DO NOT add to the permitted number of units on the site. 307 units are allowed by the Zoning Code regulations
5. The Applicant proposes to land bank 33 of the 387 proposed parking spaces, as demonstrated on the site plan
6. The Applicant is proposing directional signage around the property. No other signage is proposed.
7. 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.
8. 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.
9. 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.
10. 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.

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- EXISTING WOODLAND TO REMAIN
- ECO-LAWN
- INDIAN SWITCH GRASS (G-PVS)
- NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS) (ERNMX-105)
- GRASS - RED OCTOBER (G-AGRO)
- SHADED AREA BIO RETENTION MIX - (ERNMX-140
- VINE - VIRGINIA CREEPER (V-PQ)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- T-XX PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- 24" EXISTING TREE TO REMAIN (WITH CALIPER)
- RE-FORESTATION / REPAIR PLANTINGS: BIRCH - BEECH - MAPLE SAPLINGS

Location Plan
Scale: NTS

Index of Drawings

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Sheet 7 of 15	5th Floor / Roof Plan
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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS

Site Plan
Sheet 1 of 15

Owner:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

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

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

Surveyor:
TEC 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

City of Beacon Planning Board
1/9/2018

Title:

River Ridge - Parcel L

Subject:

Continue public hearing for SEQRA Environmental Review on applications for Subdivision Approval and Site Plan Approval, public hearings on applications for Site Plan Approval, Wolcott Avenue aka “Parcel L”, submitted by River Ridge Views, LLC

Background:

ATTACHMENTS:

Description	Type
River Ridge Attorney Response	Cover Memo/Letter
River Ridge Application Summary	Backup Material
River Ridge EAF	EAF
River Ridge Sheet 1 Site Plan	Plans
River Ridge Sheet 2 Existing Conditions	Plans
River Ridge Sheet 3 Landscape	Plans
River Ridge Sheet 4 Building Plans	Plans
River Ridge Sheet 5 Site Section Diagram	Plans
River Ridge Sheet 6 Building Elevations	Plans
River Ridge Sheet 7 Grading & Utilities	Plans
River Ridge Sheet 8 Erosion & Sediment Control	Plans
River Ridge Exhibit A	Backup Material
River Ridge Exhibit B	Backup Material
River Ridge Exhibit C	Backup Material
River Ridge Exhibit D	Backup Material
River Ridge Exhibit E	Backup Material
River Ridge Exhibit F	Backup Material
River Ridge Exhibit G	Backup Material
River Ridge Exhibit I	Backup Material
River Ridge Planner Review	Consultant Comment
River Ridge Engineer Review	Consultant Comment

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December 22, 2017

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

Re: River Ridge – Submission cover letter and response to comments

Dear Members of the Planning Board:

The Planning Board has been considering the within Application since the August 2017 meeting. The public hearing on the Site Plan and all environmental issues has been open since the November 14, 2017 meeting.

We are submitting materials summarizing the analysis to date, and request that at the January 9th meeting, the Planning Board consider closing the portion of the public hearing relating to SEQR, making a SEQR Determination, making a recommendation to the ZBA on the building separation variance, and move to schedule a public hearing on the subdivision at the February 13th meeting.

Enclosed herewith are materials (5 copies each) that respond to all of the comments to date:

1. Updated Project Narrative. Based on concerns by neighbors as expressed at the public hearing, the second, internal, path to Beekman Street, with the pocket park, has been eliminated from the area north of Hammond Plaza. The public stairs at Ferry Street remain. The updated Narrative also describes the updates in the architecture in response to the Architectural Review Committee, including elimination of the proposed "tower" element, and the updated design of the central green at the entrance. A copy of the updated Project Narrative is included in the EAF.

2. Updated complete Site Plan set of drawings [except for detail sheets] reflecting the above updates.

3. Materials supporting the requested Certificate of Appropriateness and LWRP Consistency Determination ("Project Materials Relating to Community Character"). These materials include a copy of the updated Project Narrative, and materials relating

to the Certificate of Appropriateness, LWRP Consistency, and SHPO review of the landscaping along the northern property line.

4. Updated Landscape Plan prepared by the Applicant to address the SHPO comment letter dated November 27, 2017. After reviewing the revised landscape plan and discussing same with the Applicant's design team, SHPO has written a further letter dated December 21, 2017, confirming that the present Landscape Plan meets the condition set forth in the November 27th letter, and that the proposed Project will have No Adverse Impact to the historic Reformed Dutch Church of Fishkill Landing. The December 21, 2017 SHPO letter is **Exhibit I** in the "Project Materials" document, where it appears with an excerpt of the amended Landscape Plan along the northerly boundary.

5. Updated Full Environmental Assessment Form Part 1, with a Draft Part 2, and Part 3 materials. The Part 1 update addresses the elimination of disturbance to create the path and pocket park. The Draft Part 2 and Part 3 summarize the detailed evaluation that has taken place regarding to any potential issues relating to the proposed Project:

    a. impacts on Land (retaining wall);

    b. impacts on Plants and Animals (protection of bat habitat in tree felling);

    c. impacts on Historic and Archeological Resources (setting of church, archeological evaluation by Hartgen);

    d. impact on Traffic (Maser traffic study addressed cumulative impacts of approved and proposed projects, with Creighton Manning review letter affirming methodology of study);

    e. impact on Light (photometric study found no off-site light impacts); and

    f. impact on Community Character (architectural design; LWRP viewshed; Historic and Landmark Overlay District ("HLOD") District Certificate of Appropriateness; and compatibility of Project with Historic Church and existing neighborhoods.

    Accordingly, the extensive record demonstrates the grounds for adoption of a Negative Declaration.

6. Updated Rendered Elevations showing the modifications as requested by Architectural Review Committee and the Planning Board, including:

a. View of Project facing Wolcott Avenue (looking west), showing massing of Church to the north, and relative height of Project tower and Church steeple;

b. View of Project looking south from Church property, showing massing of Church to the north, and relative height of the Project and the Church tower, now that the tower element of the Project has been eliminated. The detailing of the north side of the accessory building has also been updated to show an arched masonry opening which will allow pedestrians to enter the archway from the first-floor level sidewalk between the Church and the townhouses to access a covered concrete stairwell providing access to the garage level parking area of the Project. The lower level entrance will also be framed with an arched masonry opening.

c. View of Project looking east (from River at view point level with Project), showing massing of Church to the north, relative height of tower and church steeple, distance between Church and Project, and landscaped retaining walls on western side of Project.

d. Second view of Project looking east (from Hammond Plaza), showing uphill view toward Project featuring landscaped retaining wall and fence at top of wall with Project units behind.

e. View of Project looking north (from Ferry Street) showing view of "L-shaped" Project layout, with mass of Church and steeple behind the Project to the north, and landscaped retaining walls in foreground facing Ferry Street.

f. View of the Project from the northeast, with Historic Reformed Church in the foreground and Project south of it.

g. View of Project from the southwest, showing the view along Wolcott Avenue.

Reduced size copies of the renderings are included as part of the "Project Materials Relating to Community Character" document as **Exhibit G** thereof.

7. Application for an area variance for building separation. This Application has been submitted for the January ZBA meeting.

A CD with copies of the above materials is also submitted herewith. This letter also responds to comments of City consultants presented at the public hearing session on December 12, 2017, and to comments made by the public at both public hearing sessions.

LANC & TULLY COMMENT LETTER DATED DECEMBER 1, 2017:

General Comments:

1. **Comment**: As the EAF has been revised to addressed comments noted in our previous correspondence of November 10th, the EAF signature page should be updated to reflect the new revision date, as it still states October 31, 2017.

   Response: The updated EAF has an updated Project Sponsor signature and date.

2. **Comment**: The project consultant submitted a stormwater pollution prevention plan (SWPPP) which we have reviewed and provided comments to the project consultant. *The applicant has noted that a revised SWPPP will be submitted in the future.*

   Response: Comment acknowledged.

3. **Comment**: The appropriate HOA documentation shall be submitted so that it can be reviewed by the Planning Board Attorney.

   Response: Comment noted.

4. **Comment**: A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*

   Response: Comment acknowledged.

5. **Comment**: Profiles shall be provided for the water, sewer and storm drainage utilities proposed. *The applicant notes that this information will be provided with a future submission.*

   Response: Comment acknowledged.

Preliminary Subdivision Plat:

1. **Comment**: An easement will be required across the common HOA parcel allowing for ingress and egress to each of the 18 proposed residential lots. *The applicant notes that this should be a condition of Final Approval.*

   Response: Comment acknowledged.

2. **Comment**: Additional easements may be necessary for the running of utilities between the HOA parcel and the individual parcels being created. *The applicant notes that this should be a condition of Final Approval.*

   Response: Comment acknowledged.

Sheet 1 of 11:

1. **Comment**: A Symbol Legend shall be added to the plan to clearly define what each of the symbols on the plan represent.

   Response: The symbol legend has been added.

Sheet 7 of 11:

1. **Comment**: Water and sewer service connections for each of the proposed units should be shown on the plan. The applicant notes that this information will be provided on a future submission.

   Response: Comment acknowledged.

2. **Comment**: The lowest sewerable elevation (LSE) be provided for each unit. *The applicant notes that this information will be provided on a future submission.*

   Response: Comment acknowledged.

3. **Comment**: We would recommend that sleeves be provided on the sanitary sewer line between SMH-4 and SMH-5 where it crosses under the proposed retaining walls. *The applicant notes that this information will be provided on a future submission.*

   Response: Comment acknowledged.

4. **Comment**: Given the height and tiering of the proposed retaining walls, the design of these walls shall be prepared by a licensed professional engineer registered in the State of New York, and a design report and plans for these walls should be submitted for review. A note shall be added to the plans and the retaining wall construction detail noting this. *The applicant notes that this information will be provided on future submissions.*

   Response: Comment acknowledged.

5. **Comment**: The location of roof leaders should be shown on the plan, along with where the roof leaders will drain to. *The applicant notes that upon acceptance of the current layout by the Planning Board and Zoning Board of Appeals, the roof drainage design will be incorporated into the overall site drainage design and will be shown on the grading and utility plan.*

   Response: Comment acknowledged.

6. **Comment**: The plan notes that the disposition of the hand dug well is to be determined. We would recommend that this well be filled to ensure the safety of the public.

   Response: Since the previously proposed internal path and pocket park have been eliminated, the Applicant proposes that the hand dug well remain.

Sheet 9 of 11:

1. **Comment**: The pavement restoration details shall be revised to have a minimum of 1 ½" of top course, 3" binder course, and 3" of base course, unless otherwise approved by the NYSDOT. *The Applicants have noted that an existing watermain stub in to the property from the main between Route 9D and Ferry Street exists, and that they are looking viability of connecting to this stub, in turn eliminating the need for the connection to the existing main in Route 9D and the pavement restoration detail.* Once the use of this reputed watermain stub has been investigated further, the plans shall be updated to reflect the proposed water supply to the project site if coming from this watermain stub between Ferry Street and Route 9D.

   Response: Agreed. An existing watermain stub into the property from the main between Rout 9D and Ferry Street has been traced. The Applicant is in the process of locating the stub, which it believes will eliminate the need for a new service line from the main in Route 9D. This would eliminate the need for the pavement restoration detail. The Applicant expects to be able to locate the watermain in the near future.

Sheet 11 of 11:

1. **Comment**: Although the "Meter Pit Detail" does not call for a RPZ, we would recommend that a drain from the pit to daylight be provided.

   Response: If the meter pit is to be relocated as anticipated based on the previous response, the Applicant will take a hard look at a potential drain and discharge location for the meter pit.

JOHN CLARKE COMMENT LETTER DATED DECEMBER 7, 2017:

Comments and Recommendations

The cover letter notes several agreed-to changes in response to previous comments, but not yet shown on these submitted plans, including elimination of the tower and one variance, depiction of the view towards the river on the renderings, and relocation of two proposed trees from the central green area. The elevations will also be revised, based on comments by the Architectural Review Subcommittee at its November 20, 2017 meeting.

1. The applicant is requesting the following modification by the Planning Board of the building length limitation and an area variance from the ZBA. The Planning Board will need to issue recommendations to the ZBA on the variance.

   (a) **Comment**: The RD-7.5 district has a building length limit of 150 feet. The row of townhouses south of the entrance exceeds that length by 19 feet. However, the Affordable Workforce Housing provisions in Section 223-41.10 M allow the Planning Board to modify such dimensional standards to accommodate the permitted bonus unit, which is 24 feet wide. I recommend that the Planning Board approve this reasonable modification.

   Response: Comment acknowledged.

   (b) **Comment**: The district requires a minimum separation between buildings of twice the average height of the facing buildings, or 70 feet. The two townhouse rows north of the entrance are proposed to be only 18.9 feet apart. A sketch layout that would comply with the separation requirement was provided at the October meeting, but the applicant prefers to request the variance with support from a church representative and some neighbors.

   Response: Based on the views of the closest neighbors, the Applicant believes that the proposed layout is one that is most compatible with community character (*see* discussion below under "Building Layout"). The overall "L-shape" pattern is congruent with the nearby Hammond Plaza, which also presents an "L-shape" angle at the intersection of its eastern and northern building. The proposed Project's separation is 18.9 feet only at its narrowest pinch-point (at the corner of the "L") and widens immediately thereafter until conformance is reached. The proposed building separation at River Ridge (18.9 feet) is similar to, and even exceeds slightly, that provided at Hammond Plaza at the pinch-point of the "L" (13.3 feet). The separation requirement was enacted to regulate "facing" buildings, and not to prevent "L-shape" layouts. The proposed building

layout has no adverse impacts on neighboring properties, and is favored by the neighbors because it promotes both a neat neighborhood appearance and privacy for neighboring properties.

2. **Comment**: The NYS Parks, Recreation, and Historic Preservation letter states that the project will have No Adverse Impact, provided a "significant vegetative buffer is maintained between the proposed new construction and the historic church property to obscure views of the project from the church." To comply with this recommendation, the applicant will need to more heavily landscape the property boundary and should consider moving the northern row of townhouses away from the church property line. *At the 12/12/17 meeting, Mr. Clarke also emphasized that the use of the word "obscure" by OPRHP indicated that they wanted very heavy landscaping to hide the units.*

   Response: The Applicant has created an updated landscape design with additional plantings. SHPO has reviewed the revised Plan and written a more recent letter, dated December 21, 2017, which confirms that the revised Landscape Plan is acceptable and that the proposed Project will have No Adverse Impact to the historic Reformed Dutch Church of Fishkill Landing. The December 21, 2017 SHPO letter is **Exhibit I** in the "Project Materials" document, where it appears with an excerpt of the amended Landscape Plan along the northerly boundary.

3. **Comment**: As to the lower pocket park, the 2017 Comprehensive Plan does show potential pocket parks at two locations along Beekman Street, but those sites are directly along the sidewalk with good visibility from streetlights into the park. The proposed location is in the woods elevated at least 12 feet above the sidewalk with no open visibility from the public way, making security questionable. My suggestion is that the lower woods feature an informal path with several benches overlooking a restored cemetery.

   Response: The City Planner correctly notes that Applicant's Property is located approximately 12 feet above street level. This grade change does not provide the access and feel of a pocket park as intended in the Comprehensive Plan update. Neighbors at the hearing additionally objected to the proposed path as creating similar security issues for them. Based on these concerns, the Applicant has eliminated both the path and the pocket park from the Plans. Please see more detailed discussion under "Comments at public hearing 12/12/17," below, pages 11-13.

4. **Comment**: The City's consulting traffic engineer suggested a crosswalk at Rombout Avenue and the applicant is willing to apply to the DOT. The crosswalk should be

supported by the Board and shown on the plans with a note that it is subject to DOT approval.

Response: See discussion below under Public Comment section, page 14. If the Planning Board supports the requested crosswalk on Wolcott Avenue, the Applicant is willing to show the location on the plans, with a clear note indicating that the crosswalk cannot be constructed absent permission from NYSDOT. The Applicant will apply to DOT for the crosswalk, and will construct it if DOT approves it. The Applicant cannot guarantee that DOT will approve the crosswalk.

5. **Comment**: Since this Property is in the Historic Overlay Zone and within the LWRP boundary, the Board will need to approve a Certificate of Appropriateness and LWRP Consistency Statement.

Response: Comment acknowledged. Materials in support of both Applications are part of this submission (*see* "Project Materials Relating to Community Character," dated December 22, 2017).

COMMENTS AT PUBLIC HEARING NOVEMBER 14, 2017 and DECEMBER 14, 2017:

Introduction:

This section summarizes the comment at both public hearing sessions.

1. **Building Layout:**

At the December 12th public hearing session, there was no public comment opposing the proposed building layout. Residents of Hammond Plaza and Elder Goldman of the Reformed Church reiterated their comments in support of the proposed layout. A more extensive discussion of the proposed layout had taken place at the public hearing session on November 14th.

Elder Dan Goldman, Reformed Dutch Church: On December 12th, Elder Dan Goldman reiterated and expanded on the comments he submitted by letter at the November 14th hearing. The Church prefers the proposed layout to the other alternatives. The proposed "L-shape" layout does the best job of separating the residential uses from the Church. Each of the alternate layouts has substantial areas where the churchyard would look in to paved parking areas next door. Plantings would not totally screen these views, and plantings can lose their screening effect as they get

older and more open. The proposed layout provides long-term privacy for the Church by avoiding views from the churchyard into the parking areas of the residential Project and present a neat and uniform appearance facing the Church.

Dawn Powell, 19 Hammond Plaza: We support the plan as it is, and don't believe that the extra conditions recommended by Lisa Alvarez are necessary.

Vercell Hodge, **6 Hammond Plaza:** The L Shape configuration shows consideration to the neighbors. I support the proposed L Shape layout and the necessary variance for that layout, and support the proposal as it stands, except for the pocket park (*see section below for pocket park comments)*.

Lisa Alvarez (speaking for Hammond Plaza unit owners 11, 13, 14, 22, 23, 24, and 26): We support the variance for the L-shaped layout of the two buildings.

John Clarke: The unit layout I proposed frames the greenspace at the entrance with units, and has the rear row of units overlooking the cemetery, not Hammond Plaza. The applicant wants the L-shaped layout because it provides every unit with a river view.

> **Response:** The Applicant has looked at various options for site layout, and believes that the proposed layout is the most beneficial for all neighbors, as has been explained at the Planning Board meetings in November and December.
>
> The overall "L-shape" pattern is congruent with the nearby Hammond Plaza, which also presents an "L-shape" angle at the intersection of its eastern and northern building. The building separation at Hammond Plaza at the "corner" of the L is akin to that proposed for River Ridge. The proposal is in keeping with the neighborhood and is favored by the closest neighbors.

2. **Impact on surrounding Historic Overlay District:**

Lee Kyriacou, 1076 Wolcott: I am concerned about the length of the buildings, 7 units long and 6 units long, and their relation to the single-family homes across the street in the historic overlay district. The Planning Board will be required to adopt a consistency finding. I'm not opposing the density, but am concerned about the long buildings. I would like consideration of 4 unit long buildings to reduce the volume of individual buildings. Smaller buildings would allow more end units, which are desirable.

> **Response:** The building length and layout have been designed to be of a scale that relates well to the adjacent Church and is supported by the Church, but that is also consistent with the nearby single-family homes located across Wolcott

Avenue and in the Historic Overlay District. The design presents a single-family townhouse façade featuring attractive design, materials, and colors, which are consistent with the historic character of the City, as well as with nearby single-family uses. The design has been further improved in response to comments by the Architectural Review Committee. The façade of the townhouse south of the entrance is more than 165 feet away from the closest house across Route 9D. Most of the historic houses in this area are even farther away. Wolcott Avenue, which separates the Historic District Overlay area east of Wolcott Avenue from the Project, is a major collector street with a right-of-way that exceeds 55 feet in width. This feature provides a major visual separation of the two areas.

Parcel L was placed in the HLOD, to indicate the nature of its setting in an area of older homes, larger residential properties, and the National Register-listed Reformed Church property immediately to the north. There are numerous older single-family residences in the HLOD to the south of the Property on both sides of Route 9D/Wolcott, including 5 large parcels featuring sizeable Victorian homes on the east side of Route 9D/Wolcott in the R1-40 District. The wider neighborhood contains a mix of single-family and multi-family dwellings. The single-family dwellings include a range of late 19th century, early 20th century, and late 20th century architectural styles. The area contains a plethora of housing types and densities, and is an area where a wide variety of zoning districts meet, including RD-7.5; Linkage; R1-7.5 to the east and north; R1-10 to the south; and R1-40 to the immediate north (the Church), as well as to the south and east. The chosen design of single-family townhouses is one that maximizes compatibility with single-family uses in the area. As to building length, City Planner John Clarke noted at the meeting that the City zoning law exerts pressure for longer buildings because of its "excessive" separation requirements for buildings (approximately 70 feet). Any attempt to build a larger number of smaller buildings would likely necessitate additional area variances for building separation and result in development sprawl on the site, which is inconsistent with the goal of presenting more attractive facades to neighboring properties looking in to the site. The proposed building lengths are zoning compliant. The building south of the entrance is the longest of the three buildings, because the zoning permits the exclusion of length attributable to a bonus unit from the calculation.

The issues relating to the Certificate of Appropriateness are discussed at length in the document "Project Materials Relating to Community Character," submitted herewith. Reference is also made to the revised Rendered Elevations (**Exhibit G** of "Project Materials"), which confirm the quality of the architectural design.

3. **Comments about the proposed Pocket Park and private walkway to Beekman Street:**

Background: The Applicant had originally incorporated a proposal for a pocket park, after examining the Comprehensive Plan April 2017 Update, which stated a suggestion for pocket parks along Beekman Street. However, residents of Hammond Plaza, particularly those living in the units along the northern property line of Hammond Plaza, had expressed concern and opposition to the pocket park and walkway, based on concerns for trespass, people looking in their windows, etc. While the concern was primarily about public access to the park and walkway, other neighbors expressed equivalent objection to the proposed private walkway, since they saw it as a security concern.

The City Planner, in his December 7, 2017 review letter, brought out previously unknown information about the Comprehensive Plan, including the fact that the pocket parks recommended in the Plan were level with, and close to, the sidewalks. This pocket park did not meet that criteria, since the park would have to be elevated more than 12 feet above the street, raising issues of access and supervision.

The matter was discussed at length at the December 12th meeting, with the City Planner suggesting that the area be used for only private passive recreation (with several benches perhaps). A Board member noted that the private path would be a minimum of 80 feet away from Hammond Plaza. Possible design solutions were suggested, based on exploring whether any flatter areas near the street existed, even if outside the Applicant's property. Nonetheless, residents of Hammond Plaza stated that they did not want the private path or private benches since they felt that they would impair their privacy and be potentially be an attractive nuisance to trespassers.

John Clarke, City Planner (see comment on page 7-8 above): Suggested that pocket park be eliminated to become a private element with benches in a more private setting.

Lisa Martinez, Hammond Plaza (12/12): I oppose the pocket park. I also oppose the path, since I don't want to invite the public to access the pathway. While maps make it look like there is a lot of space in this area, we at Hammond Plaza can see through the entire space, and our privacy would be affected. I am particularly concerned because I have a small child, and don't want strangers sitting on benches near my home.

Lisa Alvarez (11/14)**:** The 7 residents I am speaking for oppose the pocket park. We would prefer to just have this area landscaped with native trees and shrubs.

Lisa Alvarez (12/12) We do not want the pocket park or the private trail.

Matthew Yarnis, 26 South Avenue: I oppose the Pocket park.

Vercell Hodge, 6 Hammond Plaza: I am concerned about the pocket park. It is uncertain that the public would uphold the "good neighbor" promise. Public use could adversely affect Hammond Plaza residents.

Theresa Kraft, Liberty Street (11/14 and 12/12)**:** I am concerned about issues about the public pocket park. Who will monitor the park? Who will protect neighbors from encroachment or trespass onto private properties. Will the City be responsible for park maintenance or for injuries occurring in the park? I'm concerned about out of town users of the pocket park and trespassers.

Lee Kyriacou, 1076 Wolcott Avenue**,** supports a public pocket park as shown on the plans. This proposed park is at least 75 feet from Hammond Plaza and allows sufficient distance to allow both uses. The park is additionally small in size. There is plenty of space in this area. And there is potential in the future for some type of interpretive access to the old cemetery.

> **Response:** Based upon the Planner's comment, and the vigorous comments of the Hammond Plaza residents, the Applicant has eliminated the pocket park and the private path from the proposed plans. A central element of the Applicant's design is to become a good neighbor to Hammond Plaza. As they and others have noted, there is no way of assuring security, even on a private path. The Project is providing the new stairs to Ferry Street, and these can be used by Project residents. These stairs address the Comprehensive Plan purpose of providing additional pathways from Wolcott Avenue to Ferry Street.

4. **Lighting Plan:**

Jennifer Gray: City Planning Board attorney Jennifer Gray requested a photometric plan for the lighting. The City Engineer agreed.

Lisa Alvarez: Lighting should be examined to make sure that there are no adverse effects on Hammond Plaza.

> **Response:** A photometric lighting Plan has been submitted as part of the Project Application, which includes impacts of light poles in the parking area. The photometric Plan demonstrates that there will be no light spillage off the Property.

5. **Comments on the public stairs at Ferry Street:**

Lee Kyriacou (11/14/17)**:** This improvement is long overdue. The stairs should be dedicated to the City.

Arthur H. Camins: I support the idea of the stairs to Ferry Street, but they should preserve the woodsy setting. To preserve the woodsy setting, the stairs should be faced with small stones

> **Response:** The stairs will be dedicated to the City, and are located on City property. It is impractical to face the stairs with small stones, as the surface will be uneven, creating a potentially hazardous surface for the pedestrians. Further, the placement of stones presents a difficult maintenance issue for snow and ice removal, potentially exacerbating the potential for a trip and fall incident. Finally, the placement of stones provides avenues for water to infiltrate into the interstices, which will lead to damage by frost heave, resulting in more maintenance by City personnel and potential liability. The proposed concrete is the most appropriate material for a public stairway, and is consistent with other City-owned stairways.

6. **Comments on Traffic and pedestrian sidewalks crossing Wolcott (9D)**

Background: The City's Traffic Engineer had recommended a sidewalk crossing Wolcott Avenue (Route 9D). If the Planning Board supports the requested crosswalk on Wolcott Avenue, the Applicant is willing to show the location on the plans, with a clear note indicating that the sidewalk cannot be constructed absent permission from NYSDOT. The Applicant will apply to DOT for the crosswalk, and will construct it if DOT approves it. The Applicant cannot guarantee that DOT will approve the crosswalk.

There was some discussion at the meeting about the dangerous traffic situation, and the wisdom of "inviting" pedestrians to cross the highway.

Lisa Martinez, Hammond Plaza (12/12): It is hard to cross Route 9 D at Rombout Avenue.

Matthew Yarnis, 26 South Avenue. I know you did a traffic study, but I'm still concerned about the cumulative effect of traffic.

Arthur Camins: It is hard to cross 9D at Rombout Avenue. The City should install a cross walk, and/or a warning light.

Response: The response to the crosswalk comments are stated above. As to the general traffic comments, the Applicant has submitted a full traffic study by Maser Engineering, which has been reviewed by Creighton Manning Engineering. The traffic study took into account other projects, including both approved (West End Lofts and the Views) and also planned projects (including 555 South Avenue and Edgewater) and additionally added a growth factor of 2% per year. The study evaluated traffic on a cumulative basis. The City's consultant, Creighton Manning, concluded that, "Overall, the project will add very few trips to the existing transportation network and will have little or no significant traffic impacts." [Creighton Manning letter dated October 31, 2017] See similar response to John Clarke comment, above, page 8.

7. **Comments about architecture and building materials:**

Theresa Kraft, Liberty Street (11/14): I am concerned about the authenticity of materials. Brick should be real brick, celebrating Beacon's history of brickmaking, and not cheap imitations.

Arthur H. Camins, 39 Rombout Avenue: The architectural design should be more specified, including details of window design and molding.

Response: The Applicant has appeared before the Architectural Review Committee. Based on their comments, the design has been refined. The prior "tower" has been eliminated. The design now avoids mixing brick and siding on the same unit, to maintain consistent materials for each unit. The proposed brick to be used is bona fide brick material, and the corners will be treated properly, with proper placement of brick. The Applicant continues to work with the Architectural Review Coard to create an attractive building constructed with authentic materials.

8. **Comments about landscaping, wall, and privacy between Hammond Plaza and Parcel L:**

Lisa Alvarez: (11/14): During construction, dead trees hanging over Hammond Plaza property or trees removed for construction should be replaced with native trees/grasses. The steep slope plantings and walls behind Units 9-20 should be completed with care, creating privacy and safety from erosion. Wherever possible, porous materials should be used on walkways or parking to help drainage

Lisa Alvarez (11/14)**:** There should be substantial native plantings behind units 9 to 12 to provide screening from the new stairs.

Response: The plantings proposed to screen the wall are native evergreen shrubs, and the trees and meadow grasses proposed for the area between the retaining walls and Hammond Plaza are native species as well. The proposed landscape screening between the two properties takes a naturalistic form that provides visual interest, rather than a simple, linear buffer planted along the property line. Erosion control measures will be implemented during construction and will be monitored by representatives of the Applicant and the City of beacon. All necessary measures to reduce erosion and the transport of sediment will be implemented. Monitoring will continue until a minimum of 80% of the site is stabilized with permanent vegetation or cover. The proposed trees will enhance long-term erosion control in this area by creating a root system that aids in holding and stabilizing the slopes.

The area behind Units 9 to 12 is already a woodland area, and is located at the southwest corner of the site between Ferry Street circle and Hammond Plaza, a point very remote from any developed areas of the site. The proposed stairs are also located on the far side of the Ferry Street circle from the rear of these units. The proposed development plans do not propose any disturbance or additional planting in the area behind Units 9-12 at Hammond Plaza.

9. **Comments on landscaping along northern property line, vis-à-vis church:**

Elder Dan Goldman (12/12)**:** We at the church were happy with the landscaping plan which we were shown.

Response: Comments regarding the landscaping along the northerly property line were also made by SHPO in a letter dated November 27, 2017. John Clarke's review memo of December 7, 2017 noted that the letter did not clearly state a position regarding the proposed landscaping (*see* page 7, above). Subsequently, the Project's landscape designer has prepared a revised Landscape Plan with additional plantings along the northerly border (*see* updated Landscape Plan in this submission). SHPO has reviewed the revised Plan and sent a letter dated December 21, 2017, confirming that the revised Plan is acceptable.

10. **Additional comments by Arthur Camins:**

Arthur H. Camins and Tina Bernstein Camins, 39 Rombout Avenue, raised a number of additional comments:

- **Comment**: We want to see the existing broad vista over the site preserved. The opening at the entry should be at least 240 feet wide to preserve the vista. The

existing 60 foot width is not sufficient and creates a significant adverse impact on the viewshed.

Response: The Project layout provides a wide opening of 70 feet at the entrance, preserving a view through to the River. To further improve the context of the view, the Site Plan has been redesigned to feature a central green immediately within the viewshed, which also preserves the historic gazebo.

The entire frontage of the site is approximately 430 feet, and a 240-foot wide opening would effectively render the site unbuildable. The southern portion of the site has slopes that are not conducive the development. The development can't move further north without potentially affecting the Church. The proposed layout is the one that most fully accommodates the needs of all the neighbors, as discussed in Comment (1) above. As noted by neighbor Lisa Alvarez in discussing the viewshed, this is a good plan and the Applicant has worked very hard with neighbors on all sides to develop a plan that accommodates the needs of various concerns. In the context of all the factors that must be considered in design of the Project, the present design is by far the most ideal plan.

The proposed development preserves the viewshed at the intersection of Rombout and Wolcott Avenues, and is consistent with the LWRP. These factors are discussed at length in the LWRP Consistency report (*see* "Project Materials Relating to Community Character," submitted herewith).

- **Comment**: If necessary to respond to any of his (Mr. Camins') comments, the project should be scaled back in size.

Response: The permitted density on this site was rezoned in 2015, from "L" Linkage to RD 7.5, causing a major reduction in density. The Applicant has voluntarily refrained from seeking to develop the portion of the property that remains "L" at that density. This section of the Property has historically been the site of as many as 5 houses (*see* historic maps provided with Project Narrative).

- **Comment**: The zoning only allows 17 units. Why are there 18 units on the proposal?

Response: The 18th unit is a "bonus" unit provided for by the City

Affordable Housing Law.

- **Comment**: The BMR units should not be placed at the end of the buildings, but should be in the center, where "no one would know" which units are BMRs. Further, the BMR units should be required to be identical to all other units and not simply "similar."

  Response: The BMR units have already been found by the Building Inspector to comply with the Affordable Housing Law. They meet the standards of Zoning Code Section 223-41.10.D as to comparable size. Both are "end" units with windows on three sides. End units are often considered the most desirable units in a building (*see* comments by Council Member Kyriacou, page 10, above).

- **Comment**: This project could have an impact on the Beacon City School District. 18 units with 2-3 bedrooms could generate 2-3 children per unit. These would impact particularly South Avenue School

  Response: Based on the Rutgers multipliers, this Project will generate less than 5 public school age children. This is a minimal impact, especially in light of the School District's decline in enrollment.

Conclusion:

As we indicated at the December meeting, based on the extensive review that has taken place, we respectfully request that the Planning Board close the public hearing as to SEQR and environmental issues, and make a finding of significance. The Applicant has provided detailed SEQR information on all relevant issues of environmental concern. Part 3 materials have been provided, which explain the responses in a proposed Part 2 analysis. Based on the extensive analysis which has taken place, a Negative Declaration is warranted, and we request that the Board proceed to make that SEQR determination at the January 9th meeting.

We also request that the Planning Board consider its recommendation to the ZBA concerning the proposed variance of minimum building separation. We believe the Planning Board is fully familiar with the design reasons for the proposed layout, and thus uniquely able to make a meaningful recommendation to the ZBA relating to impacts on the neighborhood, one of the factors that the ZBA must consider. As noted, the layout of the buildings is virtually identical with the adjoining Hammond Plaza project, and provides a greater separation at the "L" corner.

Moreover, the "substantiality" of a variance cannot be judged solely be a mathematical calculation of the percentage of the total requirement the applicant seeks to vary.

"Substantiality" is judged based upon the importance of the variance in relation to a real-world planning consideration. This variance is actually *not* substantial, since it doesn't create a layout out-of-keeping with the neighborhood. Moreover, that 18.9 foot separation exists for only a very short distance at the "L" corner. For the most part, the layout is very open and avoids rows of facing buildings. The layout has a positive purpose in project design and echoes the layout of its closest neighbor.

Finally, we request that the Planning Board schedule a public hearing on the subdivision request to be held at the February 13, 2017 meeting.

We look forward to further discussions with the Planning Board at the January 9, 2018 meeting. Should there be any further information required in the meantime, please contact me.

Very truly yours,

Jennifer L. Van Tuyl

RIVER RIDGE

PROJECT MATERIALS RELATING TO COMMUNITY CHARACTER

Project Narrative, LWRP Consistency, Certificate of Appropriateness; Landscape Design along northerly property line

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December 22, 2017

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INTRODUCTION

The purpose of this document is to comprehensively describe the community character features of the Project, as it has been modified throughout the review process. The initial Application was designed to incorporate community character impacts. As the Project has received comment from the Board, its consultants, and the neighbors, the Project has been further refined:

- Parking near the Project entrance was eliminated. A central green was substituted, which will include the early 20th century gazebo. This feature enhances the viewshed at the intersection of Wolcott and Rombout Avenue. The renderings have been updated to show the proposed view (*see* **Exhibit G**).

- Landscaping plans were improved by using additional native species, including the area of the retaining wall between the Project and Hammond Plaza. The updated Landscape Plan is part of the submitted drawings.

- The "tower" element of the northern elevation has been eliminated, lowering the height to avoid potential distraction from the church while also eliminating the need for a height variance. Revised rendered elevations are submitted as **Exhibit G**, which show the redesign.

- The pocket park and private walkway path behind the northerly buildings of Hammond Plaza has been eliminated. This change eliminates the site disturbance associated with this construction.

- The architectural plans have been improved in response to comments by the Architectural Review Committee. See revised rendered elevations included in this submission as **Exhibit G**.

- Additional landscaping has been added along the northerly Property boundary with the Reformed Church. SHPO has accepted the revised landscape plan (*see* **Exhibit I**).

This document comprehensively addresses community character in light of these refinements.

PROJECT NARRATIVE

River Ridge is a proposed 18-unit Townhouse Project (17 units, 2 of which are below-market-rate, plus one incentive unit), located on a 2.98-acre property (hereafter, "the Property") known as "Parcel L," which fronts on Wolcott Avenue, with its rear property line along Beekman Street.[1] The Comprehensive Plan and Zoning for the Property were established by the City Council in October 2016. The Applicant proposes to consolidate the existing lots and create 18 individual for-sale lots, one for each Townhouse. The common amenity and service areas of the site will be managed by a property owner's association. The proposed Project is set forth on the updated Site Plan drawing set, which shows layout, landscaping and site details. A number of rendered elevations have also been submitted which show the proposed project within its neighborhood setting (*see* **Exhibit G**). The subdivision drawings show the proposed lot layout.

During the recent 2016 zoning process, in which the allowable density on this Property was significantly reduced, there was much discussion about the relationship of this site to the various types of development in the area. The Applicant has prepared several exhibits, which show the Project in the context of the overall neighborhood setting. A Hudson Land Design graphic, "Wolcott Avenue Neighborhood Map" (**Exhibit A**), illustrates the manner in which River Ridge is compatible with the existing scale and density of surrounding developments. River Ridge ("the Project") has been designed to complement surrounding neighborhoods, maximize compatibility, and provide an appropriate transition between the various existing and proposed housing and other uses in the area.

The following provisions describe the ways that the Project addresses specific aspects of the neighborhood setting and Comprehensive Plan goals.

PROJECT SETTING: WATERFRONT AND TRAIN STATION AREA

The Property is located within the one-half mile radius identified by the City of Beacon as the "Waterfront and Train Station Area" (*see* graphic on page 148 of the 2017 Comprehensive Plan Update).

Project Features to complement the Setting:

The Project emphasizes interconnectivity with the train station. From the southern boundary of the site, the Applicant proposes to construct, within the city-owned Ferry Street cul-de-sac, a set of concrete steps that provide access to and from the train station to the sidewalk along Wolcott Avenue at Ferry Street. This set of public stairs will provide a safer means of pedestrian movement in this location than the trail and rope system that is currently being used by commuters, and will further the Comprehensive Plan's goal of enhancing connectivity from the train station to the City's downtown area.

[1] Applicant has selected Wolcott Avenue as its frontage, in accordance with the City Code.

PROJECT SETTING: HAMMOND PLAZA

The Property has approximately 480 feet of frontage on Wolcott Avenue. Historically, the eastern portion of the site was separated from the western portion (and from what is now Hammond Plaza) by a city street known as Chandler Street, which contained a number of houses and other buildings (*see* **Exhibit B** - Map, obtained courtesy of Beacon Historical Society).

The rear line of the Property wraps around the eastern and northern sides of Hammond Plaza and continues for approximately 180 feet along Beekman Street. Historically, there were as many as five single-family homes along Beekman Street in this area (*see* **Exhibit B**).

Project Features to complement setting:

The Project is oriented to Wolcott Avenue and away from Hammond Plaza. The only vehicular entrance is proposed from Wolcott Avenue.

No buildings are proposed in the area of the Property north of Hammond Plaza, which remains in the "L-Linkage" District, nor will there be any vehicular access on that part of the Property. An initially proposed public pocket park has been eliminated from the design. The proposed private pathway with solar lighting has also been eliminated from the Plan.

Along the north-south axis, a retaining wall is proposed between the River Ridge parking improvements and Hammond Plaza. The placement of the wall has been designed to retain a vegetated setback from the shared property line. The placement of the retaining wall allows installation of site improvements for River Ridge while retaining existing vegetation within the land area between River Ridge and Hammond Plaza. All areas disturbed by the wall construction will be promptly revegetated with native trees, shrubs, and meadow grass species. Site section diagrams, submitted with the application, show that the proposed plan fosters privacy for the two separate parcels. The placement of the two retaining walls provides space for landscaping on top of the lower wall and, therefore, screening for both walls. The shrubs proposed for planting in front of the retaining walls, *Viburnum rhytidophyllum (Leatherleaf Viburnum) and Viburnum rhytidophylloides (Alleghany Viburnum),* are evergreen native species that will provide four season coverage, flowers in the Spring, and small fruits in the Fall, which are valuable food for autumn/winter birds. The foliage of the shrubs is also essential food for butterflies and moths. At maturity, the shrubs grow to 10'-15' high and 8'-10' wide. The Applicant proposes to plant the shrubs at 5'-o.c., which will allow the shrubs to grow together into an uninterrupted hedge, and their mature height will provide full coverage of the walls.

From the time of planting, the Applicant expects the shrubs to reach mature height within four growing seasons. Rendered elevation views of the wall have been provided to show the nature of the landscaping within the wall (*see* **Exhibit G**).

For the wall itself, the Applicant is proposing to use a modular concrete block system in a dark grey color with rust accents. By using a dark color material with a stone texture, the visual impact of the wall recedes and increases the visual sense of distance and space. Written materials have also been provided showing the proposed color of the wall. In addition to the proposed screening and the earth tone colors of the wall, the wall design has been revised to be sloped in the area between the top and bottom wall, thereby reducing the exposed height of the top wall. An added benefit of this modification is that the proposed vegetation will be at a slightly higher starting elevation, which will reduce the time necessary to totally screen the wall.

PROJECT SETTING: OLD DUTCH REFORMED CHURCH, A NATIONAL REGISTER SITE:

The Property's northerly property line is shared with the Dutch Reformed Church. The Church was designed by Frederick Clarke Withers; it was built in 1859 and dedicated in 1861. The church spire was added in 1880. Withers practiced architecture with Andrew Jackson Downing and Calvert Vaux. He also designed Tioranda, the Tioronda school, and St. Luke's Church. The structure itself is in High Victorian Gothic style, popular in the 1840's and 1850's. The exterior is brick, laid in English bond. The Church was placed on the National Register of Historic Places in 1979.

The residence which now serves as the Parsonage to the Church is located just north of the Church. The residence formerly located just south of the Church was located on what is now "Parcel L," the Property. A Sanborn map from 1897 indicates that this home then served as Rectory to the Reformed Church.

The residential building formerly standing on the Property was three stories tall with wraparound porches, and had a cupola. Three separate residential structures were also located on the Property and were directly placed against the shared property line with the Reformed Church. The first was directly along the property line facing the rear of the Church building. The second and third were placed directly against the shared property line with the cemetery (*see* **Exhibit B** – Map; **Exhibit C** – Photographs). By the early 20th century, the Church Parsonage had moved to the north of the Church, and the large building on the Property became the site of the "Riverview Institute," a "home for nervous invalids," operated by Dr. C. M Kittredge (*see* **Exhibit C** – Drawing and Photographs courtesy of the Beacon Historical Society). It is unknown exactly when the various buildings on the Property were demolished. The 1979 National Register nomination of the Church acknowledges that "much of the historic core of Fishkill Landing was lost to urban renewal project during the 1960's and 1970's." For many years, the only structure that has remained standing on the Property is an early 20th century granite gazebo (called a "summer house" on the Sanborn Map, **Exhibit B**). It is now in disrepair, and long subject to overgrowth (*see* **Exhibit D** – Photograph).

The Church building is set back from the street about 50 yards. The Parsonage building, just north of the Church, is much closer to Wolcott Avenue. The present alignment of Wolcott Avenue, and the deep setback of the Church, limit viewing opportunities along Wolcott Avenue to a very short distance, if driving (*see* **Exhibit E** – Photographs).

Those walking along the sidewalks have a better opportunity to appreciate the view of the Church.

Proceeding south of the former "Riverview Institute," historic maps indicate that houses south of the Riverview Institute were located very close to the street (formerly Ferry Street and now Wolcott Avenue) (*see* **Exhibit B**).

Behind and to the west of the Church is its disused cemetery. In 1979, when the Church was nominated to the National Register, the cemetery was characterized as follows:

> The cemetery has been in use from the time of the original church building (1813), but has fallen into disuse and disrepair in recent times. Many of the markers have been knocked over, victims of vandalism, weather, and overgrowth of small trees and underbrush....The markers represent the most prominent families in the area....The cemetery is remarkable for its numerous marble markers and a large number of marble obelisks. A full range of nineteenth and early twentieth century funerary art, including urn and willow engravings and wreath or flower motifs, is represented in the cemetery.
>
> [Nomination, Section 7, page 5.]

The cemetery has further deteriorated since that time (*see* **Exhibit F** – black-and-white photograph is from 1979; color pictures are recent).

Project features to complement setting:

The Project has been designed to align with the setback from Wolcott Avenue established by the Parsonage and the proposed West End Loft project, north of the Parsonage. The resulting uniform streetscape will frame the Church's larger setback and its more open setting. This setback is consistent with the applicable zoning, which requires a 20-foot minimum and 35-foot maximum front yard setback.

The Project is also designed to complement the architecture of the Church and Parsonage. The materials, colors, and textures, including the predominant use of brick, complement the design of the Church. The Project has been designed so that only front elevations face the Church property. The proposed layout shields the Church property from views of internal parking areas and driveways by providing a consistent view of attractive elevations of the Project. A pedestrian sidewalk in front of the Townhouses along the northerly property line, and landscaping along the northern property line, will soften views and provide a complementary framework for views of the Church. A series of rendered elevations have been prepared, including several which show the project in the setting of the Reformed Church (*see* **Exhibit G**). The renderings have been updated to show the updated Landscaping Plan prepared to address SHPO comments.

To further complement the Church, an accessory building between Units 8-13 and 14-18 will include an arched masonry opening, which will allow pedestrians to walk from the sidewalk along the northerly property line to a concrete stairway to reach the garage level parking area of the Project. A similar arched opening will frame the lower entrance to the stairway. The height of this accessory building has been lowered to eliminate the tower, and bring the height into conformance with zoning regulations.

The Applicant proposes to move and repair the early 20th century gazebo structure to the central green, where it will become part of the LWRP viewshed of the river from Rombout and Wolcott Avenues. In response to comments by the City Planner and the Dutchess County Planning Department, additional property near the project entrance, originally proposed for parking, has been reconfigured to become a central green with usable open space for residents that features river views. The gazebo will be relocated to this green and become a main feature, visible from the LWRP viewshed at the intersection of Rombout Avenue/Wolcott Avenue, and by pedestrians on Wolcott Avenue as well as Project residents. The landscaped green is in direct line with the significant view from the Rombout Avenue intersection, and the view will therefore include views of the gazebo within a landscaped setting.

The Project will complement the cemetery by avoiding disturbance in the rear of the property along the boundary.

PROJECT SETTING: HISTORIC DISTRICT OVERLAY:

Although the Property has been vacant since the time of urban renewal, "Parcel L" is located in the Historic Overlay District (HDLO). In addition to the Reformed Church, described above, the overlay includes a number of older homes, including larger residential properties. The HDLO in this area is quite diverse. It includes properties in various zoning districts: Linkage, RD-7.5, R1-10, and R1-40. There are newer homes, as well as a number of older single-family residences in the HDLO to the south of the Property on both sides of Route 9D/Wolcott. These include 5 large parcels featuring large Victorian era homes on the east side of Rt 9D/Wolcott, located in the R1-40 District. The nearest designated property is approximately 165 feet east/south of "Parcel L."

Project features to complement setting:

Please see Certificate of Appropriateness analysis, beginning on page 14 below.

LOCAL WATERFRONT REVITALIZATION PLAN:

The Property is located within the Waterfront Revitalization Management Area. Policies 25 and 25A of the City Local Waterfront Revitalization Plan (LWRP) state the goal to "protect, restore, and enhance identified viewsheds." One of the identified viewing points is at Rombout Avenue and Route 9D, directly at the entrance to the Project (*see* Coastal Policy 25/25A, Viewshed number 3). The identified viewshed is to the west,

directly over the property. The LWRP identifies the view as dominated by the Reformed Church, the gazebo, and the graveyard.

Present views toward the river are limited by extensive vegetation that has grown up on the site over the last 25 years, since the initial adoption of the LWRP.

Project features to complement the setting:

The Project will restore and enhance the identified viewshed. The Project will provide a 70-foot wide entrance directly at the viewing point, which will prominently feature views of the restored gazebo in the foreground within a setting of a central green. Views of the river will be substantially improved from what they are at present. The Project will ensure that the views will be maintained over the long term, as the view is over the primary access into the site. In response to comments by the City Planner and the Dutchess County Planning Department, the entrance to the project now overlooks a central green with river views. The gazebo is a main feature of the new central green, visible from the LWRP viewshed at the intersection of Rombout and Wolcott Avenues, and by pedestrians on Wolcott Avenue as well as Project residents. The central green is in direct line with the significant view from the Rombout Avenue intersection, and will enhance this LWRP viewshed. The Project also protects and enhances views of the City from the river, in keeping with Policy 25 that "the scenic qualities of Beacon result from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands." A Coastal Consistency evaluation is part of the application, which contains a complete analysis and a photo-simulation of the view from the river of Beacon, showing the Project in the completed condition. The Project is consistent with the Coastal Policies and improves the view of the river from Viewshed number 3. Please see LWRP Consistency Statement for further detail.

AFFORDABLE HOUSING ANALYSIS:

The proposed number of units is 17, two of which are BMR units. The provision of the BMR units results in one bonus unit, which is located in the building south of the entrance, and a total of 18 residential units overall. The Site Plan was revised to include a garage for one of the BMR units.

The proposed Project meets the requirements of the Affordable Housing Law. The two BMR units are townhouses, the same unit type as the remainder of the project. They meet the requirements of Zoning Code Section 223-41.10.D as to comparable size. They are not less than 75% of the size of the standard units. The lot size of the BMR units is similar to the market rate units. Both are "end" units with windows on three sides, one at the south end and one at the north. They are thus "mixed through" the development as required. They will be constructed in conjunction with the market rate units. The BMR units will be rented or sold in full conformance with the applicable provisions of the City's Affordable Housing Law.

LWRP CONSISTENCY

SETTING:

The Property is located within the City of Beacon's Waterfront Revitalization Management Area. The City's Local Waterfront Revitalization Plan ("LWRP") identifies "Parcel L" as being within "Urban Renewal Area – Project #1," which encompasses "most of the land in the central part of the Waterfront Revitalization Area."[2]

Note: The red diamond shows approximate location of Parcel L within the Local Waterfront Revitalization Area

[2] City of Beacon, Local Waterfront Revitalization Plan [hereinafter "LWRP"] (Last Amended 2011), Section II(A), pg. 2, *available at* http://www.cityofbeacon.org/Pdf/Beacon_Final_LWRP_2012.pdf. *See also* LWRP Section II(F) ("Scenic Quality/Aesthetic Resources"); Zoning Code Section 220-6(A)(28).

All reviewing agencies must ensure actions impacting this coastal area are consistent with the City's Local Waterfront Revitalization Plan ("LWRP").[3] Where coordinated review is undertaken, the Consistency determination is made by the Lead Agency.

This report demonstrates that the design of River Ridge is consistent with the LWRP Coastal policies relating to viewsheds, and that the Project advances the policies of furthering and improving public views of the waterfront and pedestrian opportunities to engage with the waterfront views.

The below represents an overview map of the Property.

Policy 25 provides – "Protect, restore, and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area."

The explanation of Policy 25 in the LWRP states that "the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk, scale of future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas."

The relevant viewshed from the LWRP is the viewshed at Rombout Avenue and Route 9D. This viewing point is directly in front of the Property, at its centerpoint, at the intersection with Rombout Avenue. The identified view is to the west, directly over the Property. The LWRP describes the view as "dominated by the Reformed Church, its

[3] Zoning Code Sections 220-5, 220-6.

gazebo and graveyard." The LWRP also notes the view of the train station, parking lot, and River Front Park in the middle ground, with the background dominated by Newburgh Bay, the City Center, and the hills beyond.

At the present time, the views at this location are quite limited due to the configuration of the street system and the placement of the public viewing points along Wolcott Avenue, which is located at a higher elevation, and also at a point quite a distance from the sloping points of the property (*see* **Exhibit H**). The view is also obscured by unplanned and opportunistic vegetation growth in the foreground.

The proposed Project design protects and advances views at this location by creating an excellent viewing point at the Rombout Avenue/Route 9D (Wolcott Avenue) intersection. The entrance of the site has been configured to create a 70-foot wide opening into the vista over the Property at the entrance. In response to comments by the City Planner and the Dutchess County Planning Department, the Property at the entrance, initially proposed for parking, has been reconfigured to become a central green with river views. The gazebo will be relocated to this green and become a main feature of the new central green, visible from the LWRP viewshed, and by pedestrians on Wolcott Avenue, as well as Project residents. The landscaped green is in direct line with the significant view from the Rombout Avenue intersection identified in the LWRP. This public viewing point will include views of the early 20th century gazebo within a landscaped setting (*see* **Exhibit G** – Renderings; *see also* Plan Set).

Other aspects of the Project also advance public views toward the river in this area. The scale and character of the buildings, and the use of materials including predominant use of brick, complement the visual setting and the nearby Reformed Church (*see* **Exhibit G** – Renderings). Elements of the façade such as window size and trim are larger-scaled than standard residential design. These architectural features frame the public view at the intersection of Wolcott and Rombout Avenues, while providing a single-family attached townhouse elevation along the Wolcott Avenue sidewalk. The proportions and combination of brick and siding in the respective buildings serves to break up the mass of the buildings, creating a pedestrian-friendly streetscape while framing the views of the Church and the Hudson River. The buildings are designed as a respectful backdrop to the views around the Church from the viewshed at Main Street and Route 9D (LWRP Viewshed number 1). The Church building remains the dominant structure in this viewshed. The Project will enhance landscaping between this Property and the Church property and will screen and soften views of the proposed development in relation to the Church building. The December 22, 2017 submission includes a number of rendered elevations that show the appearance of the project in the context of the Reformed Church structure, which establish that the scale, massing, colors, and materials of the Project are appropriate to the LWRP viewshed and the context of the historic Church. These include:

1. View of Project facing Wolcott Avenue (looking west), showing massing of Church to the north, and relative height of Project tower and Church steeple.

2. View of Project looking south from Church property, showing massing of Church to the north, and relative height and location of Project tower and Church steeple.

3. View of Project looking east (from River at view point level with project), showing massing of Church to the north, relative height of tower and Church steeple, distance between Church and Project, and landscaped retaining walls on western side of Project.

4. Second view of Project looking east (from Hammond Plaza), showing uphill view toward Project featuring landscaped retaining wall and fence at top of wall with Project units behind.

5. View of Project looking north (from Ferry Street) showing view of "L-shape" Project layout, with mass of Church and steeple behind the Project to the north, and landscaped retaining walls in foreground facing Ferry Street.

6. View of the Project from the northeast, with Historic Reformed Church in foreground and Project south of it.

7. View of Project from the southwest, showing view along Wolcott Avenue.

Copies of each of these elevations are attached to this report as **Exhibit G**. These renderings incorporate all the Project updates, including the architectural redesign in response to the Architectural Review Committee, the enhanced landscaping along the northerly property line, and the lowering of height of the accessory building containing the pedestrian passageway.

The proposed Project is consistent with Policy 25 in its sensitive location of the footprint of buildings and impervious surfaces to achieve the effect recommended by the LWRP policy; its framing a view of the river from a pedestrian friendly sidewalk environment; and its provision of views from automobiles at this viewing-point intersection. The Project also creates a pedestrian-friendly environment along the western boundary of the Property by retaining the open space between Hammond Plaza and The Views, while also protecting the privacy of residents of Hammond Plaza and River Ridge.

The Project also promotes pedestrian connectivity between Wolcott Avenue and Beekman Street and the riverfront/train station, with pedestrian linkage from Wolcott Avenue to Ferry Street. The Project Sponsor will construct a concrete stairway immediately south of the site on city property leading to Ferry Street. This will improve the existing dirt path and rope tow used by pedestrians to walk between the two separate elevations at Ferry Street and Wolcott Avenue.

The Project buildings are well set back from the western, water-side property lines, which maintains and integrates the existing wooded hillsides within which development is interspersed, while also providing privacy to Hammond Plaza residents (*see* **Exhibit** _ – "Wolcott Area Neighborhood Map").

The Project has also been designed to preserve and advance views toward the City from the Hudson River and from the Newburgh waterfront. The attached rendered views from the River demonstrate that seasonal views of the new buildings would contribute to the scenic qualities of Beacon, as defined in Policy 25. The Applicant demonstrates through photorealistic renderings that the tops of the buildings will be visible to some

degree, and will form another point of interest in the viewshed toward the City from the River, and that this point of interest will complement the existing views.

The proposed site strategy and building layout design adhere to the LWRP Policy 25, in its use of clustered buildings in combination with the strategy of preserving and reinforcing the wooded hillsides to the greatest extent possible.

Reference is also made to the Project Narrative and attachments, and to the Project Plans and renderings for further documentation of the manner in which the Project is consistent with the City of Beacon LWRP as it relates to the subject Property.

CERTIFICATE OF APPROPRIATENESS (CODE 134-5)

PROJECT SETTING: HISTORIC DISTRICT OVERLAY:

The proposed Project is located on "Parcel L," a property which was cleared in Urban Renewal. In terms of geography, the Property's unique characteristics include its irregular shape; its extensive topographical variations across the site in both east-west and north-south directions; and its frontage on a major arterial highway to the west and a local collector street to the east. In terms of community character, the Property's unique characteristics include its adjacency to the National Register-listed Reformed Church property to the north; its adjacency to the existing Hammond Plaza townhouse project on two boundaries; and its designation, at the intersection of Wolcott and Rombout Avenues, as an LWRP viewpoint.

The Project is also located within the Historic and Landmark Overlay District (HDLO). Looking beyond the immediate boundaries of the Property, the site is located within the one-half mile radius identified by the City as the "Waterfront and Train Station Area" (*see* graphic on page 148 of the 2017 Comprehensive Plan Update). It is therefore in an area of substantial pedestrian travel. The wider neighborhood contains a mix of single-family and multi-family dwellings. The single-family dwellings include a range of late 19th century, early 20th century, and late 20th century architectural styles. The area contains a plethora of housing types and densities, and is an area where a wide variety of zoning districts meet, including RD-7.5; Linkage; R1-7.5 to the east and north; R1-10 to the south; and R1-40 to the immediate north (the Church) as well as to the south and east. There are a number of older single-family residences in the HDLO to the south of the Property on both sides of Route 9D/Wolcott, including 5 large parcels featuring large Victorian homes on the east side of Route 9D/Wolcott in the R1-40 District. The nearest designated property is approximately 165 feet east/south of Parcel L. The properties to the east are separated from the subject Property by a 55-foot wide right-of-way, within which is a 40-foot wide roadbed of Route 9D/Wolcott Avenue.

The Project setting is more fully described in the Project materials on file, including the Project Narrative (updated 12/22/17); the Response to Comments (12/22/17); and the updated Full Environmental Assessment Form ("EAF"). The HDLO Map is shown below:

HISTORIC DISTRICT OVERLAY MAP

LEGEND

- Historic District and Landmark Overlay Zone
- Parking Overlay District
- Senior Affordable Housing Overlay District
- Within 400 Feet of the Rt. 9D/ Beekman Street Intersection
- Zoning District Boundary
- Flood Prone Area Boundary

ZONING
October 4, 2017

CITY OF BEACON, NY

LANC & TULLY
ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rt. 207, Goshen, NY 10924

SCALE IN FEET

Revised:	10/4/17
Date:	6/7/96
Drawn By:	PRV
Figure:	

ARCHITECTURAL DESIGN:

The Applicant met with the Architectural Review Committee on November 13th. In response to their comments, a number of changes have been made to the architectural design. All of these updates are intended to limit the "busyness" of the design and enhance its compatibility with both the historic Church and neighborhood in general.

The general comments of the Architectural Review Committee were to:

- Lower the proposed tower element to comply with the 35-foot maximum height requirement.
- Maintain consistent materials for each residential unit. Eliminate mixing brick and siding on the same unit, while keeping a mixture of brick and siding in the overall composition of the building groupings.
- Change the design of the "double" unit 4 and 5 grouping south of the entry drive to avoid excessive symmetry around the entry.

DESIGN UPDATES IN RESPONSE TO COMMENTS:

These comments have been incorporated in the revised design. The tower element has been revised to a lower brick entry feature, with an arched opening between the sidewalk adjacent to the Church property and the lower parking lot area. Materials have been modified to eliminate the mixture of brick and siding in the same townhouse unit. The design of the double grouping of Units 4 and 5 has been changed to all brick on the exterior, with raised end gable walls to further differentiate this from similar Units 10 and 11 on the other side of the entry drive. The updated rendered elevations show the new design (*see* **Exhibit G**).

CHAPTER 134 OF THE BEACON CITY CODE:

Chapter 134 of the Beacon City Code is entitled *Historic Preservation*. The purpose of the Historic District and Landmark Overlay Zone ("HDLO") is to:

> encourag[e] the protection, enhancement, perpetuation and use of buildings and structures and appurtenant vistas having special historical or aesthetic value which represent or reflect elements of the City's cultural, social, economic, political and architectural history.

The HDLO defines "Exterior Architectural Features" broadly, and requires a certificate of appropriateness for new construction within the HDLO (*see* Zoning Code Section 134-4).

"Exterior Architectural Features" are defined as:

> The design and general arrangement of the exterior of a structure open to view from a public way, public property or any part of any public building, including the kind and texture of building materials and

number, proportion, type and spacing of windows, doors, walls, roofs, murals, projections and signs. This term shall also include all earthworks, sidewalks, driveways, fences, trees, landscaping and other features visible from a public way, public property or any part of any public building.

CRITERIA FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS:

Zoning Code Section 134-5 states the criteria for approval of a Certificate of Appropriateness. The following sections demonstrate conformance to this criteria, by discussing each of the factors to be considered by the Planning Board.

A (1) The historic or architectural value or significance of the structure and its relation to the historic character of the surrounding area.

Parcel L is vacant, and there is no inherent historic value in the subject Property itself. The property immediately to the north, the historic Reformed Church, is the key historic structure in the immediate vicinity.

The history and architectural significance of the Church are set forth in the Project Narrative (updated 12/22/17). Compatibility with this structure has been a central factor in the project design. The building design and massing are intended to relate to the historic Church on the adjacent property, and the general historic character of several of the single-family homes in the immediate neighborhood. Specifically, the buildings use brick and siding that are compatible and do not create an excessive contrast with the Church. The brick tower feature has been eliminated to assure that the feature would not distract from views of the Church. The elevation facing the Church will continue to feature an arched masonry opening to facilitate pedestrian passage from the street/sidewalk level into the lower parking areas serving the Project. The compatibility with the Church has been further enhanced by the supplemental Landscaping Plan.

This is an area of the City where different zoning districts meet, and the area therefore demonstrates somewhat more variety in land-use and density than an area within a single zoning district. The Applicant has used several design solutions to maximize compatibility with the surrounding historic neighborhoods in addition to the Church. As illustrated in the renderings, the varied façade of the urban townhouse design presents an elevation that is compatible with the architectural features of the surrounding larger lots with older homes (*see* **Exhibit G**). The large separation between the Project and these larger single-family lots also assists in separating the viewing points of the various structures, so that the façades of the large-lot single-family homes and the River Ridge Townhouses are not seen in the same context, directly juxtaposed with each other. The Project also has a visual separation from the R1-10 area south of Ferry Street, due to the large right-of-way of the Ferry Street cul-de-sac. The renderings also show that the views of the pProject from the south are attractive, and the landscaping on the southern portion of the Property further softens views of the site.

A (2) The relationship of the exterior architectural features of such structures to the rest of the structure and to the surrounding area.

The building massing, window and door details and proportions, covered porches, and the variety of roof profiles are intended to complement the historic Church building and its adjacent Rectory to the north in a way that creates a sense that the newly constructed Project might be part of an overall complex of ecclesiastical buildings. The windows are slightly larger than normal residential windows to further reinforce this sense of scale.

The Project presents a finished elevation facing north toward the Church. Additionally, the landscaping along the north elevation has been substantially enhanced to provide further screening and compatibility. It is noted that the Church does not have any entrances directly facing south toward the Project. A representative of the Church, Elder Dan Goldman, has spoken favorably of the Project layout and landscaping as being suitable for the historic setting of the Church.

A (3) The general compatibility of exterior design, arrangement, texture and material proposed.

The exterior design of the building, along with the arrangement of the separate residential components into groups of buildings which relate to the surrounding properties, create a compatible and contextual design. This design reinforces the street wall along Route 9D and maintains respectful distances from neighboring properties, as illustrated in the rendered elevations provided to the Planning Board (*see* **Exhibit G**). Materials were selected to complement the brick Church building next door, as well as the siding on the Rectory and several single-family homes along Route 9D.

B (1) The general design, character and appropriateness to the property of the proposed alteration or new construction.

The design and layout of the Project has been discussed for many months at the Planning Board. The overall "L-shape" layout is designed to reflect the similar design of the adjoining Hammond Plaza property. It also accommodates the zoning requirement of a maximum setback from Route 9D (not less than 20 feet and not more than 35 feet) to create a street wall along that major traffic corridor. This uniform elevation, coupled with the architectural design, presents a fitting front elevation facing the Route 9D corridor and the single-family residential dwellings on the opposite site of Route 9D, including houses which are also within the HLOD. The uniform elevation limits views of passers-by into the parking and service areas of the Townhouses, while presenting a central, park-like view at the entrance.

A similar finished elevation is presented to the north, complementing a similar setback to that of the Church Rectory, and providing a framework for views of the church, within its own green-space front yard. This setting will be

complemented by the substantial landscaping along the Project's northern property line.

The proposed Project layout also creates a 70-foot wide opening to preserve the view toward the River from the identified LWRP viewshed at the intersection of Rombout and Wolcott Avenues. This viewshed has now been further enhanced by the provision of a central green incorporating the early 20th century gazebo. Facing to the east (toward the Hammond Plaza property), a retaining wall with integral landscaping has been incorporated to help maintain visual privacy for Hammond Plaza.

B (2) The scale of the proposed alteration or new construction in relation to the property itself, surrounding properties and the neighborhood.

The scale of the proposed new construction maintains the residential character of the surrounding neighborhood. The elevation facing Wolcott Avenue, while uniform, is compliant with required building length. It will be viewed from the single-family residences on the opposite side of Wolcott Avenue, across the wide Wolcott/Route 9D corridor width, thus providing distance to frame the view.

As noted above, the scale of the windows has been enlarged somewhat, and the general building massing has been designed to relate to the adjacent Church building (*see* **Exhibit G** - east and north elevations).

B (3) Texture and materials and their relation to similar features of other properties in the neighborhood.

The texture and materials of the proposed Project have been selected to relate to both the adjacent Church building, with the use of bricks and gable roofs, as well as the Rectory and other residential properties nearby with the incorporation of siding and trim details akin to the single-family residences in the neighborhood. Brick will be selected to complement the existing Church brick, to give the appearance of a 19th century brick structure. The siding will be a modern material, but painted and trimmed with corner boards and bases corresponding to surrounding historic homes. Roof trim edges and eaves reflect traditional residential detailing with built-up painted profiles. Painted columns and porch railings further reinforce the type of details seen in the area.

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: River Ridge		
Project Location (describe, and attach a general location map): 12 Ferry Street Beacon, New York 12508 (Location map attached)		
Brief Description of Proposed Action (include purpose or need): Eighteen unit residential attached townhouse project to be subdivided into individual townhouse lots, with access from Wolcott Avenue. See the detailed project narrative submitted with the project documents.		
Name of Applicant/Sponsor: River Ridge Views, LLC	Telephone: (845) 440 - 6926 E-Mail:	
Address: 445 Main Street		
City/PO: Beacon	State: NY	Zip Code: 12508
Project Contact (if not same as sponsor; give name and title/role): Gary Joseph	Telephone: 845-416-1808 E-Mail: garyjoseph625@gmail.com	
Address: 445 Main St		
City/PO: Beacon	State: NY	Zip Code: 12508
Property Owner (if not same as sponsor): Beacon Ridge Associates, Inc.	Telephone: E-Mail:	
Address: P.O. Box 391		
City/PO: Beacon	State: NY	Zip Code: 12508

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 and Site Plan; Certificate of Appropriateness; LWRP Consistency	07/25/17
c. City Council, Town or Village Zoning Board of Appeals ☑Yes ☐No	Area Variance (Building Separation)	
d. Other local agencies ☐Yes ☑No		
e. County agencies ☑Yes ☐No	Dutchess County Department Of Health; Dutchess County Planning	08/15/17
f. Regional agencies ☐Yes ☑No		
g. State agencies ☑Yes ☐No	NYS Dept. of Environmental Conservation; NYS Dept. of Transportation	08/15/17
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):

Waterfront and Train Station Area
Historic District Overlay
Waterfront Revitalization Management Area

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?
RD - 7.5, L
(see overlay districts in C.2.b)

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? Property rezoned October 17, 2016

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?
Long Dock Park, Pete Seeger Park and Madame Brett Park

D. Project Details

D.1. Proposed and Potential Development

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

b. a. Total acreage of the site of the proposed action? 2.953 acres
b. Total acreage to be physically disturbed? 2.00 acres acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 2.953 acres

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

d. Is the proposed action a subdivision, or does it include a subdivision? ☑ Yes ☐ No
If Yes,
i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)
Residential consolidation of 3 existing lots into 1 lot; creation of townhouse lots
ii. Is a cluster/conservation layout proposed? ☐ Yes ☑ No
iii. Number of lots proposed? 18
iv. Minimum and maximum proposed lot sizes? Minimum 1,800 Maximum 2,100

e. Will proposed action be constructed in multiple phases? ☐ Yes ☑ No
i. If No, anticipated period of construction: 24 months
ii. If Yes:
- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____year
- Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

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

If Yes, show numbers of units proposed.

	One Family	Two Family	Three Family	Multiple Family (four or more)
Initial Phase	18 attached			
At completion of all phases	18 attached			

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: 52 bedrooms x 110 gpd/br = 5,720 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: 5,720 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 - (Sixteen 3-bedroom units plus Two 2-bedroom units = 52 bedrooms total @ 110 gallons per day per bedroom)

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 1.2 acres (impervious surface)

_____ Square feet or 2.9 acres (parcel size)

ii. Describe types of new point sources. None

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)?

To a proposed on site underground infiltration/detention system. Overflows from the system will be conveyed via a closed pipe system and connect to the existing City storm sewer system within Ferry Street.

- 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: 7 - 5
- Saturday: 9 - 5
- Sunday: _____
- Holidays: _____

ii. During Operations:

- Monday - Friday: N/A
- 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:

Building mounted fixtures and 16' light poles within the parking areas. Fixtures will be directional LED with shields.

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	+/- 0.1	+/- 1.2	+ 1.1
• Forested	+/- 2.3	+/- 1.0	- 1.3
• 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)	+/- 0.5	0.0	- 0.5
• Other Describe: Landscaped Areas	0.0	+/- 0.7	+ 0.7

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:

Rose Hill Manor Daycare

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 , V00096 , V00299 , 314069 , C314112...

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

Class C (Completed): sites V00239, V00299, C314112

Class N (No further action at this time): sites V00096, 314069

Class 02 (ongoing): 546031 (Hudson River PCB Sediments)

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? 0.8 to > 5 feet (per soils mapping; none observed by test pits)

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:

DwC	1.2 %
NwC	84.3 %
Ud	14.5 %

d. What is the average depth to the water table on the project site? Average: > 3 to > 6 feet (per soils mapping; greater observed by test pits)

e. Drainage status of project site soils:
- ☑ Well Drained: 100 % of site
- ☐ Moderately Well Drained: 0 % of site
- ☐ Poorly Drained _____% of site

f. Approximate proportion of proposed action site with slopes:
- ☐ 0-10%: 35.3 % of site
- ☐ 10-15%: 13.2 % of site
- ☐ 15% or greater: 51.5 % 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: _____

White Tail Deer _____ _____ _____

Racoon _____ _____ _____

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

A habitat suitability report was prepared by Ecological Solutions dated August 18, 2017. The report indicates potential habitat for Indiana Bat & Northern Long-Eared Bat, and provided measures to be implemented that will avoid significant impacts to the species - the proposed tree cutting mitigation is to generally occur during winter months during the bat's hibernation period, which offers added benefit of frozen ground and less potential sediment transport

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: Reformed Dutch Church of Fishkill Landing

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

High Victorian Gothic architecture, designed by Frederick Clark Withers 1859, who also designed St. Luke's, Tioronda, and Tioronda School

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 River Ridge Views, LLC Date 7/24/2017, updated 12/22/2017

Signature _____ Title Gary Joseph, Member

PRINT FORM

EAF Mapper Summary Report

Monday, May 15, 2017 10:21 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 , V00096 , V00299 , 314069 , C314112 , 546031
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	No
E.2.h.iii [Surface Water Features]	No
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	No
E.2.n. [Natural Communities]	No
E.2.o. [Endangered or Threatened Species]	Yes

E.2.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]	Reformed Dutch Church of Fishkill Landing
E.3.f. [Archeological Sites]	Yes
E.3.i. [Designated River Corridor]	No

Note: "Parcel L" is outlined in red.

DRAFT

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only [If applicable]
Project :
Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "**Yes**" to a numbered question, please complete all the questions that follow in that section.
- If you answer "**No**" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)
If "Yes", answer questions a - j. If "No", move on to Section 2.

☐ NO ☑ YES
(See Part 3)

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	(no) ☑	☐
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	(small) ☑	☐
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	(no) ☑	☐
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	(no) ☑	☐
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	(small) ☑	☐
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	(small) ☑	☐
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	(no) ☑	☐
h. Other impacts: Construction of retaining wall system to address grade changes and limit site disturbance.		(small) ☑	☐

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g)

☑ NO ☐ YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	☐	☐
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	☐	☐
c. Other impacts: _____ _____		☐	☐

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h)

☑ NO ☐ YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	☐	☐
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	☐	☐
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	☐	☐
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	☐	☐
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	☐	☐
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	☐	☐
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	☐	☐
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	☐	☐
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	☐	☐
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	☐	☐
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	☐	☐

l. Other impacts: _____		☐	☐

4. Impact on groundwater

The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)

☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	☐	☐
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	☐	☐
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	☐	☐
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	☐	☐
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	☐	☐
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	☐	☐
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	☐	☐
h. Other impacts: _____		☐	☐

5. Impact on Flooding

The proposed action may result in development on lands subject to flooding. (See Part 1. E.2)

☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	☐	☐
b. The proposed action may result in development within a 100 year floodplain.	E2j	☐	☐
c. The proposed action may result in development within a 500 year floodplain.	E2k	☐	☐
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	☐	☐
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	☐	☐
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	☐	☐

g. Other impacts: _____		☐	☐

6. Impacts on Air

The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D,2,h, D.2.g) ☑ NO ☐ YES

If "Yes", answer questions a - f. If "No", move on to Section 7.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels:			
i. More than 1000 tons/year of carbon dioxide (CO_2)	D2g	☐	☐
ii. More than 3.5 tons/year of nitrous oxide (N_2O)	D2g	☐	☐
iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs)	D2g	☐	☐
iv. More than .045 tons/year of sulfur hexafluoride (SF_6)	D2g	☐	☐
v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions	D2g	☐	☐
vi. 43 tons/year or more of methane	D2h	☐	☐
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	☐	☐
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	☐	☐
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	☐	☐
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	☐	☐
f. Other impacts: _____		☐	☐

7. Impact on Plants and Animals

The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) ☑ NO ☐ YES (See Part 3)

If "Yes", answer questions a - j. If "No", move on to Section 8.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	☐	☐
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government. (Indiana Bat and Northern Long-eared bat)	E2o	☐	☐
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	☐	☐
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	☐	☐

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	☐	☐
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	☐	☐
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	☐	☐
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____ _____	E1b	☐	☐
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	☐	☐
j. Other impacts: _____ _____		☐	☐

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", move on to Section 9.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, Elb	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	El a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources

The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.)

If "Yes", answer questions a - g. If "No", go to Section 10.

☑ NO ☐ YES

(See Community Character section)

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	☐	☐
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	☐	☐
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	☐ ☐	☐ ☐
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	☐ ☐	☐ ☐
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	☐	☐
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile ½ -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	☐	☐
g. Other impacts: _____		☐	☐

10. Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.)

If "Yes", answer questions a - e. If "No", go to Section 11.

☐ NO ☑ YES

(See Part 3)

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, 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.	E3e (small, see SHPO letter)	☑	☐
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f (small)	☑	☐
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g (no)	☑	☐

d. Other impacts: _____		☐	☐
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	☐	☐
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	☐	☐
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	☐	☐

11. Impact on Open Space and Recreation

The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
(See Part 1. C.2.c, E.1.c., E.2.q.)
If "Yes", answer questions a - e. If "No", go to Section 12.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	☐	☐
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	☐	☐
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	☐	☐
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	☐	☐
e. Other impacts: _____		☐	☐

12. Impact on Critical Environmental Areas

The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d)
If "Yes", answer questions a - c. If "No", go to Section 13.

☑ NO ☐ YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	☐	☐
c. Other impacts: _____		☐	☐

13. Impact on Transportation

The proposed action may result in a change to existing transportation systems. (See Part 1. D.2.j) ☑ NO ☐ YES (See Part 3)

If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	☐	☐
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	☐	☐
c. The proposed action will degrade existing transit access.	D2j	☐	☐
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	☐	☐
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	☐	☐
f. Other impacts: _____		☐	☐

14. Impact on Energy

The proposed action may cause an increase in the use of any form of energy. (See Part 1. D.2.k) ☑ NO ☐ YES

If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	☐	☐
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	☐	☐
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	☐	☐
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	☐	☐
e. Other Impacts: _____			

15. Impact on Noise, Odor, and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting. (See Part 1. D.2.m., n., and o.) ☐ NO ☑ YES (See Part 3)

If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m (no)	☑	☐
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d (no)	☑	☐
c. The proposed action may result in routine odors for more than one hour per day.	D2o (no)	☑	☐

d. The proposed action may result in light shining onto adjoining properties.	D2n	(no) ☑	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	(no) ☑	☐
f. Other impacts: Increased ambient noise levels during restricted hours for construction (i.e., construction vehicles)		(small) ☑	☐

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☑ NO ☐ YES

If "Yes", answer questions a - m. If "No", go to Section 17.

	Relevant Part I Question(s)	No,or small impact may cccur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	☐	☐
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	☐	☐
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	☐	☐
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	☐	☐
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	☐	☐
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	☐	☐
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	☐	☐
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	☐	☐
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	☐	☐
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	☐	☐
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	☐	☐
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	☐	☐
m. Other impacts: _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. ☑ NO ☐ YES
(See Part 1. C.1, C.2. and C.3.)
If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	☐	☐
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	☐	☐
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	☐	☐
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	☐	☐
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, Elb	☐	☐
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	☐	☐
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	☐	☐
h. Other: _____		☐	☐

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. ☑ NO ☐ YES
(See Part 1. C.2, C.3, D.2, E.3) (See Part 3)
If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	☐	☐
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	☐	☐
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	☐	☐
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	☐	☐
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	☐	☐
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	☐	☐
g. Other impacts: Project has been designed to enhance LWRP viewshed, be congruent with HLOD standards and respect settings of reformed church and existing neighborhoods.		☐	☐

PRINT FULL FORM

Attachment to Full Environmental Assessment Form
Part 3 – Evaluation of the Magnitude and Importance of Project Impacts

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INTRODUCTION:

This Part 3 analysis has been prepared to address all relevant areas of environmental concern as identified in the review by the Planning Board, and is not limited to impacts identified as moderate to large. As noted in the DEC Part 3 Form and in the DEC workbook on the new forms, a Part 3 is the portion of the EAF where the rationale for the decision making is articulated. The Part 3 is appropriately used to discuss and explain the analysis of the potential impacts, and why a particular element of the proposed action will not result in a significant adverse environmental impact. Such analysis is appropriately set forth in the Part 3, even if the potential impact was identified as "none" or "small."

DESCRIPTION OF ACTION:

The project is described in the Project Narrative incorporated with the EAF, and more fully described in the application materials, including the document entitled "Project Materials Relating to Community Character."

SUMMARY OF "ENVIRONMENTAL ISSUES OF CONCERN":

During the Lead Agency's discussion, the following relevant areas of environmental concern have been identified:

1. **Part 2 Question 1. Impact of Land**

   The proposed action may involve construction on or physical alteration of, the land surface or the proposed site.

   a. The proposed action may involve construction on slopes of 15% or greater.

   b. The proposed action may involve construction that continues for more than one year

   c. The proposed action may increase erosion

   d. The project proposes construction of retaining wall system to address grade changes and limit site disturbance

   Each of the potential impacts has been identified as small. The topography of the site was considered in the design. While construction on a sloped site could create potential for erosion, the project limits disturbance in several ways and incorporates protective measures to avoid erosion. The area north of Hammond Plaza, representing the portion of the subject property between the main housing area and Beekman Street, will not be disturbed. The pocket park and path have been eliminated. Site disturbance is further limited by the proposed retaining wall system between the project and Hammond Plaza. The site plan incorporates extensive

landscaping within the retaining wall system. The analysis set forth in the existing project materials confirms that the project will not have a significant adverse impact on land. Detailed design of the engineering details of the wall is ongoing and will be completed upon finalization of building layout.

The project is a single-phase project, but construction is expected to last for 18 to 24 months.

Overall the impacts are of a very small magnitude and importance, and the activity is consistent with urban development in an urban setting.

2. Part 2 Question 7. Impact on Plants and Animals

This question was answered "no" and this section briefly summarizes the reasons for the "no" answer. Ecological Solutions, LLC completed a habitat suitability assessment of the site. The site is an urban vacant lot which has been seriously disturbed by past construction and demolition. Vegetation is sparse in areas with large areas of exposed soil. Trees include nonnative species and invasives.

The original proposal was to clear most of the trees on the site, which included 27 trees of 12 inch caliper or more and 27 trees of 8 inch caliper, while planting 55 new trees. Some of the larger trees on site are in serious decline. Since the time of the original submission, the plans have been revised to leave more of the site undisturbed, particularly the area where the pocket park was previously proposed. Based on the revised plans, the project will remove 38 trees of the total 76 on the site, but will provide 84 new trees. The proposed project will not fragment an existing forest, as the project is in an urban setting, and will not create an impassable barrier for bats within the area. Nor does the project introduce any new potential impacts, e.g. impacts relating to noise or light.

Considering the setting and the type of trees, it is unlikely that the trees on this site would be used by either the Indiana Bat or the norther long eared bat. Nonetheless, in compliance with DEC established norms, the applicant proposes that tree felling will be conducted during the period between October 1 and March 31 to assure that there is no possible impact. Should it not be possible to fell the trees within this window, the applicant will, after obtaining concurrence from DEC as to the protocol, conduct emergent surveys 1 hour before sunset on the night before clearing to assure that no impacts on either species' habitat occur. The planting of the new trees will also assure that there are no adverse impacts on habitat.

3. Part 2, Questions 10: Impact on Historic and Archeological Resources

The proposed action may occur in or adjacent to a historic or archeological resource.

The project is located adjacent to the National Register Dutch Reformed Church. The proposed architecture and layout have been developed in dialogue with the church and SHPO. Supplemental landscaping has been developed and reviewed and accepted by SHPO. (see Letter dated December 21, 2017 confirming that standards of November 27, 2017 letter had been met). The design characteristics of the project are also compatible with the Historic District Overlay. See rendered elevations. Based upon the quality of the architecture and design, the project will not have a significant adverse impact on historical resources.

The project also provided a Phase 1B Archeological Investigation prepared by Hartgen Associates. The study concluded that:

> Due to the shallow subsoil, exposed bedrock, and no additional evidence of structural remains in the western portion of the Project, the River Ridge historic site does not appear to be National Register eligible and no further archeological study is recommended. The entire eastern portion of the Project along Wolcott Avenue has experience extensive prior disturbance and no further archeological investigation is recommended in that area.

Thus, the project will not cause any significant adverse impacts on archeological resources.

4. Part 2, Question 13: Impact on Transportation

This analysis is provided in order to explain the "no" answer in the Part 2.

The applicant has submitted a full traffic study by Maser Engineering, which has been reviewed by Creighton Manning Engineering. The traffic study took into account other projects, including both approved (West End Lofts and the Views) and also planned projects (including 555 South Avenue and Edgewater) and additionally added a growth factor of 2% per year. The study evaluated traffic on a cumulative basis. The City's consultant, Creighton Manning, concluded that, "Overall, the project will add very few trips to the existing transportation network and will have little or no significant traffic impacts." [Creighton Manning letter dated October 31, 2017]

5. Part 2, Question 15. Impact of Noise, Odor and Light

The proposed action may result in an increase in noise, odors, or outdoor lighting.

The question was answered "yes" solely because of temporary noise during construction. There will be temporary noise relating to construction, but all work will be performed in conformity with applicable regulations on hours of work. The elimination of the work near the northern boundary of the Hammond Plaza property will limit any impacts of construction noise.

The photometric analysis showed that there will not be any adverse impacts from site lighting.

No odors will be produced during construction or in site operations.

6. Part 2, Questions 17 & 18. Consistency with Community Plans and Community Character

This response is included to explain the "no" answer in the Part 2. Community Plans and Community Character have been the central focus of the project analysis. The site is located in a sensitive location, near the train station, proximate to a National Register site, the Church, within the Historic District Overlay zone. The front entry to the site is an identified viewshed within the Local Waterfront Revitalization Plan. The site was cleared in Urban renewal, and calls for

revitalization. The zoning density was severely reduced in 2016. The site is constrained by a significant grade differential from west to east. The western portion of the site is zoned "L" –Linkage—but this area is located immediately north of a portion of the Hammond Plaza residential units, which are located very close to the property line.

The project review has focused on all of the above characteristics. See document, "Project Materials relating to Community Character." Reference is made to these documents for a full discussion of the above issues. See also project application materials and Comment/Response letter dated December 22, 2017.

Based upon these materials, the development of the project will have a positive effect on the streetscape by revitalizing this site. The architecture is fitting to the neighborhood, and will complement the Historic Overlay District in general and the Church in particular. The proposed project layout, in an "L"-shaped configuration, mirrors that of the adjoining Hammond Plaza and complements the church and Overlay district by presenting a finished front elevation close to the street, and protecting the church from views into the rear service areas of the site. The project has eliminated the tower element to further complement the setting of the church. Potential impacts relating to security raised by Hammond Plaza have been avoided by the elimination of the pocket-park and path from the lands north of Hammond Plaza.

Based on the foregoing, the project will not have a significant adverse impact on Community Plans or Community Character.

Bulk Zoning Regulations Table

Zoning District	Minimum Lot Area	Entire Tract Area	Lot Area Per Dwelling Unit	Dwelling Units Permitted	Lot Width	Lot Depth	Required Minimum Setbacks: Front	Side	Side total of 2	Rear	Proposed Setbacks: Front	Side	Rear	Proposed Building Footprint	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Average Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Minimum Townhouse Lot Size	Proposed Townhouse Lot Size	Maximum Building Length	Proposed Building Length
RD-7.5 k, l	2 acres	2.953 acres or 128,641 sf	7,500 sf	128,641 / 7500 = 17 plus 1 for density bonus for providing 2 BMR units 18 Total Proposed	200'	200'	No less than 20' and no more than 35'	25'	50'	50'	20'	25'	50'	17,907 sf	Multi-family 15% Other Uses 20%	Multi-family 14%	Twice the average height of the facing buildings	70' between building groups 1 and 2. 18.9' between building groups 2 and 3 (at the nearest point)	3 stories and 35'	Building Group 1 = 31.4' Building Group 2 = 31.3' Building Group 3 = 31.5'	3	3	12	11	1800 sf	1800 sf	150'	169' at south building with BMR 144' at north building 193' at building parallel to church

Notes:
k. For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required

l. In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semiattached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entiretract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designatedcommon areas for open space, recreational or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided or developed in the future.

Note that a 0.62 acre portion of the entire tract is in the Linkage Zone. Density for the entire tract has been calculated at the lower density of the RD-7.5 district. No development is proposed in the Linkage portion of the property.

HATCHING LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- STONE DUST TRAIL
- GRASS
- HERBACEOUS GRASSES & PERENNIALS

LEGEND

- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT

ENDANGERED SPECIES PROTECTION NOTES:

1. A THREATENED AND ENDANGERED SPECIES HABITAT SUITABILITY ASSESSMENT REPORT FOR THE SITE WAS PREPARED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 18, 2017.
2. THE REPORT DETERMINED THAT THERE IS POTENTIAL FOR INDIANA BAT AND NORTHERN LONG–EARED BAT HABITAT ONSITE.
3. TO AVOID, MINIMIZE AND MITIGATE THE EFFECTS OF THE DEVELOPMENT ON THE POTENTIAL HABITAT FOR THE INDIANA BAT AND THE NORTHERN LONG–EARED BAT, THE APPLICANT PLANS IMPLEMENT THE FOLLOWING:

   3.1. TREE FELLING RESTRICTIONS. TREES SHALL ONLY BE CLEARED FROM OCTOBER 1 TO MARCH 31. IF NOT POSSIBLE TO FELL TREES IN THIS PERIOD, APPLICANT WILL, WITH DEC CONSENT, CONDUCT EMERGENT SURVEYS BEFORE CLEARING, AND

   3.2. MINIMIZE LIGHT POLLUTION. SITE LIGHTING SHALL BE DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION, AND

   3.3. SOIL CONSERVATION AND DUST CONTROL. BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED,, SUCH AS WATERING DRY DISTURBED SOIL AREAS TO KEEP DUST DOWN, USING STAKED, RECESSED SILT FENCE AND ANTI TRACKING PADS (STABILIZED CONSTRUCTION ENTRANCES) TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS.

Site Plan
Scale: 1" = 20'

Location Plan
Scale: NTS

Zoning Summary

Zoning District:	RD-7.5 / L
Tax Map No.:	Lot 1 - 5954-26-649885 Lot 2 - 5954-26-637879 Lot 3 - 5954-34-630770
Total Combined Lot Area:	2.952 acres (128,607 sf) (3 existing lots to be consolidated and subdivided)
Building Footprint:	17,907 square feet
Building Area:	54,000 square feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Vacant land
Proposed Use:	Residential (Town Houses)

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	18 Dwelling Units (16) 3 bedroom units (2) 2 bedroom units 52 Bedrooms total	18 Dwelling Units
Parking	36 (2 per unit)	12 Surface Parking Spaces 31 Garage Parking Spaces 43 Spaces Total

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential *2 spaces for each dwelling unit*	18 townhouses	36 spaces
Total Required Parking Spaces		***36 spaces***
Total Proposed Parking Spaces		***43 spaces*** *(31 garage/12 surface)*

Notes:

1. 18 townhouses, on 1,800 sf minimum lots, are proposed (see proposed plat.) 17 town houses are permitted based on the area of the entire tract (residential use schedule, note l), 2 of which must be BMR units. Providing the 2 BMR units results in one additional market-rate unit.
2. Common areas will be managed by a property owners' association.
3. Townhouse layout is designed to provide continuity of finished building front elevation appearance facing the Reformed Church to the north, and avoid views into active parking areas. See Project Narrative for further details.
4. 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 are proposed to have exterior finishes and general amenities comparable to the market-rate units within the development. The BMR units are townhouse units, the same unit type as the market-rate units. The BMR units are reasonably distributed throughout the project, and are both end units with windows on 3 sides. The BMR units comply with the relative size provisions of the Affordable Housing Law. The BMR units are 1,520 square feet, not including basement space. The BMR unit area is 76% of the typical unit area of 2,000 square feet (not including basement level). Therefore, the BMR units comply with size and area requirements.
5. A well-designed and landscaped usable open space area approximately 6,000 SF in size is proposed around the restored gazebo. (residential use schedule, note k requires a minimum of 2,000 sf)
6. The Applicant proposes to build a concrete site stair on the City owned property adjacent to the subject property to create a pedestrian link from the train station to Wolcott Avenue. The new stair is in the approximate location of an existing pedestrian path with tow rope.
7. The Applicant is proposing a monument sign at the entrance to the property, and directional signage around the property.
8. Trash will be collected within the buildings, and taken out by occupants to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
9. The Applicant may change the layout of the floor plans of the townhouse units to suit market demand, but the total number of units will not exceed what is proposed in the Application.
10. Parking is a combination of enclosed garages and exterior parking spaces. More parking is proposed than is required to allow adequate guest parking.
11. The Applicant proposes to remove invasive trees and shrubs in the adjoining Church cemetery in consultation with Church personnel and an arborist.

Index of Drawings

Sheet 1 of 1	Subdivision Plan
Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions Plan / Survey
Sheet 3 of 11	Landscape & Lighting Plan
Sheet 4 of 11	Building Plans
Sheet 5 of 11	Site Section Diagram
Sheet 6 of 11	Renderings
Sheet 7 of 11	Grading and Utility Plan
Sheet 8 of 11	Erosion and Sediment Control Plan
Sheet 9 of 11	Site Details
Sheet 10 of 11	Stormwater Details
Sheet 11 of 11	Water & Sewer Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	12/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Concrete Stair Detail

5x3' PAINTED WOOD SIGN WITH 8" HIGH TEXT WITH 2" PAINTED TRIM BORDER - L.E.D. LIGHTING

6" SQUARE PAINTED PT WOOD POSTS SET IN CONCRETE

BRICK BASE WITH 4" STONE CAP

Monument Sign

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 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses
Beacon, New York
Scale: 1" = 20'
July 25, 2017

Beekman Street
Ferry Street
N.Y.S. Route 9D (Asphalt)
2 Story Condominium
2 Story Condominium
Now or Formerly
Hammond Plaza Condominiums
Now or Formerly
Beacon
Reformed Church of
Tax ID 6055-01
Liber 121 Page 682
Now or Formerly
City of Beacon
(Ferry Street)
Lot 1
Lot 2
Lot 3
Grav'l Area
Stone Gabion
Sewer Easement
(per 11501)
Water Easement
(per 11501)
Monument Found
Iron Pipe Found
N16°44'45"E
From Corner
S39°21'26"W 59.45
(59.20' - Map)
N32°56'39"E 82.09 (Surveyed)
(82.36' - Map)
S28°53'35"W 41.53
S26°18'15"W 232.00
S29°19'24"W 82
(82.00' - Map)
N35°59'54"E 184.13 (Surveyed)
(184.59' - Map)
N40°39'50"E 42.45
N39°29'57"E 46.64
S41°04'18"W 126.00
N 37° 35' 19" E
(38.20')
(2.29')
(16.18')
(46.90')
(128.95')
(33.03')
R=55.00'
L=129.90' CH=S50°19'48"E
R=80.96'
L=80.41' CH=S34°17'39"W
R=80.00'
L=80.00' CH=N28°14'55"E
R=80.00'
L=80.00' CH=S35°00'00"E
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Rim Elev. -47.8
Rim

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.

POLE MOUNTED LIGHT (L1A)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

POLE MOUNTED LIGHT (L1B)

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE:

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

6 LIGHT POLE BASE DETAIL

NOT TO SCALE

WALL MOUNTED HOUSE LIGHT (L3)

JOHN TIMBERLAND WALL MOUNTED FIXTURE. LED ENERGY EFFICIENT BLACK 5" HIGH OUTDOOR WALL LIGHT - DARK SKY COMPLIANT - STYLE # T6277 OR APPROVED EQUAL. 10 W LED LAMP. MOUNTING HEIGHT = 8 FEET

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE

PLANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	TREES					
AR	ACER RUBRUM (RED MAPLE)	8	3"-3.5"	B&B	SEE DRAWING	
AS	ACER SACCHAURUM (SUGAR MAPLE)	5	3"-3.5"	B&B	SEE DRAWING	
AC	AMELANCHIER CANADENSIS 'AUTUMN BRILLANCE'	24	6'	B&B	SEE DRAWING	
BN	BETULA NIGRA (RIVER BIRCH)	9	6-8'	CONT	SEE DRAWING	
CC	CERCIS CANADENSIS (EASTERN REDBUD)	1	15 GAL	CONT	SEE DRAWING	
CF	CORNUS FLORIDA (FLOWERING DOGWOOD)	4	2.5 - 3"	B&B	SEE DRAWING	
PG	PICEA GLAUCA (WHITE SPRUCE)	4	6'-8'	B&B	SEE DRAWING	
PI	PINUS STROBUS (EASTERN WHITE PINE)	7	6'-8'	B&B	SEE DRAWING	
PI	PINUS STROBUS (EASTERN WHITE PINE)	5	8'-10'	B&B	SEE DRAWING	
PS	PRUNUS SARGENTII (SARGENT CHERRY)	9	3"-3.5"	B&B	SEE DRAWING	
QP	QUERCUS PALUSTRIS (PIN OAK)	1	3"-3.5"	B&B	SEE DRAWING	
QR	QUERCUS RUBRUM (RED OAK)	2	3"-3.5"	B&B	SEE DRAWING	
UA	ULMUS AMERICANA 'VALLEY FORGE' (AMERICAN ELM)	5	3"-3.5"	B&B	SEE DRAWING	
	SHRUBS					
AM	AMSONIS HUBRICHTII (BLUE STAR)	30	3 GAL	CONT	3' O.C. - STAGGERED	
CV	CLEMETIS VIRGINIANA	11	1 GAL.	CONT	SEE DRAWING	
CA	CLETHERA ALNIFOLIA 'RUBY SPICE' (SUMMERSWEET)	28	3 GAL.	CONT	4' O.C. - STAGGERED	
CH	CLETHERA ALNIFOLIA 'HUMMINGBIRD' (DWARF SUMMERSWEET)	132	1 GAL.	CONT	3' O.C. - STAGGERED	
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' (CHERRY LAUREL)	65	3 GAL	CONT	42" O.C.	
RM	RHODODENDRON MAXIMUM (ROSEBAY RHODODENDRON)	28	4'-5'	B&B	SEE DRAWING	
VXR	VIBURNUM X RHYTIDOPHYLLOIDES (ALLEGHENY VIBURNUM)	73	5 GAL	CONT	5' O.C.	
VR	VIBURNUM RHYTIDOPHYLLUM (LEATHERLEAF VIBURNUM)	80	5 GAL.	CONT	5' O.C.	
	HERBACIOUS					
AC	ANEMONE CANADENSIS (CANADA ANEMONE)	240	4"	CONT.	12" O.C. - STAGGERED	
AT	ASCLEPIAS TUBEROSA 'HELLO YELLOW' (BUTTERFLY WEED)	320	PLUG	TRAY	12" O.C. - STAGGERED	
AF	ATHYRIUM FELIX-FEMINA	525	1 QT	CONT	18" O.C. - STAGGERED	
BA	BAPTISIA AUSTRALIS 'MINOR' (WILD FALSE INDIGO)	100	PLUG	TRAY	30" O.C. - STAGGERED	
CM	CAREX MORROWII 'ICE DANCER'	320	PLUG	TRAY	18" O.C. - STAGGERED	
DM	DRYOPTERIS MARGINALIS (EASTERN WOOD FERN)	75	1 GAL	CONT	18" O.C. - STAGGERED	
HN	HELLEBORUS NIGER (LENTEN ROSE)	240	4"	CONT	12" O.C. - STAGGERED	
HA	HEUCHERA AMERICANA (AMERICAN ALUMROOT)	240	4"	CONT	12" O.C. - STAGGERED	
KI	KALIMERIS INTEGRIFOLIA 'DAISY MAE' (JAPANESE ASTER)	350	PLUG	TRAY	12" O.C. - STAGGERED	
LM	LIRIOPE MUSCARI (LILLYTURF)	475	4"	CONT	12" O.C. - STAGGERED	
SS	SCHIZACHARIUM SCOPARIUM (LITTLE BLUESTEM)	325	PLUG	TRAY	24" O.C. - STAGGERED	
SH	SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED)	2500	PLUG	TRAY	18" O.C. - STAGGERED	

SCALE: 1" = 20'

LAWN

SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3-5LBS PER 1000SF
30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAIR'; 25% KENTUCKY BLUEGRASS 'SHAMROCK'; 10% ANNUAL RYEGRASS; 10% PERENNIAL RYEGRASS. SOURCE: ERNST CONSERVATION SEEDS

NO-MOW LAWN

SEEDED WITH NO-MOW LAWN SEED MIX (OR APPROVED EQUAL). APPLIED AT 5LBS PER 1000SF
SOURCE; PRAIRIE NURSERY

UPLAND NATIVE MEADOW

SEEDED WITH PA NEW ENGLAND PROVINCE UPL MEADOW MIX (OR APPROVED EQUAL). APPLIED AT 20LBS PER ACRE.
68.8% SCHIZACHYRIUM SCOPARIUM, 20.0% ELYMUS VIRGINICUS, 2.0% RUDBECKIA HIRTA, 1.5% LESPEDEZA VIRGINICA, 1.0% GEUM CANADENSE, 0.8% AQUILEGIA CANADENSIS, 0.8% RUDBECKIA FULGIDA VAR. FULGIDA, 0.7% MONARDA FISTULOSA, 0.7% RUDBECKIA TRILOBA, 0.5% SENNA HEBECARPA, 0.5% TRADESCANTIA VIRGINIANA, 0.2% BAPTISIA TINCTORIA. SOURCE: ERNST SEEDS

LEGEND

X / XX	QUANTITY / PLANT KEY
	PROPOSED SHRUB
	PROPOSED TREE
	PROPOSED LAWN
	PROPOSED LOW FLOWERING MEADOW
	PROPOSED NO-MOW GRASS
	PROPOSED UPLAND MEADOW

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	NO CHANGE	AJS
5	12/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS

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.

Retaining Wall

Scale: $\frac{1}{8}$" = 1'-0"

Landscape & Lighting Plan

Scale: 1" = 20'

Landscape & Lighting Plan

Sheet 3 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses
Beacon, New York
Scale: 1" = 20'
July 25, 2017

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

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2nd Floor Plan

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

1st Floor Plan

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

Ground Floor Plan

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

Building Plans

Sheet 4 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

Site Section Diagram

Scale: NTS

SECTION CUT LINE

Site Section Diagram

Scale: NTS

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

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_____ SECRETARY

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NO.	DATE	DESCRIPTION	BY
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3	10/31/17	NO CHANGE	AJS
4	11/28/17	NO CHANGE	AJS
5	12/26/17	NO CHANGE	AJS

Site Section Diagram

Sheet 5 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

View Towards North from Wolcott Avenue (Route 9D)

Scale: NTS

View from Wolcott Avenue (Route 9D)

Scale: NTS

View from Below Retaining Wall

Scale: NTS

View from Rombout Avenue

Scale: NTS

NOTE: RENDERINGS ARE ARTISTIC INTERPRETATIONS OF THE PROPOSED BUILDING DESIGN TO AID IN REVIEWING THE PROPOSED DESIGN OF THE BUILDINGS ONLY; AND ARE NOT INTENDED AS DETAILED REPRESENTATIONS OF SITE CONDITIONS

North Elevation

Scale: NTS

West Elevation

Scale: NTS

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	NO CHANGE	AJS
2	09/26/17	NO CHANGE	AJS
3	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	NO CHANGE	AJS
5	12/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS

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

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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.

East Elevation

Scale: NTS

South Elevation

Scale: NTS

Building Elevations & Renderings

Sheet 6 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

Surveyor:
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15C Tioronda Avenue
Beacon, New York 12508

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 130 — PROPOSED MAJOR CONTOUR
- 128 — PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- X — EXISTING FENCE
- W — EXISTING WATER MAIN
- WS — WS — EXISTING WATER SERVICE LINE
- WS — WS — PROPOSED WATER SERVICE LINE
- SEWER MANHOLE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- OH — OH — EXISTING OVERHEAD WIRES
- DROP INLET
- GAS METER
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED RETAINING WALL
- EXISTING CATCH BASIN
- PROPOSED SILT FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- ST — PROPOSED STORMWATER LINE
- S — PROPOSED SEWER LINE
- W — PROPOSED WATER LINE

GENERAL CONSTRUCTION SCHEDULE:

THE FOLLOWING SCHEDULE IS SUBJECT TO CHANGE BASED ON ENCOUNTERED FIELD CONDITIONS AND/OR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.

1. PREPARE THE SITE FOR CONSTRUCTION BY INSTALLING THE PRELIMINARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. CLEAR AND GRUB NORTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE NORTH.
3. CONSTRUCT PORTION OF RETAINING WALL FROM THE POURED CONCRETE SECTION (STAIRS) AND TO THE NORTH. FILL BEHIND WALL (EAST SIDE) AS WALL IS BEING BUILT.
4. MASS EARTHWORK AND UTILITY INSTALLATION ON THE NORTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD NORTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 8–18). UTILITIES TO INCLUDE METER PIT, THAT PORTION OF WATER MAIN TO THE NORTH (STUB AND CAP SECTION TO THE SOUTH OF THE TEE), INDIVIDUAL WATER SERVICES UNITS 8–18, SANITARY SEWER TO THE CONNECTION POINT ON THE SOUTH SIDE OF THE SITE, SANITARY SEWER MAIN AND MANHOLES, SANITARY SEWER SERVICE CONNECTIONS UNITS 8–18, STORMWATER CATCH BASINS AND PIPING ON NORTHERN PORTION OF SITE AND STORM MANHOLES 1 & 2 TO THE EXISTING CATCH BASIN ON THE SOUTH SIDE OF THE SITE (STORM SYSTEM ON NORTH TO DISCHARGE TO TEMPORARY SEDIMENT TRAPS ON THE SOUTH PORTION OF THE SITE, WITH TEMPORARY OVERFLOW TO THE STORM MANHOLE 2).
5. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 8–18, AND BRING PARKING/ROADWAY TO BINDER COURSE.
6. CONSTRUCT UNITS
7. CLEAR AND GRUB SOUTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE SOUTH.
8. INSTALL STAIRS FROM FERRY STREET TO WOLCOTT AVENUE.
9. CONSTRUCT RETAINING WALL FROM THE SOUTH UP TO THE POURED WALL SECTION. FILL BEHIND WALL (EAST SIDE) AS WALL IS BUILT.
10. MASS EARTHWORK AND UTILITY INSTALLATION ON THE SOUTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD SOUTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 1–7). UTILITIES TO INCLUDE THAT PORTION OF WATER MAIN TO THE SOUTH, INDIVIDUAL WATER SERVICES UNITS 1–7, SANITARY SEWER SERVICE CONNECTIONS UNITS 1–7, STORMWATER CATCH BASINS AND PIPING ON SOUTHERN PORTION OF SITE, UNDERGROUND INFILTRATION SYSTEM.
11. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 1–7, AND BRING PARKING/ROADWAY TO BINDER COURSE.
12. FINALIZE SITE LANDSCAPING AND INSTALL TOP ASPHALT COURSE.

SIGHT DISTANCE NOTE:

PER THE TRAFFIC IMPACT STUDY PREPARED BY MASER CONSULTING AND DATED AUGUST 2, 2017:
THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ALSO ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 350 FEET LOOKING BOTH LEFT (NORTH) AND RIGHT (SOUTH) FROM THE PROPOSED ACCESS. BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85TH PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. IT SHOULD BE NOTED THAT SOME PRUNING/CLEARING OF VEGETATION IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 9D SHOULD BE COMPLETED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

Grading And Utility Plan

Scale: 1" = 20'

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 DEVICE:

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).

UNDERGROUND DETENTION/INFILTRATION:

THE UNDERGROUND DETENTION/INFILTRATION AREA 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 BY MEANS OF A VACUUM TRUCK. AFTER STORM EVENTS, THE UNDERGROUND DETENTION/INFILTRATION AREA'S DE-WATERING DURATION SHOULD ALSO BE MONITORED. IF IT TAKES LONGER THAN 24 HOURS TO DE-WATER, THE BASIN SHALL BE JET CLEANED TO PROVIDE FULL DE-WATERING IN 24 HOURS. SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

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.

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.
1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS (CONTACTING UFPO @ 1-800-962-7962.
2. 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.
3. 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.

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 125.10 SUMP = 121.10 CB1–CB2 INV OUT = 122.10
CB3	RIM = 125.70 SUMP = 120.60 CB2–CB3 INV IN = 121.30 CB3–CB5 INV OUT = 121.20
CB4	RIM = 126.00 SUMP = 121.80 YD4–CB4 INV IN = 123.10 CB4–CB5 INV OUT = 123.00
CB5	RIM = 125.90 SUMP = 120.10 CB4–CB5 INV IN = 122.50 CB5–CB6 INV OUT = 122.40
CB6	RIM = 123.50 SUMP = 118.00 CB5–CB6 INV IN = 120.60 CB3–CB5 INV IN = 120.60 CB6–CB7 INV OUT = 120.50
CB7	RIM = 121.08 SUMP = 117.00 CB6–CB7 INV IN = 118.10 CB7–WQ1 INV OUT = 118.00
CB8	RIM = 118.40 SUMP = 112.50 YD6–CB8 INV IN = 113.60 CB8–WQ1 INV OUT = 113.50

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX CB1	RIM = 103.16 SUMP = 98.92 EX CB1–YD7 INV OUT = 98.90
EX CB3	RIM = 81.86 SUMP = 76.94 STMH3–EX CB3 INV IN = 67.80 EX CB3 OUT INV OUT = 67.09
STMH1	RIM = 121.00 SUMP = 110.60 INF A OUT–STMH1 INV IN = 111.90 STMH1–STMH2 INV OUT = 111.60
STMH2	RIM = 100.07 SUMP = 88.60 YD8–STMH2 INV IN = 89.60 STMH1–STMH2 INV IN = 89.70 STMH2–EX CB2 INV OUT = 89.60
STMH3	RIM = 84.89 SUMP = 77.50 INF B(1)–STMH3 INV IN = 79.50 INF B(2)–STMH3 INV IN = 80.30 STMH3–EX CB3 INV OUT = 73.30
WQ1	RIM = 120.50 SUMP = 111.80 CB7–WQ1 INV IN = 117.60 CB8–WQ1 INV IN = 112.90 WQ1–CULTEC INV OUT = 112.80
YD1	RIM = 139.00 SUMP = 133.80 YD1–YD2 INV OUT = 136.00

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
YD2	RIM = 135.90 SUMP = 131.90 YD1–YD2 INV IN = 133.00 YD2–YD3 INV OUT = 132.90
YD3	RIM = 131.76 SUMP = 127.70 YD2–YD3 INV IN = 128.80 YD3–CB2 INV OUT = 128.70
YD4	RIM = 129.00 SUMP = 125.10 YD4–CB4 INV OUT = 126.10
YD5	RIM = 117.20 SUMP = 113.30 YD5–YD6 INV OUT = 114.30
YD7	RIM = 94.50 SUMP = 90.50 EX CB1–YD7 INV IN = 91.60 YD7–YD8 INV OUT = 91.50
YD8	RIM = 92.20 SUMP = 85.34 YD7–YD8 INV IN = 89.80 YD8–STMH2 INV OUT = 89.80

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
CB1–CB2	35 LF	15" ø CORR HDPE	1.15%
CB2–CB3	24 LF	15" ø CORR HDPE	1.26%
CB3–CB5	63 LF	15" ø CORR HDPE	0.95%
CB4–CB5	44 LF	15" ø CORR HDPE	1.14%
CB5–CB6	84 LF	15" ø CORR HDPE	2.15%
CB6–CB7	93 LF	15" ø CORR HDPE	2.59%
CB7–WQ1	8 LF	15" ø CORR HDPE	5.07%
CB8–WQ1	56 LF	15" ø CORR HDPE	1.07%
ES1–ES2	25 LF	15" ø CORR HDPE	1.22%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
EX CB1–YD7	128 LF	15" ø CORR HDPE	5.70%
INF A OUT–STMH1	8 LF	12" ø CORR HDPE	1.32%
INF B(1)–STMH3	32 LF	4" ø CORR HDPE	4.69%
INF B(2)–STMH3	32 LF	6" ø CORR HDPE	4.69%
STMH1–STMH2	124 LF	15" ø CORR HDPE	17.72%
STMH2–EX CB2	87 LF	15" ø CORR HDPE	1.04%
STMH3–EX CB3	37 LF	15" ø CORR HDPE	14.91%
WQ1–CULTEC	11 LF	15" ø CORR HDPE	16.52%
YD1–YD2	82 LF	15" ø CORR HDPE	3.64%

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
YD2–YD3	66 LF	15" ø CORR HDPE	6.24%
YD3–CB2	81 LF	15" ø CORR HDPE	8.68%
YD4–CB4	101 LF	15" ø CORR HDPE	2.96%
YD5–YD6	29 LF	15" ø CORR HDPE	1.04%
YD6–CB8	24 LF	15" ø CORR HDPE	1.24%
YD7–YD8	64 LF	15" ø CORR HDPE	2.64%
YD8–STMH2	38 LF	15" ø CORR HDPE	0.53%

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX SMH	RIM = 89.97 SMH5 TO EX SMH INV IN = 83.75
SMH1	RIM = 126.90 SMH1–SMH2 INV OUT = 120.80
SMH2	RIM = 130.17 SMH2–SMH3 INV OUT = 124.00
SMH3	RIM = 128.54 SMH1–SMH2 INV IN = 120.30 SMH2–SMH3 INV IN = 120.30 SMH3–SMH4 INV OUT = 120.20
SMH4	RIM = 117.59 SMH3–SMH4 INV IN = 112.80 SMH4–SMH5 INV OUT = 95.27
SMH5	RIM = 92.53 SMH4–SMH5 INV IN = 85.00 SMH5 TO EX SMH INV OUT = 84.90

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
SMH1–SMH2	84 LF	8" SDR-35 PVC	0.59%
SMH2–SMH3	49 LF	8" SDR-35 PVC	7.51%
SMH3–SMH4	287 LF	8" SDR-35 PVC	2.58%
SMH4–SMH5	51 LF	8" SDR-26 PVC	20.00%
SMH5 TO EX SMH	81 LF	8" SDR-35 PVC	1.42%

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
1	8/29/2017	PER PLANNING BOARD COMMENTS	DGK
2	9/26/2017	PER PLANNING BOARD COMMENTS	DGK
3	10/31/2017	REVISED RETAINING WALL	DGK
4	11/28/2017	REVISED STAIRWAY TO FERRY STREET	DGK
5	12/22/2017	REMOVED INTERNAL PATH AND POCKET PARK	DGK

Grading and Utility Plan

Sheet 7 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 130 — PROPOSED MAJOR CONTOUR
- 128 — PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- X — EXISTING FENCE
- W — EXISTING WATER MAIN
- WS — WS — EXISTING WATER SERVICE LINE
- WS — WS — PROPOSED WATER SERVICE LINE
- SEWER MANHOLE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- OHV — OHV — OHV — EXISTING OVERHEAD WIRES
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED DIVERSION SWALE
- PROPOSED RETAINING WALL
- EXISTING CATCH BASIN
- PROPOSED SILT FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- PROPOSED CONSTRUCTION ENTRANCE

Erosion and Sediment Control Plan

Scale: 1" = 20'

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 ERODIBLE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. 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.
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. 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.
12. 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.
13. 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.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION 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.

SOIL RESTORATION NOTES:

1. THE CONSTRACTOR SHALL EMPLOY SOIL RESTORATION TO ALL DISTURBED AREAS THAT WILL REMAIN LANDSCAPED.
2. FOR HEAVY TRAFFIC AREAS, FULL SOIL REASTORATION WILL BE REQUIRED. FULL SOIL RESTORATION CONSISTS OF USE OF A BULLDOZER WITH A DEEP RIPPER ATTACHED TO IT. THE RIPPING SHALL BE DONE TO A DEPTH OF 12"–24". COMPOST IS PLACED OVER THE RIPPED SOIL, THEN WORKED INTO THE SOIL WITH A DEEP SUB-SOILER.
3. FOR LIGHT TRAFFIC AREAS, SOIL RESTORATION MAY BE ACCOMPLISHED BY MEANS OF TILLING THE SOIL WITH A DISK TYPE TILLER PULLED BY A TRACTOR OR PLACEMENT OF TOPSOIL OVER THE EXISTING SOIL A.O.B.E..

PHASING:

DISTURBED AREA= 2.08 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 DRIVEWAY, RESIDENTIAL BUILDINGS, PARKING AREAS AND STORMWATER MANAGEMENT AREA.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATION 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.
6. 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.
7. CONSTRUCTION OF RETAINING WALL ON WEST EDGE OF MAIN PROJECT AREA. FILL BEHIND WALL AS WALL IS BEING BUILT.
8. COMMENCE MASS GRADING ACTIVITIES ON PROJECT AREA FROM WOLCOTT AVENUE UP TO RETAINING WALL.
9. INSTALL UNDERGROUND DETENTION SYSTEM. INSTALL SILT FENCE SURROUNDING UNDERGROUND DETENTION FOOTPRINT. USE ORANGE CONSTRUCTION FENCE IN ADDITION TO THE SILT FENCE IF NECESSARY.
10. CONSTRUCT STORM SEWER SYSTEM, WATER AND SEWER UTILITIES.
11. CONSTRUCT RESIDENTIAL BUILDINGS.
12. CONSTRUCT CURBING, MAIN DRIVE AND PARKING AREAS TO BINDER COURSE.
13. TILL SOIL IN ALL LANDSCAPED AREAS THAT HAVE PREVIOUSLY BEEN DISTURBED.
14. PAVE TOP COURSE ON MAIN DRIVE AND PARKING AREAS.
15. INSTALL ALL PROPOSED LANDSCAPING.
16. REMOVE 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.

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 RESTABLIZED 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 NECESARRY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESARRY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.

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

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

SIGNED THIS _____ DAY OF _____ 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

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
1	8/29/2017	PER PLANNING BOARD COMMENTS	DGK
2	10/31/2017	NO CHANGES THIS SHEET	DGK
3	12/22/2017	REMOVED INTERNAL PATH AND POCKET PARK	DGK

Erosion and Sediment Control Plan

Sheet 8 of 11

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

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

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

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

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

AREA MAP

River Ridge
Beacon, NY
Base Image Provided by BFJ Planning
July 25, 2017

Area Map

N

500 0 500 1,000 Feet

150 0 150 300 Meters

Soil Map
(USDA NRCS 2006, ESRI 2017)

HARTGEN
archeological associates inc

Map 3

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WOLCOTT AVE NEIGHBORHOOD MAP
SCALE: 1" = 150'

RIVER RIDGE

WOLCOTT AVE NEIGHBORHOOD MAP

WOLCOTT AVENUE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-34-630770 (±0.98 AC), 5954-26-637879 (±1.04 AC), 5954-26-649885 (±0.96 AC)
SCALE: 1" = 150'
JULY 17, 2017

MAP REFERENCE:

1. BACKGROUND MAPPING TAKEN FROM DUTCHESS COUNTY GIS.
2. THE VIEW AND WEST END LOFTS PER PDF MAPPING AVAILABLE ONLINE.

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

DRAWN BY: AG	CHECKED BY: DGK	JOB NO.: 2017:014	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	10/31/17	UPDATED SITE LAYOUT	DGK
2	12/22/17	POCKET PARK REMOVED	DGK

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

SHEET: 1 OF 1

Legend

Area of Potential Effects (APE)

12 Map Documented Structure

Historical Maps 1858-present

HARTGEN archeological associates inc

Map 4

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BEEKMAN
CHANDLER
CHANDLER
FERRY
FERRY
REFORMED CHURCH
21
21
4
4

Parcel No.
Sec 29 B- 1 Lt 21S1

The above cut is of the Riverview Institute. A home for nervous invalids. It is conducted by Dr. C. M. Kittredge, and is located on the brow of the hill near the Reformed Church and overlooks the entire bay of Newburgh and Hudson Highlands. The grounds are spacious and elegant, and the Institution finely furnished throughout.

Reformed Church of Beacon

Reform Church of Beacon
WE ARE LCOMING CHURCH
PAST FRITZINGER

Reformed Dutch Church of Fishkill
Landing, Beacon, Dutchess County
New York
Photo By: Neil Larson, 1987-88
Negatives: NYSOPRHP, Albany, NY
View 13: Cemetery, detail of
Schenck monument.

Reformed Dutch Church of Fishkill
Landing, Beacon, Dutchess County
New York
Photo By: Neil Larson, 1987-88
Negatives: NYSOPRHP, Albany, NY
View 14: Cemetery, detail of
Brett monument (vandalized).

EMMA SCHENCK
MAY 20, 1827

RIVER RIDGE

LANDSCAPE PLAN - CHURCH BUFFER

LQ DESIGN
12.15.17

NEW YORK STATE OF OPPORTUNITY.
Parks, Recreation, and Historic Preservation

ANDREW M. CUOMO
Governor

ROSE HARVEY
Commissioner

December 21, 2017

Ms. Shannon Wright
Hartgen Archeological Associates, Inc.
1744 Washington Ave, Ext.
Rensselaer, NY 12144

Re: DEC
River Ridge Views
City of Beacon, Dutchess County, NY
17PR07114

Dear Ms. Wright:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential impacts that must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6NYCRR Part 617).

We have reviewed your recent submission for the River Ridge Views project, completed in accordance with conditions outlined in our previous review of this project. This submission includes renderings illustrating the proposed new construction in relation to the historic church. Weston Davey, SHPO technical staff, also discussed the project, and the submitted renderings, in a conference call with the project applicant and consultant.

Based on this review, it is the opinion of the SHPO that the previous conditions will be met and the proposed project will have No Adverse Impact to the historic Reformed Dutch Church of Fishkill Landing.

If you have any questions, I can be reached at (518) 268-2164.

Sincerely,

Weston Davey
Historic Site Restoration Coordinator
weston.davey@parks.ny.gov via e-mail only

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 5, 2018
Re: **River Ridge Townhouses, Subdivision and Site Plan**

I have reviewed the following new material:

- Response letter from Cuddy + Feder, dated December 22, 2017, along with a project narrative and LWRP and Certificate of Appropriateness justifications;
- Updated Full EAF Part 1, dated December 22, 2017, and draft Parts 2 and 3;
- NYS Parks, Recreation, and Historic Preservation updated letter, dated December 21, 2017;
- Sheets 1-8 of the 11-sheet Site Plan set, with the last revision dates of December 26, 2017.

Proposal

The applicant is proposing to construct 18 for-sale townhouses on a 2.95-acre consolidated parcel in the RD-7.5 zoning district and in the Historic District and Landmark Overlay Zone. The project includes a new stairway to Ferry Street.

Comments and Recommendations

1. Since this property is in the Historic Overlay Zone and within the LWRP boundary, the Board will need to approve a Certificate of Appropriateness and LWRP Consistency Statement, along with a SEQRA Determination. The applicant has provided sufficient justification for the SEQRA Determination.

2. The applicant is requesting a modification by the Planning Board of the building length limitation and an area variance from the ZBA. The Planning Board should decide on the building length issue and provide a recommendation to the ZBA on the variance.

   - The RD-7.5 district has a building length limit of 150 feet. The row of townhouses south of the entrance exceeds that length by 19 feet. However, the Affordable Workforce Housing provisions in Section 223-41.10 M allow the Planning Board to modify such dimensional standards to accommodate the permitted bonus unit, which is 24 feet wide. I recommend that the Planning Board approve this reasonable modification.

   - The district requires a minimum separation between buildings of twice the average height of the facing buildings, or 70 feet. The two townhouse rows north of the entrance are proposed to be only 18.9 feet apart. The applicant has requested a variance with support from a church representative and other neighbors.

3. After comments by a number of neighbors, the applicant is now proposing to eliminate the lower pocket park, the rear path along the cemetery, and the retaining wall stairs. I suggest that the Board retain the stairs down the wall and an informal path into the woods. This would allow residents access to the lower part of the property with views of the cemetery. By not connecting the path all the way down the steep slopes to Beekman Street, any potential attractive nuisance for the area could be avoided.

4. The City's consulting traffic engineer suggested a crosswalk at Rombout Avenue, which will be used by pedestrians crossing Wolcott Avenue and heading to the new stairs at Ferry Street towards the Train Station. The crosswalk should be shown on the northern side of the intersection to provide better sight distance to the south, with a note on the plans that it is subject to DOT approval.

5. The building elevations have been revised, based on comments by the Architectural Review Subcommittee at its November 20, 2017 meeting. The Subcommittee will meet on January 11 to consider the recent changes to the architecture.

6. The NYS Parks, Recreation, and Historic Preservation has reviewed the revised landscaping plan along the northern border with the historic Reformed Dutch Church and issued a December 21, 2017 letter, stating that the project will have No Adverse Impact. The northern plantings include 5 Eastern White Pine trees, 4 Dogwoods, 2 Sugar Maples (not clearly shown on sheet 3), and 28 Rhododendrons.

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

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Aryeh Siegal, 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.

January 4, 2018

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

RE: River Ridge
City of Beacon
Tax Map No. 5954-33-556840

Dear Mr. Gunn:

The applicant proposing the development of 18 residential town house units on 2.95 acres between the end of Ferry Street and Route 9D. We have reviewed the response letter from Cuddy & Feder, dated December 22, 2017, updated Full Environmental Assessment Form dated December 22, 2017, updated River Ridge Project Narrative dated December 22, 2017, and the following plans entitled "River Ridge Townhouses" as prepared by Aryeh Siegel, Architect and Hudson Land Design, with the latest revision date of December 26, 2017, except for Sheets 7 & 8, which were revised on December 22, 2017:

- Sheet 1 of 11, entitled "Site Plan"
- Sheet 2 of 11, entitled "Existing Conditions Plan /Survey"
- Sheet 3 of 11, entitled "Landscape & Lighting Plan"
- Sheet 4 of 11, entitled "Buildings Plan"
- Sheet 5 of 11, entitled "Site Section Diagram"
- Sheet 6 of 11, entitled "Renderings"
- Sheet 7 of 11, entitled "Grading and Utility Plan"
- Sheet 8 of 11, entitled "Erosion and Sediment Control Plan"

Based upon our review of the above referenced plans and EAF, we offer the following comments. It should be noted that the following comments are those as presented in our previous correspondence of December 1, 2017, and have not been removed as they have not been addressed by this submission. It should be noted that the applicant has removed the trail and pocket park that was located along Beekman Street.

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

General Comments:

1. The project consultant submitted a stormwater pollution prevention plan (SWPPP) which we have reviewed and provided comments to the project consultant. *The applicant has noted that a revised SWPPP will be submitted in the future.*

2. The appropriate HOA documentation shall be submitted so that it can o be reviewed by the Planning Board Attorney.

3. A cut & fill analysis plan should be provided for the project. *The applicant notes that this will be provided with a future submission.*

4. Profiles shall be provided for the water, sewer and storm drainage utilities proposed. *The applicant notes that this information will be provided with a future submission.*

Preliminary Subdivision Plat:

1. An easement will be required across the common HOA parcel allowing for ingress and egress to each of the 18 proposed residential lots. *The applicant notes that this should be a condition of Final Approval.*

2. Additional easements may be necessary the running of utilities between the HOA parcel and the individual parcels being created. *The applicant notes that this should be a condition of Final Approval.*

Sheet 1 of 11:

1. A Symbol Legend shall be added to the plan to clearly define what each of the symbols on the plan represent.

Sheet 7 of 11:

1. Water and sewer service connections for each of the proposed units should be shown on the plan. *The applicant notes that this information will be provided on a future submission.*

2. The lowest sewerable elevation (LSE) be provided for each unit. *The applicant notes that this information will be provided on a future submission.*

3. We would recommend that sleeves be provided on the sanitary sewer line between SMH-4 and SMH-5 where it crosses under the proposed retaining walls. *The applicant notes that this information will be provided on a future submission.*

4. Given the height and tiering of the proposed retaining walls, the design of these walls shall be prepared by a licensed professional engineer registered in the State of New York, and a design report and plans for these walls should be submitted for review. A note shall be added to the plans and the retaining wall construction detail noting this. *The applicant notes that this information will be provided on future submissions.*

5. The location of roof leaders should be shown on the plan, along with where the roof leaders will drain to. *The applicant notes that upon acceptance of the current layout by the Planning Board and Zoning Board of Appeals, the roof drainage design will be incorporated into the overall site drainage design and will be shown on the grading and utility plan.*

6. The applicant has responded that it is their intention to leave the hand dug well in its current condition since the internal path and pocket park have been eliminated. We again recommend that the well be filled, as it presents a possible safety hazard to the public.

Sheet 9 of 11:

1. The pavement restoration details shall be revised to have a minimum of 1 ½" of top course, 3" binder course, and 3" of base course, unless otherwise approved by the NYSDOT. The *Applicants have noted that an existing watermain stub in to the property from the main between Route 9D and Ferry Street exists, and that they are looking viability of connecting to this stub, in turn eliminating the need for the connection to the existing main in Route 9D and the pavement restoration detail.* Once the use of this reputed watermain stub has been investigated further, the plans shall be updated to reflect the proposed water supply to the project site if coming from this watermain stub between Ferry Street and Route 9D.

Sheet 11 of 11:

1. Although the "Meter Pit Detail" does not call for a RPZ, we would recommend that a drain from the pit to daylight be provided.

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

Very truly,
LANC & TULLY, P.C.

John Russo, P.E.

Cc: John Clarke, Planner
Jennifer Gray, Esq.
Tim Dexter, Building Inspector

City of Beacon Planning Board
1/9/2018

Title:

25 Townsend Avenue

Subject:

Public hearing for SEQRA Environmental Review on application for Subdivision Approval, 13-lot residential, submitted by AK Property Holding, LLC, 25 Townsend Street ***(adjourned to February)***

Background:

ATTACHMENTS:

Description	Type
Townsend Street Existing Conditions	Plans
Townsend Street Subdivision Plan	Plans
Townsend Street Utilities	Plans
Townsend Planner Review	Consultant Comment

PROJECT INFORMATION:

PARCEL OWNER:	AK PROPERTY HOLDING LLC, 730 COLUMBUS AVE – APT 3D NY, NY 10025
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	25 TOWNSEND STREET, BEACON NY
TAX PARCEL ID:	6055-03-383149
PARCEL AREA:	±5.0-ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS PLAN PER MAP ENTITLED "SURVEY OF PROPERTY PREPARED FOR ALLA BARES", DATED 7-7-15, AND PREPARED BY THOMAS E. CERCHIARA, L.S.
2. OFF-SITE 5' CONTOURS AND ROAD EDGE DATA PER AVAILABLE GIS DATA.

DEMOLITION NOTE:

1. EXISTING STRUCTURES TO BE REMOVED AS PART OF INITIAL CLEARING AND GRUBBING ACTIVITIES.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING OVERHEAD WIRE
- X — EXISTING FENCE
- W — EXISTING WATER MAIN
- WS — WS — EXISTING WATER SERVICE LINE
- EXISTING TREE LINE

EXISTING CONDITIONS PLAN
SCALE: 1" = 40'
GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE LOCATION MAP SCALE: 1" = 400'

ADJOINING OWNERS:

PARCEL:	OWNER & MAILING ADDRESS
1:	NYS MATTEAWAN HOSPITAL, 36 DEER RUN, BEACON NY 12508
2:	CMP ACQUISITION CORP, 483 FISHKILL AVE, BEACON NY 12508
3:	NUNZIO GIAVATTO, 19 TOWNSEND STREET, BEACON NY 12508
4:	NUNZIO GIAVATTO, 19 TOWNSEND STREET, BEACON NY 12508
5:	DONALD & GIOVANNA SCHILLER, 35 DESOTO AVENUE, BEACON NY 12508
6:	DONALD & GIOVANNA SCHILLER, 35 DESOTO AVENUE, BEACON NY 12508
7:	CHRISTOPHER HILL & CHRISTINE JACKSON, 23 DESOTO AVENUE, BEACON NY 12508
8:	HIGHLANDS AT BEACON LLC, 2847 CHURCH STREET, PINE PLAINS NY 12567

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.

ALLA BARES _____ DATE _____

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

DRAWN BY: JDB	CHECKED BY: MAB	JOB NO.: 2015:025	
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/31/16	PER CONSULTANT'S COMMENTS	CMB
2	03/28/17	PER CONSULTANT'S COMMENTS	DGK
3	04/24/17	PER PLANNING BOARD COMMENTS	DGK
4	07/25/17	PER PLANNING BOARD COMMENTS	JDB
5	11/28/17	PER PLANNING BOARD COMMENTS	DGK

EXISTING CONDITIONS PLAN
25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-03-383149
SCALE: 1" = 40'
NOVEMBER 19, 2015

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

STATE OF NEW YORK · LICENSED PROFESSIONAL ENGINEER

SEAL

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

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 30 — PROPOSED MAJOR CONTOUR
- 28 — PROPOSED MINOR CONTOUR
- S — PROPOSED SEWER MAIN
- PROPOSED SILT FENCE
- EXISTING OVERHEAD WIRE
- X — EXISTING FENCE
- W — EXISTING WATER MAIN
- WS — WS — EXISTING WATER SERVICE LINE
- PROPOSED DRAINAGE LINE
- W — PROPOSED WATER MAIN
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN

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 LOTS SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES.
4. THE WATER SERVICE LINES AND METERS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER SERVICE LINES SHALL BE 1"ø K-COPPER.
6. THE SEWER SERVICE LINES SHALL BE 4"ø SDR 35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN (MINIMUM OF ¼" PER FOOT SHALL BE MAINTAINED).
7. A ROAD OPENING PERMIT SHALL BE REQUIRED FOR THE EXTENTION OF THE PROPOSED WATER AND SEWER MAINS TO SERVICE THE NEW LOTS. STREET CLOSURE FOR WATER AND SEWER CONNECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER AND FOOTING DRAIN CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 0.5% MIN.
10. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, IF NECESSARY. THE TYPE OF PUMP AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. A HOMEOWNER'S ASSOCIATION (HOA) WILL BE FORMED AND WILL OWN AND MAINTAIN THE HOA LOT, INCLUDING THE STORMWATER MANAGEMENT FACILITY AND ALL PIPES, SWALES AND STRUCTURES THAT CONVEY STORMWATER THROUGH THE SITE.
12. THE HOA WILL BE RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF THE PLANTED ISLAND WITHIN THE CUL-DE-SAC.

SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	ALL PROPOSED LOTS
LOT AREA:	7,500 SQUARE FEET MIN	>7,500 SF
LOT WIDTH:	75 FEET MINIMUM	>75 FT
LOT DEPTH:	100 FEET MINIMUM	>100 FT
YARD SETBACKS (RESIDENTIAL USE):		
FRONT YARD:	30 FEET MINIMUM	>30 FT
SIDE YARD:	*10 FEET MINIMUM	>10 FT
SIDE YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	>20 FT
REAR YARD:	*30 FEET MINIMUM	>30 FT
BUILDING COVERAGE:	MAX 30%	<30%
DWELLING UNITS PER LOT:	MAX 1	1

* 5' MINIMUM FOR ACCESSORY BUILDINGS

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.

ROAD WIDTH TRANSITION NOTES:

1. TOWNSEND ROAD IS APPROXIMATELY 29.5 FEET WIDE NEAR ITS CURRENT TERMINATION.
2. THE PROPOSED ROAD IS CLASSIFIED AS A LOCAL ROAD BY CITY OF BEACON STANDARDS AND IS THEREFORE 24 FEET WIDE.
3. THE TRANSITION TO 12-FOOT LANES IS AS FOLLOWS:
   A. STATION 0+00 O/S RIGHT 14.88' TO 0+91.37 O/S RIGHT 12.00' – REQUIRES REMOVAL OF EXISTING CURB AND PAVEMENT, AND NEW CURB TO TIE INTO START OF TRANSITION
   B. STATION ±0+38.48 O/S LEFT 14.73' (EDGE OF EXISTING DRIVEWAY – TO BE CONFIRMED BY CONTRACTOR) TO 1+28.46 O/S LEFT 12.00' – GENERALLY FOLLOWS THE EXISTING EDGE OF PAVEMENT TO THE PROPERTY LINE

PRELIMINARY SUBDIVISION PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 30 30 60 120

(IN FEET)
1 inch = 30 ft.

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.

_____ ALLA BARES

_____ DATE

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- Wait The Required Time
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- Dig With Care

DRAWN BY: JDB	CHECKED BY: MAB	JOB NO.: 2015:025

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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5	08/29/17	PER PLANNING BOARD COMMENTS	JDB
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PRELIMINARY SUBDIVISION PLAN
25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-03-383149
SCALE: 1" = 30'
DECEMBER 7, 2015

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

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

SEAL

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

UTILITY PLAN

SCALE: 1" = 40'

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

ROAD EXTENSION PROFILE

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

STORM SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 215.18 SUMP = 210.90 PIPE 1–2 INV OUT = 211.90
CB2	RIM = 215.18 SUMP = 210.60 PIPE 1–2 INV IN = 211.70 PIPE 2–4 INV OUT = 211.60
CB3	RIM = 210.97 SUMP = 205.20 PIPE 3–4 INV OUT = 207.70
CB4	RIM = 210.97 SUMP = 204.90 PIPE 2–4 INV IN = 207.40 PIPE 3–4 INV IN = 207.40 PIPE 4–5 INV OUT = 207.30
CB7	RIM = 215.95 SUMP = 211.70 PIPE 7–8 INV OUT = 212.70
CB8	RIM = 215.95 SUMP = 211.40 PIPE 7–8 INV IN = 212.50 PIPE 8–10 INV OUT = 212.40
CB9	RIM = 208.73 SUMP = 204.60 PIPE 9–10 INV OUT = 205.60
CB10	RIM = 208.85 SUMP = 203.60 PIPE 8–10 INV IN = 204.70 PIPE 9–10 INV IN = 204.70 PIPE 10–11 INV OUT = 204.60
DMH 5	RIM = 205.39 SUMP = 201.00 PIPE 4–5 INV IN = 202.10 PIPE 5–6 INV OUT = 202.00
DMH 11	RIM = 209.47 SUMP = 202.90 PIPE 10–11 INV IN = 204.00 PIPE 11–12 INV OUT = 203.90

FLARED END SECTION TABLE	
STRUCTURE	STRUCTURE DETAILS
FES 6	PIPE 5–6 INV IN = 197.00
FES 12	PIPE 11–12 INV IN = 197.00

STORM SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 1–2	20 LF	18"ø CORR HDPE	0.98%
PIPE 2–4	59 LF	18"ø CORR HDPE	7.17%
PIPE 3–4	25 LF	18" ø CORR HDPE	1.20%
PIPE 4–5	373 LF	18"ø CORR HDPE	1.39%
PIPE 5–6	94 LF	18"ø CORR HDPE	5.30%
PIPE 7–8	17 LF	18"ø CORR HDPE	1.19%
PIPE 8–10	127 LF	18"ø CORR HDPE	6.08%
PIPE 9–10	87 LF	18"ø CORR HDPE	1.03%
PIPE 10–11	58 LF	18"ø CORR HDPE	1.03%
PIPE 11–12	50 LF	18"ø CORR HDPE	13.82%

SANITARY SEWER STRUCTURE TABLE	
STRUCTURE	STRUCTURE DETAILS
EX SMH	RIM = 209.30 SUMP = 202.70 PIPE 2–EX INV IN = 202.80 EX. PIPE INV OUT = 202.70
SMH 1	RIM = 210.67 SUMP = 204.50 PIPE 1–2 INV OUT = 204.50
SMH 2	RIM = 216.49 SUMP = 203.27 PIPE 1–2 INV IN = 203.37 PIPE 2–EX INV OUT = 203.27

SANITARY SEWER PIPE TABLE			
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 1–2	282 LF	8" SDR–26 PVC	0.40%
PIPE 2–EX	116 LF	8" SDR–26 PVC	0.40%
EX. PIPE	111 LF	8" SDR–35 PVC	7.88%

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 30 PROPOSED MAJOR CONTOUR
- 28 PROPOSED MINOR CONTOUR
- S PROPOSED SEWER MAIN
- PROPOSED SILT FENCE
- EXISTING OVERHEAD WIRE
- X EXISTING FENCE
- W EXISTING WATER MAIN
- WS WS EXISTING WATER SERVICE LINE
- PROPOSED DRAINAGE LINE
- W PROPOSED WATER MAIN
- PROPOSED WATER SHUT–OFF VALVE
- PROPOSED HYDRANT
- S PROPOSED SEWER MANHOLE
- PROPOSED CATCH BASIN

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.

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.

_____ ALLA BARES

_____ DATE

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

DRAWN BY: JDB	CHECKED BY: MAB	JOB NO.: 2015:025

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	07/25/17	ADDED SHEET	JDB
2	08/29/17	PER PLANNING BOARD COMMENTS	JDB
3	11/28/17	PER PLANNING BOARD COMMENTS	JDB

UTILITY PLAN & PROFILE

25 TOWNSEND STREET

25 TOWNSEND STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–03–383149
SCALE: 1" = 40'
DECEMBER 7, 2015

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

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

SEAL

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

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 5, 2018
Re: **25 Townsend Street Subdivision**

The applicant has provided no new materials since the November 28, 2017 submittal, so the following repeats my previous December 7, 2017 comments.

Proposal
The applicant is proposing to subdivide a 5-acre parcel in the R1-7.5 zoning district into 13 single-family house lots with an additional common lot for stormwater infiltration.

Comments and Recommendations

1. A number of recommendations from previous comment letters have not yet been addressed, including:

   - The boundary measurements should be shown for each lot;
   - Existing major trees to be removed should be shown on the plat;
   - Additional evergreen screening should be included, particularly along the eastern boundary;
   - Street lighting should also be provided on the plat.

2. The applicant will look at the existing Victor Road cul-de-sac as an appropriate example of low-maintenance landscaping for the central island.

3. The conceptual house layouts should promote side yard parking on the plans, rather than front yard driveway turnarounds.

4. The applicant should set the sidewalks back behind a 5-foot planting strip along the non-turnaround portion of the street. This will allow space for street trees, snow storage off the sidewalk, and prevent sidewalk ramps and side slopes at every driveway. The sidewalks should continue across the driveways.

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
Jon D, Bodendorf, P.E., Hudson Land Design

City of Beacon Planning Board
1/9/2018

Title:

446 Washington Avenue

Subject:

Review application for Subdivision Approval and Lot Line Realignment, 2 residential lots into 3 residential lots, submitted by Lori Joseph Builders, Inc. & Rina Shuman, 446 Washington Avenue ***(postponed to February at the request of the applicant)***

Background:

ATTACHMENTS:

Description	Type
Washington Avenue Subdivision Application	Application
Washington Avenue EAF	EAF
Washington Avenue Subdivision Plat	Plans
Washington Avenue Subdivision Plan	Plans
Washington Avenue Erosion & Sediment Control	Plans
Washington Avenue Details	Plans
Washington Avenue Moratorium Letter	Cover Memo/Letter
Washington Avenue Planner Review Letter	Consultant Comment

APPLICATION FOR SUBDIVISION APPROVAL

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

IDENTIFICATION OF APPLICANT

Name: Lori Joseph Builders INC & Rina Shuman

Address: 445 Main Street Beacon, NY 12508 (LJB INC)
446 Washington Avenue, Beacon, NY 12508 (Shuman)

Signature: [signature]

Date: 12/21/2017

Phone: 914-416-1808

(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:
Fairview Subdivision

Street which property abuts: Washington Avenue

Current Tax Map Designation: Section 6055 Block 82 Lot(s) 645105 & 656107

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 0.88 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

$2,500

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: Lori Joseph Builders, INC & Rina Shuman

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

Gary Joseph

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

45 Judson Street; 1195 North Avenue; 93 Prospect Street (Lori Joseph Builders, INC)

Vacant Lot on Corner of Madison Street and Prospect Street (Shuman)

Applicant Address: 446 Washington Avenue; Beacon, NY 12508

Project Address: 446 Washington Avenue, Beacon NY 12508

Project Tax Grid # 6055-82-645105 & 6055-82-656107

Type of Application Subdivision and Lot Line Realignment

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, Gary Joseph & Rina Shuman, 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 ✓

Signature of Owner

PRES.

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: Fairview 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: Fairview 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: _____ _____" 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: Lori Joseph Builders, LLC & Rina Shuman

Signature: _____

Date: _____

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:
Fairview Subdivision

Project Location (describe, and attach a location map):
446 Washington Avenue, Beacon, NY 12508

Brief Description of Proposed Action:
The applicant proposes to subdivide the two parcels(Tax IDs: 6055-82-645105 (+/- 0.77 acres) & 6055-82-656107(+/- 0.11 acres)) into three residential lots. The existing residential lot on parcel Tax ID 6055-82-656107 will gain lot area to make the lot closer to conforming with zoning regulations, while the two proposed lots will be subdivided out of parcel Tax ID 6055-82-6455105. One proposed lot will have ingress/egress from Washington Avenue, while the second proposed lot will have ingress/egress from Glen Avenue. Both lots will be serviced by the City of Beacon's municipal water and sewer systems.

Name of Applicant or Sponsor:	Telephone: 845-416-1808
Lori Joseph Builders, INC & Rina Shuman	E-Mail: garyjoseph625@gmail.com

Address:
445 Main Street (LJB, INC) & 446 Washington Avenue(Shuman)

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 Approval	☐	☑

3.a. Total acreage of the site of the proposed action? 0.88 acres
b. Total acreage to be physically disturbed? 0.41 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0.88 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): Fishkill Creek
☐ 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 City of Beacon Stormwater System located in Washington Avenue; Fishkill Creek		

	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: Texaco Research Center (Site Code: 314004); Completed for Hazardous Waste; Classification Code 4		✓

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Gary Joseph & Rina Shuman Date: 12/26/2017

Signature: J Joseph Rina R Shuman

PRINT FORM

EAF Mapper Summary Report

Tuesday, December 12, 2017 2:49 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]	Yes
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. Contour interval is two foot. Elevations shown hereon are based on assumed datum.

FILED MAP REFERENCE

Map entitled "Rocky Glen Park" prepared by G.R. Hustis and filed in the Dutchess County Clerks office on July 11, 1934 as Map No. 1676

DEED REFERENCE

Doc. # 02 2016 1689
Carl Fisher
To
Susan Brady
March 17, 2016

TAX PARCEL NUMBER

City of Beacon, County of Dutchess County,
State of New York
130200-6055-82-645105 and
130200-6055-82-656107

ZONING

Subject Parcel is located within the (R1-10) One-Family Residence District as per map entitled "City of Beacon, NY Zoning" prepared by Frederick P. Clark Associates, Inc. Revised: July 29, 2014

DATE OF SURVEY

Field Completion: December 18, 2017

AREA

Lot 1
10,800 Square Feet
0.248 Acres
Lot 2
31,000 Square Feet
0.712 Acres
Lot 6055-82-656107
7,200 Square Feet
0.165 Acres

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 # 36027C0464E and effective date May 2, 2012

WETLAND NOTE

No NYSDEC or Federal wetlands were found on site.

DCDOH APPROVAL BLOCK

DUTCHESS COUNTY DEPARTMENT OF HEALTH
POUGHKEESPIE, NEW YORK

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

SUPERVISING PUBLIC HEALTH ENGINEER

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- FENCE
- OHW — OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- PIPE FOUND
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- IRON ROD FOUND

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.

Rina Shuman — Date

Gary Joseph — Date

PLANNING BOARD

Approved by resolution of the Planning Board of the City of Beacon, 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

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

446 WASHINGTON

PLAT PREPARED FOR FAIRVIEW SUBDIVISION

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

tax id 645105 & 656107	
address 446 WASHINGTON AVENUE	
date 12/18/17	drawn BJ
scale 1"=20'	checked TEC
project no. 17-091	
project name 446 WASHINGTON	
sheet 1 OF 4	

SUBDIVISION PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SIGHT DISTANCE PLAN

SCALE: 1" = 20'

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PROJECT INFORMATION:

PARCEL OWNERS:	LORI JOSEPH BUILDERS INC. (6055-82-645105)
	RINA SHUMAN (6055-82-656107)
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	446 WASHINGTON AVE, BEACON NY, 12508
TAX PARCEL IDS:	6055-82-656107 (±0.11AC) & 6055-82-645105 (±0.77AC)
PARCEL AREA:	±.0.88 ACRES
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL

MAP REFERENCES:

1. EXISTING FEATURES AS SHOWN ON THIS SUBDIVISION PLAN PROVIDED BY MAPPING OBTAINED FROM TEC LAND SURVEYORS, PS, LLC.

SCHEDULE OF REGULATIONS (R1-10 ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	TAX ID: 656107 BEFORE REALIGNMENT	TAX ID: 656107 AFTER REALIGNMENT	LOT 1	LOT 2
LOT AREA:	10,000 SQUARE FEET MIN	5000 S.F.*	7,200 S.F.*	10,800 S.F.	18,000 S.F.
LOT WIDTH:	85 FEET MINIMUM	50 FEET*	60 FEET*	90 FEET	120 FEET
LOT DEPTH:	100 FEET MINIMUM	100 FEET	120 FEET	120 FEET	150 FEET
YARD SETBACKS (RESIDENTIAL USE):					
FRONT YARD:	35 FEET MINIMUM	29.2 FEET*	29.2 FEET*	29.2** FEET	68.9 FEET
SIDE YARD:	15 FEET MINIMUM	-2.2', 11.9'*	7.7', 14.1'*	15.0', 40.0'	38.8', 51.0'
SIDE YARD (TOTAL OF TWO):	40 FEET MINIMUM TOTAL	9.7'*	21.8' TOTAL*	55.0' TOTAL	89.8' TOTAL
REAR YARD:	35 FEET MINIMUM	29.7*	49.7 FEET	60.8 FEET	45.8 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):					
SIDE YARD:	5 FEET MINIMUM	-11.7'	>5'	N/A	N/A
REAR YARD:	5 FEET MINIMUM	29.5'	>5'	N/A	N/A
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<35 FEET	<35 FEET	<35 FEET	<35 FEET
MAIN BUILDING HEIGHT:	MIN 12 FEET, 1 STORY	>12 FEET	>12 FEET	>12 FEET	>12 FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	<15 FEET	<15 FEET	N/A	N/A
BUILDING COVERAGE:	MAX 20%	20.8%*	14.0%	10.6%	5.8%
DWELLING UNITS PER BLDG:	MAX 1	1	1	1	1

* NON-CONFORMING EXISTING LOT

** FRONT YARD SETBACK IS LESS THAN 35' TO KEEP DWELLING IN LINE WITH EXISTING DWELLING ON PARCEL 656107

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. 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.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. THE PROPOSED DRIVEWAY SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
9. ROOF LEADER CONNECTIONS TO BE MINIMUM 4"ø PVC OR HDPE @ 2.0% MIN.
10. 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.
11. 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 = ±499' FEET
    SLSD LEFT = ±840' FEET (TO INTERSECTION WITH HELEN COURT)

STOPPING SIGHT DISTANCE (SSD) WAS OBSERVED TO BE IN EXCESS OF THE REQUIRED 200 FEET WHEN APPROACHING THE PROPOSED DRIVEWAY FROM THE LEFT AND RIGHT.

12. INSTALLATION AND DESIGN OF SANITARY SEWER LINE IS SUBJECT TO VERIFICATION OF THE CITY OF BEACON MUNICIPAL SEWER SYSTEM.

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.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING ADJOINER LINE
- 230 EXISTING MAJOR CONTOUR
- 232 EXISTING MINOR CONTOUR
- EXISTING UTILITY POLE
- 70 PROPOSED MAJOR CONTOUR
- 66 PROPOSED MINOR CONTOUR
- + 90.5 PROPOSED SPOT ELEVATION
- S EXISTING SEWER MAIN
- S PROPOSED SEWER SERVICE LINE
- W EXISTING WATER MAIN
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE
- CO PROPOSED SEWER CLEAN OUT
- RL PROPOSED ROOF LEADER
- FD PROPOSED FOOTING DRAIN

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS COMPLETED ON OCTOBER 6, 2017.

_____ 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.

_____ RINA SHUMAN

_____ DATE

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.

_____ GARY JOSEPH

_____ DATE

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- Respect the Marks
- Dig With Care

DRAWN BY: CMB	CHECKED BY: DGK	JOB NO.: 2017:038

REVISIONS:

NO.	DATE	DESCRIPTION	BY

PRELIMINARY SUBDIVISION PLAN

FAIRVIEW SUBDIVISION

446 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-82-656107 & 645105
SCALE: 1" = 20'
DECEMBER 26, 2017

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

STATE OF NEW YORK · DANIEL 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

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
- PROPOSED SOIL STOCKPILE BOUNDARY

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

TOPSOIL SEED, FERTILIZER AND MULCH 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.

SURVEY NOTES:

1. SEE SHEET 1 FOR METES AND BOUNDS FOR EXISTING AND PROPOSED PROPERTY LINES.

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 THIS 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. 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.

11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

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.

_____ _____
RINA SHUMAN DATE

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.

_____ _____
GARY JOSEPH DATE

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- Respect the Marks
- Dig With Care

DRAWN BY: CMB	CHECKED BY: DGK	JOB NO.: 2017:038

REVISIONS:

NO.	DATE	DESCRIPTION	BY

EROSION & SEDIMENT CONTROL PLAN

FAIRVIEW SUBDIVISION

446 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055-82-656107 & 6055-82-645105
SCALE: 1" = 20'
DECEMBER 26, 2017

HUDSON LAND DESIGN
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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.
5. THE CONTRACTOR SHALL INSTALL A FULL BODIED STAINLESS STEEL TAPPING SLEEVE AT THE PROPOSED WATER SERVICE LOCATION.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE

NOTES:
1. 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. 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

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. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

NOTE:
1. RESEED AND STABILIZE GRASS AREAS AFTER ASPHALT INSTALLATION.

DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE

NOTES:
1. REFER TO THE PLANS FOR TREES TO REMAIN. 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

LEGEND
(A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
(B) 3.5" 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

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.

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.
4. IF WATER SERVICE AND SEWER SERVICE LINE CROSSINGS ARE NEEDED, PROVIDE 18" OF VERTICAL SEPARATION

WATER 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.
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. 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.

CLEANOUT DETAIL
NOT TO SCALE

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DRAWN BY: CMB	CHECKED BY: DGK	JOB NO.: 2017:038

REVISIONS:

NO.	DATE	DESCRIPTION	BY

DETAILS

FAIRVIEW SUBDIVISION

446 WASHINGTON AVE
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6055–82–656107 & 6055–82–645105
SCALE: 1" = 20'
DECEMBER 26, 2017

HUDSON LAND DESIGN
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STATE OF NEW YORK · DANIEL G. KOEHLER · 082716 · LICENSED PROFESSIONAL ENGINEER
SEAL

JON D. BODENDORF, P.E.
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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: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 5, 2018
Re: **Fairview Subdivision, Washington Avenue**

I have reviewed the December 26, 2017 cover letter from Hudson Land Design, December 21, 2017 Subdivision application, December 26, 2017 Short EAF Part 1, and a 4-sheet Subdivision Plan, with the Sheet 1 Plat dated December 18, 2017 and the other three sheets dated December 26, 2017.

Proposal

The applicant is proposing to subdivide two parcels totaling 0.88 acres with one existing house in the R1-10 district to create three lots for the construction of two new single-family residences.

Comments and Recommendations

1. The survey will need to be stamped and signed before approvals.

2. The EAF should list all permits necessary in Question 2 and provide additional explanations for the yes answers to Questions 12.b, 13.a, and 15.

3. The Plan should indicate any significant trees that may be removed through regrading.

4. The Lot Conformance Table for the R1-10 district should list the accessory structure side and rear setbacks as 15 feet and the maximum building coverage as 25%.

5. The proposed subdivision could make the existing house lot even more conforming by making it 65 feet wide and extending the two Washington Avenue parcels farther back into the larger Lot 2.

6. The existing house lot should show a driveway access and location on the parcel for the two required parking spaces after the subdivision.

7. The gravel parking area shown on the front of Lot 1 should be replaced by landscaping on the Subdivision Plan. The Board may request additional street trees along the Washington Avenue lot frontages.

8. Although the minimum front yard is 35 feet, the proposed front setback of 29.2 feet for the house on Lot 1 is appropriate, given the similar setbacks of the adjacent four houses to the north and south and the yard alignment exception permitted in Section 223-13 K.

9. Glen Avenue is a dead-end street with no turnaround, labeled as a private road on the street sign, and is shown as unimproved on the Subdivision Plan. The applicant should be prepared to describe the nature and condition of the street and discuss what improvements may be necessary to upgrade the street for vehicular and fire access to the additional house.

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

City of Beacon Planning Board
1/9/2018

Title:

West End Lofts

Subject:

Review request to amend an existing Site Plan Approval and Subdivision Approval, West End Lofts, submitted by Kearney Realty & Development Group, Wolcott Avenue

Background:

ATTACHMENTS:

Description	Type
West End Lofts Cover Letter	Cover Memo/Letter
West End Lofts SWPPP	Backup Material
West End Lofts NYS Notice of Intent	Backup Material
West End Lofts Preliminary Plat	Plans
West End Lofts Sheet 1-5	Plans
West End Lofts Engineer Review	Consultant Comment
West End Lofts Planner Review	Consultant Comment

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

January 5, 2018

Mr. John Gunn, Chairman
City of Beacon Planning Board
1 Municipal Plaza, Suite 1
Beacon, New York 12508

RE: West End Lofts
Wolcott Avenue
Tax Map No. 5954-26-688931

Dear Chairman Gunn and Members of the Board:

Enclosed please find five (5) copies of the following in regards to a Subdivision and Site Plan Application for the above referenced project:

- Site Plans (14 sheets total), dated January 5, 2018.
- Subdivision Plat, dated January 5, 2018.
- NYSDEC Draft Notice of Intent, dated January 5, 2018.
- MS4 SWPPP Acceptance Form.

Also enclosed is a CD containing the above materials.

Recent title information and discussions with the city, yielded two small changes to the proposed property lines. A NYSDOT taking along the Wolcott Avenue Right-of-Way moved a portion of the front property line west by several feet. Based on a restriction on the existing city hall property, it was determined that the northeast corner of the proposed Lot 1 should remain as part of the city hall parcel. These two changes diminished the Lot 1 area by approximately 1,895 square feet with minimal effect to the site plans.

With regards to past comments received from the City Consultants, we offer the following:

Memorandum from John Clarke of John Clarke Planning and Design, City of Beacon Planning Consultant, dated September 8, 2017:

2. A LWRP Consistency Determination was issued September 13, 2017.

4. General Note #7 on Drawing SP-1 that pertains to the dedicated evergreen tree has been added to state, "The Proposed Colorado Blue Spruce (Picea pungens, 8'-9' ht.), with relocated dedication plaque and exterior electrical outlet, will be relocated onto City property in consultation with the family who donated the tree."

Memorandum from John Russo, PE of Lanc & Tully, P.C., City of Beacon Engineering Consultant, dated September 8, 2017:

General Comments:

1. Attached please find a draft copy of the NYSDEC Notice of Intent (NOI) and MS4 Acceptance Form for permit coverage under SPDES General Permit GP-0-15-002. Our intention is to e-file with the NYSDEC, so should your office have no comments on the NOI, please sign and return the MS4 Acceptance Form to our office for filing.

Utilities Profiles (PR-1):

1. The profiles have been revised to show a minimum of 18" vertical separation between the water line for Building #3 and the 6" drainage line (Sta. 0+30) and 12" drainage line (Sta. 0+94).

Details (D-2):

1. A drop manhole detail has been added to Drawing D-4 of the drawing set.

Details (D-5):

1. The water line crossing detail has been revised to eliminate the water crossing over sanitary or storm to eliminate the potential for the entrapment of air in the line.
2. A note has been added to the Water Service Trench Detail stating that backfill material within the road right of way shall be NYSDOT Item 304.12.
3. The sewer testing notes have been revised to state the sewer manholes shall be vacuum tested in accordance with ASTM C1244-11.

Based on the recommendations of City Counsel, we respectfully request this project be placed on the January 9, 2018 Planning Board meeting for a review of the provided information. Should you have any questions or comments regarding the above information, please do not hesitate to contact our office.

Very truly yours,

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

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

JJC/jll

Enclosures
cc: Ken Kearney
Sean Kearney
AJ Coppola, R.A.

Insite File No. 16226.100

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

NYS Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

MS4 Stormwater Pollution Prevention Plan (SWPPP) Acceptance Form

for

Construction Activities Seeking Authorization Under SPDES General Permit

*(NOTE: Attach Completed Form to Notice Of Intent and Submit to Address Above)

I. Project Owner/Operator Information	
1. Owner/Operator Name:	KEARNEY REALTY & DEVELOPMENT GROUP
2. Contact Person:	KEN KEARNEY
3. Street Address:	34 CLAYTON BLVD, SUITE A
4. City/State/Zip:	BALDWIN PLACE NY 10505
II. Project Site Information	
5. Project/Site Name:	WEST END LOFTS
6. Street Address:	WOLCOTT AVE (NYS ROUTE 9D)
7. City/State/Zip:	BEACON NY 12508
III. Stormwater Pollution Prevention Plan (SWPPP) Review and Acceptance Information	
8. SWPPP Reviewed by:	
9. Title/Position:	
10. Date Final SWPPP Reviewed and Accepted:	
IV. Regulated MS4 Information	
11. Name of MS4:	
12. MS4 SPDES Permit Identification Number: NYR20A	
13. Contact Person:	
14. Street Address:	
15. City/State/Zip:	
16. Telephone Number:	

MS4 SWPPP Acceptance Form - continued

V. Certification Statement - MS4 Official (principal executive officer or ranking elected official) or Duly Authorized Representative

I hereby certify that the final Stormwater Pollution Prevention Plan (SWPPP) for the construction project identified in question 5 has been reviewed and meets the substantive requirements in the SPDES General Permit For Stormwater Discharges from Municipal Separate Storm Sewer Systems (MS4s). Note: The MS4, through the acceptance of the SWPPP, assumes no responsibility for the accuracy and adequacy of the design included in the SWPPP. In addition, review and acceptance of the SWPPP by the MS4 does not relieve the owner/operator or their SWPPP preparer of responsibility or liability for errors or omissions in the plan.

Printed Name:

Title/Position:

Signature:

Date:

VI. Additional Information

(NYS DEC - MS4 SWPPP Acceptance Form - January 2015)

0806372691

DRAFT

NOTICE OF INTENT

New York State Department of Environmental Conservation
Division of Water
625 Broadway, 4th Floor
Albany, New York 12233-3505

NYR [ ] (for DEC use only)

Stormwater Discharges Associated with Construction Activity Under State Pollutant Discharge Elimination System (SPDES) General Permit # GP-0-15-002

All sections must be completed unless otherwise noted. Failure to complete all items may result in this form being returned to you, thereby delaying your coverage under this General Permit. Applicants must read and understand the conditions of the permit and prepare a Stormwater Pollution Prevention Plan prior to submitting this NOI. Applicants are responsible for identifying and obtaining other DEC permits that may be required.

-IMPORTANT-

RETURN THIS FORM TO THE ADDRESS ABOVE

OWNER/OPERATOR **MUST SIGN FORM**

Owner/Operator Information

Owner/Operator (Company Name/Private Owner Name/Municipality Name)
KEARNEY REALTY + DEVELOPMENT GROUP

Owner/Operator Contact Person Last Name (NOT CONSULTANT)
KEARNEY

Owner/Operator Contact Person First Name
KEN

Owner/Operator Mailing Address
34 CLAYTON BLVD SUITE A

City
BALDWIN PLACE

State
NY

Zip
10505 -

Phone (Owner/Operator)
845-306-7705

Fax (Owner/Operator)
845-306-7707

Email (Owner/Operator)
KKEARNEY@KEARNEYREALTYGROUP.COM

FED TAX ID
13-3819492 (not required for individuals)

Project Site Information

Project/Site Name

WEST END LOFTS

Street Address (NOT P.O. BOX)

WOLCOTT AVE (NYS ROUTE 9D)

Side of Street

○ North ○ South ○ East ● West

City/Town/Village (THAT ISSUES BUILDING PERMIT)

BEACON

State: NY

Zip: 12508 -

County: DUTCHESS

DEC Region: 3

Name of Nearest Cross Street

BEACON

Distance to Nearest Cross Street (Feet): 6

Project In Relation to Cross Street

○ North ○ South ○ East ● West

Tax Map Numbers Section-Block-Parcel: 130200-5954-26-

Tax Map Numbers: 688931

1. Provide the Geographic Coordinates for the project site in NYTM Units. To do this you **must** go to the NYSDEC Stormwater Interactive Map on the DEC website at:

www.dec.ny.gov/imsmaps/stormwater/viewer.htm

Zoom into your Project Location such that you can accurately click on the centroid of your site. Once you have located your project site, go to the tool boxes on the top and choose "i"(identify). Then click on the center of your site and a new window containing the X, Y coordinates in UTM will pop up. Transcribe these coordinates into the boxes below. For problems with the interactive map use the help function.

X Coordinates (Easting): 585222

Y Coordinates (Northing): 4595621

2. What is the nature of this construction project?

● **New Construction**

○ **Redevelopment with increase in impervious area**

○ **Redevelopment with no increase in impervious area**

3. Select the predominant land use for both pre and post development conditions.
SELECT ONLY ONE CHOICE FOR EACH

Pre-Development Existing Land Use

- ● FOREST
- ● PASTURE/OPEN LAND
- ○ CULTIVATED LAND
- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION
- ○ TOWN HOME RESIDENTIAL
- ○ MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY
- ○ PARKING LOT
- ○ OTHER

Post-Development Future Land Use

- ○ SINGLE FAMILY HOME
- ○ SINGLE FAMILY SUBDIVISION — Number of Lots
- ○ TOWN HOME RESIDENTIAL
- ● MULTIFAMILY RESIDENTIAL
- ○ INSTITUTIONAL/SCHOOL
- ○ INDUSTRIAL
- ○ COMMERCIAL
- ○ MUNICIPAL
- ○ ROAD/HIGHWAY
- ○ RECREATIONAL/SPORTS FIELD
- ○ BIKE PATH/TRAIL
- ○ LINEAR UTILITY (water, sewer, gas, etc.)
- ○ PARKING LOT
- ○ CLEARING/GRADING ONLY
- ○ DEMOLITION, NO REDEVELOPMENT
- ○ WELL DRILLING ACTIVITY *(Oil, Gas, etc.)
- ○ OTHER

***Note:** for gas well drilling, non-high volume hydraulic fractured wells only

4. In accordance with the larger common plan of development or sale, enter the total project site area; the total area to be disturbed; existing impervious area to be disturbed (for redevelopment activities); and the future impervious area constructed within the disturbed area. (Round to the nearest tenth of an acre.)

Total Site Area	Total Area To Be Disturbed	Existing Impervious Area To Be Disturbed	Future Impervious Area Within Disturbed Area
3.1	2.9	0.0	1.8

5. Do you plan to disturb more than 5 acres of soil at any one time? ○ **Yes** ● **No**

6. Indicate the percentage of each Hydrologic Soil Group(HSG) at the site.

A	B	C	D
%	100 %	%	%

7. Is this a phased project? ○ **Yes** ● **No**

8. Enter the planned start and end dates of the disturbance activities.

Start Date 03/01/2018 - **End Date** 12/31/2020

9. Identify the nearest surface waterbody(ies) to which construction site runoff will discharge.

Name

HUDSON RIVER

9a. Type of waterbody identified in Question 9?

- ○ Wetland / State Jurisdiction On Site (Answer 9b)
- ○ Wetland / State Jurisdiction Off Site
- ○ Wetland / Federal Jurisdiction On Site (Answer 9b)
- ○ Wetland / Federal Jurisdiction Off Site
- ○ Stream / Creek On Site
- ○ Stream / Creek Off Site
- ○ River On Site
- ● River Off Site
- ○ Lake On Site
- ○ Lake Off Site
- ○ Other Type On Site
- ○ Other Type Off Site

9b. How was the wetland identified?

- ○ Regulatory Map
- ○ Delineated by Consultant
- ○ Delineated by Army Corps of Engineers
- ○ Other (identify)

10. Has the surface waterbody(ies) in question 9 been identified as a 303(d) segment in Appendix E of GP-0-15-002? ○ **Yes** ● **No**

11. Is this project located in one of the Watersheds identified in Appendix C of GP-0-15-002? ○ **Yes** ● **No**

12. Is the project located in one of the watershed areas associated with AA and AA-S classified waters? ○ **Yes** ● **No**
If no, skip question 13.

13. Does this construction activity disturb land with no existing impervious cover and where the Soil Slope Phase is identified as an E or F on the USDA Soil Survey? ○ **Yes** ● **No**
If Yes, what is the acreage to be disturbed?

14. Will the project disturb soils within a State regulated wetland or the protected 100 foot adjacent area? ○ **Yes** ● **No**

15. Does the site runoff enter a separate storm sewer system (including roadside drains, swales, ditches, culverts, etc)? ● Yes ○ No ○ Unknown

16. What is the name of the municipality/entity that owns the separate storm sewer system?

NYSDOT AND CITY OF BEACON

17. Does any runoff from the site enter a sewer classified as a Combined Sewer? ○ Yes ○ No ● Unknown

18. Will future use of this site be an agricultural property as defined by the NYS Agriculture and Markets Law? ○ Yes ● No

19. Is this property owned by a state authority, state agency, federal government or local government? ● Yes ○ No

20. Is this a remediation project being done under a Department approved work plan? (i.e. CERCLA, RCRA, Voluntary Cleanup Agreement, etc.) ○ Yes ● No

21. Has the required Erosion and Sediment Control component of the SWPPP been developed in conformance with the current NYS Standards and Specifications for Erosion and Sediment Control (aka Blue Book)? ● Yes ○ No

22. Does this construction activity require the development of a SWPPP that includes the post-construction stormwater management practice component (i.e. Runoff Reduction, Water Quality and Quantity Control practices/techniques)? ● Yes ○ No
If No, skip questions 23 and 27-39.

23. Has the post-construction stormwater management practice component of the SWPPP been developed in conformance with the current NYS Stormwater Management Design Manual? ● Yes ○ No

24. The Stormwater Pollution Prevention Plan (SWPPP) was prepared by:

- ● **Professional Engineer (P.E.)**
- ○ **Soil and Water Conservation District (SWCD)**
- ○ **Registered Landscape Architect (R.L.A)**
- ○ **Certified Professional in Erosion and Sediment Control (CPESC)**
- ○ **Owner/Operator**
- ○ **Other**

SWPPP Preparer
INSITE ENGINEERING

Contact Name (Last, Space, First)
CONTELMO JEFFREY

Mailing Address
3 GARRETT PLACE

City
CARMEL

State Zip
NY 10512 -

Phone
845-225-9690

Fax
845-225-9717

Email
JCONTELMO@INSITE-ENG.COM

SWPPP Preparer Certification

I hereby certify that the Stormwater Pollution Prevention Plan (SWPPP) for this project has been prepared in accordance with the terms and conditions of the GP-0-15-002. Furthermore, I understand that certifying false, incorrect or inaccurate information is a violation of this permit and the laws of the State of New York and could subject me to criminal, civil and/or administrative proceedings.

First Name
JEFFREY

MI
J

Last Name
CONTELMO PE

Signature

Date
01/05/2018

25. Has a construction sequence schedule for the planned management practices been prepared? ● Yes ○ No

26. Select **all** of the erosion and sediment control practices that will be employed on the project site:

Temporary Structural

- ○ Check Dams
- ○ Construction Road Stabilization
- ○ Dust Control
- ○ Earth Dike
- ○ Level Spreader
- ○ Perimeter Dike/Swale
- ○ Pipe Slope Drain
- ○ Portable Sediment Tank
- ○ Rock Dam
- ○ Sediment Basin
- ● Sediment Traps
- ● Silt Fence
- ● Stabilized Construction Entrance
- ● Storm Drain Inlet Protection
- ○ Straw/Hay Bale Dike
- ○ Temporary Access Waterway Crossing
- ○ Temporary Stormdrain Diversion
- ● Temporary Swale
- ○ Turbidity Curtain
- ○ Water bars

Biotechnical

- ○ Brush Matting
- ○ Wattling

Vegetative Measures

- ○ Brush Matting
- ○ Dune Stabilization
- ○ Grassed Waterway
- ● Mulching
- ○ Protecting Vegetation
- ○ Recreation Area Improvement
- ● Seeding
- ● Sodding
- ○ Straw/Hay Bale Dike
- ○ Streambank Protection
- ○ Temporary Swale
- ● Topsoiling
- ○ Vegetating Waterways

Permanent Structural

- ○ Debris Basin
- ○ Diversion
- ○ Grade Stabilization Structure
- ● Land Grading
- ○ Lined Waterway (Rock)
- ○ Paved Channel (Concrete)
- ○ Paved Flume
- ● Retaining Wall
- ○ Riprap Slope Protection
- ● Rock Outlet Protection
- ○ Streambank Protection

Other

Post-construction Stormwater Management Practice (SMP) Requirements

Important: Completion of Questions 27-39 is not required if response to Question 22 is No.

27. Identify all site planning practices that were used to prepare the final site plan/layout for the project.

- ● **Preservation of Undisturbed Areas**
- ○ **Preservation of Buffers**
- ● **Reduction of Clearing and Grading**
- ● **Locating Development in Less Sensitive Areas**
- ○ **Roadway Reduction**
- ○ **Sidewalk Reduction**
- ● **Driveway Reduction**
- ○ **Cul-de-sac Reduction**
- ● **Building Footprint Reduction**
- ● **Parking Reduction**

27a. Indicate which of the following soil restoration criteria was used to address the requirements in Section 5.1.6("Soil Restoration") of the Design Manual (2010 version).

● All disturbed areas will be restored in accordance with the Soil Restoration requirements in Table 5.3 of the Design Manual (see page 5-22).

○ Compacted areas were considered as impervious cover when calculating the **WQv Required,** and the compacted areas were assigned a post-construction Hydrologic Soil Group (HSG) designation that is one level less permeable than existing conditions for the hydrology analysis.

28. Provide the total Water Quality Volume (WQv) required for this project (based on final site plan/layout).

Total WQv Required

0.205 **acre-feet**

29. Identify the RR techniques (Area Reduction), RR techniques(Volume Reduction) and Standard SMPs with RRv Capacity in Table 1 (See Page 9) that were used to reduce the Total WQv Required(#28).

Also, provide in Table 1 the total impervious area that contributes runoff to each technique/practice selected. For the Area Reduction Techniques, provide the total contributing area (includes pervious area) and, if applicable, the total impervious area that contributes runoff to the technique/practice.

Note: Redevelopment projects shall use Tables 1 and 2 to identify the SMPs used to treat and/or reduce the WQv required. If runoff reduction techniques will not be used to reduce the required WQv, skip to question 33a after identifying the SMPs.

Table 1 - Runoff Reduction (RR) Techniques and Standard Stormwater Management Practices (SMPs)

	Total Contributing Area (acres)		Total Contributing Impervious Area (acres)
RR Techniques (Area Reduction)			
○ Conservation of Natural Areas (RR-1)		and/or	
○ Sheetflow to Riparian Buffers/Filters Strips (RR-2)		and/or	
● Tree Planting/Tree Pit (RR-3)		and/or	0.05
○ Disconnection of Rooftop Runoff (RR-4)		and/or	
RR Techniques (Volume Reduction)			
○ Vegetated Swale (RR-5)			
○ Rain Garden (RR-6)			
○ Stormwater Planter (RR-7)			
● Rain Barrel/Cistern (RR-8)			0.79
○ Porous Pavement (RR-9)			
○ Green Roof (RR-10)			
Standard SMPs with RRv Capacity			
○ Infiltration Trench (I-1)			
○ Infiltration Basin (I-2)			
○ Dry Well (I-3)			
○ Underground Infiltration System (I-4)			
○ Bioretention (F-5)			
○ Dry Swale (O-1)			
Standard SMPs			
○ Micropool Extended Detention (P-1)			
○ Wet Pond (P-2)			
○ Wet Extended Detention (P-3)			
○ Multiple Pond System (P-4)			
○ Pocket Pond (P-5)			
○ Surface Sand Filter (F-1)			
○ Underground Sand Filter (F-2)			
○ Perimeter Sand Filter (F-3)			
○ Organic Filter (F-4)			
○ Shallow Wetland (W-1)			
○ Extended Detention Wetland (W-2)			
○ Pond/Wetland System (W-3)			
○ Pocket Wetland (W-4)			
○ Wet Swale (O-2)			

Table 2 - Alternative SMPs (DO NOT INCLUDE PRACTICES BEING USED FOR PRETREATMENT ONLY)

Alternative SMP	Total Contributing Impervious Area (acres)
○ Hydrodynamic	
○ Wet Vault	
○ Media Filter	
○ Other	

Provide the name and manufacturer of the Alternative SMPs (i.e. proprietary practice(s)) being used for WQv treatment.

Name

Manufacturer

Note: Redevelopment projects which do not use RR techniques, shall use questions 28, 29, 33 and 33a to provide SMPs used, total WQv required and total WQv provided for the project.

30. Indicate the Total RRv provided by the RR techniques (Area/Volume Reduction) and Standard SMPs with RRv capacity identified in question 29.

Total RRv provided

0.088 **acre-feet**

31. Is the Total RRv provided (#30) greater than or equal to the total WQv required (#28).

○ **Yes** ● **No**

If Yes, go to question 36.
If No, go to question 32.

32. Provide the Minimum RRv required based on HSG.
[Minimum RRv Required = (P)(0.95)(Ai)/12, Ai=(S)(Aic)]

Minimum RRv Required

0.084 **acre-feet**

32a. Is the Total RRv provided (#30) greater than or equal to the Minimum RRv Required (#32)?

● **Yes** ○ **No**

If Yes, go to question 33.
Note: Use the space provided in question #39 to summarize the specific site limitations and justification for not reducing 100% of WQv required (#28). A detailed evaluation of the specific site limitations and justification for not reducing 100% of the WQv required (#28) must also be included in the SWPPP.

If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

33. Identify the Standard SMPs in Table 1 and, if applicable, the Alternative SMPs in Table 2 that were used to treat the remaining total WQv(=Total WQv Required in 28 - Total RRv Provided in 30).

Also, provide in Table 1 and 2 the total impervious area that contributes runoff to each practice selected.

Note: Use Tables 1 and 2 to identify the SMPs used on Redevelopment projects.

33a. Indicate the Total WQv provided (i.e. WQv treated) by the SMPs identified in question #33 and Standard SMPs with RRv Capacity identified in question 29.

WQv Provided

0.117 **acre-feet**

Note: For the standard SMPs with RRv capacity, the WQv provided by each practice = the WQv calculated using the contributing drainage area to the practice - RRv provided by the practice. (See Table 3.5 in Design Manual)

34. Provide the sum of the Total RRv provided (#30) and the WQv provided (#33a). 0.205

35. Is the sum of the RRv provided (#30) and the WQv provided (#33a) greater than or equal to the total WQv required (#28)? ● **Yes** ○ **No**

If Yes, go to question 36.
If No, sizing criteria has not been met, so NOI can not be processed. SWPPP preparer must modify design to meet sizing criteria.

36. Provide the total Channel Protection Storage Volume (CPv) required and provided or select waiver (36a), if applicable.

CPv Required ___ . ___ **acre-feet**

CPv Provided ___ . ___ **acre-feet**

36a. The need to provide channel protection has been waived because:

● Site discharges directly to tidal waters or a fifth order or larger stream.

○ Reduction of the total CPv is achieved on site through runoff reduction techniques or infiltration systems.

37. Provide the Overbank Flood (Qp) and Extreme Flood (Qf) control criteria or select waiver (37a), if applicable.

Total Overbank Flood Control Criteria (Qp)

Pre-Development 6.2 **CFS**

Post-development 4.9 **CFS**

Total Extreme Flood Control Criteria (Qf)

Pre-Development 15.8 **CFS**

Post-development 15.5 **CFS**

37a. The need to meet the Qp and Qf criteria has been waived because:

- ○ Site discharges directly to tidal waters or a fifth order or larger stream.
- ○ Downstream analysis reveals that the Qp and Qf controls are not required

38. Has a long term Operation and Maintenance Plan for the post-construction stormwater management practice(s) been developed? ● **Yes** ○ **No**

If Yes, Identify the entity responsible for the long term Operation and Maintenance

KEARNEY REALTY DEVELOPMENT GROUP

39. Use this space to summarize the specific site limitations and justification for not reducing 100% of WQv required(#28). (See question 32a) This space can also be used for other pertinent project information.

IN ORDER TO REDUCE 100% OF THE WQV THE ONSITE SOILS MUST BE ABLE TO SUPPORT INFILTRATION OR GREEN ROOFS/ CISTERNS MUST BE UTILIZED. THIS PROJECT CONSISTS OF WOOD FRAME SLOPED ROOF CONSTRUCTION AND A GREEN ROOF CANNOT BE EMPLOYED. THE ONSITE SOILS DID NOT MEET THE NYSDEC REQUIREMENTS FOR INFILTRATION DUE TO SHALLOW DEPTH TO BEDROCK. DUE TO SOILS PRACTICES SUCH AS TREE PLANTING AND CISTERNS (TO THE MAXIMUM EXTENT PRACTICAL) WERE EMPLOYED TO MAXIMIZE RRV PROVIDED.

40. Identify other DEC permits, existing and new, that are required for this project/facility.

- ○ Air Pollution Control
- ○ Coastal Erosion
- ○ Hazardous Waste
- ○ Long Island Wells
- ○ Mined Land Reclamation
- ○ Solid Waste
- ○ Navigable Waters Protection / Article 15
- ○ Water Quality Certificate
- ○ Dam Safety
- ○ Water Supply
- ○ Freshwater Wetlands/Article 24
- ○ Tidal Wetlands
- ○ Wild, Scenic and Recreational Rivers
- ○ Stream Bed or Bank Protection / Article 15
- ○ Endangered or Threatened Species(Incidental Take Permit)
- ○ Individual SPDES
- ○ SPDES Multi-Sector GP N Y R
- ○ Other
- ● None

41. Does this project require a US Army Corps of Engineers Wetland Permit? ○ Yes ● No
If Yes, Indicate Size of Impact. .

42. Is this project subject to the requirements of a regulated, traditional land use control MS4? ● Yes ○ No
(If No, skip question 43)

43. Has the "MS4 SWPPP Acceptance" form been signed by the principal executive officer or ranking elected official and submitted along with this NOI? ● Yes ○ No

44. If this NOI is being submitted for the purpose of continuing or transferring coverage under a general permit for stormwater runoff from construction activities, please indicate the former SPDES number assigned. N Y R

Owner/Operator Certification

I have read or been advised of the permit conditions and believe that I understand them. I also understand that, under the terms of the permit, there may be reporting requirements. I hereby certify that this document and the corresponding documents were prepared under my direction or supervision. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations. I further understand that coverage under the general permit will be identified in the acknowledgment that I will receive as a result of submitting this NOI and can be as long as sixty (60) business days as provided for in the general permit. I also understand that, by submitting this NOI, I am acknowledging that the SWPPP has been developed and will be implemented as the first element of construction, and agreeing to comply with all the terms and conditions of the general permit for which this NOI is being submitted.

Print First Name: KEN

MI:

Print Last Name: KEARNEY

Owner/Operator Signature:

Date: / /

LEGEND

- Concrete Curb
- Chain Link Fence
- MH Manhole (unknown type)
- DMH Drain Manhole
- CB & Catch Basin
- DI Drain Inlet
- & Lightpole
- Utility Pole (with Overhead Wires)
- GV Gas Valve
- Sign
- Handicap Parking Space

Utility Line Markout (by others)

- E Underground Electric
- G Underground Gas Line
- G Underground Telecom

Location Map — Scale 1"=400±

Owner:
City of Beacon
1 Municipal Plaza
Beacon, Ny 12508

Applicant:
Kearney Realty & Development Group
34 Clayton Boulevard
Baldwin Place, Ny 10505

Site Data:
Zone: L (LINKAGE DISTRICT)
Tax Map No.: 5954-26-688931

General Notes:

Filed Map References
1. "Final Subdivision Plat prepared for Beacon Ridge Associates, Inc." filed June 7, 1994 as map no. 9899. Subject Lot: 2
2. "Subdivision Plat of Parcel W prepared for Beacon Ridge Associates, Inc." filed December 6, 1993 as map no. 9814.

Deed References
1. Document #02 2002 1117; recorded February 1, 2002. Grantee: City of Beacon Subject Parcels: 19 & 24
2. Document #02 2002 1117; recorded February 1, 2002. Grantee: City of Beacon Subject Parcels: portion of Parcel 25

EXISTING AREA
Total Parcel Area: 3.14 Acres ± (combined existing parcel total) **

PROPOSED AREAS
Proposed Lot 1 1.92 Acres ±
Proposed Lot 2 1.14 Acres ±
Total Parcel Area: 3.06 Acres ± (after Proposed Realignment)

** The existing parcel is comprised of the following three parcels:
1. Lot 2 of filed map no. 9899;
2. Document #02 2002 1117, Parcel 19; and
3. Document #02 2002 1117, Parcel 24

The purpose of this map is to depict the proposed lot line realignment between Lot 2 (per filed map no. 9899) and Lot 2 (per filed map 9814). Further shown is the resubdivision of the newly realigned Lot 2 (filed map no. 9899) to create a new Lot 1 and new Lot 2 as shown hereon.

Topography shown hereon and selected planimetric features shown outside the subject property (including buildings, curbs, walks, pavement striping) are shown hereon per aerial photography mapping dated April 14, 2003 and is photogrammetrically compiled at a scale of 1"=40. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D, 1988) as derived by GPS observation. The contour interval is 2'.

Underground structures, if any exist, not shown hereon, except as noted. The location of underground improvements or encroachments are not always known and often must be estimated. If any, underground improvements or encroachments are not covered by this certificate.

Wolcott Avenue, a.k.a. N.Y.S. Route 9D (S.H. 85-1), and Beekman Street (as realigned) are variable width rights of way

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent or future grantees.

Unauthorized alteration or addition to this survey is a violation of Section 7209, subdivision 2 of the New York State Education Law.

According to New York State Association of Professional Land Surveyors policy adopted January 23, 1993, the alteration of survey maps by anyone other than the original preparer is misleading, confusing and not in the general welfare and benefit of the public. Licensed Land Surveyors shall not alter survey maps, survey plans, or survey plats prepared by others.

City of Beacon Endorsement

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

Signed this ____ day of _____ , 20__ , by

_____
Chairman

_____
Secretary

Dutchess County Health Department

This plan does not constitute a realty subdivision as defined by Article XI, Title II of Section 1116 of the Public Health Law of the State of New York, and Article XI of the Dutchess County Sanitary Code.

Permission is hereby granted for the filing of this map with the Clerk of Dutchess County. Approval for arrangements for water supply and.or sewage disposal is neither sought nor granted.

Date:_____

_____
Authorized Representative of the Commissioner of Health

Consent to File

The undersigned applicant for the property and the undersigned owner of the property shown herein certify that they are familiar with this map and its notes and its contents as stated hereon including all conditions of approval. The applicant and the owner understand their obligation to the Town to comply with all conditions of subdivision approval and consent to the filing of this map in the Office of the Dutchess County Clerk.

Owner _____

Date _____

Applicant _____

Date _____

Engineering and Land Surveying by Insite Engineering, Surveying & Landscape Architecture, P.C.

Professional Engineer	Professional Land Surveyor	Land Surveyor's Certification
		I hereby certify that the survey shown hereon was completed on November 17, 2016; that this map was completed January 30, 2017; and that this survey has been prepared in accordance with the existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc. _____ NICHOLAS G. CHAPIS, L.S. New York State License No. 049330

Prepared by:
INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place • Carmel, New York 10512
Phone (845) 225-9690 • Fax (845) 225-9717
www.insite-eng.com

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 IN. = 30 FT.

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Preliminary Plat

Prepared for

West End Lofts

Situate in the

City of Beacon
Dutchess County, New York

Date: January 30, 2017
Revised: March 28, 2017
Revised: April 25, 2017
Revised: May 30, 2017
Revised: June 27, 2017
Revised: January 5, 2017

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WEST END LOFTS

WOLCOTT AVENUE
CITY OF BEACON, NY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LOCATION MAP SCALE: 1" = 400'±

OWNER:

CITY OF BEACON
1 MUNICIPAL PLAZA
BEACON, NY 12508

APPLICANT:

KEARNEY REALTY & DEVELOPMENT GROUP
34 CLAYTON BOULEVARD
BALDWIN PLACE, NY 10505

SITE DATA:

Zone: L (LINKAGE DISTRICT)
Total Acreage 3.10 AC
Tax Map No.: 5954-26-688931

SITE PLAN DRAWING LIST

DRAWING NO.	DRAWING NAME	SHEET NO.
CS-1	COVER SHEET	1
EX-1	EXISTING CONDITIONS & REMOVALS PLAN	2
SP-1	LAYOUT & LANDSCAPE PLAN	3
SP-2.1	GRADING & DRAINAGE PLAN	4
SP-2.2	UTILITIES PLAN	5
SP-3	EROSION & SEDIMENT CONTROL PLAN	6
PR-1	UTILITY PROFILES	7
S-1	SECTIONS	8
LP-1	LIGHTING PLAN	9
D-1	DETAILS	10
D-2	DETAILS	11
D-3	DETAILS	12
D-4	DETAILS	13
D-5	DETAILS	14

NO.	DATE	REVISION	BY
6	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
5	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
4	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EIG
3	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
2	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ

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www.insite-eng.com

PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:
COVER SHEET

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	3-28-17	DRAWN BY	C.T.Q.	CS-1	1/14
SCALE	1" = 100'	CHECKED BY	J.L.L.		

Site Plan

Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20___.

Chairman, City Planning Board Date

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E11\16226100\CADD Drawing Files\# Site Plan Drawings\01 CS-1.dwg, 1/5/2018 10:48:28 AM, nutter, 1:1

LEGEND

- EXISTING PROPERTY LINE TO BE EXTINGUISHED
- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING TREE TO BE REMOVED
- EXISTING FENCE
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING UTILITY POLES WITH OVERHEAD WIRES
- G — EXISTING GAS LINE
- 12"W — EXISTING WATER MAIN
- EXISTING DRAINAGE PIPE
- DI CB — EXISTING DRAINAGE STRUCTURE
- S — EXISTING SEWER MAIN
- EXISTING LIGHT POLE
- E — EXISTING ELECTRIC LINE

GENERAL NOTES:

1. Property line shown hereon is based on contract of sale and requires a lot line realignment with the city parcel to the north.
2. No special flood areas are associated with this project parcel.
3. Topography shown hereon is based upon aerial photography dated April 14, 2003 and is photogrametrically compiled. Elevations shown hereon conform to the North American Vertical Datum of 1988 (N.A.V.D, 1988) as derived by GPS observation. The contour interval is 2'.
4. Refer to General Notes on Drawing SP-1 for additional information.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Site Plan

Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.

Chairman, City Planning Board — Date

NO.	DATE	REVISION	BY
7	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
6	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
5	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EIG
4	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
3	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
2	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ

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Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:
EXISTING CONDITIONS & REMOVALS PLAN

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	1-31-17	DRAWN BY	C.T.Q.	EX-1	2 / 14
SCALE	1" = 30'	CHECKED BY	J.L.L.		

Z:\16226\100\CADD Drawing Files\# Site Plan Drawings\02 EX-1.dwg, 1/5/2018 2:15:54 PM, jlaglaskas, 1:1

LAYOUT & LANDSCAPE PLAN

Scale: 1" = 30'

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- EXISTING TREE LINE
- EXISTING TREES
- EXISTING FENCE
- PROPOSED CONCRETE CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED SEATING WALL
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED FENCE
- PROPOSED LANDSCAPING
- PROPOSED TREELINE
- PROPOSED POLE MOUNTED LIGHTS
- PROPOSED RAMP AND DROP CURB
- PROPOSED SNOW STORAGE AREA

LINKAGE DISTRICT REQUIREMENTS:

	REQUIRED	PROVIDED
Setbacks:		
Min./Max. Front:	0 ft. Min. / 20 ft. Max.	3 ft. / 17 ft. ±
Min. Rear:	25 ft.	102 ft. ±
Min./Max. Side:	0 ft. Min. / 30 ft. Max.	16 ft. / 24 ft. ±
Min./Max. Building Height:	2 Stories Min. / 4 Stories Max.	3 1/2 Stories
Min. Landscape Area:	15%	40%

PARKING REQUIREMENTS:

1 per Dwelling Unit x 98 units = 98 spaces
= 98 Spaces Required
95 Spaces Provided *

* Waiver requested based on proximity to train station & Main Street area.

West End Lofts, Beacon, NY - Unit Breakdown

Building #	1 Br Apartment 743 s.f.	1 Br Apartment 741 s.f.	2 Br Apartment 969 s.f.	Totals
1	0	14	14	28
2	3	28	14	45
3	0	11	14	25
TOTALS				
# of Units	3	53	42	98
Total Area	2229	39273	40698	82,200

(4) Units will be Handicap Adapted for mobility impaired tenants per ICC/ANSI 117.1-2003 (5%)
(2) Units will be A/V adapted (2% of unit total)
All units are visitable and adaptable, some are adapted.

PLANT LIST

QTY.	KEY	BOTANICAL/COMMON NAME	SIZE	ROOT
		SHADE TREES		
10	AR	Acer rubrum / Red Maple	3"-3 1/2" CAL.	B & B
4	GB	Ginkgo biloba / Ginkgo	3"-3 1/2" CAL.	B & B
8	PA	Platanus acerifolia 'Bloodgood' / London Planetree	3"-3 1/2" CAL.	B & B
		EVERGREEN TREES		
2	JV	Juniperus virginiana / Eastern Redcedar	7'-8' HT.	B & B
10	IC	Ilex crenata 'Sky Pencil'/ Sky Pencil Japanese Holly	4'-5' HT.	B & B
15	IO	Ilex opaca / American Holly	7'-8' HT.	B & B
7	TP	Thuja plicata / Western Arborvitae	6'-7' HT.	B & B
		FLOWERING/SPECIMEN TREES		
5	AC	Amelanchier canadensis / Shadblow Serviceberry	10'-12' HT.	B & B
4	CC	Cercis canadensis / Eastern Redbud	2"-2 1/2" CAL.	B & B
9	CF	Cornus florida / White Flowering Dogwood	2"-2 1/2" CAL.	B & B
		SHRUBS		
44	Ha	Hydrangea arborescens / Smooth Hydrangea	21"-24" HT.	#3 CONT.
7	Hs	Hibiscus syriacus / Rose of Sharon	3'-4' HT.	B & B
30	It	Itea virginica 'Henry's Garnet' / Sweetspire	15"-18" SPR.	#2 CONT.
40	PJ	Pieris japonica / Japanese Andromeda	24"-30" HT.	#5 CONT.
16	Rc	Rhododendron catabiense / Catawba Rhododendrom	30"-36" HT.	#5 CONT.
49	Rp	Rhododendron x 'PJM' / PJM Rhododendron	18"-24" HT.	#3 CONT.
40	Sb	Spirea bumalda 'Gold Mound' / Gold Mound Spirea	18"-24" SPR.	#3 CONT.
18	Vd	Viburnum tomentosum / Doublefile Viburnum	2'-3' HT.	#2 CONT.
12	Vt	Viburnum trilobum 'Compactum' / Compact American Cranberry	3'-4' HT.	#5 CONT.
		PERENNIALS/GROUNDCOVERS/GRASSES		
258	Cb	Cornus canadensis / Bunchberry	4" POT.	18" O.C.
44	Dc	Deschampsia cespitosa / Tufted Hair Grass	#1 CONT.	24" O.C.
80	Es	Eragrostis spectabilis / Purple Lovegrass	#1 CONT.	30" O.C.
75	Jh	Juniperus horizontalis 'Bar Harbor' / Bar Habor Juniper	15"-18" SPR.	#2 CONT. / 36" O.C.
52	Jg	Juniperus virginiana 'Grey Owl' / Grey Owl Juniper	15"-18" SPR.	#2 CONT. / 36" O.C.
237	Lm	Liriope muscari 'Variegata' / Variegated Lilyturf	#1 CONT.	18" O.C.
86	Rf	Rudbeckia fulgida 'Goldstrum' / Black-eyed Susan	#1 CONT.	24" O.C.

GENERAL NOTES:

1. Should snow storage areas shown hereon become full with snow, the owner/operator shall remove excess snow from the site to assure all onsite parking is available for residents.
2. All landscaping proposed within the Route 9 right-of-way shall be maintained by the project owner.
3. Refer to General Notes on Drawing EX-1 for additional information.
4. Tree removal shall take place between October 31st and March 31st during the bat hibernation period to avoid the removal of trees being utilized by the Indian Bats as roosting trees.
5. Existing 42" oak located in the southeast corner of the property adjacent to the existing driveway shall be reviewed by an arborist prior to construction and after construction. The tree shall be pruned per the arborist's recommendation. If the tree is found after construction to be failing, in ill-repair, or structurally compromised, the tree shall be removed. In the event the tree is removed; a large tree shall be planted in its place. All measures shall be taken during construction to protect the tree.
6. Proposed temporary construction access and final connection to the view to be coordinated with the owners of the view prior to construction.
7. The Proposed Colorado Blue Spruce (Picea pungens, 8'-9' ht.), with relocated dedication plaque and exterior electrical outlet, will be relocated onto City property in consultation with the family who donated the tree.

SIGN DATA TABLE

LOCATION NO.	TEXT	M.U.T.C.D. NUMBER	SIZE OF SIGN (s.f.)	DESCRIPTION
1	STOP	R1-1C	30" x 30"	White on Red
2	NO PARKING ANY TIME	R7-1	12" x 18"	Red on White
3	RESERVED PARKING / VAN ACCESSIBLE	NY R7-8	12" x 18"	Green on White Blue Symbol
		R7-8P	12" x 6"	Green on White
4		R4-7C	24" x 30"	Black on White

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

ALTERNATIVE PLAN
LICENSE IMPROVEMENT AREA

Scale: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Site Plan

Approved by resolution of the Beacon Planning Board on the _____ day of _____, 20____.

Chairman, City Planning Board Date

NO.	DATE	REVISION	BY
9	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
8	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
7	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EIG
6	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	JLL
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU

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PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:
LAYOUT & LANDSCAPE PLAN

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	10-25-16	DRAWN BY	C.T.Q.	SP-1	3 / 14
SCALE	AS SHOWN	CHECKED BY	J.L.L.		

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GRADING & DRAINAGE PLAN

SCALE: 1" = 30'

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING FENCE
- EXISTING UTILITY POLES WITH OVERHEAD WIRES
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING DRAINAGE PIPE
- DI CB — EXISTING DRAINAGE STRUCTURE
- EXISTING SEWER MAIN
- PROPOSED CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED SEATING WALL
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED FENCE
- 140 — PROPOSED 10' CONTOUR
- 138 — PROPOSED 2' CONTOUR
- 134.8 × — PROPOSED SPOT GRADE
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED HDPE DRAINAGE PIPE (SEE TABLE FOR SIZES)
- RD — PROPOSED 6"ø PVC SDR 35 ROOF DRAIN

DRAINAGE TABLE:

STRUCTURE	RIM.	INV.	PIPE	LENGTH	SLOPE
DS 1.2	–	132.4	6"	5'	20.00%
DMH 4A	139.8	131.4	6"	20'	5.50%
DMH 4	140.5	130.3	12"	79'	16.23%
DMH 3	123.5	115.9	12"	65'	15.69%
DMH 2	108.0	105.7	12"	39'	10.00%
SDI 1	106.0	101.8 *	24"	45'	*
EX DI 1	88.2	84.8			
DS 1.1	–	136.4	12"	5'	8.00%
DMH 4B	141.5	136.0	12"	46'	12.39%
DMH 4	140.5	130.3			
OS SF	109.0	103.0	12"	97'	1.24%
SDI 1	106.0	101.8			
EX DI 2	116.8	113.5	18"	77'	4.80%
DMH 1B	115.0	109.8	18"	92'	5.21%
DMH 1A	112.0	105.0	18"	37'	8.65%
SDI 1	106.0	101.8			
CB 9	144.3	141.3	12"	33'	1.00%
CB 8	144.0	141.0	12"	54'	5.19%
CB 7	141.2	138.2	12"	56'	1.79%
CB 6	140.2	137.2	15"	80'	1.00%
CB 5A	138.8	136.4	18"	5'	2.00%
HDS 5	138.9	INV. IN 136.3 INV. OUT 136.2	18"	5'	2.00%
DS 1.1	–	136.1			
YD 12B	135.7	133.7	12"	70'	1.71%
YD 12A	135.5	132.5	12"	61'	2.95%
CB 12	134.8	130.7	12"	26'	1.15%
CB 11	134.4	130.4	15"	11'	1.81%
HDS 10	134.6	INV. IN 130.2 INV. OUT 130.1	15"	14'	2.86%
DS 1.2	–	129.8			
DMH 17	140.0	127.8	8"	97'	8.04%
DMH 16	122.0	115.0	8"	31'	19.35%
ES 15	–	109.0			
DS 1.1	–	133.5	4"	55'	1.09%
DMH 17	140.5	132.9			
DS 1.2	–	128.0	4"	20'	1.00%
DMH 17	140.5	127.8			
YD 18	137.1	135.1	8"	13'	40.77%
DS 1.2		129.8			
YD 19	137.1	135.1	8"	13'	40.77%
DS 1.2		129.8			

* CONTRACTOR TO VERIFY INVERT OF EXISTING 24"ø PIPE AT CONNECTION TO NEW STRUCTURE SDI–1.

ENLARGED PLAN VIEW

SCALE: 1" = 20'

GENERAL NOTES:

1. Based on the height of the proposed retaining walls, engineered plans and a structural report shall be prepared for each retaining wall by a licensed engineer in the state of New York and submitted for review.
2. Refer to General Notes on Drawing CS–1 for additional information.

PERMANENT STORMWATER FACILITIES MAINTENANCE SCHEDULE

PRACTICE/FACILITY	MONTHLY	AFTER MAJOR STORM EVENTS	BI–ANNUALLY	YEARLY	EVERY 10 YEARS
SUBSURFACE STORMWATER COLLECTION SYSTEMS	–	–	Inspect & clean	Inspect, clean, repair and/or replace structures. Remove debris.	–
SURFACE SAND FILTER	Ensure contributing areas are clean of debris, no evidence of erosion and mowing is performed	Inspect for erosion, soil permeability and evidence of flow by passing outlet structure	–	Insert and clean accumulated sediment	–
STORMWATER CISTERNS	Insert roof drains & downspouts for leaks or obstructions. Inspect cistern overflow pipe. Inspect irrigation pumps for functionality.	Inspect cisterns to ensure overflow pipes are functioning as designed	Inspect cisterns for overall condition and evidence4 of sediment deposition. Inspect roof drains for leaks or obstructions.	Cistern water levels shall be lowered prior to winter months to provide storage for spring snow melt and to prevent damage from ice & freezing. Irrigation pumps to be tested and serviced yearly in spring.	–

Note: The party responsible for the permanent maintenance schedule is:
Kearney Realty & Development Group
34 Clayton Boulevard
Baldwin Place, NY 10505
or any future owner/operator

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ALTERNATIVE PLAN
LICENSE IMPROVEMENT AREA

Scale: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
9	1–5–18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
8	8–29–17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
7	7–25–17	REVISIONS PER CITY CONSULTANT COMMENTS	EIG
6	6–27–17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
5	6–12–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
4	5–30–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
3	4–25–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
2	3–28–17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	1–31–17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU

INSITE
ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C.
3 Garrett Place
Carmel, NY 10512
(845) 225–9690
(845) 225–9717 fax
www.insite–eng.com

PROJECT:
WEST END LOFTS
WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:
GRADING & DRAINAGE PLAN

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.
DATE	10–25–16	DRAWN BY	C.T.Q.
SCALE	1" = 30'	CHECKED BY	J.L.L.

DRAWING NO. SP–2.1

SHEET 4 / 14

Z:\16226\16226\CADD\Drawing Files & Plan Plots\Drawings\SP-2.1.dwg 1/5/2018 2:18:21 PM, mutter, 1:1

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING CONCRETE CURB
- EXISTING 10' CONTOUR
- EXISTING 2' CONTOUR
- EXISTING FENCE
- EXISTING UTILITY POLES WITH OVERHEAD WIRES
- EXISTING GAS LINE
- EXISTING WATER MAIN
- EXISTING DRAINAGE PIPE
- EXISTING DRAINAGE STRUCTURE
- EXISTING SEWER MAIN
- EXISTING LIGHT POLE
- PROPOSED CURB
- PROPOSED EDGE OF SIDEWALK
- PROPOSED RETAINING WALL
- PROPOSED GUIDERAIL
- PROPOSED FENCE
- PROPOSED 10' CONTOUR
- PROPOSED 2' CONTOUR
- PROPOSED CATCH BASIN
- PROPOSED DRAINAGE MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DRAINAGE PIPE
- PROPOSED ROOF DRAIN
- PROPOSED 8"ø PVC SDR 35 SEWER PIPE
- PROPOSED 6"ø PVC SRD 35 SEWER SERVICE PIPE
- PROPOSED D.I.P. WATERMAIN (SIZE AS NOTED)
- PROPOSED WATER VALVE
- PROPOSED HYDRANT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	REVISION	BY
9	1-5-18	REVISIONS PER CITY CONSULTANT COMMENTS	MEU
8	8-29-17	REVISIONS PER CITY CONSULTANT COMMENTS	BD
7	7-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	EIG
6	6-27-17	REVISIONS PER CITY CONSULTANT COMMENTS	SJC
5	6-12-17	REVISIONS PER CITY CONSULTANT COMMENTS	JLL
4	5-30-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
3	4-25-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
2	3-28-17	REVISIONS PER CITY CONSULTANT COMMENTS	CTQ
1	1-31-17	REVISIONS FOR PLANNING BOARD SUBMISSION	MEU

INSITE
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3 Garrett Place
Carmel, NY 10512
(845) 225-9690
(845) 225-9717 fax
www.insite-eng.com

PROJECT:

WEST END LOFTS

WOLCOTT AVENUE, BEACON, NEW YORK 12508

DRAWING:

UTILITIES PLAN

PROJECT NUMBER	16226.100	PROJECT MANAGER	J.J.C.	DRAWING NO.	SHEET
DATE	10-25-16	DRAWN BY	C.T.Q.	SP-2.2	5 / 14
SCALE	1" = 30'	CHECKED BY	J.L.L.		

ALTERATION OF THIS DOCUMENT, UNLESS UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, IS A VIOLATION OF SECTION 7209 OF ARTICLE 145 OF THE EDUCATION LAW.

Z:\E16226\16CADD\Drawing Files\Site Plan Drawings\SP-2.2.dwg 1/5/2018 2:18:13 PM, mutter, 1:1

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.

January 9, 2018

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

RE: West End Lofts
City of Beacon
Tax Map No. 5954-26-688931

Dear Mr. Gunn:

Our office has reviewed the following plan sheets for the "West End Lofts" project:

- Plan entitled "Preliminary Plat prepared for West End Lofts", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 1 of 14 (CS-1)) entitled "Cover Sheet", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 2 of 14 (EX-1) entitled "Existing Conditions & Removals Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 3 of 14 (SP-1) entitled "Layout & Landscape Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 4 of 14 (SP-2.1) entitled "Grading & Drainage Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 5 of 14 (SP-2.2) entitled "Utilities Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 6 of 14 (SP-3) entitled "Erosion & Sediment Control Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 7 of 14 (PR-1) entitled "Utility Profiles", dated of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.

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

- Sheet 8 of 14 (S-1) entitled "Sections", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 9 of 14 (LP-1) entitled "Lighting Plan", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 10 of 14 (D-1) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 11 of 14 (D-2) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 12 of 14 (D-3) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 13 of 14 (D-4) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.
- Sheet 14 of 14 (D-5) entitled "Details", with the latest revision date of January 5, 2018, as prepared by INSITE Engineering, Surveying & Landscape Architecture, P.C.

Based upon our review project and the above referenced plans, we offer the following comments. It should be noted that a number of comments are those as previously stated in our comment letter of September 8, 2017.

General Comments:

1. The previously submitted Stormwater Pollution Prevention Plan (SWPPP) was found to be acceptable by our office. Prior to site work occurring, the applicant shall file a "Notice of Intent" (NOI) with NYSDEC. The executed MS4 Acceptance Form was provided to the applicant on January 8, 2018, to allow for the filing of the Notice of Intent (NOI) with the NYSDEC.
2. Copies of all correspondences to and from the NYSDOT with regards to the construction of the project entrance, and any road opening permits for the installation of utilities, shall be provided to our office and the Planning Board.
3. Although the plans now show the location of snow storage areas on Sheet 3 of 14, these areas are very minimal in size. Note 1 on Sheet 3 with regards to snow removal should be discussed with the Planning Board and Building Inspector. *Project consultant plans to discuss this matter further will the Planning Board and Building Inspector.*
4. Construction details for the proposed stair systems running along the retaining walls should be provided on the plans. *The applicant has stated that these will be provided in a future submission.*

Preliminary Plat:

1. We would recommend that the entire City Hall parcel be shown on the Subdivision Plat, as the subdivision does impact the overall parcel as to size, etc. *The applicant has noted that this will be part of a future submission.*

2. Metes and bounds for the proposed permanent and temporary easements should be provided on the final plat. *The applicant has noted that this information will be provided on the final plat once all relevant design issues have been resolved.*
3. The project will be split into 2 proposed lots with buildings 1 & 2 on Lot 1 and building 3 on Lot 2, with parking and utilities shared between the 2 lots. Cross-easements for water, sewer, stormwater, parking, access, maintenance, etc. will be necessary between the 2 proposed lots. Agreements for maintenance and access to all shared utilities and parking areas should be developed and provided to the Planning Board Attorney for review. *The applicant has noted that the additional cross easements and agreements for shared entities will be submitted as part of a future submission.*

Details (13 of 14)

1. Although a "Drop Manhole" detail has been added to the plan to address a previous comment, it is our recommendation that the detail be revised to provide for an interior drop instead of an exterior drop as currently shown.

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
Jennifer Gray, Esq.
Tim Dexter, Building Inspector

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: January 9, 2018
Re: **West End Lofts Site Plan**

I have reviewed following new materials: a January 5, 2018 cover letter from Insite Engineering, January 5, 2018 Preliminary Plat, and five sheets of a 14-sheet Site Plan set, including CS-1, EX-1, SP-1, SP-2.1, and SP-2.2, all with the latest revision date of January 5, 2018.

Proposal

The applicant is proposing three 3-4 story buildings containing 98 apartments in the Linkage District.

Comments and Recommendations

1. The word "Preliminary" should be removed from the Plat.

2. The applicant should be prepared to explain to the Board the details of the NYSDOT taking area and proposed License Improvement Area.

3. The Alternative Plan for the northern entrance to Building 2 does not appear to allow for ADA-compliant access.

4. If not already completed, the project requires a waiver from City Council under the Affordable Workforce Housing section of the zoning code. The waiver will allow this project to move forward without certain provisions inconsistent with its state funding sources.

5. The walkway needs to be coordinated with the approved site plan for The View, and the City should secure a public access agreement for the walkway.

All other portions of the plans seem acceptable from a planning perspective. If you have any questions or need more information, please feel free to contact me.

John Clarke, Beacon City Planning Consultant

c: Tim Dexter, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Jeffery J. Contelmo, P.E., Project Engineer

City of Beacon Planning Board
1/9/2018

Title:

Zoning Board of Appeals Agenda

Subject:

Zoning Board of Appeals – January Agenda

Background:

ATTACHMENTS:

Description	Type
January ZBA Agenda	Backup Material

CITY OF BEACON
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508

Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on **Wednesday, January 17, 2018** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York at 7:00 p.m.

Miscellaneous Business

1. Change Meeting Date from **Tuesday, February 20th** to **Wednesday, February 21st** due to (due to President's Day)
2. Approval of November 2017 and December 2017 Meeting Minutes

Regular Meeting

1. Consideration of resolutions for application submitted by Scenic Beacon Developments, LLC, 22 Edgewater Place, Tax Grid No.'s 30-5954-25-581985, 574979, & 566983-00; and 30-5955-19-590022-00, RD-1.7 Zoning District, seeking relief from Section 223-17(C) to construct a new residential development as follows: allow buildings to have 5 stories *(4.5 maximum permitted)*; allow buildings to exceed 36 units per building; allow less than 30 ft. between buildings ***This item is not a public hearing***

2. Application submitted by Beacon Lofts & Storage, 39 Front Street (Mason Circle), Tax Grid No. 30-6055-04-590165-00, LI Zoning District, for relief from Section 223-17(C) to construct a new building with a height of 66 ft. *(35 ft. maximum permitted)*

3. Application submitted by Beacon Todd, LLC, 18 West Main Street, Tax Grid No. 30-5954-26-647966-00, Linkage Zone, seeking relief from Section 223-15(E)(1)(c) for a sign that projects above the eaves of the building (Brett's True Value Hardware Store)

4. Application submitted by DKH Realty, LLC, 410 Fishkill Avenue, Tax Grid No. 30-6055-80-424048-00, GB Zoning District, seeking relief from the following: Section 223-15(E)(2) to allow two free standing signs *(one sign permitted)*; Section 223-15(E)(2)(a) to allow signs to exceed 20 sq. ft.; and Section 223-5(E)(2)(c) to allow signs to exceed 12 ft. in dimension

5. Application submitted by DKH Realty, LLC, 409 Fishkill Avenue, Tax Grid No. 30-6055-80-416064-00, GB Zoning District, seeking relief from Section 223-15(E)(1) to install three new signs affixed to the building's outer wall *(one sign permitted)*, and Section 223-15(E)(1)(b) to allow signs to exceed 2 ft. in height

6. Application submitted by River Ridge Views, LLC, Wolcott Avenue (a.k.a. Parcel "L"), Tax Grid No.'s 5954-26-637879, 649885 & 630770-00, RD-7.5 Zoning District, seeking relief from Section 223-17(C) to construct a new residential development with buildings that have less than 18.9 ft. between buildings where 70 ft. is required

7. Continue review of application submitted by Rina Shuman, corner lot at Madison Avenue and Prospect Street, Tax Grid No. 30-6054-46-208527-00, R1-10 Zoning District, seeking relief from Section 223-17(C) to construct a new single family house with a 12.2 ft. side yard setback *(15 ft. required)* and 24.7 ft. total side yard setbacks *(40 ft. required)* ***(applicant requested postponement to March 2018 meeting)***

City of Beacon Planning Board
1/9/2018

Title:

Beacon 248 Development

Subject:

Beacon 248 Tioronda – Architectural Modification & Plan Update

Background:

City of Beacon Planning Board
1/9/2018

Title:

Review Local Law - Food Trucks

Subject:

City Council request to review proposed Local Law to permit Food Trucks in the Linkage District

Background:

ATTACHMENTS:

Description	Type
Food Truck Local Law	Local Law

Draft: 11/2/17

DRAFT LOCAL LAW NO. ____ OF 2017

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223 to permit retail sales from a truck or trailer in the Linkage Zoning District by special permit.

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

Section 1. Chapter 223 Section 41.21, Subsection B of the Code of the City of Beacon entitled "Uses by special permit" is hereby amended as follows:

§223-41.21. Regulations.

…

B. Uses by special permit.

(1) The following uses are allowed in existing buildings as permitted uses. For newly constructed buildings, the following uses are allowed by special permit from the Planning Board, upon a finding that the proposed use is consistent with the City of Beacon Comprehensive Plan, will enhance the architectural character of the street, and will contribute to creating a more urban, pedestrian-friendly quality in the L District, and that the conditions and standards in § 223-18B(1)(a) through (d) have been met:

(a) Retail, personal services business or restaurant, coffee house, retail sales from trucks or trailers in accordance with **§ 223-26.3** or other establishment that serves food, with or without alcoholic beverages, provided that:

[1] The floor area is not greater than 5,000 square feet;

[2] The use is within 400 feet of the Route 9D-Beekman Street intersection, as identified on the Zoning Map, or located along the north side of West Main Street between Beekman Street and River Street; and

[3] The Planning Board finds that there are no substantial detrimental effects on parking, traffic or on the character of surrounding neighborhoods or the community.

(b) Office and manufacturing uses, including but not limited to microbreweries, microdistilleries, wineries and other food preparation businesses, with or without tasting rooms, that may also sell goods made on the site for consumption off the premises, provided that:

[1] The total floor area of the building is no greater than 25,000 square feet;

[2] The use is on West Main Street or the use is within 400 feet of the Route 9D-Beekman Street intersection as identified on the Zoning Map; and

[3] The Planning Board finds that there are no substantial detrimental effects on parking, traffic or on the character of surrounding neighborhoods or the community.

(c) Artist live/work space in accordance with § 223-24.3.

(2) In considering the appropriateness of the proposed use, the Planning Board shall consider impacts on shadows, traffic, and parking and may impose traffic and parking mitigation measures, including but not limited to provision of pedestrian walkways and stairways on site. When making a decision on a special permit, the Planning Board shall follow the procedures indicated in § 223-41.21H(2) of this chapter.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that

DRAFT

any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

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

DRAFT

City of Beacon Planning Board
1/9/2018

Title:

Review Local Law - Temporary Structures for Medical Services

Subject:

City Council request to review proposed Local Law to permit temporary structures for medical services

Background:

ATTACHMENTS:

Description	Type
Local Law Medical	Local Law

Draft: 11/21/17

DRAFT LOCAL LAW NO. ____ OF 2017

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, concerning temporary medical service accessory structures.

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

Section 1. Chapter 223, Attachment 1 of the Code of the City of Beacon entitled "§ 223-17C, Schedule of Regulations For Residential Districts" is hereby amended to add the following permitted as an accessory use:

12. A single temporary structure not exceeding 250 square feet in compliance with section 223-17E and located in the rear or side yard and connected to the principal dwelling unit in a manner that is satisfactory to the Building Inspector for a period not exceeding one (1) year, solely to be used by a resident of the dwelling unit, without charge, for medical services to be provided until permanent accessible housing can be arranged, as demonstrated by a medical note and other proof to the satisfaction of the Building Inspector.

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223, Attachment 1 of the City of Beacon is otherwise to remain in full force and effect and is otherwise ratified, readopted and confirmed.

Section 3. 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 4. Effective Date

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

City of Beacon Planning Board
1/9/2018

Title:

Meeting Date Change

Subject:

Change Meeting Date from **Tuesday, February 13th** to **Wednesday, February 14th** due to Lincoln's Birthday – City Offices closed

Background:

City of Beacon Planning Board
1/9/2018

Title:

Rules of Procedure

Subject:

Planning Board Rules of Procedure for Public Meetings

Background:

ATTACHMENTS:

Description	Type
Rules of Procedure	Backup Material

CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NEW YORK 12508

CITY OF BEACON
PLANNING BOARD
RULES OF PROCEDURE[1]
FOR PUBLIC MEETINGS

1. REGULAR MEETINGS: The City of Beacon Planning Board shall hold its meetings on the second Tuesday of every month at 7:30 p.m., which may be immediately preceded by a work session at 7:00 p.m., in the courtroom located in the Municipal Center at 1 Municipal Plaza, Beacon, New York, unless otherwise posted and noticed in accordance with lawful requirements.

2. MEMBERSHIP EXPECTATIONS

   a. Members are expected to attend all duly noticed meetings of the Planning Board.

   b. All members shall notify the Planning Board Secretary and the Planning Board Chair of any expected absences, as soon as practicable.

   c. Members shall be familiar with all materials submitted to the Planning Board in connection with pending matters.

   d. Members shall be required to complete all training required by law and by the City of Beacon City Council for service as a Planning Board member.

   e. Members are expected to be familiar with Chapter 45 (Planning Board and Zoning Board of Appeals), Chapter 86 (Architectural Design), Chapter 107 (Environmental Quality Review), Chapter 123 (Flood Damage Prevention), Chapter 134 (Historic Preservation), Chapter 170 (Public Trail Regulations), Chapter 183 (Signs), Chapter 190 (Stormwater Management and Erosion and Sediment Control), Chapter 191 (Streets and Sidewalks), Chapter 192 (Street Specifications), Chapter 195 (Subdivision of Land), Chapter 203 (Trees, Shrubs and Grass), Chapter 204 (Sand and Gravel Excavation and Tree Removal), Chapter 220 (Waterfront Consistency Review), Chapter 223 (Zoning), the Comprehensive Plan and other Plans, Reports and Statutes as are necessary for a Member to responsibly discharge their duties.

3. THE CHAIRPERSON

[1] These Rules of Procedure are adopted pursuant to Section 45-7 of the City Code and are in addition to any requirements imposed upon the Planning Board by relevant State or Local Laws. These rules are intended only to provide supplemental guidance regarding Planning Board Procedures and are not intended to supersede and other adopted law or regulation.

a. The Executive Officer of the Planning Board is the Chairperson, as designated by the Mayor pursuant to Section 45-5 of the City Code. .

b. The Chairperson shall:

1) Have the responsibilities and authority as specified herein and in the City of Beacon City Code and New York State General City Law.

2) Preside at all meetings and hearings of the Planning Board;

3) Sign all approved final plats, site plans and permit approvals issued by the Planning Board;

4) Sign all instruments made and approved by the Planning Board;

5) Perform such other duties as may, from time to time be required; and

6) Call special meetings of the Planning Board, as provided herein.

4. GUIDELINES FOR PLANNING BOARD MEMBERS

a. A Planning Board member must be recognized by the presiding officer, before speaking and/or making a motion. A member shall raise his/her hand, shall address the Chair, and shall wait to be recognized.

b. Conflict of Interest. A member prevented from participating in a matter due to a conflict of interest shall immediately inform the Chairperson, Planning Board Secretary and Planning Board Attorney of such conflict and shall not receive materials pertaining to the matter and shall leave the Planning Board table during discussion of the application, shall not vote on the matter, and shall otherwise comply with the state law and city ordinances concerning conflicts of interest.

c. Non-Disclosure of Confidential Information. No Planning Board member may disclose confidential information gained by reason of his or her official position or otherwise use the information for his or her personal gain or benefit or the gain or benefit of another. No Planning Board member may disclose confidential information to any person not entitled or authorized to receive the information. "Confidential information" means 1. specific information, rather than generalized knowledge, received by a member as a result of his or her position that is not available to the general public on request; or 2. information furnished to a Planning Board member under circumstances as to suggest the information is confidential, including when the provider of the information identifies the information as confidential; or 3. information made confidential by law, including specific intelligence information and specific investigative records compiled by investigative, law enforcement, and penology agencies, the nondisclosure of which is essential to effective law enforcement or for the protection of any person's right

to privacy.

5. MEETINGS

   a. Open Meetings Law: All meetings of the Planning Board (except for meetings with its attorneys for the purpose of attorney client communications) will comply with the requirements of the Open Meetings Law, Article 7 of the Public Officers Law. Executive sessions may be held when authorized pursuant to Section 105 of the Public Officers Law or for other lawful purpose, including, without limitation, attorney-client communication.

   b. Public Hearings.

      1) The Planning Board may hold public hearings in addition to those required by law, when it deems such hearings to be in the best interest of the public or are required by law.

      2) Any matter for which a public hearing or information session is scheduled by the Planning Board shall be placed on a meeting agenda.

6. SITE VISITS: Site visits shall be scheduled at a regularly scheduled meeting of the Planning Board. Site visits shall be conducted by the Planning Board members as a group and are limited to touring and obtaining factual information pertaining to the site and application, without substantive discussion concerning the merits of any application or other matter pending before the Board. Members of the public are not allowed to participate in site visits unless it is on public property or the property owner invites the public to attend the site visit.

7. PROCEEDINGS.

   a. The Chair shall preside at all meetings of the Planning Board. In the Chair's absence, the Acting Chair shall preside at the meeting. In the event the Mayor has failed to appoint an Acting Chair, or where such member is absent from the meeting, the Chair shall select another Planning Board member to preside over that meeting.

   b. Under New York State Law, re-noticing a public hearing is not required after the initial public hearing is held and continued to a specified date. However, the Planning Board or the Planning Board Attorney may require, in its discretion, the re-noticing of a public hearing, including newspaper publication, mailings and any other required public notice, in the event of a long adjournment or for other reasons, in its sole discretion.

   c. Before public comment.

      1) A formal presentation by the applicant and/or their representative(s), describing the subject proposal, shall be made to the Board and all others in

attendance.

2) The Chair shall identify all correspondence pertaining to the application previously received from the general public and shall enter such correspondence into the record of the public hearing.

3) Written materials submitted by the public during the public hearing shall be given to the Planning Board Chair and entered into the record of that public hearing. Copies thereof shall be given to all Board Members, City Staff, and the Applicant within three business days of the date of the public hearing.

d. No action shall be taken upon an application that is subject to a public hearing until such time as the public hearing has been closed.

e. Motions

1) When a motion has been made and seconded and is under debate or discussion, no motion shall be received except to:

a) Amend the motion

b) Put the motion to a vote

c) Adjourn or table it to a specified day, or

d) Adjourn the meeting

e) Withdraw the motion.

f. Voting.

1) A majority of the whole membership of the Planning Board, including vacancies, abstentions and any members disqualified, shall constitute a quorum. Therefore, a quorum of the seven-member Planning Board is four (4) members.

2) A quorum shall be necessary to take any formal action and to exercise any power, authority or duty of the Planning Board. No member shall withdraw from a meeting of the Planning Board without the permission of the Chair.

3) The Chair of the Planning Board shall have the same right to act on matters before the Board as other members, including the right to make and second motions.

4) The ayes and nays of all Board members' votes shall be recorded in the minutes.

g. Disqualification

1) Each member of the Planning Board shall vote on all questions before the Board, unless required to abstain in accordance with any applicable law or regulation or other valid reason. A member abstaining shall cite the reason for the abstention.

2) Members shall be automatically disqualified based upon a business interest or financial interest in the outcome of an application or other matter before the Board or for reasons specified in the Code of Ethics adopted by the City Council of the City of Beacon, as set forth in Chapter 29 of the Code of the City of Beacon or other governing law.

8. GUIDELINES FOR COMMENT AT A PUBLIC HEARING

a. Conduct of Speakers: All persons speaking before the Planning Board shall conform to the following standards of conduct:

1) Speakers must step to the podium to address the Planning Board.

2) Before addressing the Planning Board, a speaker must give their name, address and organization (if any) for the record.

3) Speakers shall address all members of the Planning Board, and shall avoid speaking at any one member directly or to the Applicant or the general public present at the meeting.

4) A speaker's individual time to speak at a public hearing may not exceed five (5) minutes. The Chair may reduce such time to no less than three (3) minutes, if the Chair or the Planning Board determines that an additional time limitation is appropriate due to the number of items on the agenda or the number of people present who wish to speak.

5) Speakers shall observe commonly accepted rules of courtesy, decorum, dignity and good taste.

6) Any statements, comments or remarks made by a Speaker (1) shall not concern the motives of a member of the Planning Board and (2) shall not constitute a personal and/or political attack or criticism of any member of the Planning Board, any officer of the City, any consultant of the City, any employee of the City, or the public.

7) The audience shall be respectful of all speakers and shall refrain from comments and gestures (such as clapping, cheering or booing), private discussions, cell phone use or otherwise interfere with the meeting.

8) Any speaker who fails to conform their conduct to the rules provided herein

shall be directed by the Chair to cease speaking and yield the floor.

9) The Applicant and Applicant's representatives shall not be bound to the time limits set forth herein, but shall be allowed to speak for such time as permitted in the sole discretion of the Chair.

b. The Chair shall make all speakers aware of the guidelines for public comment.

c. Copies of the guidelines for public comment shall be made available to the audience at the meeting along with a copy of the agenda.

d. Interested parties, or their representatives, not in attendance may address the Planning Board by written submission prior to the close of the public hearing.

e. Debate or discussion between audience members and the speaker having the floor shall not be permitted.

f. Debate or discussion with the speaker on the part of a member of the Planning Board, City Attorney, City consultants, a guest at the Planning Board table, or any other City employee in the audience, who has information pertinent to the discussion shall not be permitted, except in the Chair's discretion.

9. ADVISORY OPINIONS

a. The Planning Board may advise and make recommendations to the City Council relating to any subject matter over which the Planning Board has jurisdiction, including proposed legislation.

b. The Planning Board may make investigations, maps, reports, and recommendations pertaining to planning and development issues, the Comprehensive Plan, use of municipal land, and capital budgets or matters related thereto.

10. COMMUNICATIONS.

a. Planning Board Members shall refrain from initiating or engaging in *ex parte* communication concerning an application or matter pending or likely to be pending before the Board with applicants and their representatives, potential applicants and members of the public.

b. Should any Planning Board member communicate with an applicant or its representatives or member of the public outside of a meeting, the member must place on the record, at the next board meeting, the fact that a communication took place, the person(s) with whom such communication was made, and the substance of the communication.

c. In order to avoid the appearance of impropriety, potential applicants and their representatives shall communicate outside of public meetings with the Planning Board Secretary, its consultants or attorney, rather than Planning Board members. Members of the public shall communicate with the Planning Board Secretary.

11. RECORDING OF PROCEEDINGS OF MEETINGS.

a. Minutes shall be kept of all Planning Board meetings and hearings. In addition to any content required by the State Law, minutes shall set forth the names and addresses of persons appearing and addressing the Planning Board; a summary of statements made at public hearings, actions taken and findings made by the Planning Board, if any, and the reasons therefore. The minutes shall record, with regard to any matter voted upon by the Planning Board, the vote of each member upon every question, or if absent or failing to vote, indicating such fact.

b. The official record of meetings shall be the minutes prepared by the Planning Secretary. All meeting recordings shall be retained as part of the official record. The minutes shall be filed with the City Clerk's Office and a copy thereof and the recordings shall be kept in the Building Department.

12. AMENDMENTS: The foregoing Rules of Procedure may be amended from time to time by a majority vote of the Planning Board.

Dated: Beacon, New York
January 9, 2018