

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, August 13, 2019** in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 7:30 p.m.

- **Regular Meeting**

1. Dennings Avenue
Continue public hearing for SEQRA Environmental Review on application for Subdivision, 2-lot residential, submitted by Delaportas Enterprises I, Inc., 52 Dennings Avenue (*no new submission - adjourned to September 10, 2019*)
2. 162 Main Street
Public hearing on application to amend existing Site Plan Approval, to add apartment, stairwell and commercial space, 162 Main Street, submitted by The Hose Company, LLC
3. Beekman Street - Ferry Landing
Continue review of application for Site Plan Approval, 6 Unit Residential "Ferry Landing at Beacon", Beekman Street, submitted by Ferry Landing at Beacon, Ltd.
4. 208 Main Street
Continue review of application for a Special Use Permit and Site Plan Approval (add a partial 4th floor), Retail/Residential, 208 Main Street, submitted by 206-208 Main Street, LLC
5. 27 Fowler Street
Continue review of application for Special Use Permit and Site Plan Approval, Accessory Apartment, 27 Fowler Street, submitted by Marianne Hughes-Joiner
6. 305 Main Street
Continue review application for Special Use Permit and Site Plan Approval, Wine and Tapas Bar, 305 Main Street, submitted by Douglas Ballinger

- **Miscellaneous Business**

1. Zoning Board of Appeals
Zoning Board of Appeals – August Agenda
2. Edgewater
Consider request for two 90-day extensions of Subdivision and Site Plan Approval – Edgewater

- **Architectural Review**

1. St. Luke's Place
Single Family House – St. Luke's Place (*postponed at the applicant's request*)
2. Miller Street
Single Family House – Miller Street
3. Shea Lane
Single Family House - Shea Lane
4. 554 Main Street
Certificate of Appropriateness – 554 Main Street; Key Bank Sign
5. 182 Main Street
Certificate of Appropriateness – 182 Main Street; change façade color
6. 484 Main Street
Certificate of Appropriateness – 484 Main Street; change façade color

City of Beacon Planning Board
8/13/2019

Title:

Dennings Avenue

Subject:

Continue public hearing for SEQRA Environmental Review on application for Subdivision, 2-lot residential, submitted by Delaportas Enterprises I, Inc., 52 Dennings Avenue (***no new submission - adjourned to September 10, 2019***)

Background:

City of Beacon Planning Board
8/13/2019

Title:

162 Main Street

Subject:

Public hearing on application to amend existing Site Plan Approval, to add apartment, stairwell and commercial space, 162 Main Street, submitted by The Hose Company, LLC

Background:

ATTACHMENTS:

Description	Type
162 Main Street Cover Letter	Cover Memo/Letter
162 Main Street EAF	EAF
162 Main Street Site Plan Sheet 1 Existing Conditions	Plans
162 Main Street Site Plan Sheet 2 Site Plan	Plans
162 Main Street Site Plan Sheet 3 Construction Details	Plans
162 Main Street Left and Front Elevations	Plans
162 Main Street Right Side and Rear Elevations	Plans
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, NY 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

July 30, 2019

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

Re: The Hose Company, LLC Amended Site Plan
162 Main Street
Tax parcel: 5954-27-781973 ±0.096 acres
City of Beacon, NY

Dear Chairman Gunn and Members of the Planning Board:

On behalf of the Applicant for the above referenced project, Hudson Land Design (HLD) has revised the site plan for the above referenced project in response to Lanc & Tully's comment letter dated July 2, 2019, and John Clarke Planning and Design's comment memorandum dated July 5, 2019. In addition to addressing the planning board consultant's comments, I had a phone conversation with Dave Buckley with regard to the new parking requirements and relation to the 1964 rule. It was concluded that the comparison to the 1964 rule can no longer be utilized in this zone. Further, the previously granted parking variance has expired, and a new variance is required for the proposed use. Therefore, this office respectfully requests a referral to the Zoning Board of Appeals from the Planning Board. For the purpose of ZBA referral, it is noted that the current parking regulations require 11 parking spaces in accordance with Section 223-41.18 G.(2). This amounts to 18 less required spaces than the previously approved 2017 site plan which the ZBA granted a parking variance for.

Below is a point-by-point response to the consultants' comments.

Lanc & Tully July 2, 2019 Comment Letter

1. The legend has been updated to match the symbol as there are no drop inlets on the site.
2. There is no additional paving proposed on the site. The parking area on the site is currently gravel. It is proposed to remain gravel after construction. The gravel area is shown on the plans.

3. Comment noted. However, this improvement was a carry-over from the previously approved site plan.
4. The limits of the proposed fencing to be removed is now shown on the demolition plan. A details sheet is now provided with the site plan set.
5. The Applicant does not anticipate the need to restrict parking in the municipal lot during construction/demolition. The demolition is minimal, and therefore should only require a small 10-20 yd dumpster which can be located on the property without obstructing the municipal parking lot.
6. Comment noted.

John Clarke Planning and Design July 5, 2019 Comment Memorandum

1. Questions 5a, and 5b have been answered yes. A revised EAF is included with this submission; however, we don't think it's necessary as this is a Type II action.
2. Comment noted.
3. Comment noted. The Applicant is finishing up a colored rendering of the building façade with proposed finishes and will provide to the board when it is ready.
4. The project architect has provided revised building elevation drawings that show re-use of the arched windows.
5. A street tree is now shown on the plans.

Enclosed for your review is the following:

- Revised Environmental Assessment Form;
- Revised architectural elevations plans consisting of two sheets (5 copies);
- Site plans consisting of three sheets by HLD (5 copies);

We look forward to discussing this project at your next available planning board agenda. Should you have any questions, please feel free to contact me at 845-440-6926.

Sincerely,



Michael A. Bodendorf, P.E.
Principal

cc: The Hose Company, LLC
Kathleen Rifkin, AIA
Daniel G. Koehler, P.E. (HLD file)

Short Environmental Assessment Form

Part 1 - Project Information

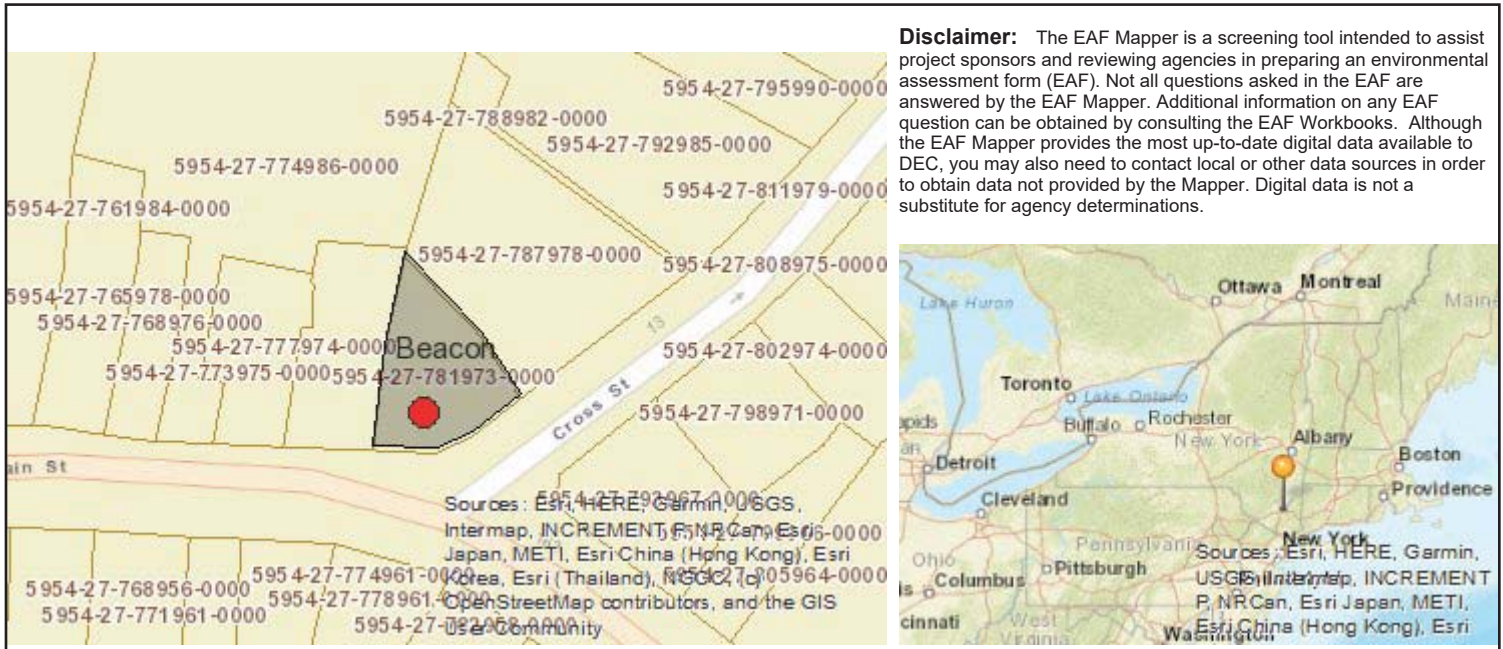
Instructions for Completing

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			
162 Main Street Addition			
Name of Action or Project: 162 Main Street Addition			
Project Location (describe, and attach a location map): 162 Main Street			
Brief Description of Proposed Action: Stairwell, Apartment, Commercial space			
Name of Applicant or Sponsor: The Hose Co LLC		Telephone: 845-440-0068	
		E-Mail: glass@hudsonbeachglass.com	
Address: 162 Main Street			
City/PO: Beacon		State: NY	Zip Code: 12508
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.096 acres	
b. Total acreage to be physically disturbed?		504 SQFT acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		.096 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
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: _____ _____ _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	



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

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

PROJECT INFORMATION:

PARCEL OWNER:	THE HOSE COMPANY, LLC, 162 MAIN STREET, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON, NY 12508
PARCEL LOCATION:	162 MAIN STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	5954-27-781973
PARCEL AREA:	±0.096-ACRE, 4,187 SQ.FT.
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

MAP REFERENCES:

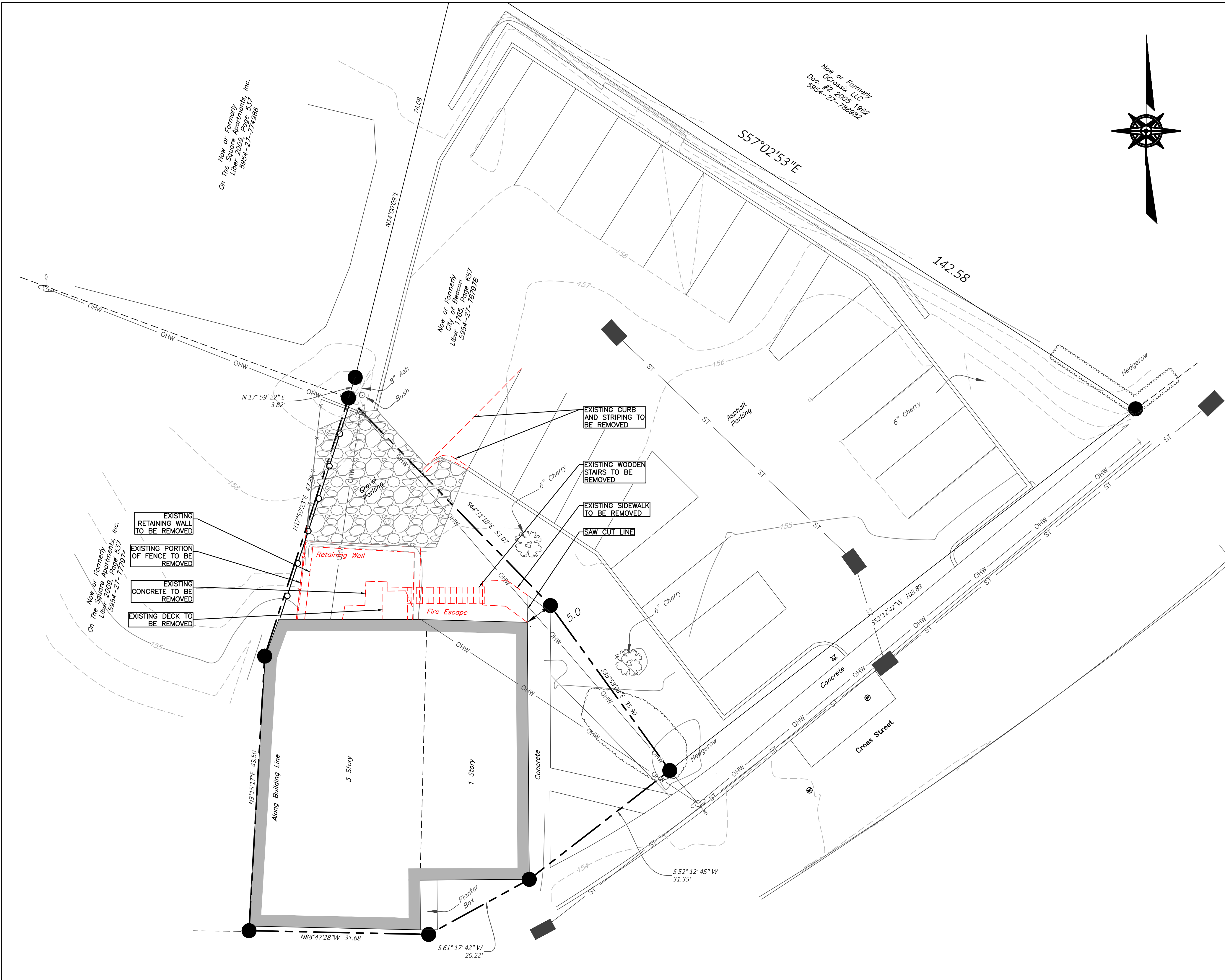
- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN FROM A SURVEY PROVIDED BY TEC LAND SURVEYING DATED FEBRUARY 2, 2016.
- PROPOSED BUILDING ADDITION SHOWN ON THIS SITE PLAN TAKEN FROM BUILDING RENOVATION PLANS PROVIDED BY KATHLEEN RIFKIN ARCHITECT DATED MAY 2019. REFER TO BUILDING PLANS FOR ADDITIONAL INFORMATION.

LEGEND

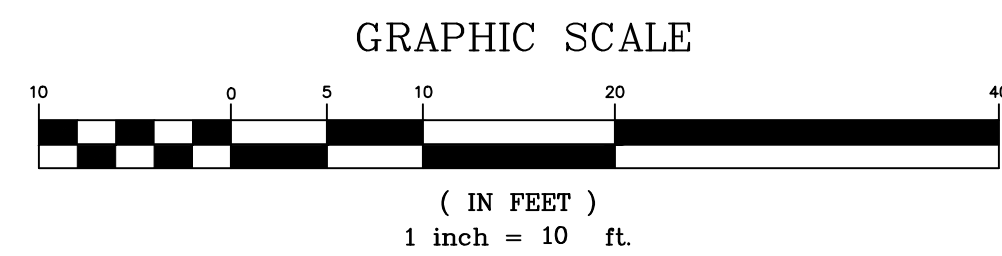
---	EXISTING PROPERTY LINE
- - - -	EXISTING ADJOINER LINE
(Tree Symbol)	EXISTING TREE
---	EXISTING MAJOR CONTOUR
- - - -	EXISTING MINOR CONTOUR
X	EXISTING FENCE
W	EXISTING WATER MAIN
WS	EXISTING WATER SERVICE LINE
(Manhole Symbol)	SEWER MANHOLE
(Pole Symbol)	UTILITY POLE
(Hydrant Symbol)	HYDRANT
(Valve Symbol)	WATER VALVE
(Drop Inlet Symbol)	ROUND DROP INLET
(Meter Symbol)	ELECTRIC METER
(Light Pole Symbol)	UTILITY POLE WITH LIGHT
OHW	EXISTING OVERHEAD WIRES
■	DROP INLET
⊕	GAS METER
- - - -	EXISTING FEATURE TO BE DEMOLISHED



SITE LOCATION MAP: SCALE = 1"=200'



EXISTING CONDITIONS & DEMO PLAN
SCALE: 1" = 10'



DRAWING INDEX:

- SHEET 1: EXISTING CONDITIONS AND DEMOLITION PLAN
- SHEET 2: SITE PLAN
- SHEET 3: CONSTRUCTION DETAILS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/30/19	PER PLANNING BOARD COMMENTS	MAB				

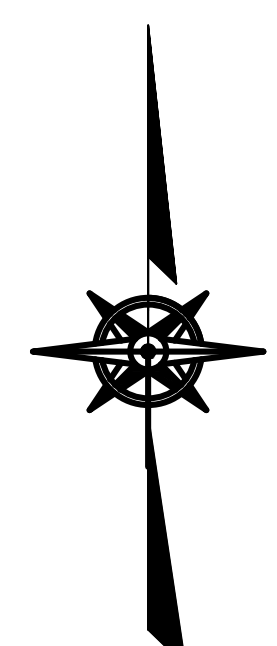
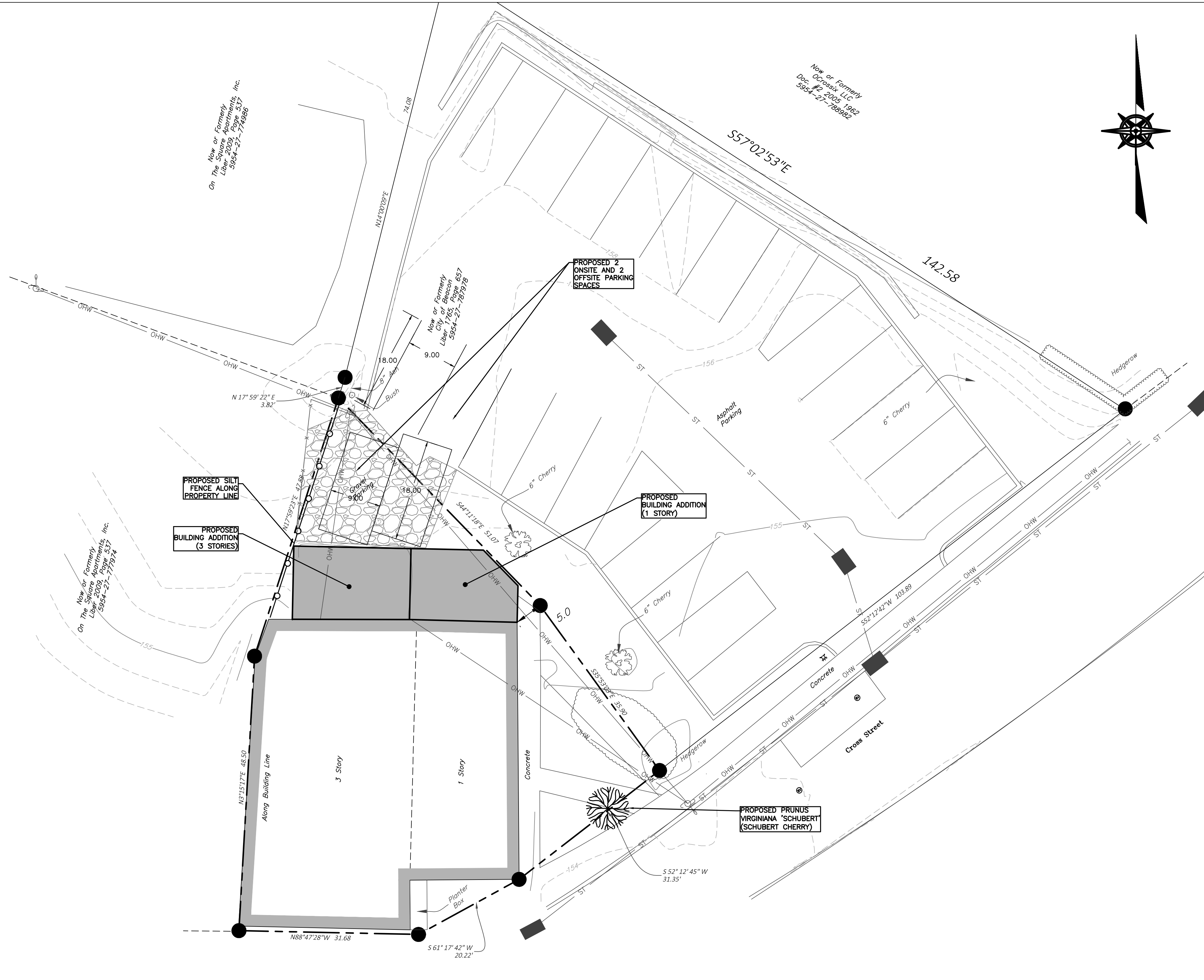


HUDSON
LAND DESIGN
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PH: 845-440-6926
F: 845-440-6637

EXISTING CONDITIONS & DEMO PLAN
THE HOSE COMPANY, LLC

162 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-781973

JOB #:	2017-007
DATE:	6/25/19
SCALE:	1" = 10'
TITLE:	EC-1
SHEET:	1 OF 3



PROJECT INFORMATION:

PARCEL OWNER:	THE HOSE COMPANY, LLC, 162 MAIN STREET, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	162 MAIN STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	5954-27-781973
PARCEL AREA:	±0.096-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

MAP REFERENCES:

- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN FROM A SURVEY PROVIDED BY TEC LAND SURVEYING CREATED ON 2, 2016.
- PROPOSED BUILDING ADDITION ON THIS SITE PLAN FROM BUILDING RENOVATION PLAN PROVIDED BY KATHLEEN RIFKIN ARCHITECT CREATED MAY 2019.

SCHEDULE OF REGULATIONS (CMS ZONE) AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIRED	PROVIDED
LOT WIDTH:	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	91 FEET, VARIES (1)
YARD SETBACKS		
FRONT YARD:	N/A	N/A
SIDE YARD:	N/A	N/A
REAR YARD:	25 FEET MINIMUM	N/A (2)
MAXIMUM BUILDING HEIGHT:	3 STORIES, 38 FEET MAX.	±34.5 FEET (3)
LANDSCAPED AREA:	10% MINIMUM	±13%
PARCEL AREA:	N/A	4,187 SQFT.
FRONTAGE OCCUPANCY	N/A	N/A
DETACHED BUILDING:	80% MINIMUM	100%
PEDESTRIAN CLEARWAY:	8 FEET MINIMUM	±7'-7" (4)

- PRE-EXISTING NON-CONFORMING
- REAR SETBACK OF 10 FEET US ALLOWED FOR LOTS LESS THAN 100 FEET DEEP.
- DENOTES BUILDING ADDITION ONLY. THE EXISTING BUILDING HEIGHT AT THE FRONT IS APPROXIMATELY 46.5 FEET.
- DIMENSION IS PRE-EXISTING, AND REPRESENTS THE SHORTEST DIMENSION FROM THE BUILDING CORNER TO THE FACE OF THE CURB ON MAIN STREET AND CROSS STREET. ALL OTHER AREAS ARE GREATER THAN 8 FEET. THIS PROPOSAL DOES NOT CHANGE THESE DIMENSIONS.

PREVIOUS APPROVAL NOTES:

- SITE PLAN APPROVAL WAS GRANTED BY THE CITY OF BEACON PLANNING BOARD FOR A PROPOSED BUILDING ADDITION IN 2017. THIS SITE PLAN SUPERCEDES THE PREVIOUS APPROVAL.
- A PARKING VARIANCE WAS GRANTED AT THE MAY 16, 2017 ZONING BOARD OF APPEALS MEETING. THIS APPLICATION REQUIRES LESS PARKING SPACES THAN THE 2017 SITE PLAN.

BUILDING INFORMATION NOTES:

- EXISTING CIRCA 1890'S 3-STORY MASONRY STRUCTURE WITH 1-STORY CIRCA 1950'S MASONRY ADDITION. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND WAS LAST RENOVATED IN 2002.

EXISTING/PROPOSED OCCUPATION NOTES:

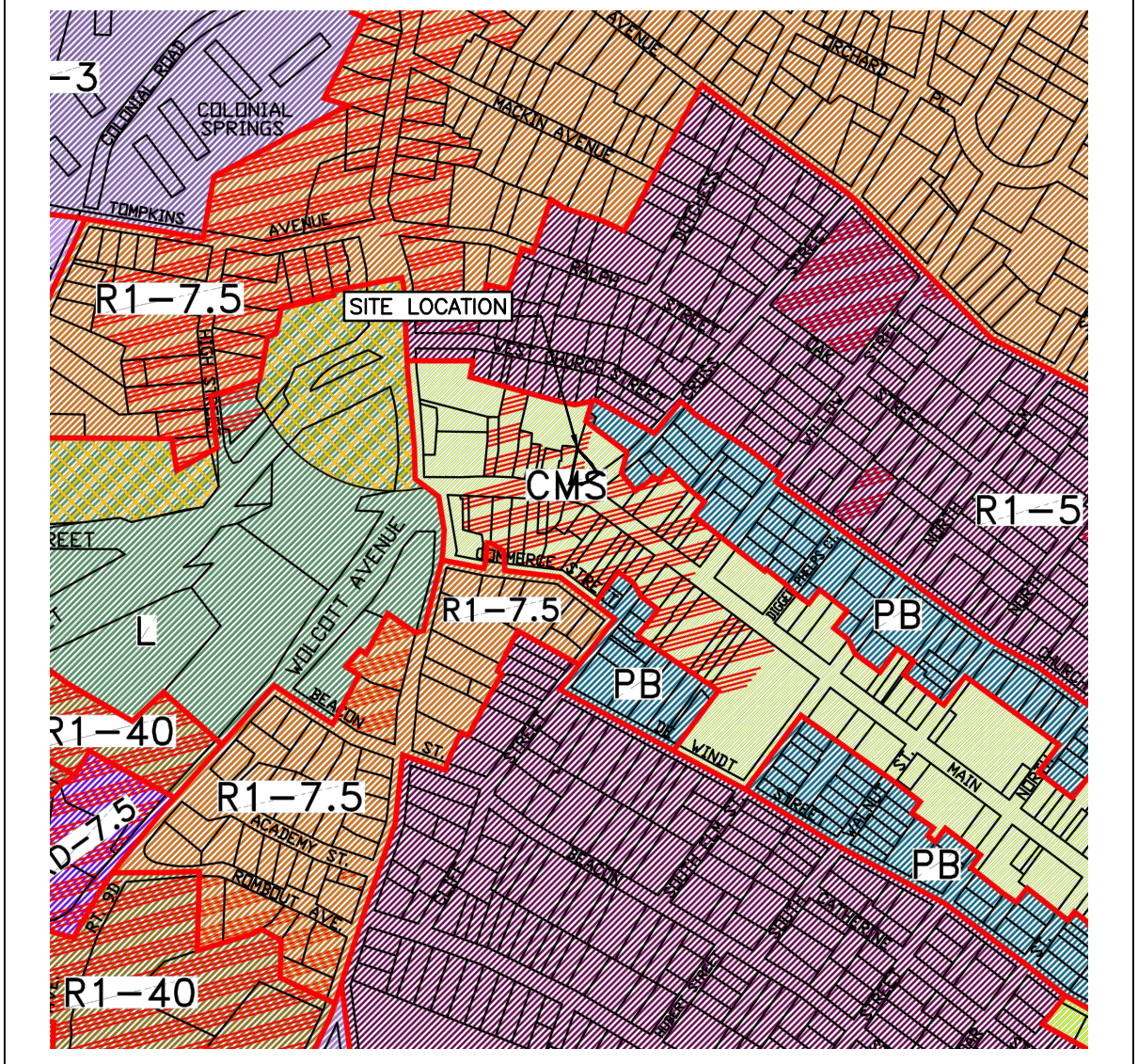
FIRST FLOOR
EXISTING MERCANTILE/WORK AREA. EXISTING WORK AREA TO BE EXPANDED UPON WITHIN PROPOSED FIRST FLOOR ADDITION. THE REMAINDER OF THE FIRST FLOOR ADDITION CONSISTS OF AN EXIT HALLWAY AND STAIRWELL.

SECOND FLOOR
EXISTING GALLERY/OFFICE. EXISTING OFFICE AREA TO BE EXPANDED TO 800 SQFT. THE SECOND FLOOR ADDITION CONSISTS OF AN EXIST HALLWAY, STAIRWELL AND STORAGE ROOM.

THIRD FLOOR
EXISTING OFFICE SPACE. THE EXISTING OFFICE SPACE TO BE CONVERTED INTO A TWO-BEDROOM APARTMENT. THE THIRD FLOOR ADDITION CONSISTS OF AN EXIST HALLWAY, STAIRWELL AND STORAGE ROOM.

LEGEND

---	EXISTING PROPERTY LINE
- - -	EXISTING ADJOINER LINE
(Tree symbol)	EXISTING TREE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
X	EXISTING FENCE
W	EXISTING WATER MAIN
WS	EXISTING WATER SERVICE LINE
(S symbol)	SEWER MANHOLE
(U symbol)	UTILITY POLE
(H symbol)	HYDRANT
(V symbol)	WATER VALVE
(C symbol)	PROPERTY CORNER
(E symbol)	ELECTRIC METER
(L symbol)	UTILITY POLE WITH LIGHT
OHW	EXISTING OVERHEAD WIRES
■	DROP INLET
(M symbol)	GAS METER
(O symbol)	PROPOSED SILT FENCE



ZONING MAP: SCALE = 1"=500'

PARKING REQUIREMENTS:

PROPOSED USE - FIRST FLOOR
MERCANTILE WORK/INSTRUCTIONAL AREA:
2 SPACES PER 1,000 SQFT. FLOOR AREA
FLOOR AREA = 2,582 SQFT

6 PARKING SPACES REQUIRED

PROPOSED USE SECOND FLOOR
OFFICE/MERCANTILE:
2 SPACES PER 1,000 SQFT. FLOOR AREA
FLOOR AREA = 1,768 SQFT

4 PARKING SPACES REQUIRED

PROPOSED USE THIRD FLOOR
TWO BEDROOM APARTMENT:
1 SPACE PER UNIT

1 PARKING SPACE REQUIRED

TOTAL PARKING SPACES REQUIRED: 11 PARKING SPACES REQUIRED

PARKING REQUIREMENTS 1964:

INDUSTRIAL STORAGE - FIREHOUSE
FIRST FLOOR @ 1,411 SQFT.
1 SPACE PER 400 SQFT. GROSS FLOOR AREA
EXCLUDING MECHANICAL, BATHROOM, STAIRS & STORAGE
GROSS FLOOR AREA = 1,411 SQFT.

4 PARKING SPACES REQUIRED

PUBLIC ASSEMBLY
FIRST FLOOR @ 588 SQFT.
SECOND FLOOR @ 1,159 SQFT.
THIRD FLOOR @ 1,329 SQFT.
1 SPACE PER 200 SQFT. FLOOR AREA
FLOOR AREA = 3,079 SQFT.

16 PARKING SPACES REQUIRED

TOTAL PARKING SPACE REQUIRED: 20 PARKING SPACES REQUIRED

PARKING NOTES:

- THE PROPOSED PARKING DOES NOT EXCEED THE 1964 REQUIREMENTS PLUS 25% 20 SPACES PLUS 5 SPACES = 25 SPACES.
- THE PARKING REQUIREMENT FOR THE 2017 APPROVAL WAS 29 PARKING SPACES, WHERE 4 PARKING SPACES WERE PROVIDED. A VARIANCE WAS GRANTED FOR 25 REQUIRED PARKING SPACES; HOWEVER, THE VARIANCE HAS EXPIRED. THEREFORE, A PARKING VARIANCE WILL BE REQUIRED FROM THE ZONING BOARD OF APPEALS.
- THE PROPOSED PARKING REQUIREMENT OF 11 PARKING SPACES DOES NOT EXCEED THE 2017 REQUIRED PARKING SPACE COUNT OF 29. THEREFORE, THE CURRENT PARKING VARIANCE IS LESS THAN WHAT WAS GRANTED IN 2017.

GENERAL NOTES:

- EXISTING ELECTRIC, WATER, SEWER AND GAS SERVICE CONNECTIONS SHALL REMAIN.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
- HOURS OF OPERATION: WILL CONTINUE AS ESTABLISHED BY HUDSON BEACH GLASS.
- EXTERIOR SIGNAGE: AS APPROVED ON EXISTING PROPERTY.
- EXTERIOR COLORS: AS APPROVED IN 2002.

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

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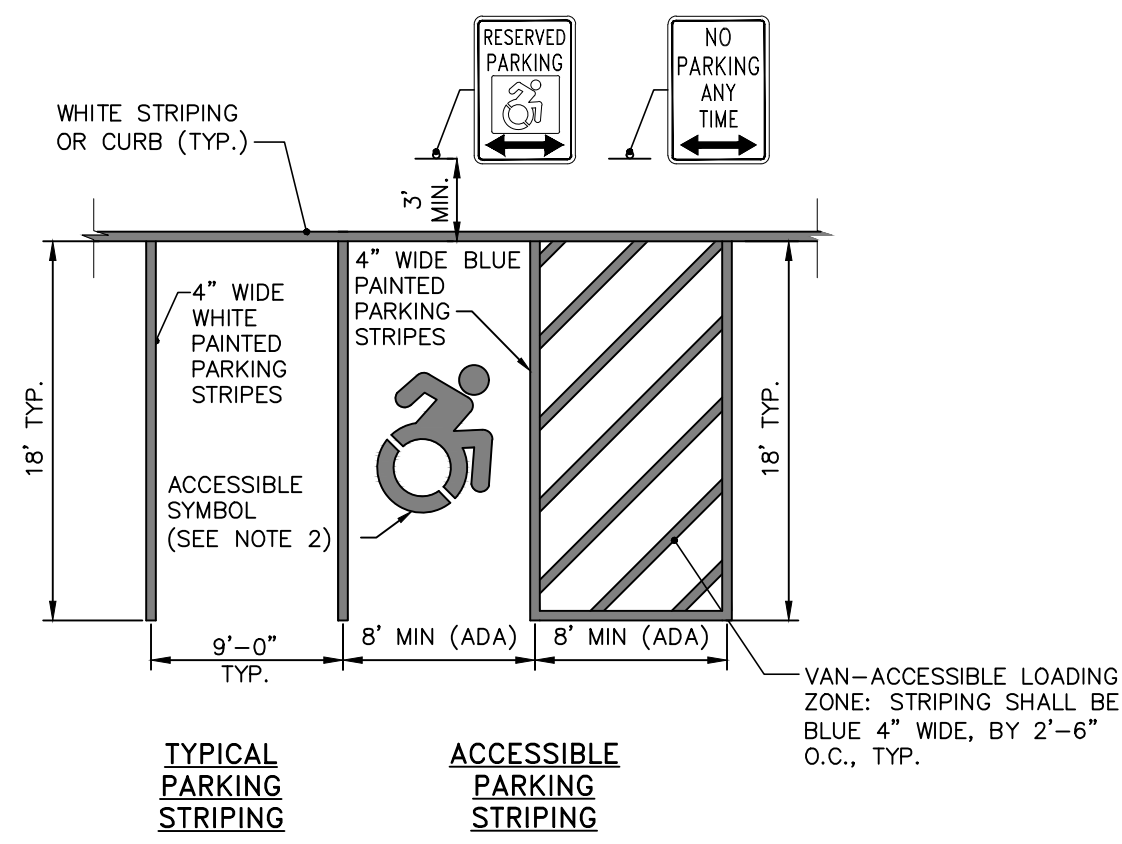
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REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/30/19	PER PLANNING BOARD COMMENTS	MAB				



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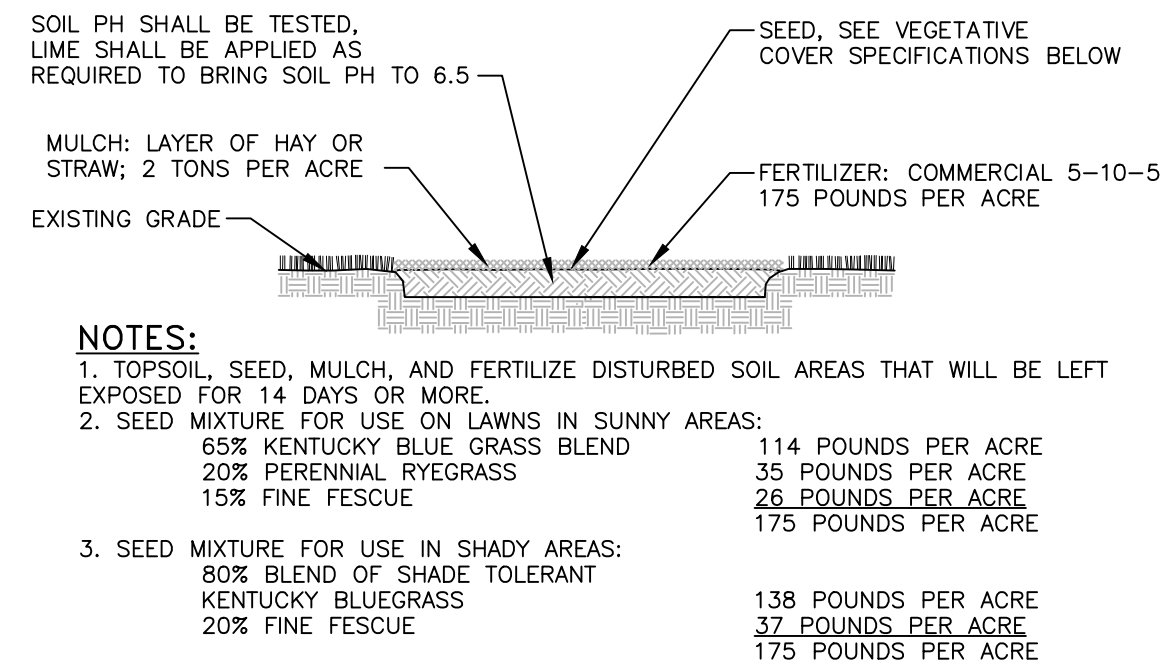
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THE HOSE COMPANY, LLC
162 MAIN STREET
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DATE: 6/25/19
SCALE: 1" = 10'
TITLE: SP-1
SHEET: 2 OF 3



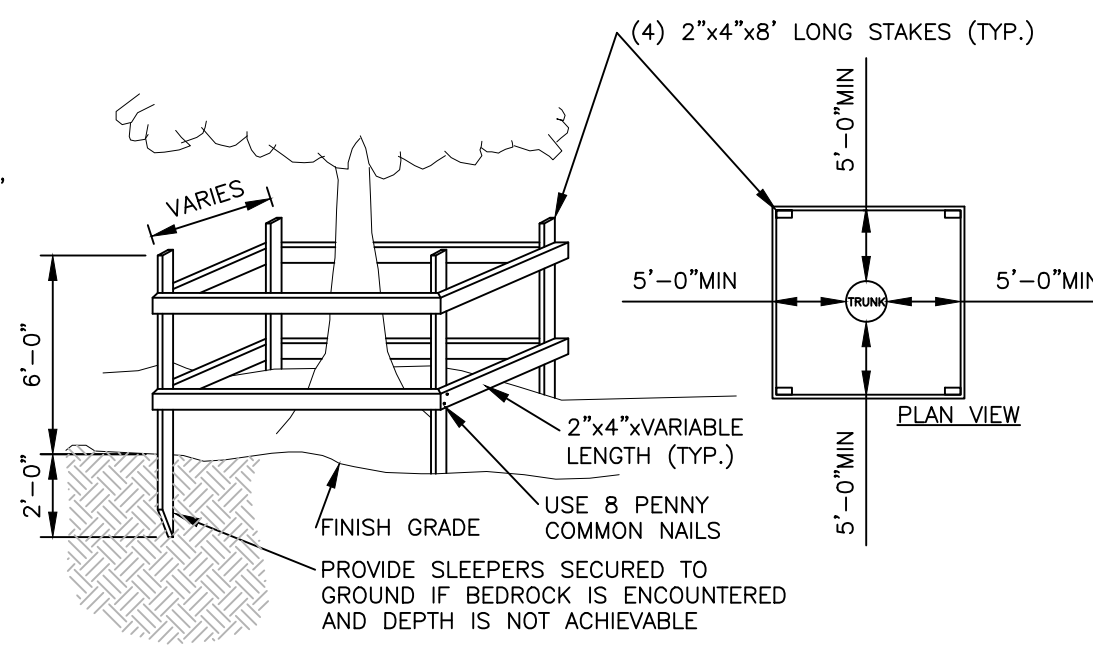
- NOTES:**
1. ALL DIMENSIONS SUBJECT TO CURRENT MUNICIPALITY ZONING AND SITE REGULATIONS.
 2. PAINTED ACCESSIBLE SYMBOL TO BE IN ACCORDANCE WITH NYS DOT AND ADA STANDARDS.
 3. IF PARKING ADJUTS A SIDEWALK, THEN THE REGULATORY SIGNS SHALL BE PLACED BEHIND THE SIDEWALK.

PARKING AND STRIPING DETAIL
NOT TO SCALE



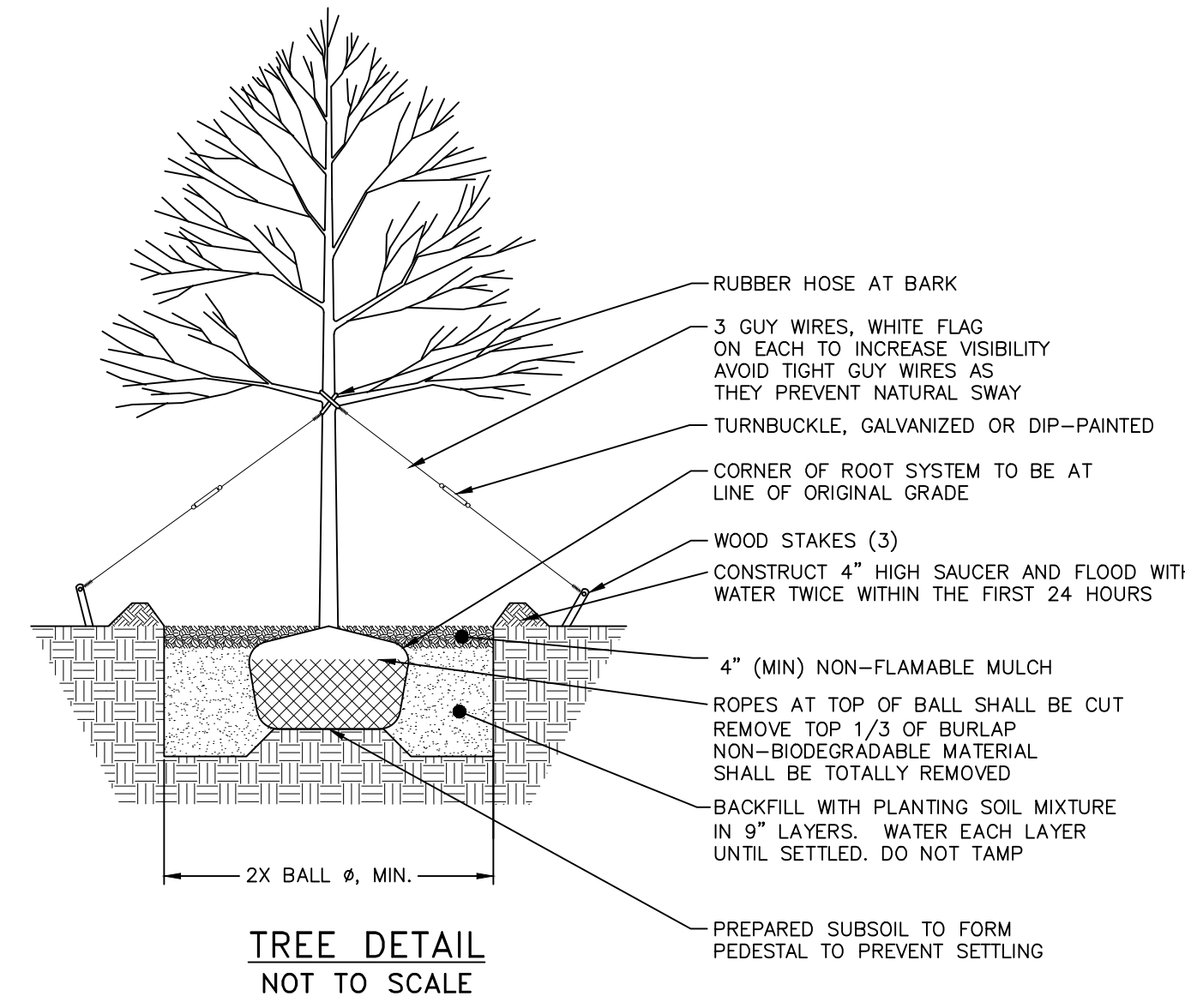
- NOTES:**
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
 2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
65% KENTUCKY BLUE GRASS BLEND 114 POUNDS PER ACRE
20% PERENNIAL RYEGRASS 35 POUNDS PER ACRE
15% FINE FESCUE 26 POUNDS PER ACRE
175 POUNDS PER ACRE
 3. SEED MIXTURE FOR USE IN SHADY AREAS:
80% BLEND OF SHADE TOLERANT KENTUCKY BLUEGRASS 138 POUNDS PER ACRE
20% FINE FESCUE 37 POUNDS PER ACRE
175 POUNDS PER ACRE
 4. SEED BETWEEN APRIL 1ST AND MAY 15TH OR AUGUST 15TH AND OCTOBER 15TH. SEEDING MAY OCCUR BETWEEN MAY 15TH AND AUGUST 15TH IF ADEQUATE IRRIGATION IS PROVIDED.
 5. TOPSOIL SHALL HAVE AT LEAST 6% BY WEIGHT OF FINE TEXTURED STABLE ORGANIC MATERIAL, AND NO GREATER THAN 20% TOPSOIL SHALL HAVE NOT LESS THAN 20% FINE TEXTURED MATERIAL (PASSING THE NO. 200 SIEVE) AND NOT MORE THAN 15% CLAY.

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

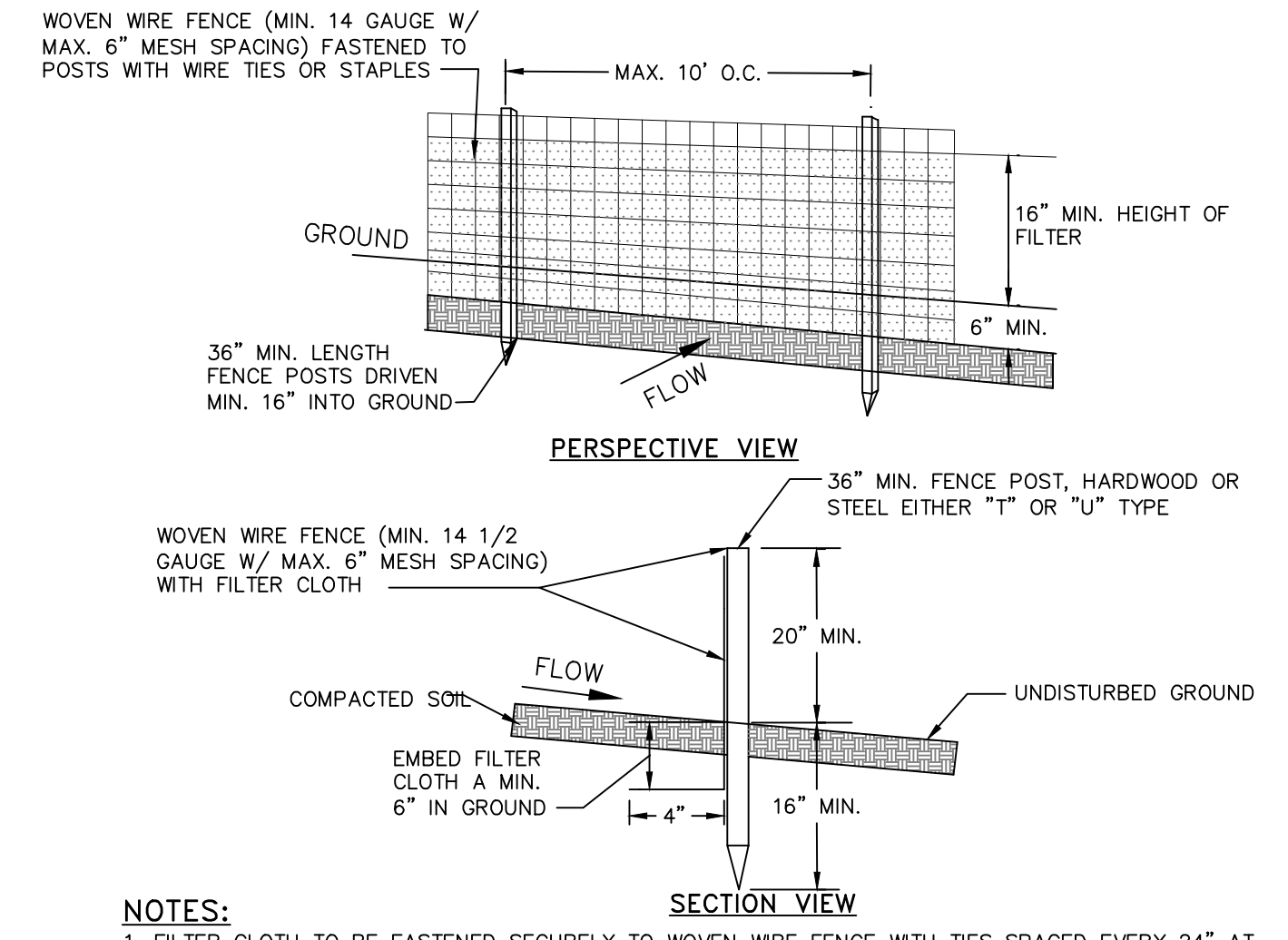


- NOTES:**
1. TREES TO REMAIN NOTED ON EXISTING CONDITIONS PLAN.
 2. NOT ALL TREES TO REMAIN REQUIRE PROTECTION. TREE PROTECTION TO BE UTILIZED ON TREES WHERE CONSTRUCTION TRAFFIC WOULD COMPACT THE ROOT ZONE OF THE TREE.

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE



TREE 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, ENVROFENCE 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

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

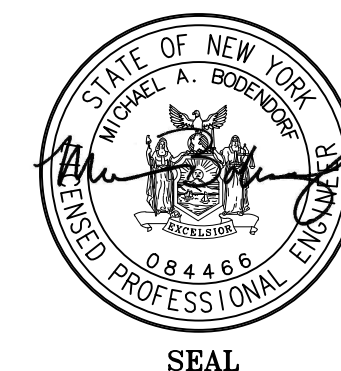
SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

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

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/30/19	ADDED SHEET	MAB				



HUDSON
LAND DESIGN

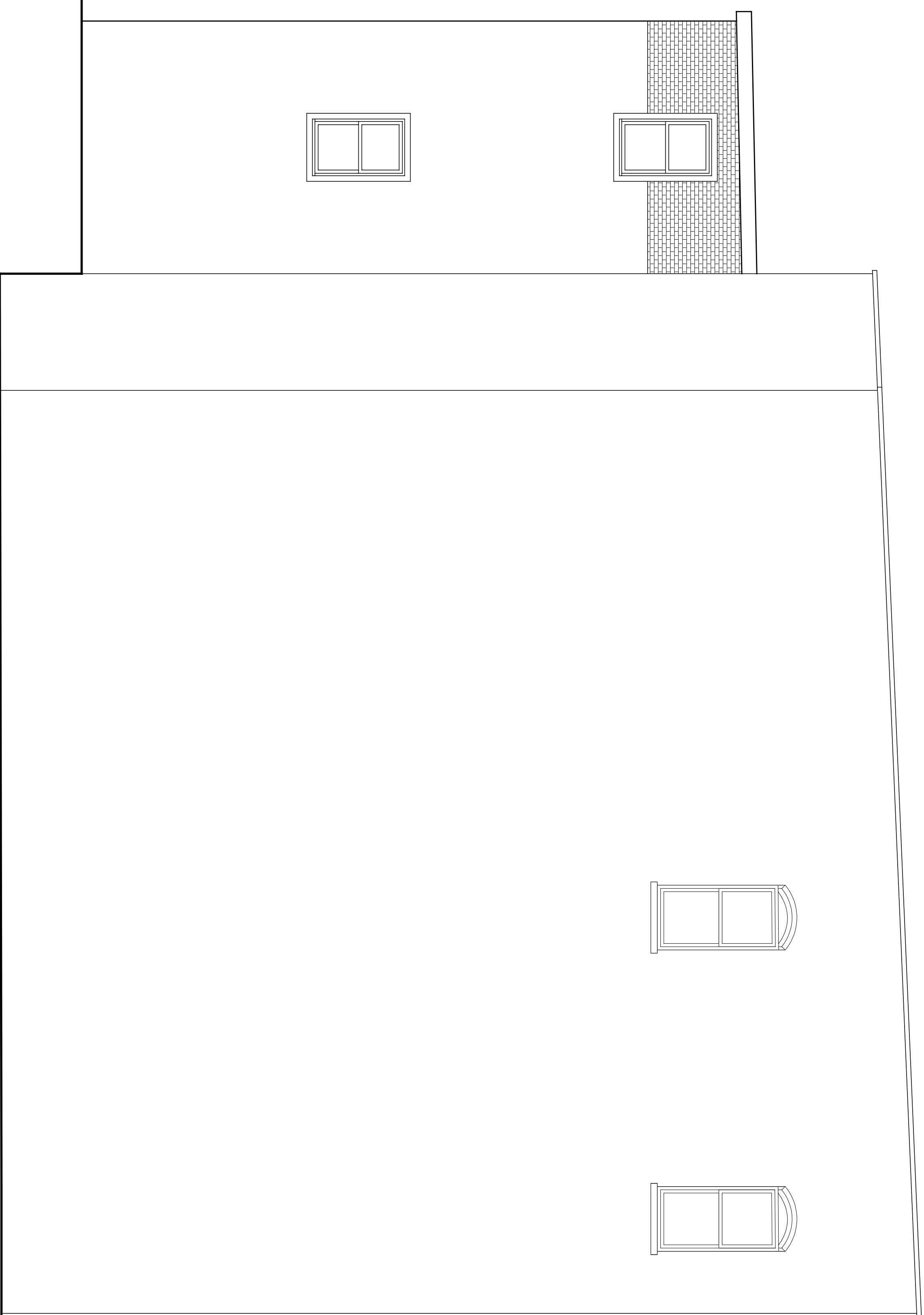
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
174 MAIN ST., BEACON, NEW YORK 12508
13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

CONSTRUCTION DETAILS

THE HOSE COMPANY, LLC

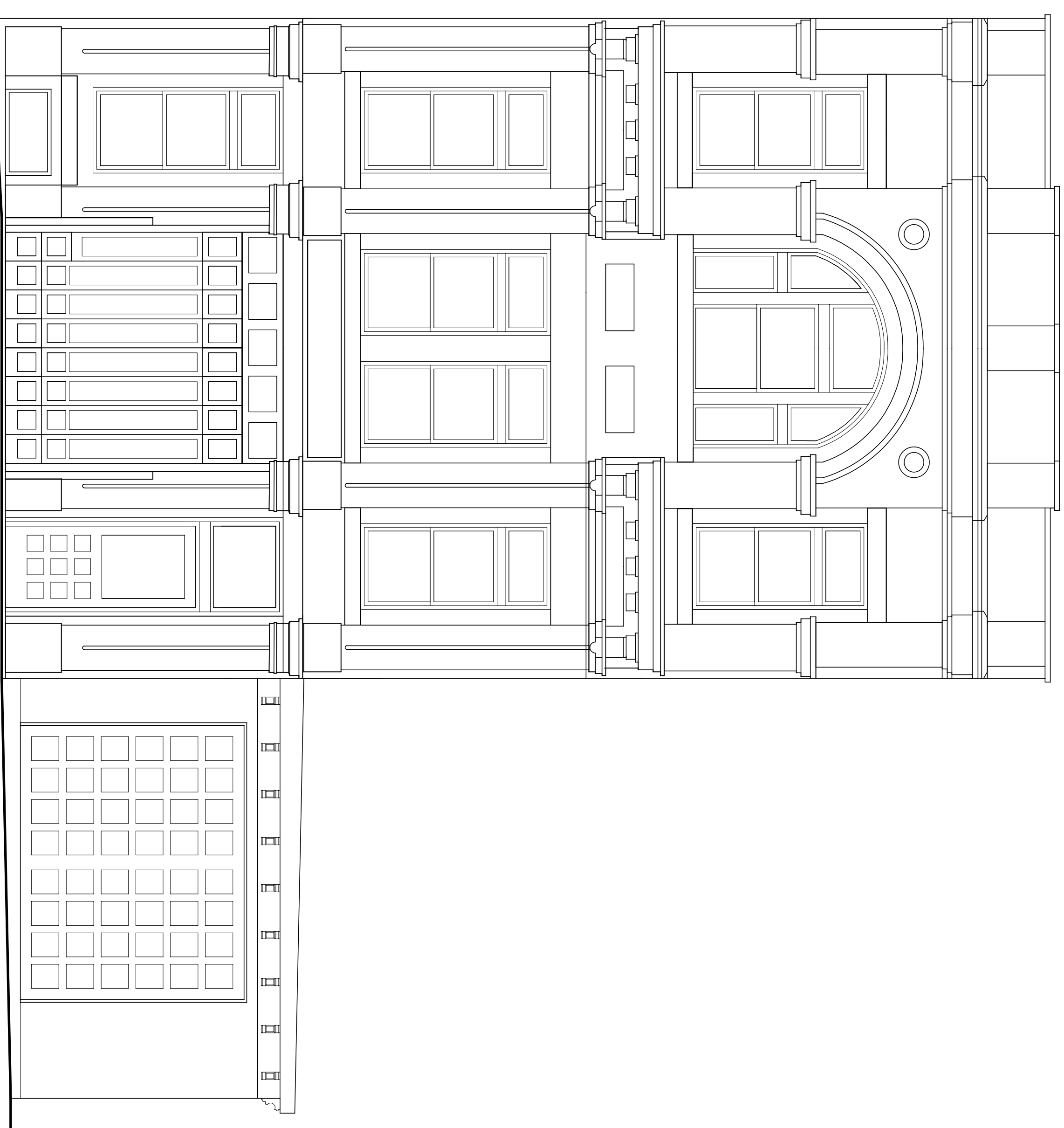
162 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-781973

JOB #: 2017:007
DATE: 6/25/19
SCALE: 1" = 10'
TITLE: SD-1
SHEET: 3 OF 3



Left Side Elevation

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



Front Elevation (no change)

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

Kathleen Rifkin
architect

55 North Street
Middlesex, NJ 08940
Phone (849) 956-2310
Fax (849) 956-2314

BUILDER / HOMEOWNER
HUDSON BEACH GLASS

JOB TITLE
NEW SHOP & STAIR ADDITION & 3RD FLR RENOVATION

JOB LOCATION
82 PAIN STREET
DUTCHESS COUNTY, NY

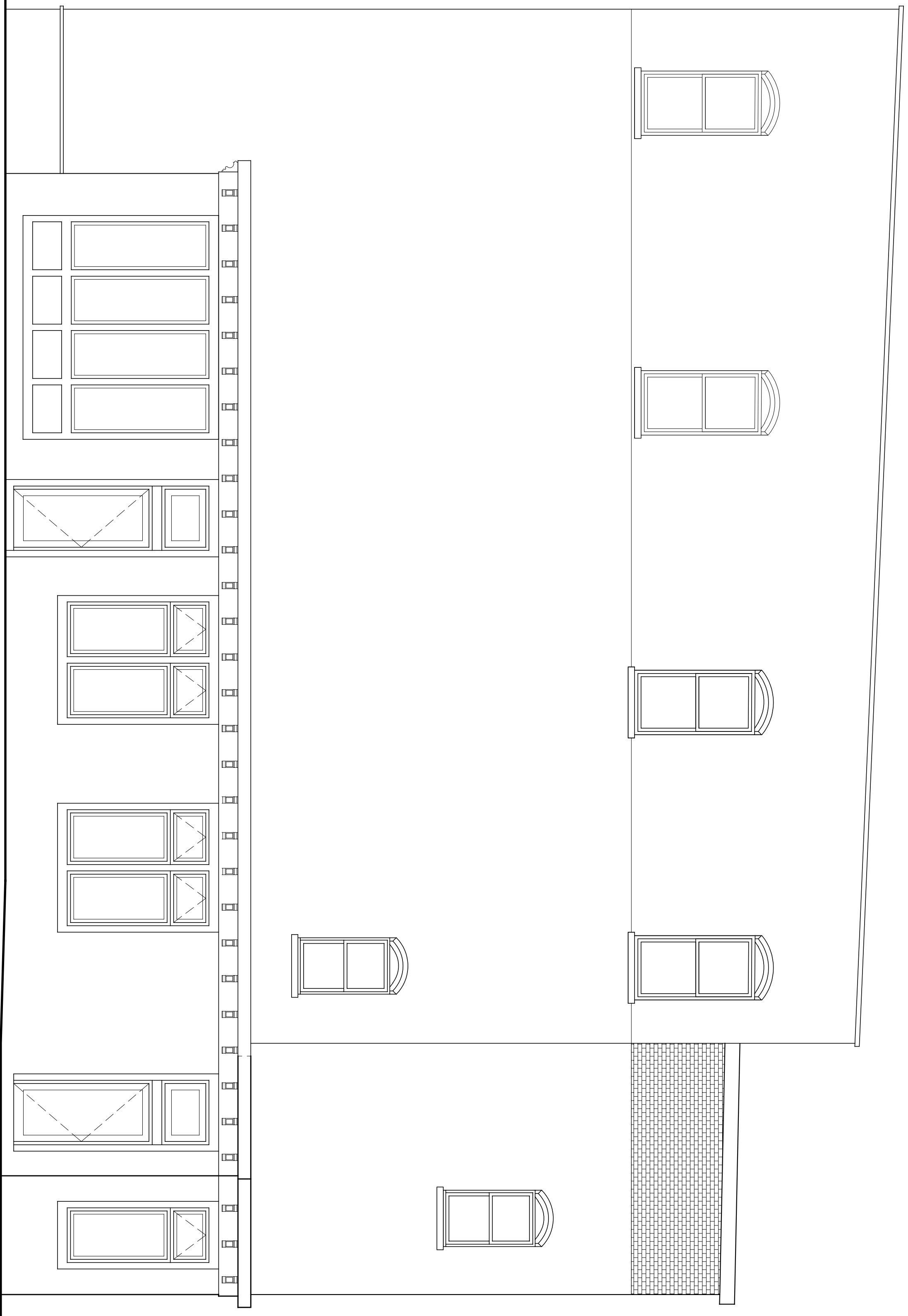
JOB #**16-438**

DATE **MAY 2019**

SCALE **NOTED**

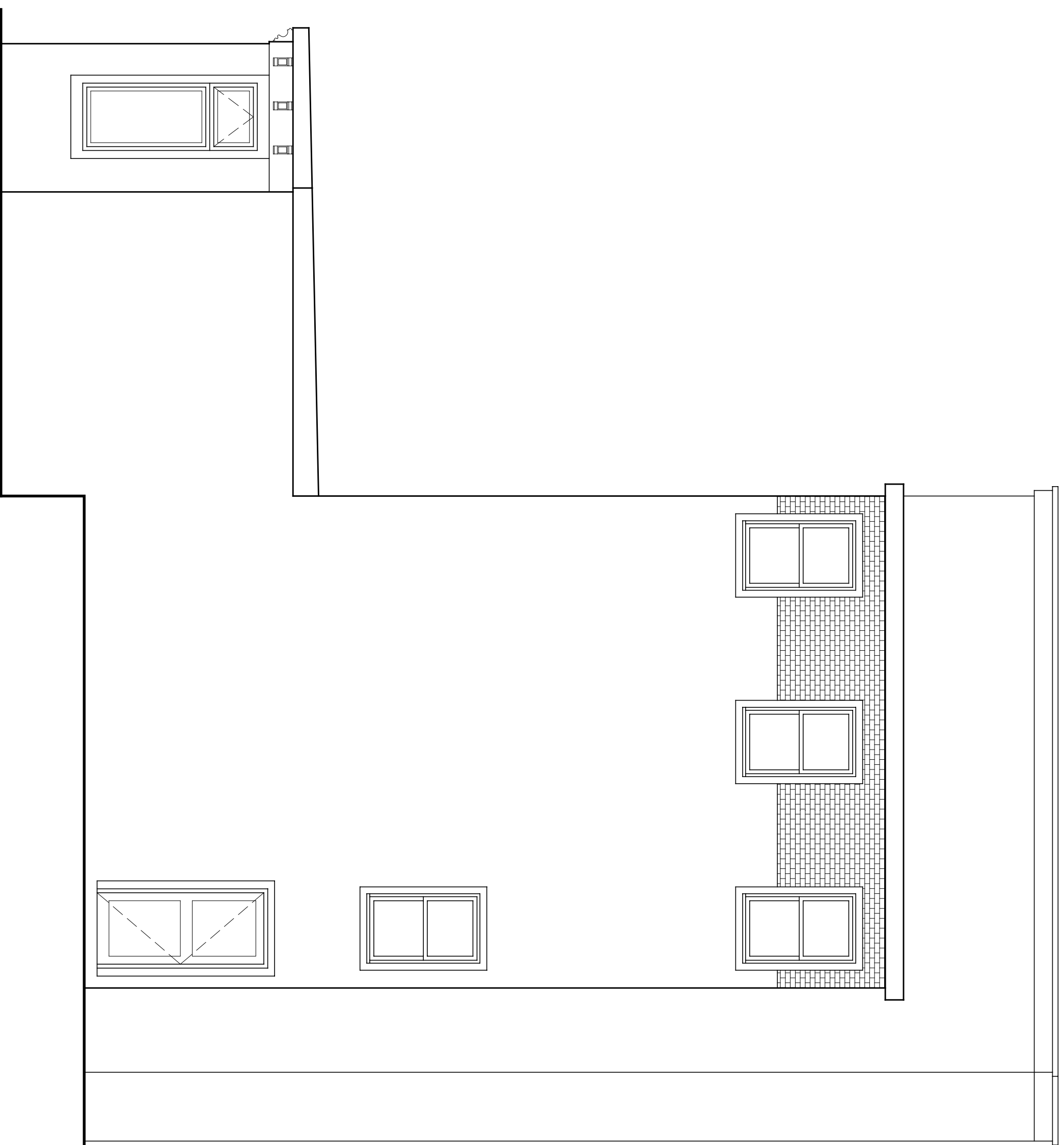
DWN BY **KR**

SHEET NO. :
OF



Right Side Elevation

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



Rear Elevation

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

Kathleen Rifkin
architect

55 North Street
Middlesex, NJ 08940
Phone (609) 956-2210
Fax (609) 956-2214

BUILDER / HOMEOWNER:
HUDSON BEACH GLASS

JOB TITLE:
NEW SHOP & STAIR ADDITION & 3RD FLR RENOVATION

JOB LOCATION:
62 PAIN STREET DUTCHESS COUNTY, NY

JOB: **16-428**

DATE: **MAY 2019**

SCALE: **NOTED**

DWN BY: **KR**

SHEET NO. :
OF

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 8, 2019

Re: **The Hose Company, 162 Main Street Amended Site Plan**

I have reviewed a July 30, 2019 response letter from Hudson Land Design, July 30, 2019 revised Short EAF, 3-sheet Site Plan set from Hudson Land Design, dated July 30, 2019, and 2-sheets with elevations from project architect Kathleen Rifkin, dated May 2019.

Proposal

The applicant is proposing to construct a rear addition on an existing historic building, including a new three-story stairway, storage space, a one-story shop extension, and access to a new two-bedroom apartment on the existing third floor. The 0.096-parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) zone.

Comments and Recommendations

1. Since this application involves alterations to a property in the Historic District Overlay Zone, the proposal will need a Certificate of Appropriateness under Chapter 134, Historic Preservation, complying with the additional design standards adopted last year. The original submittals for this rear addition appear to be compatible with the HDLO requirements.
2. The Board discussed finish options for the proposed addition at the July meeting, but the elevations provided for this month have far less information than the previously submitted elevations. The final elevations will need materials, colors, and general dimensions added.
3. Two existing tall windows are proposed to be closed-up on the second-floor to the rear. Could these windows be re-used in place of the new smaller windows on the side and rear walls?
4. A street tree has been added to the Site Plan near the front corner on the side of the building. The plans should show how the tree well will fit within the existing pavers and concrete walk.

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

John Clarke, Beacon Planning Consultant

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

City of Beacon Planning Board
8/13/2019

Title:

Beekman Street - Ferry Landing

Subject:

Continue review of application for Site Plan Approval, 6 Unit Residential "Ferry Landing at Beacon", Beekman Street, submitted by Ferry Landing at Beacon, Ltd.

Background:

ATTACHMENTS:

Description	Type
Ferry Landing Cover Letter	Cover Memo/Letter
Ferry Landing Attorney Letter	Cover Memo/Letter
Ferry Landing Sight Distance Plan	Plans
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment
Ferry Landing Traffic Consultant Review	Consultant Comment
DOCS-#682932-v2-Site_Plan_Resolution_Ferry_Landing_	Resolution

**FERRY LANDING AT BEACON, LTD.
DEVELOPERS - DESIGNERS - BUILDERS
Post Office Box 294
Beacon, NY 12508
845-464-0460**

VIA HAND DELIVERY

July 29, 2019

Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Five (5) folded paper copies of Sight Distance Plan (Page 1 of 1)
- One (1) electronic copy of the above items on USB flash drive

The above listed items are submitted in accordance with the discussions held on July 9, 2019 with the Planning Board, and in contemplation of final Site Plan approval at the August 13, 2019 Planning Board meeting.

In particular, the Sight Distance Plan (Page 1 of 1) in this submission is provided to further the discussions held with the City of Beacon's consultant Creighton Manning Engineering, LLP at a meeting on July 18, 2019.

With respect to the comments received from the City of Beacon's consultants, please find the following responses:

Creighton Manning Engineering, LLP missive dated April 8, 2019:

- 1: The SLSD left of 335' is based on a design speed limit of 30 mph. The posted speed limit for vehicles approaching from the left is 25 mph. The 30 mph design speed limit was only used for simplicity and to provide a margin of safety. Based on a design speed limited of 25 mph only 280' of SLSD left is required. The projected SLSD left of 303' is a conservative calculation based on an assumed minimum angle of repose for proposed grading. The actual provided SLSD may be greater than 303'.

Additionally, as the vertex is moved toward the through road edge of pavement the sight distance lengths increase significantly. It should also be noted that in accordance with Section 192-2.B of the code the SSD requirements will exceed the minimums.

2. A receiving curb ramp on the north side of Ferry Street will be provided for the new cross walk spanning Ferry Street in accordance with the New York State Department of Transportation's Standard Sheets, specifically Sheet 1, Note 3.
3. A Sight Distance Plan (Page 1 of 1) with a dimensioned sight distance exhibit based on AASHTO guidelines for the Beekman Street – Ferry Street intersection looking south (to the left) is provided in this submission. Additionally, as was previously stated the existing sight line obstructions require vehicles exiting Ferry Street to move toward the through road edge of pavement to improve sight distance. It should also be noted that in accordance with Chapter 223 Article IVE the project will exceed all setback requirements and in accordance with Section 192-11.B and Section 195-25.E of the code the project will exceed the 25' x 25' intersection sight triangle requirements.

Lanc & Tully Engineering and Surveying, P.C. missive dated July 2, 2019:

No comments Provided.

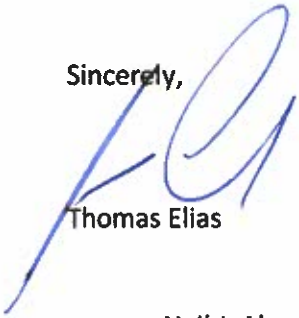
John Clark Planning and Design missive dated July 5, 2019:

1. Renderings of the requested alternate design dated June 26, 2019 and submitted to the City Planning Board, which extending the brick up to the third-floor railing elevation were discussed and decided on by the Planning Board during the July 9, 2019 Planning Board meeting. Scaled Elevation drawings dated June 24, 2019, of all four sides of the building for this requested alternate design have been previously submitted to the City Planning Board concurrently with the renderings for this alternate design.
2. A letter dated July 23, 2019 (page 1 of 1) annexed to this correspondence will serve as a general note for all previously submitted renderings, elevations, and site plans indicating that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the roof top level.
3. A LWRP Consistency Determination and a SEQRA Negative Declaration have already been provided at the June 11, 2019 Planning Board Meeting.

We look forward to appearing before the Planning Board at the regularly scheduled meeting on August 13, 2019 to conclude the application process and in contemplation of final Site Plan approval. Should the Planning Board have any questions or comments relative to this application, please feel free to contact me.

Page 3 of 3 dated July 29, 2019

Sincerely,

A handwritten signature in blue ink, appearing to read 'TE', is written over the word 'Sincerely,'.

Thomas Elias

cc: Neil J. Alexander, Cuddy & Feder LLP

FERRY LANDING AT BEACON, LTD.

DEVELOPERS - DESIGNERS - BUILDERS

Post Office Box 294

Beacon, NY 12508

845-464-0460

VIA HAND DELIVERY

July 29, 2019

Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Ferry Landing at Beacon
Beekman Street
Beacon, NY 12508
Parcel Grid # 5954-33-556840

Dear Members of the Beacon City Planning Board:

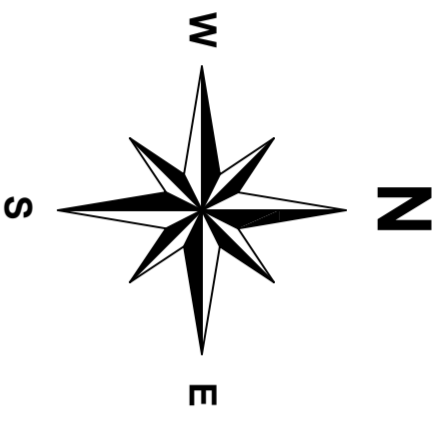
This letter will serve as a general note on all the previously submitted renderings, elevations, and site plans for the above referenced application stating that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the roof top level.

Sincerely,



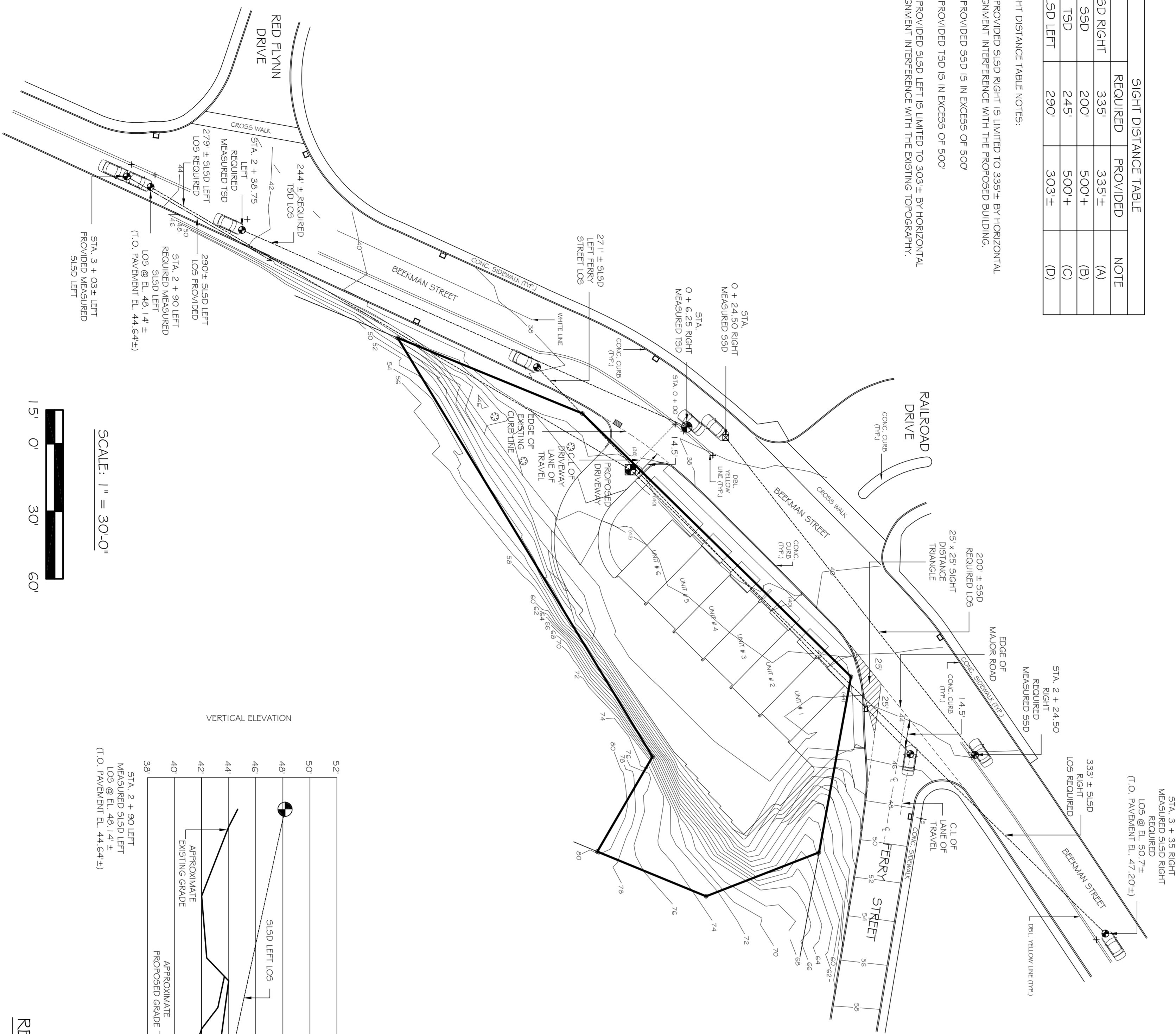
Thomas Elias

cc: Neil J. Alexander, Cuddy & Feder LLP



SIGHT DISTANCE TABLE			NOTE
S1SD RIGHT	REQUIRED 335'	PROVIDED 335'±	(A)
SSD	REQUIRED 200'	PROVIDED 500'±	(B)
TSD	REQUIRED 245'	PROVIDED 500'±	(C)
S1SD LEFT	REQUIRED 290'	PROVIDED 303'±	(D)

- SIGHT DISTANCE TABLE NOTES:
- (A) PROVIDED S1SD RIGHT IS LIMITED TO 335'± BY HORIZONTAL ALIGNMENT INTERFERENCE WITH THE PROPOSED BUILDING.
 - (B) PROVIDED SSD IS IN EXCESS OF 500'
 - (C) PROVIDED TSD IS IN EXCESS OF 500'
 - (D) PROVIDED S1SD LEFT IS LIMITED TO 303'± BY HORIZONTAL ALIGNMENT INTERFERENCE WITH THE EXISTING TOPOGRAPHY.

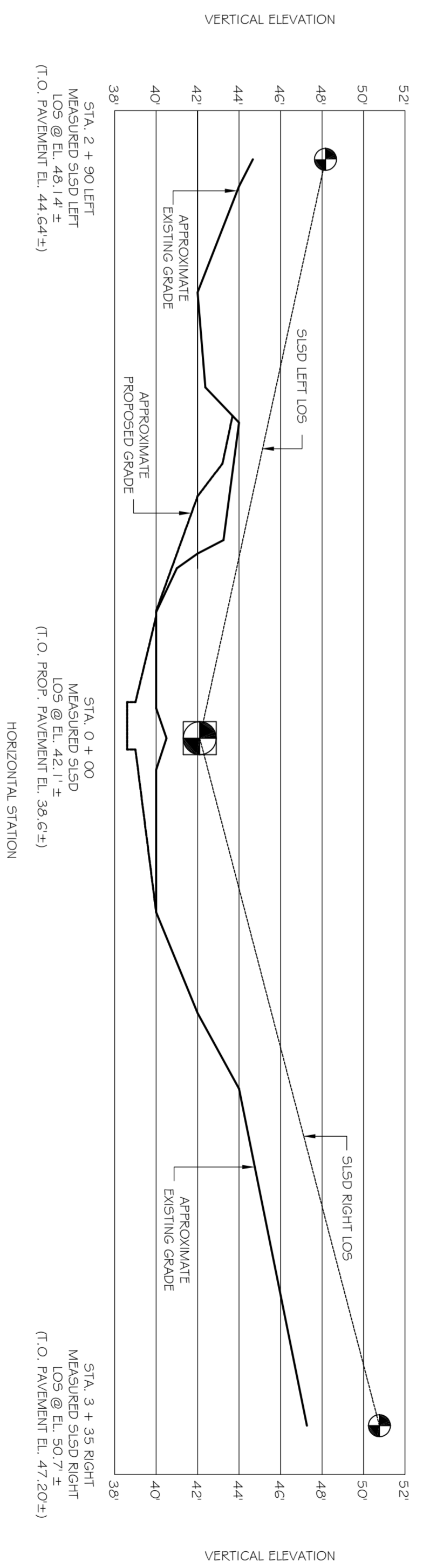


DRIVEWAY SIGHT DISTANCE NOTES

1. DRIVEWAY SITE DISTANCE REQUIREMENTS IN CONFORMANCE WITH THE STANDARDS CONTAINED IN THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION AND PLANNING DESIGN MANUAL AND 2015 ROAD DESIGN AND CONSTRUCTION MANUAL, DATED JANUARY 2015, AND THE ASHTO PUBLICATION TITLED "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" DATED 2011.
2. DRIVEWAY SIGHT DISTANCE DESIGN BASED ON THE FOLLOWING:
 - A) 30 MPH DESIGN SPEED ON MAJOR ROAD WITH NO ADJUSTMENT FACTORS FOR SIGHT DISTANCES BASED ON APPROACH GRADE.
 - B) DRIVEWAY INTERSECTION WITH NO TRAFFIC CONTROL ON THE MAJOR ROAD AND STOP CONTROL ON THE DRIVEWAY.
 - C) 335' STOP LINE SIGHT DISTANCE (S1SD) FOR LEFT TURN FROM STOP
 - 1 LANE CROSSED
 - 1 LANE STOP LINE SIGHT DISTANCE (S1SD) FOR RIGHT TURN FROM STOP
 - E) 250' STOP LINE SIGHT DISTANCE (S1SD) ON MAJOR ROAD.
 - F) 200' STOPPING SIGHT DISTANCE (SSD) ON MAJOR ROAD.
 - F) 245' TURNING SIGHT DISTANCE (TSD) SITE DISTANCE FOR LEFT TURN FROM MAJOR ROAD - 1 LANE CROSSED.
3. STOP LINE SIGHT DISTANCE (S1SD) AND TURNING SIGHT DISTANCE (TSD) ARE MEASURED AT 42' ABOVE DRIVEWAY SURFACE AND ROAD PAVEMENT SURFACE (DRIVER EYE ELEVATION).
4. STOPPING SIGHT DISTANCE (SSD) IS MEASURED FROM 42' ABOVE ROAD PAVEMENT SURFACE (BRAKE LIGHT ELEVATION).
5. A SIGHT DISTANCE ASSUMPT FOR THE PURPOSE OF PROVIDING AND MAINTAINING UNOBSTRUCTED SIGHT DISTANCE FOR VEHICULAR EGRESS FROM THE PROPOSED DRIVEWAY ACROSS ALL LOTS AND COMMON AREAS WILL BE PROVIDED.

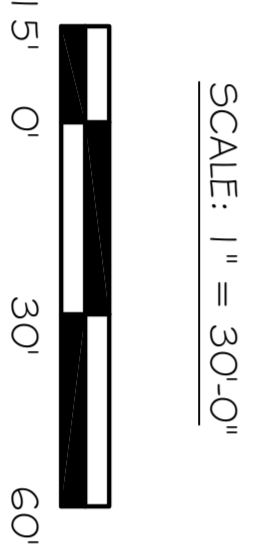
SIGHT DISTANCE SYMBOLS

- DRIVER LOCATION AT 42' ABOVE DRIVEWAY SURFACE ELEVATION AT STOP
- BRAKE LIGHT LOCATION AT 24' ABOVE ROAD SURFACE ELEVATION
- LINE OF SIGHT
- STOP LINE SIGHT DISTANCE
- STOP SIGHT DISTANCE
- TURNING SIGHT DISTANCE



REQUIRED STOP LINE SIGHT DISTANCE PROFILE

HORIZONTAL SCALE: 1" = 50'
VERTICAL SCALE: 1" = 5'



SCALE: 1" = 30'-0"

SIGHT DISTANCE PLAN
FOR
FERRY LANDING AT BEACON
BEEKMAN AND FERRY STREET
BEACON, NY 12508

FERRY LANDING AT BEACON, LTD
DEVELOPERS · DESIGNERS · BUILDERS
POST OFFICE BOX 294
BEACON, NY 12508

DATED: JULY 29, 2019
SCALE: 1" = 30'-0"
DRAWING:
1 OF **1**

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 8, 2019

Re: **Ferry Landing at Beacon Site Plan**

I have reviewed an applicant response letter, an applicant letter attesting that “no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the roof top level” and a 1-sheet Sight Distance Plan, all dated July 29, 2019.

Proposal

The applicant is proposing to construct six residential units on 0.56 acres in the Linkage zoning district and the Coastal Management Zone.

Comments and Recommendations

1. A note should be provided on the final plans that no resident access, mechanical equipment, antennas, chimneys, or similar accessory structures are proposed for the top-level roof.
2. The applicant has provided an acceptable LWRP consistency justification for the project. The Planning Board will need to issue an LWRP Consistency Determination for the project.

I have no additional planning comments on this application. If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Thomas Elias, Project Representative

August 11, 2019

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

RE: Continued Site Plan and Traffic Review for "Ferry Landing," City of Beacon, NY;
CM Project #117-083.4

Dear Mr. Gunn:

Creighton Manning Engineering (CM) has reviewed the July 29, 2019 letter and Sight Distance Plan (Drawing 1 of 1) prepared by Ferry Landing at Beacon, LTD. The letter contains responses to our April 8, 2019 review of this application. CM also met with the applicant and the City's Building Inspector on July 18, 2019 to review and clarify the prior comments. The following comments are offered based on our continued review:

1. The Sight Distance Plan indicates that the required sight line for intersection sight distance (ISD) from Ferry Street looking left (south) will be obstructed by the building and landscaping areas. Since this is a common occurrence in urban areas where design guidelines encourage a close connection between the building and public sidewalk, providing ISD equal to the stopping sight distance (SSD) is often considered the minimum requirement. For this scenario, the required SSD is 200 feet. Based on CM's analysis, the sight line for 200 feet of ISD will pass through the landscaping areas in front of units 1-3. (Similarly, the sight line for 200 feet of ISD looking right (north) from the proposed driveway on Beekman Street will pass through the landscaping areas in front of units 5-6.) Therefore, CM recommends that all proposed plantings/landscaping in front of the building be limited to grass and/or low groundcover to prevent sight line obstructions.
2. Given the proposed sight distance conditions, CM recommends that the City of Beacon perform a sight distance evaluation in the field during construction stakeout of the building to confirm that the minimum sight distance can be achieved. The applicant should be responsible for mitigating any sight distance obstructions prior to laying the foundation of the building.
3. The City of Beacon should consider installing an additional 25-mph speed limit sign on northbound Beekman Street near its intersection with Red Flynn Drive/Long Dock Road to remind road users of the posted speed limit as they approach the subject site and Ferry Street.

Mr. John Gunn
August 11, 2019
Page 2 of 2

If you have any questions about the above comments, please do not hesitate to contact our office.

Respectfully,
Creighton Manning Engineering, LLP



Frank A. Filiciotto, PE

N:\Projects\2017\117-083 Beacon Reviews\Ferry Landing -083.4\Ferry Landing Review3.docx

RESOLUTION

**PLANNING BOARD
BEACON, NEW YORK**

**SITE PLAN APPROVAL
FOR FERRY LANDING AT BEACON**

WHEREAS, the Beacon Planning Board received applications for Subdivision and Site Plan Approval from Ferry Landing at Beacon, Ltd. (the “Applicant”) to construct eight (8) single-family townhouses (which application was later revised to reduce the proposal to six [6] single-family townhouses) on 0.56 acres (the “Project” or “Proposed Action”), located at the intersection of Beekman Street and Ferry Street and designated on the City tax map as Parcel No. 5954-33-556840 in the Linkage (L) zoning district and the Coastal Management Zone as defined by the City’s Local Waterfront Revitalization Program (LWRP) (the “Property”); and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application forms, correspondence, the Environmental Assessment Form (“EAF”) and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown the on the following drawings:

1. “Site Information Plan for Ferry Landing at Beacon”, Sheets 1-9, prepared by Ferry Landing at Beacon, Ltd.:

<u>Sheet</u>	<u>Title</u>	<u>Dated</u>
1 of 9	<i>Site Information Plan</i>	last rev. 3/20/19
2 of 9	<i>Existing Site Conditions</i>	last rev. 3/20/19
3 of 9	<i>Site Development Plan</i>	last rev. 3/20/19
4 of 9	<i>Site Grading Plan</i>	last rev. 3/20/19
5 of 9	<i>Site Utilities Plan</i>	last rev. 3/20/19
6 of 9	<i>Utility Profile Plan</i>	last rev. 3/20/19
7 of 9	<i>Sight Distance Plan</i>	last rev. 3/20/19
8 of 9	<i>Site Details Plan</i>	last rev. 3/20/19
9 of 9	<i>Site Details Plan</i>	last rev. 3/20/19; and

2. “*West Elevation, East Elevation, South Elevation, North Elevation,*” Drawing 1 of 1, dated June 26, 2019;

3. “*Axonometric Diagram,*” dated June 26, 2019;

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

4. *Rendered West Elevation, Rendered Perspective One, Rendered Perspective Two, Rendered Perspective Three*, Drawing 1 of 1, dated June 26, 2019;
5. “*Sight Distance Plan for Ferry Landing at Beacon*,” prepared by Ferry Landing at Beacon, Ltd, dated July 29, 2019; and

WHEREAS, the Application was referred to the Dutchess County Department of Planning and Development and the Planning Board is in receipt of a response with comments dated August 16, 2017, which comments were duly considered by the Planning Board in its review of the Application; and

WHEREAS, the Planning Board as Lead Agency opened a public hearing to consider comments concerning any environmental impacts of the Proposed Action pursuant to the State Environmental Quality Review Act (SEQRA) on June 12, 2018, the public hearing was adjourned from July 2018 through February 2019 to permit the Applicant to meet and confer with the Architectural Review Board Subcommittee, and the hearing was re-noticed and re-opened on March 12, 2019 and closed on June 11, 2019; and

WHEREAS, by submission dated May 28, 2019 the Applicant revised the application to reduce the height of the proposed building from 4-stories to 3-stories; and

WHEREAS, by letter dated May 28, 2019 the Applicant withdrew its Subdivision Application; and

WHEREAS, the Proposed Action is an Unlisted Action pursuant to SEQRA and on June 11, 2019 after taking a “hard look” at the EAF and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and

WHEREAS, in accordance with Section 220-6 of Chapter 220, Waterfront Consistency Review, of the City Code, all “actions to be undertaken within the City’s Coastal Management Zone shall be evaluated for consistency in accordance with the....LWRP policy standards....”; and

WHEREAS, on June 11, 2019, the Planning Board determined that the Proposed Project is consistent with the LWRP policies which apply to the Project; and

WHEREAS, on July 9, 2019 the Planning Board opened a duly noticed public hearing on the application for Site Plan approval, and after all those interested were given an opportunity to be heard the public hearing was closed on July 9, 2019; and

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

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Site Plan Approval to the Project, as shown on the Site Plan drawings and other application materials listed above, subject to the following conditions and modifications:

A. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Chairman of the Planning Board:

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer’s letter to the Planning Board dated August 7, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner’s letter to the Planning Board dated August 8, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
5. The comments contained in the City Traffic Consultant’s letter to the Planning Board dated August 11, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Consultant.
6. The Applicant shall submit information to clarify the material to be used for the cornice at the top of the brick.
7. The following plans and graphics shall be incorporated into the Site Plan set prior to the signing of the Site Plan by the Chairman of the Planning Board:
 - a. “*West Elevation, East Elevation, South Elevation, North Elevation,*” Drawing 1 of 1, dated June 26, 2019;
 - b. “*Axonometric Diagram,*” dated June 26, 2019;
 - c. *Rendered West Elevation, Rendered Perspective One, Rendered Perspective Two, Rendered Perspective Three,* Drawing 1 of 1, dated June 26, 2019;
 - d. “*Sight Distance Plan for Ferry Landing at Beacon,*” prepared by Ferry Landing at Beacon, Ltd, dated July 29, 2019; and
8. The Applicant shall add the following notes to the Site Plan:
 - a. No resident access shall be permitted on the roof of the third story. No mechanical equipment, antennas, chimneys or similar rooftop elements or

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

accessory structures are permitted without Planning Board approval which shall consider the preservation and protection of the view shed from Bayview Avenue.

- b. After the issuance of a building permit and after installation of the foundation forms, but prior to the pouring of the foundation, the foundation forms shall be inspected by the City Building Inspector for consistency with the Sight Distance Plan for Ferry Landing at Beacon, dated July 29, 2019 to confirm the required minimum sight distance can be achieved. The City Building Inspector may consult with the City Engineer and/or City Traffic Consultant as necessary in performing the sight distance evaluation. In the event the required minimum sight distance cannot be achieved due to obstructions or other reason, the Site Plan shall be revised to achieve the required minimum sight distance. If revisions other than field changes are necessary to achieve the required minimum sight distance, the Applicant shall return to the Planning Board for approval of such revisions.

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

B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. The Applicant shall submit a (1) 20 ft. Drainage Easement for the existing drainage infrastructure located on the Property, and (2) a Sight Distance Easement restricting the landscape planting beds westerly of the front facades to vegetation consistent with a low-profile growth pattern and prohibiting any improvement in such area that would obstruct sight distance for vehicle egress southerly from Ferry Street or northerly from the site driveway, in recordable form satisfactory to the City Attorney, which shall be recorded by the Applicant in the Dutchess County Clerk's Office after acceptance by the City Council with a copy of the recorded document and proof of recording submitted to the City Clerk and Building Department for filing. For the purpose of obtaining a Building Permit, acceptance by the City Council and recording in the Dutchess County Clerk's Office are not pre-requisites for the issuance of a Building Permit.
2. The Applicant shall submit a Construction Management Plan for review and approval of the Building Inspector, Highway Superintendent and City Engineer.

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

3. The Applicant shall post a performance guaranty with the City of Beacon for all proposed public improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.
4. The Applicant shall establish an escrow pursuant to Section 223-61.1 of the Zoning Code for construction inspections by the City Engineer on behalf of the City of Beacon.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. The Applicant shall submit appropriate Condominium or Homeowner's Association documentation for review as to form by the City Attorney, which shall include but not be limited to (1) common access easements, (2) maintenance obligations for all common areas including landscaping, sidewalks, stormwater facilities, snow removal, and all other common elements, including reference to the aforementioned sight distance easement, (4) common utility easements, and (3) notice of the prohibitions against (i) resident rooftop access, and (ii) installation of rooftop elements, as per the above-referenced plan notation.
2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the six new dwellings in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

3. The Applicant shall record the Drainage Easement and the Sight Distance Easement in the Dutchess County Clerk's Office and submit proof of recording along with a copy of the recorded documents to the Building Department and City Clerk's Office for filing.

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

Site Plan Approval
Ferry Landing at Beacon – Beekman Street

1. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
2. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
4. As used herein, the term “Applicant” shall include the Applicant and the Applicant’s heirs, successors and assigns, and where applicable its contractors and employees.
5. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
6. The approval granted by this resolution does not supersede the authority of any other entity.
7. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: August 13, 2019
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

_____, 2019
Dated

Motion by _____, seconded by _____:

Gary Barrack	Voting: ___	Jill Reynolds	Voting: ___
David Burke	Voting: ___	J. Randall Williams	Voting: ___
Patrick Lambert	Voting: ___	John Gunn, Chairman	Voting: ___
Rick Muscat	Voting: ___		

Resolution: Approved
Denied

City of Beacon Planning Board
8/13/2019

Title:

208 Main Street

Subject:

Continue review of application for a Special Use Permit and Site Plan Approval (add a partial 4th floor), Retail/Residential, 208 Main Street, submitted by 206-208 Main Street, LLC

Background:

ATTACHMENTS:

Description	Type
208 Main Street Cover Letter	Cover Memo/Letter
208 Main Street Shadow Study	Backup Material
208 Main Street Sheet 1 Site Plan	Plans
208 Main Street Sheet 2 Survey & Existing Conditions	Plans
208 Main Street Sheet 3 Building Plans	Plans
208 Main Street Sheet 4 Elevations	Plans
208 Main Street Sheet 5 Utility Plan	Plans
208 Main Street Sheet 6 Details	Plans
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment
DOCS-#681788-v2- Amended_Site_Plan_and_Special_Permit_Resolution_208_Main_	Resolution

ARYEH SIEGEL
ARCHITECT

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

Re: 208 Main Street
Site Plan Application – Comment Response

July 30, 2019

Dear Mr. Gunn & Board Members,

Please find below the Applicant's response to John Clarke Planning & Design comments in his Memorandum dated July 5, 2019; and in Lanc & Tully's Memorandum dated July 1, 2019 regarding the 208 Main Street application.

John Clarke Planning & Design Comment Responses:

1. Comment acknowledged.
2. Comment acknowledged. A revised copy of the Shadow Study has been submitted with the March 21st 3 story building image replaced with the correct image.
3. The roof garden design has been expanded to cover more than 50% of the 3rd floor roof area.
4. Notes have been added to Sheet 1 indicating that the front line of the building is both existing and proposed for the 3rd floor. The note showing the existing one story section has been corrected to state that there will be 3 stories above that area.
5. A note has been added to the Site Plan stating that landscaping along the municipal parking lot damaged during construction will be replaced.

Lanc & Tully Comment Responses:

1. Lanc & Tully did not have any comments on the last submission.

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

ARYEH SIEGEL

ARCHITECT

A handwritten signature in black ink that reads "Aryeh Siegel". The script is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly legible.

Sincerely,
Aryeh Siegel
Aryeh Siegel, Architect

Shadow Study

208 Main Street

Prepared by Aryeh Siegel Architect

July 30, 2019

Introduction

This study presents the the minimal impact of shadows cast by the proposed building at 208 Main Street, specifically the impacts of a proposed addition at the 4th floor of the previously approved 3 story building on surrounding properties, and in particular, on the adjacent residential property to the north at 6 Digger Phelps Court.

The proposed 4th story is set back on 3 sides of the 3rd story roof, as required by Zoning. The setbacks strongly mitigate the effect of shadows in addition to those generated by the approved 3 story building.

The Planning Board asked for documentation that the 4th story does not create an additional adverse condition of shade and shadow onto the neighboring residential property.

Shadows are variable, and depend on factors such as the height and size of buildings, proximity of buildings to each other, intervening features such as topography and vegetation and the angle of the sun. The angle of the sun varies based on the rotation of the earth (i.e. time of day) and it's elliptical orbit (i.e. change in seasons). The longest shadows are cast during the winter months, and the shortest shadows are cast during the summer months.

It is also important to note that shadows are in constant motion, and the limited impacts noted herein will affect the adjacent property for only short periods of time. Additionally, the shadow conditions depicted in the following computer generated images make no allowance for cloud cover of overcast skies, which occur randomly, but with greater frequency and duration in the late fall and winter (corresponding to the worst case autumnal equinox shadow impact described above). These factors have the affect of reducing the actual (and perceived) shadow impact.

As documented below, the shadow diagrams indicate that the building will result in slightly longer shadows on the neighboring property during certain times of the day, during certain times of the year. However, the effect of shadows on the neighboring house itself is minimal.

ARYEH SIEGEL

ARCHITECT

Shadow Study Methodology

The study uses a computer generated 3-dimensional model of the project. The 3D model is geo-located to its precise physical location in the software program using real world scaling and geodata mapping coordinates. Data on solar declination (angle) and position and time of day on exact dates are accurately calculated by the software program, and then the program generates shadowed images of the proposed building and the adjacent house for key dates in the solar calendar: the summer and winter solstices, and the spring and autumn equinoxes. The selection of morning , noon, and afternoon times to calculate shadows, in addition to the seasonal variations, is standard practice for this type of study.

On June 21st at solar noon (the summer solstice), the sun reaches its highest point in the sky for the year. On December 21st at solar noon (the winter solstice), the sun is at its lowest elevation in the sky for the year.

On March 21st and September 21st (vernal and autumnal equinoxes), daylight and darkness each last for 12 hours.

All times referenced are standard or daylight savings time, as appropriate for the season. The 21st of each month is used as the standardized approximation. Depending on the calendar year, these dates may be up to two days off from the actual equinox or solstice. Shading is not strongly effected by this variation.

Images

24 images are presented in this study. For each of the four seasonal periods images are presented at 9:00 AM, Noon and 5:00 PM. The images show these time periods for both the previously approved 3 story building (with the adjacent house shown in red) and the proposed 4th story addition (with the adjacent house shown in yellow).

Shadow Study Diagram Observations

The following observations of the shadows cast by the proposed building by season, with and without the proposed 4th story addition.

Spring Equinox:

At 9:00 AM the sun is rising and low in the sky. The proposed building addition causes no change to these conditions as the sun is located to the east at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At noon, The proposed building addition causes no change to these conditions as the sun is located more directly overhead at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At 5:00 the sun is setting, low on the horizon, and the proposed building addition causes no change to these conditions as the sun is located to the west at this time. There are minimal shadows on the lowest east corner of the adjacent house at this time with or without the proposed 4th story addition. There is no additional shadow coverage due to the proposed 4th story addition.

ARYEH SIEGEL

ARCHITECT

Summer Solstice:

At 9:00 AM the sun is rising and low in the sky. The proposed building addition causes no change to these conditions as the sun is located to the east at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At noon, The proposed building addition causes no change to these conditions as the sun is located more directly overhead at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At 5:00 the sun is setting, low on the horizon, and the proposed building addition causes no change to these conditions as the sun is located to the west at this time. There are minimal shadows on the lowest east corner of the adjacent house at this time with or without the proposed 4th story addition. There is no additional shadow coverage due to the proposed 4th story addition.

Autumnal Equinox:

At 9:00 AM the sun is rising and low in the sky. The proposed building addition causes no change to these conditions as the sun is located to the east at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At noon, The proposed building addition causes no change to these conditions as the sun is located more directly overhead at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At 5:00 the sun is setting, low on the horizon, and the proposed building addition causes no change to these conditions as the sun is located to the west at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

Winter Solstice:

At 9:00 AM the sun is rising and low in the sky. The proposed building addition causes no change to these conditions as the sun is located to the east at this time. There are no shadows on the adjacent house at this time with or without the proposed 4th story addition.

At noon, The proposed building addition causes no change to these conditions as the sun is located more directly overhead at this time. There are minimal shadows on the adjacent house at this time with or without the proposed 4th story addition. There is no additional shadow coverage due to the proposed 4th story addition.

At 5:00 the sun has set, and the project area is in darkness.

Conclusion

The study indicates that there are no significant shadows from the building at 208 Main Street on the adjacent house at 6 Digger Phelps Court for the majority of the year, and that the minimal shadows that do reach the house are the same whether or not the 4th story addition is included.



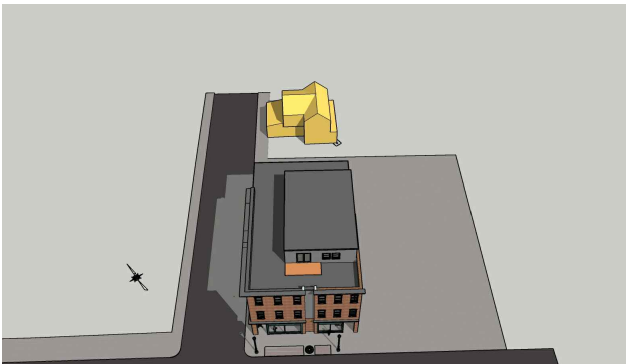
March 21 - 9am

4th Floor Addition
No Shadow on Neighboring House



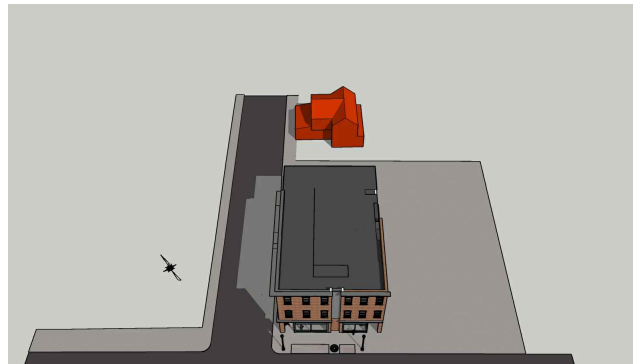
March 21 - 9am

Approved 3 Story Building
No Shadow on Neighboring House



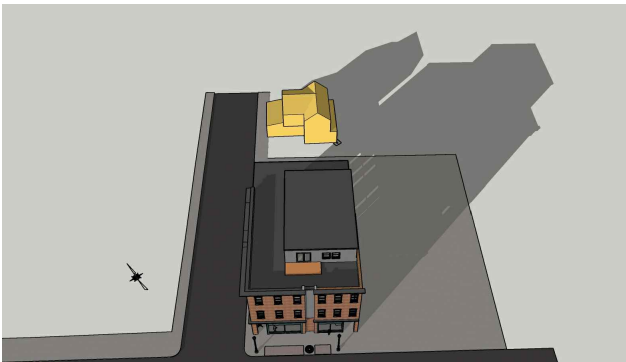
March 21 - 12pm

4th Floor Addition
No Shadow on Neighboring House



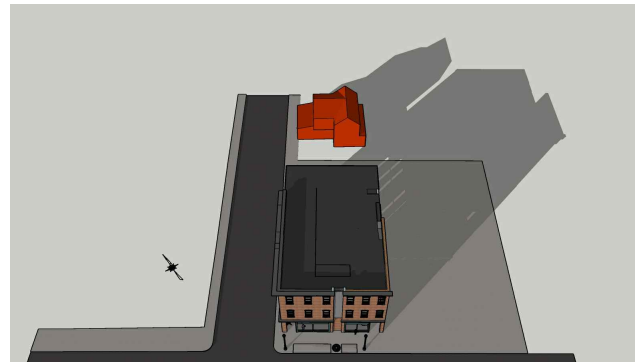
March 21 - 12pm

Approved 3 Story Building
No Shadow on Neighboring House



March 21 - 5pm

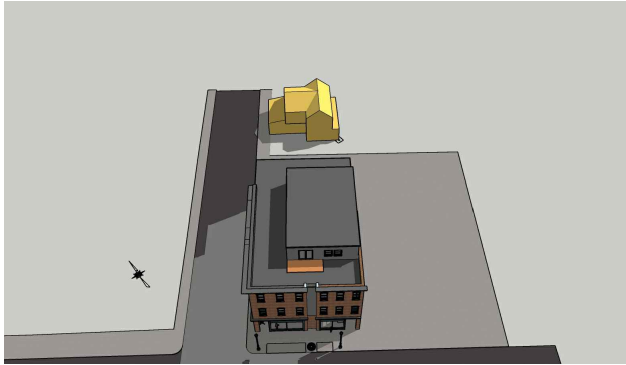
4th Floor Addition
No Shadow on Neighboring House



March 21 - 5pm

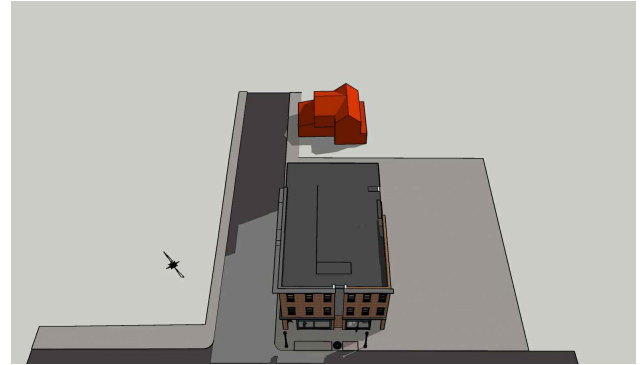
Approved 3 Story Building
Minimal Shadow on Neighboring House

Shadow Study - Spring Equinox



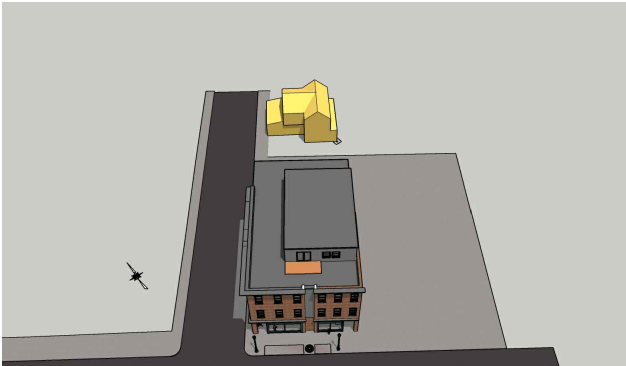
June 21 - 9am

4th Floor Addition
No Shadow on Neighboring House



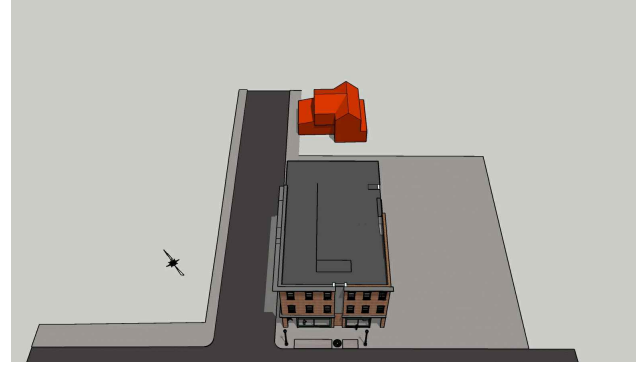
June 21 - 9am

Approved 3 Story Building
No Shadow on Neighboring House



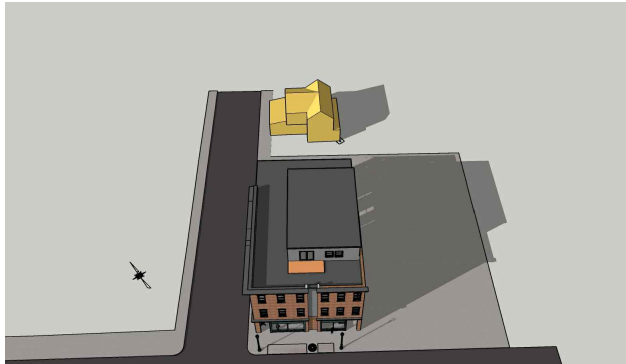
June 21 - 12pm

4th Floor Addition
No Shadow on Neighboring House



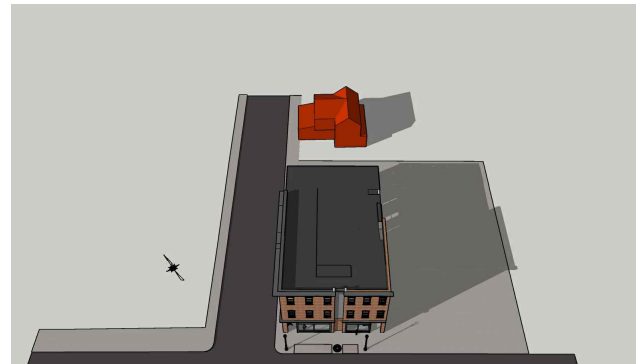
June 21 - 12pm

Approved 3 Story Building
No Shadow on Neighboring House



June 21 - 5pm

4th Floor Addition
No Shadow on Neighboring House



June 21 - 5pm

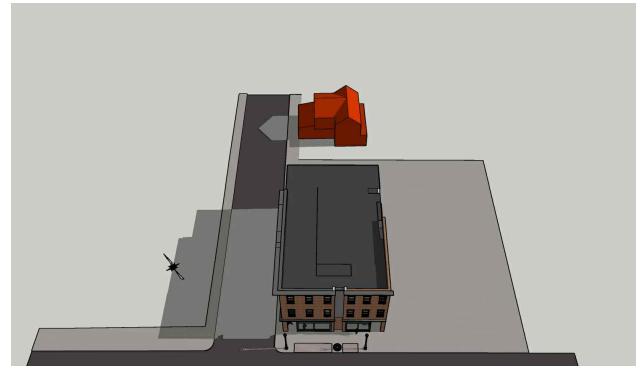
Approved 3 Story Building
Minimal Shadow on Neighboring House
No difference between Approved 3 story and 4th Story Addition

Shadow Study - Summer Solstice



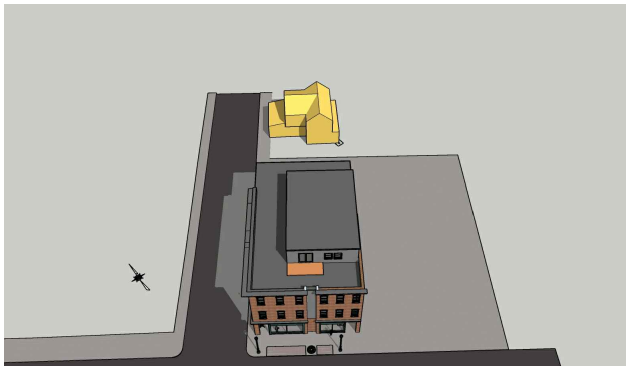
September 21 - 9am

4th Floor Addition
No Shadow on Neighboring House



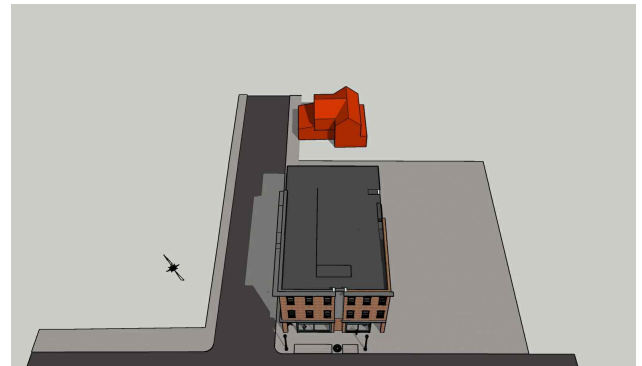
September 21 - 9am

Approved 3 Story Building
No Shadow on Neighboring House



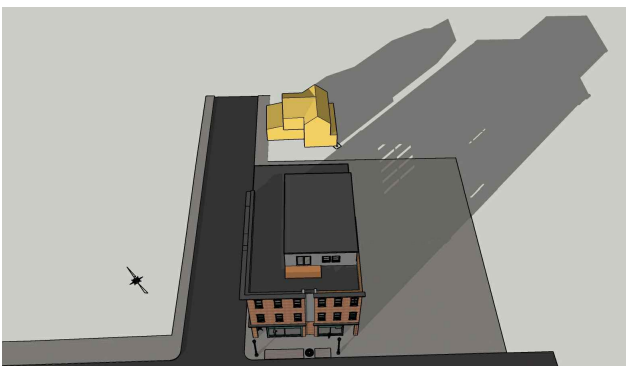
September 21 - 12pm

4th Floor Addition
No Shadow on Neighboring House



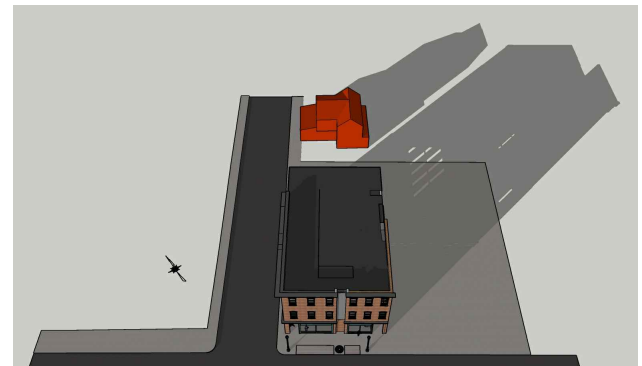
September 21 - 12pm

Approved 3 Story Building
No Shadow on Neighboring House



September 21 - 5pm

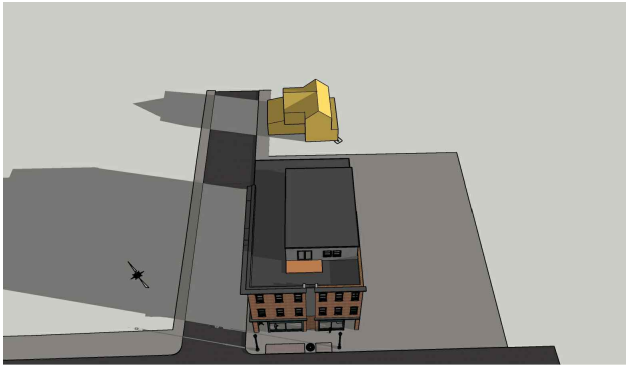
4th Floor Addition
No Shadow on Neighboring House



September 21 - 5pm

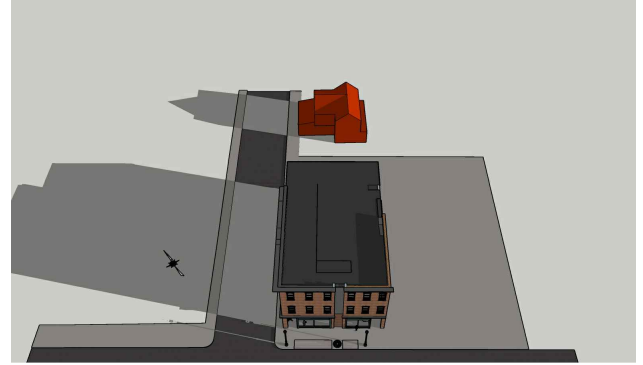
Approved 3 Story Building
No Shadow on Neighboring House

Shadow Study - Autumnal Equinox



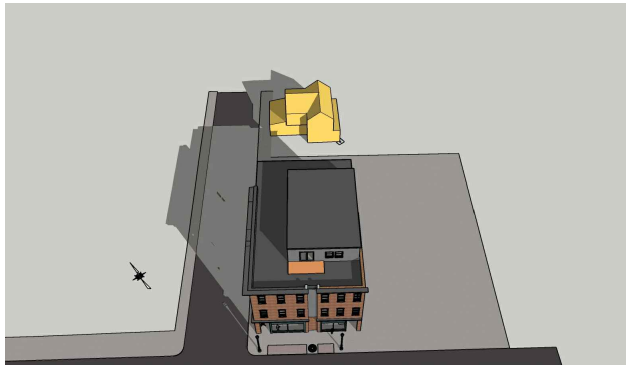
December 21 - 9am

4th Floor Addition
No Shadow on Neighboring House



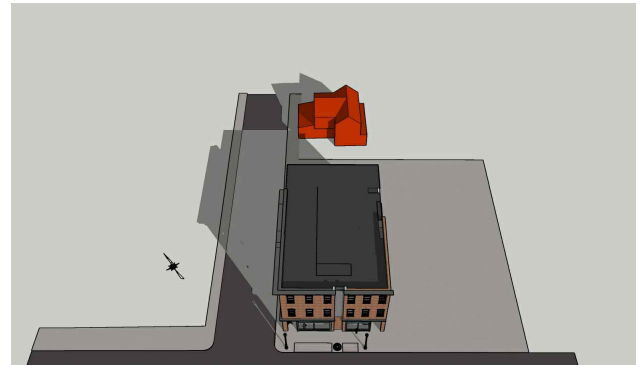
December 21 - 9am

Approved 3 Story Building
No Shadow on Neighboring House



December 21 - 12pm

4th Floor Addition
Minimal Shadow on Neighboring House



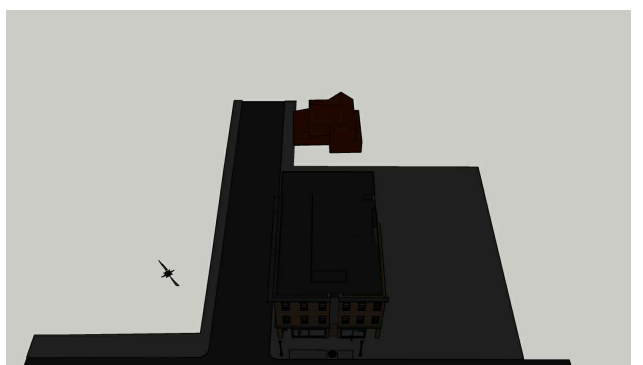
December 21 - 12pm

Approved 3 Story Building
Minimal Shadow on Neighboring House
No difference between Approved 3 story and 4th Story Addition



December 21 - 5pm

4th Floor Addition
After Sunset



December 21 - 5pm

Approved 3 Story Building
After Sunset

Shadow Study - Winter Solstice

Bulk Zoning Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Frontage Required	Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area	Minimum Landscaped Area	Proposed Landscaped Area
	Front	Side	Rear	Front	Side	Rear										
CMS	0' -10'	0	25	2.75' *	0'	25'	80%	100%	75'	101.62' **	3 stories. With special permit, 4 stories with a 15' step back above 38'	3 stories with stepped back 4th story at rear, 35' at front, 46' at stepped back rear portion	4,753 sf	10,763	10% **	6%

* Existing condition
 ** Minimum landscaped area may be waived for lots smaller than 5,000 sf. Subject lot is 4,753 sf

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
7	S-R	<i>Rhododendron maximus</i>	Rhododendron	30-36"	
Grass					
lbs	ECO-LAWN	<i>Buchloe dactyloides 'Texoka'</i>	Eco Lawn	Seed	April-October planting



Location Map

Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-842935
Lot Area:	0.109 Acres (4,753 sf)
Building Footprint:	2,571 square feet
Historical Overlay District:	No
Parking Overlay District:	Yes
Existing Use:	Retail / Multi-Family Residential
Proposed Use:	Retail / Multi-Family Residential

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Residential				
1964 - 1 1/2 spaces per dwelling unit	4 apartments	6 parking spaces		
Present - 1 space per dwelling unit			9 apartments	9 parking spaces
Retail				
1964 - 1 space per 200 sf gross area excluding basement and utility areas	2,571 sf	13 parking spaces		
Present - 3 spaces per 1,000 sf of floor area			2,100 sf	7 parking spaces
Total Required Parking Spaces		19 Parking Spaces		16 Parking Spaces
Total Proposed Parking Spaces				3 Parking Spaces (Note 1)

- Notes:**
- Parking is not required per Beacon Zoning Code Section 223-26 (B.2). The building was in existence on April 20, 1964. The new use is less than 25% greater intensity than the use existing in 1964. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 16 parking spaces are required for the current proposed uses.
 - Whenever a building or structure erected prior to or after April 20, 1964, or any land use shall undergo any increase in intensity of use in the number of dwelling units, floor area, seating capacity, number of employees or other unit of measurement specified hereinafter for required parking facilities, or from other causes, and further when said increase would result in a requirement for additional parking facilities through application of the Schedule of Off-Street Parking Requirements (Subsection 1), additional parking facilities shall be provided accordingly, except that no building or structure erected prior to said date shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date, in which case parking spaces shall be provided on the basis of the total units of measurements of the new use or of the alteration or expansion of the existing use.
 - The existing use in 1964 was retail at the 1st floor, and 4 apartments on the 2nd, the 1964 Beacon Directory.
 - There are public parking lots within 800' of the property.
 - Pleasant Ridge Pizza
 - Dutchess County Motor Vehicles
 - Retail Hours of operation: 7am - 10pm, Monday through Sunday, inclusive
 - No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for their own signage.
 - The Applicant met with the Architectural Review Board on June 22, 2018, and the Planning Board granted a Certificate of Appropriateness July 10, 2018. The Applicant proposes to amend the Certificate of Appropriateness with the proposed partial 4th story.
 - The original site plan approval for the rear and 3rd story addition was granted by the Planning Board July 10, 2018.
 - Note that the engineering plans have been re-submitted. The proposed amended design with the partial 4th story will have no material effect on the site engineering. Gutters and leaders will be adjusted to conform to the new conditions.

Index of Drawings

Sheet 1 of 6	Site Plan
Sheet 2 of 6	Existing Conditions Survey
Sheet 3 of 6	Floor Plans
Sheet 4 of 6	Elevations
Sheet 5 of 6	Grading, Utility and Erosion & Sediment Control Plan
Sheet 6 of 6	Construction Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	4/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS



L1: Wall Mounted

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.



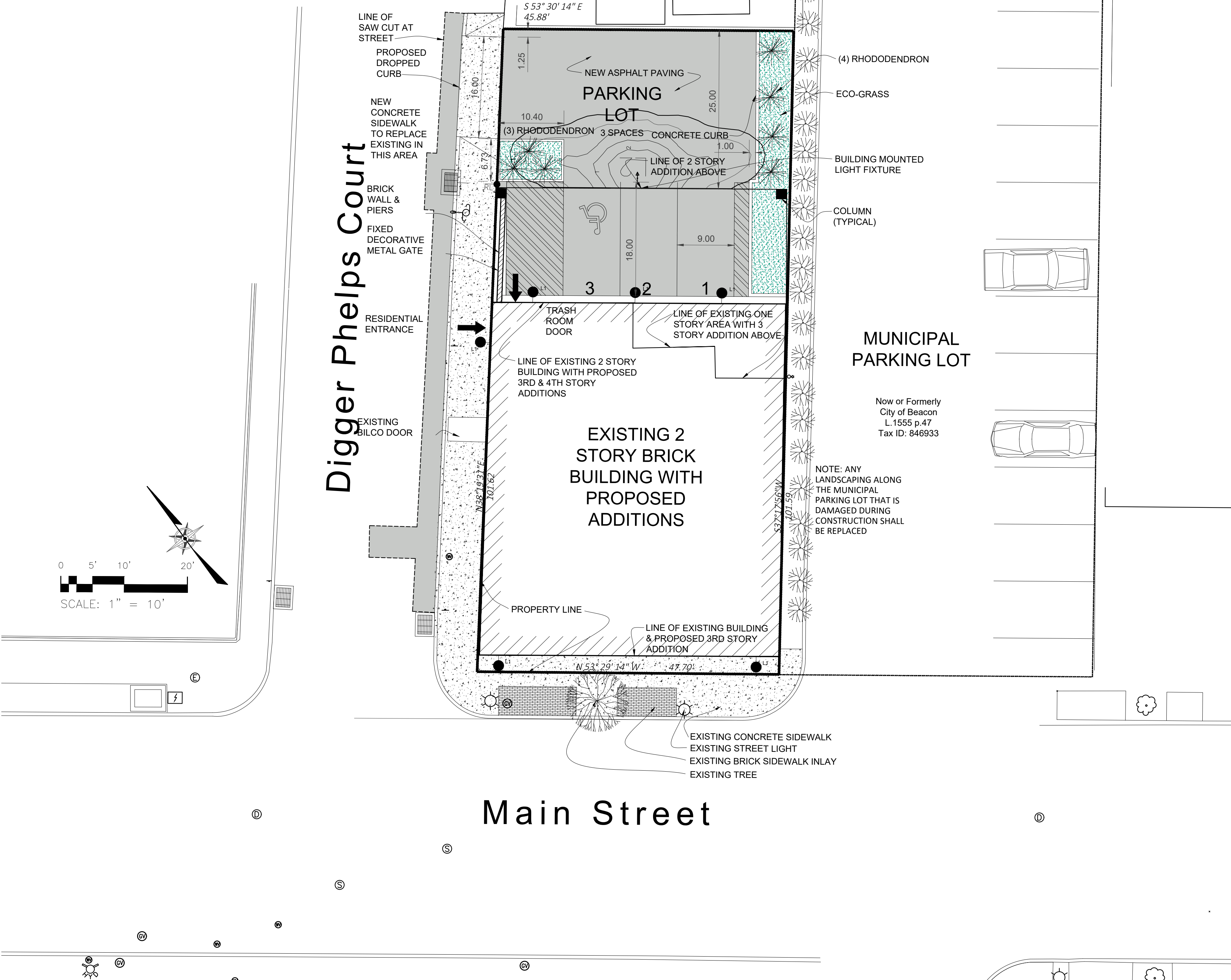
WALL MOUNTED LIGHT (L2)
 SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE, MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK, PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

Lighting

Not to Scale

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



Site Plan

Scale: 1" = 10'

Survey Date: February 6, 2018
 TEC Land Surveying
 15c Tioronda Ave.
 Beacon, New York 12508

Amendment to Site Plan Application

Sheet 1 of 6 - Site Plan

208 Main Street

Beacon, New York
 Scale: 1" = 10'
 March 26, 2019

Owner
Lendita & Fadil Mavraj
 59 River Glen Road
 Walkkill NY 12589

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

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

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

SURVEY NOTES

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3. Only boundary survey maps with the surveyor's embossed or red inked seal are genuine true and correct copies of the surveyor's original work and opinion. A copy of this document without a proper application of the surveyor's embossed or red inked seal should be assumed to be an unauthorized copy.
4. Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, to the governmental agency, and to the lending institution listed on this boundary survey map.
5. The certifications herein are not transferable.
6. The location of underground improvements or encroachments are not always known and often must be estimated. If any underground improvements or encroachments exist or are shown, the improvements or encroachments are not covered by this certificate.
7. Subject to the findings of a current title search.
8. Subject to covenants, easements, restrictions, conditions and agreements of record.
9. Subject to any right, title or interest the public may have for highway use.
10. Bearings and North shown hereon are referenced to NAD 83-NY East using NYSNET RTN GPS.

FILED MAP REFERENCE

Map entitled "Map of Survey of 208-210 Main Street" prepared by Gary R. LaTour, LS and dated April 30, 2002.

Map entitled "Map of Survey for Ji Hui Chen" prepared by Gary R. LaTour, LS and dated February 28, 2001.

DEED REFERENCE

Doc. #: 02-2002-07601
Joseph Guameri D/B/A J.C. Realty
To
Tahir Gecaj
July 19, 2002

TAX PARCEL NUMBER

City of Beacon, Dutchess County, New York
130200-5954-27-842935-0000

DATE OF SURVEY

Field Completion: February 6, 2018

AREA

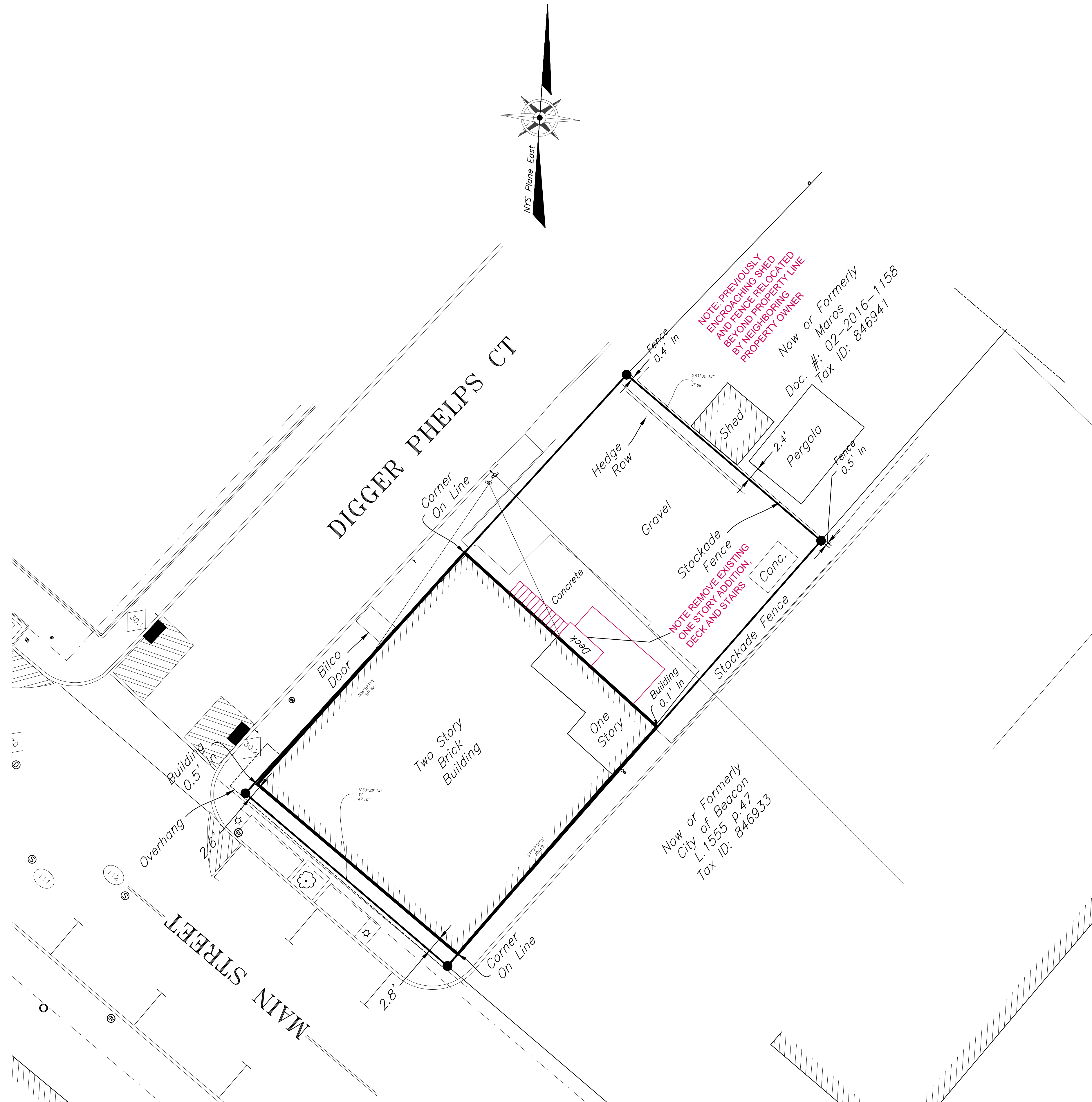
4,753 Square Feet
0.109 Acres

CERTIFICATIONS

206-208 Main St. LLC

SURVEYOR

TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508



LEGEND	
---	PROPERTY LINE
SS	SANITARY SEWER LINE
ST	STORM SEWER LINE
---	FENCE
OHW	OVERHEAD WIRES
⊕	HYDRANT
⊕	GAS VALVE
⊕	WATER VALVE
⊕	ELECTRIC BOX
⊕	UNKNOWN MANHOLE
⊕	TELEPHONE MANHOLE
⊕	SANITARY SEWER MANHOLE
⊕	DRAINAGE MANHOLE
⊕	DROP INLET
⊕	LIGHT POLE
⊕	UTILITY POLE
⊕	MAIL BOX
⊕	GUY WIRE
⊕	SIGN
●	BOLLARD
⊕	IRON ROD FOUND
⊕	MONUMENT FOUND

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/30/19	NO CHANGE	AJS
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/30/19	NO CHANGE	AJS

Survey

Scale: 1" = 10'

Amendment to Site Plan Application

Sheet 2 of 6 - Existing Conditions & Removals

Owner
Lendita & Fadil Mavraj
59 River Glen Road
Walkkill NY 12589

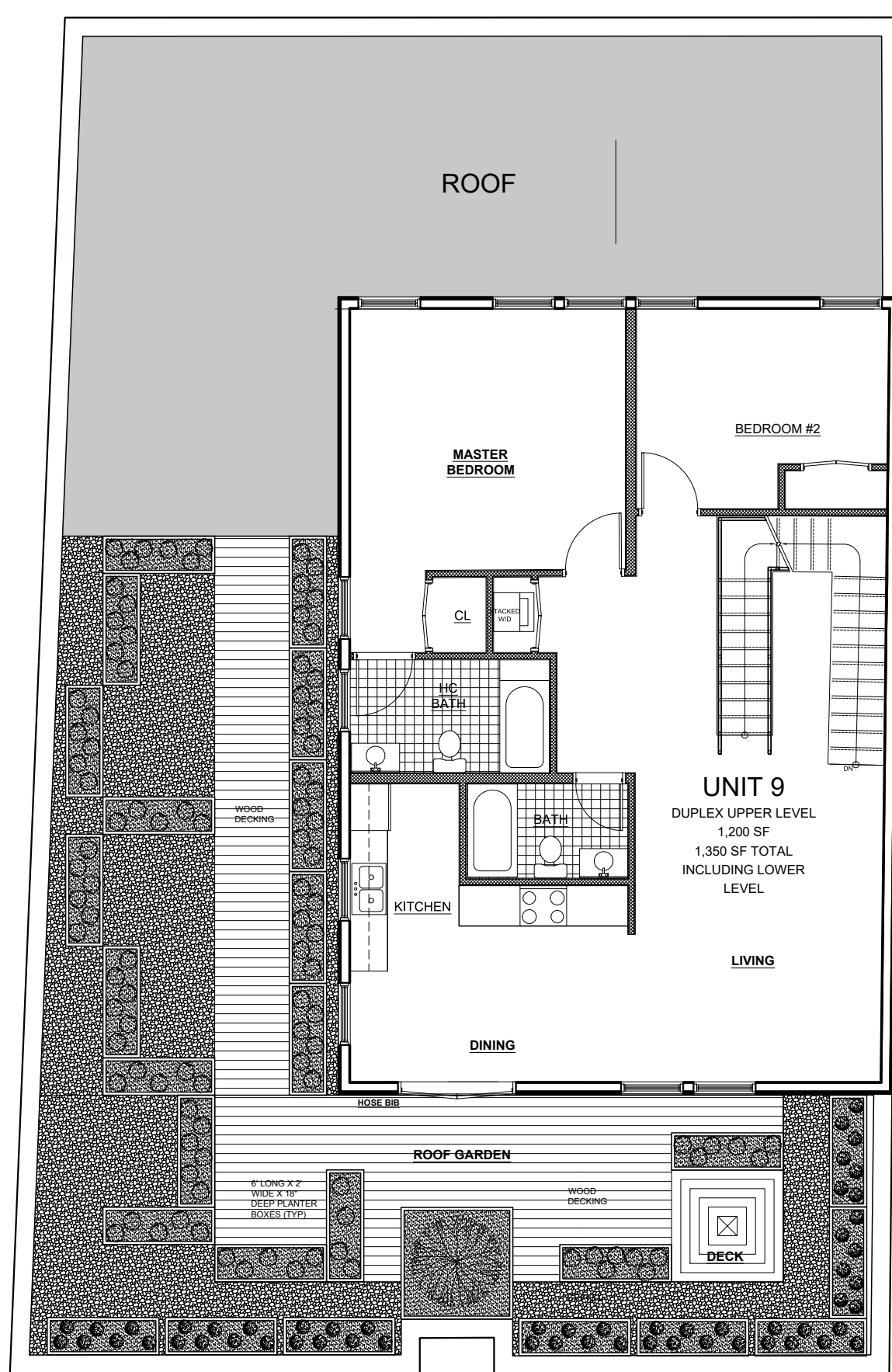
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

208 Main Street
Beacon, New York
Scale: 1" = 10'
March 26, 2019

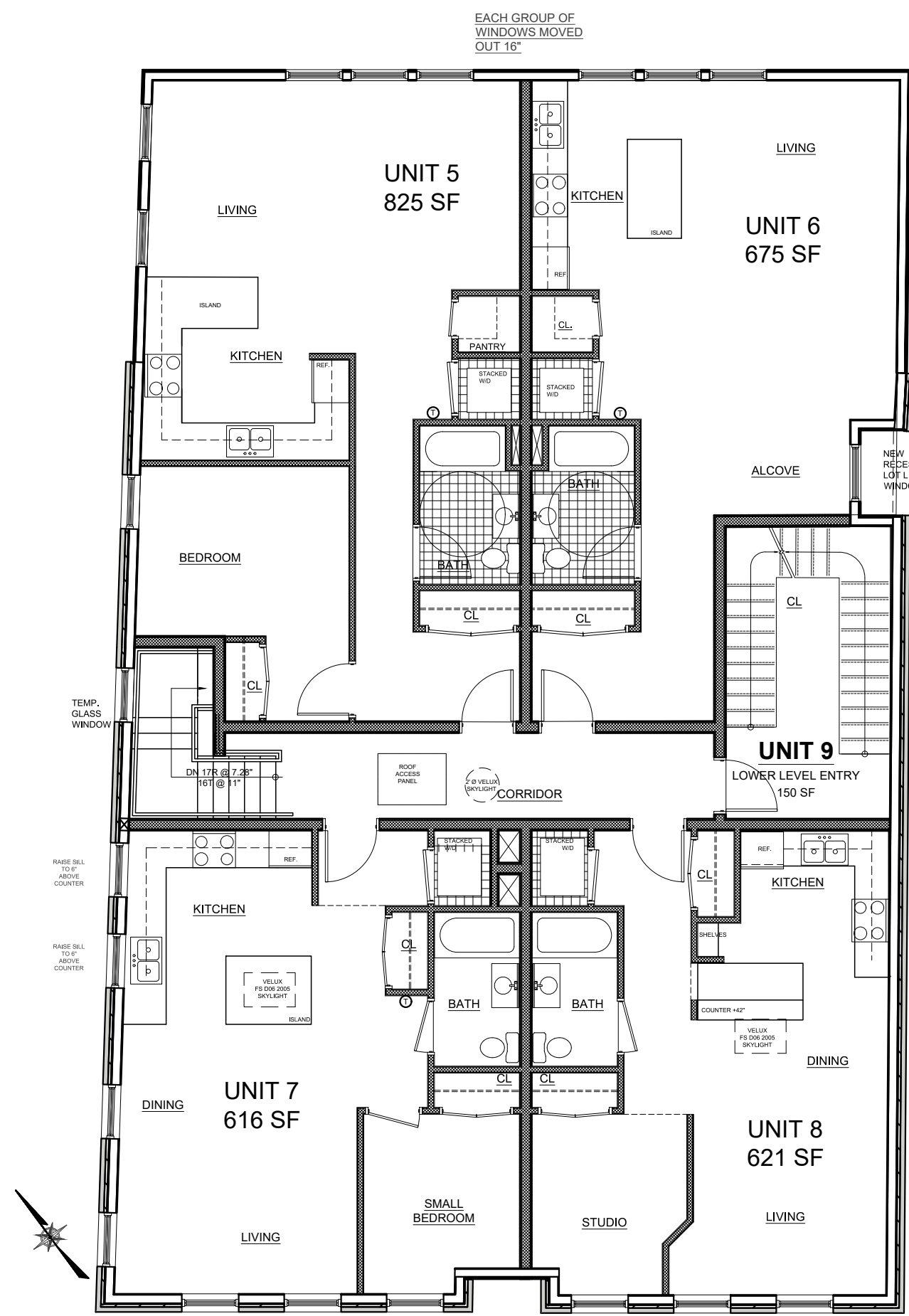
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS



Proposed 4th Floor Plan

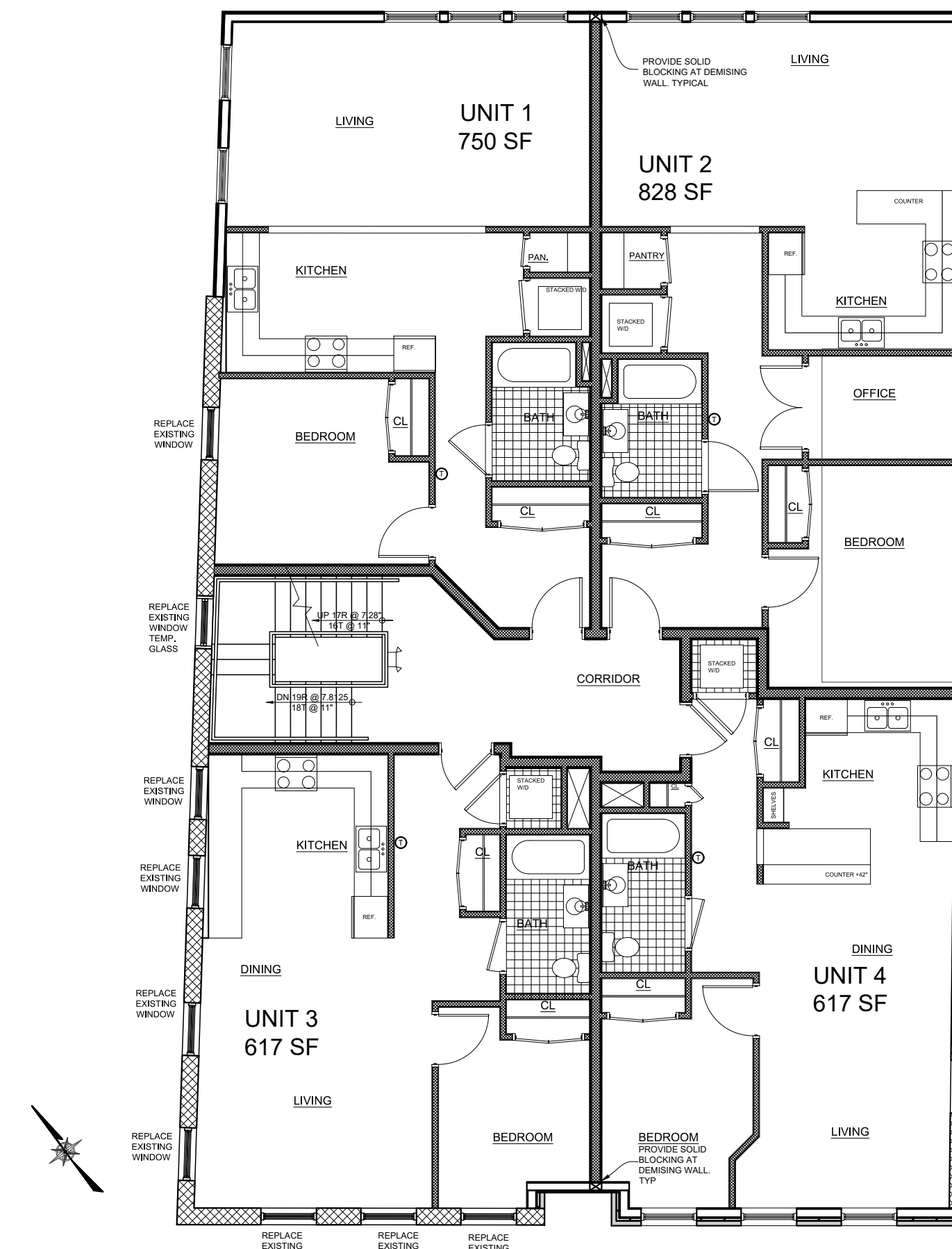
Scale: $\frac{1}{8}'' = 1'-0''$

PLANTINGS TO BE SELECTED BY OWNER FROM A SELECTION OF ROOF TOLERANT PLANTS THAT CAN GROW IN A LIGHTWEIGHT GROWING MEDIUM TO HELP REDUCE THE FINAL LOAD THE SELECTION MAY INCLUDE THE FOLLOWING AT THE DISCRETION OF THE OWNER:
 FLOWERS AND HYDRANGEAS AND BRUSH VINES LIKE HYDRANGEAS AND PERENNIALS LIKE VERONICA
 HERBS
 TREES AND SHRUBS
 MANY SMALL ORNAMENTAL TREES AND SHRUBS LIKE MANY BIRCH, JAPANESE LARIX, SPYRIDIUMS, LARIX AND/OR SPICES AND SPANISH BARK AND/OR OTHERS TO BE SPECIFIED BY ARCHITECT
 CONTAINERS AND PROTECTED FROM THE WIND
 CONTEMPORARY LIFE HOLES
 A WHITE FLOWERING HYDRANGEA PARVIFLORA, LIKE 'PINK BLOSSOM' WHICH IS HIGH RESISTANT TO WEATHER AND HELPS TO PROTECT THE ROOF FROM WEATHER AND HELPS TO PROTECT THE ROOF FROM WEATHER AND HELPS TO PROTECT THE ROOF FROM WEATHER
 OTHERS TO BE SPECIFIED BY ARCHITECT



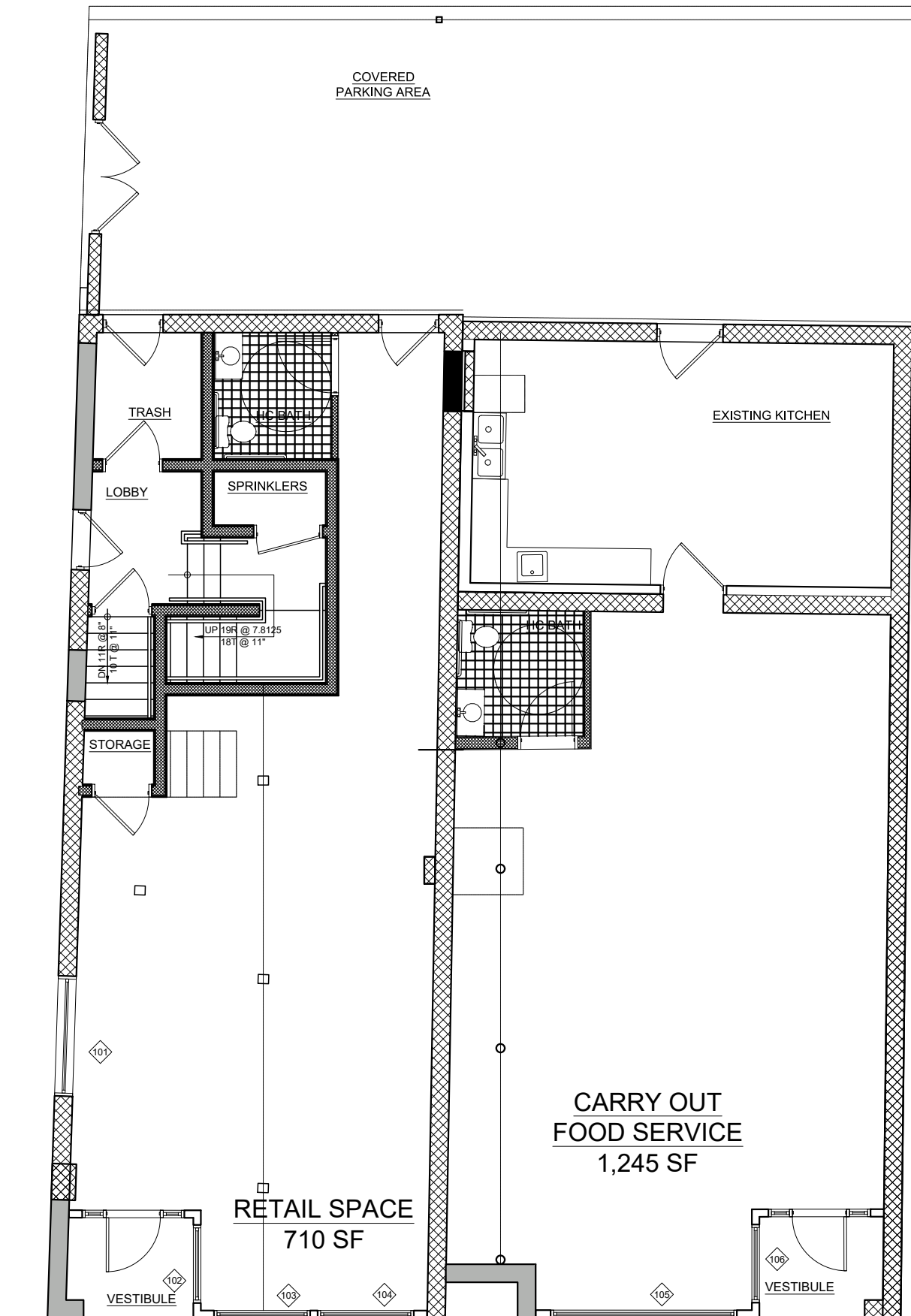
3rd Floor Plan

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



2nd Floor Plan

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



1st Floor Plan

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

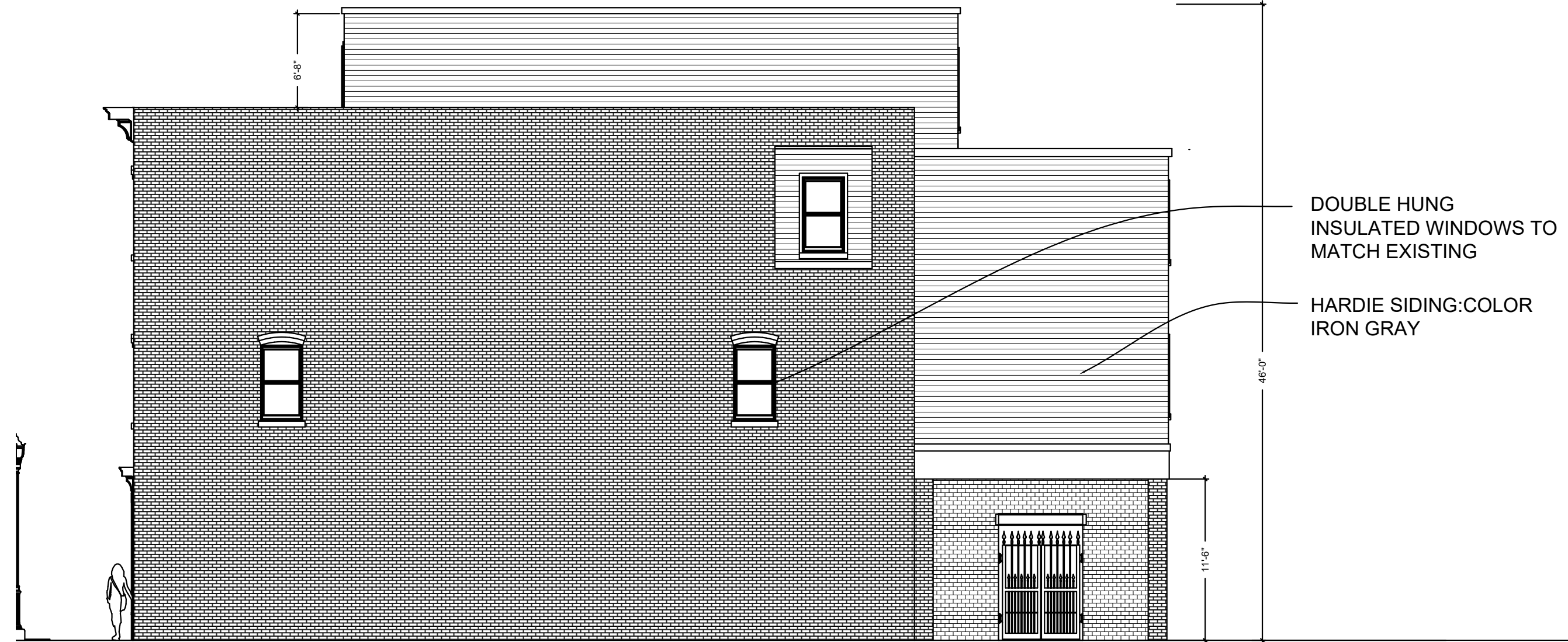
Amendment to Site Plan Application

Sheet 3 of 5 - Building Plans & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	7/30/19	NO CHANGE	AJS



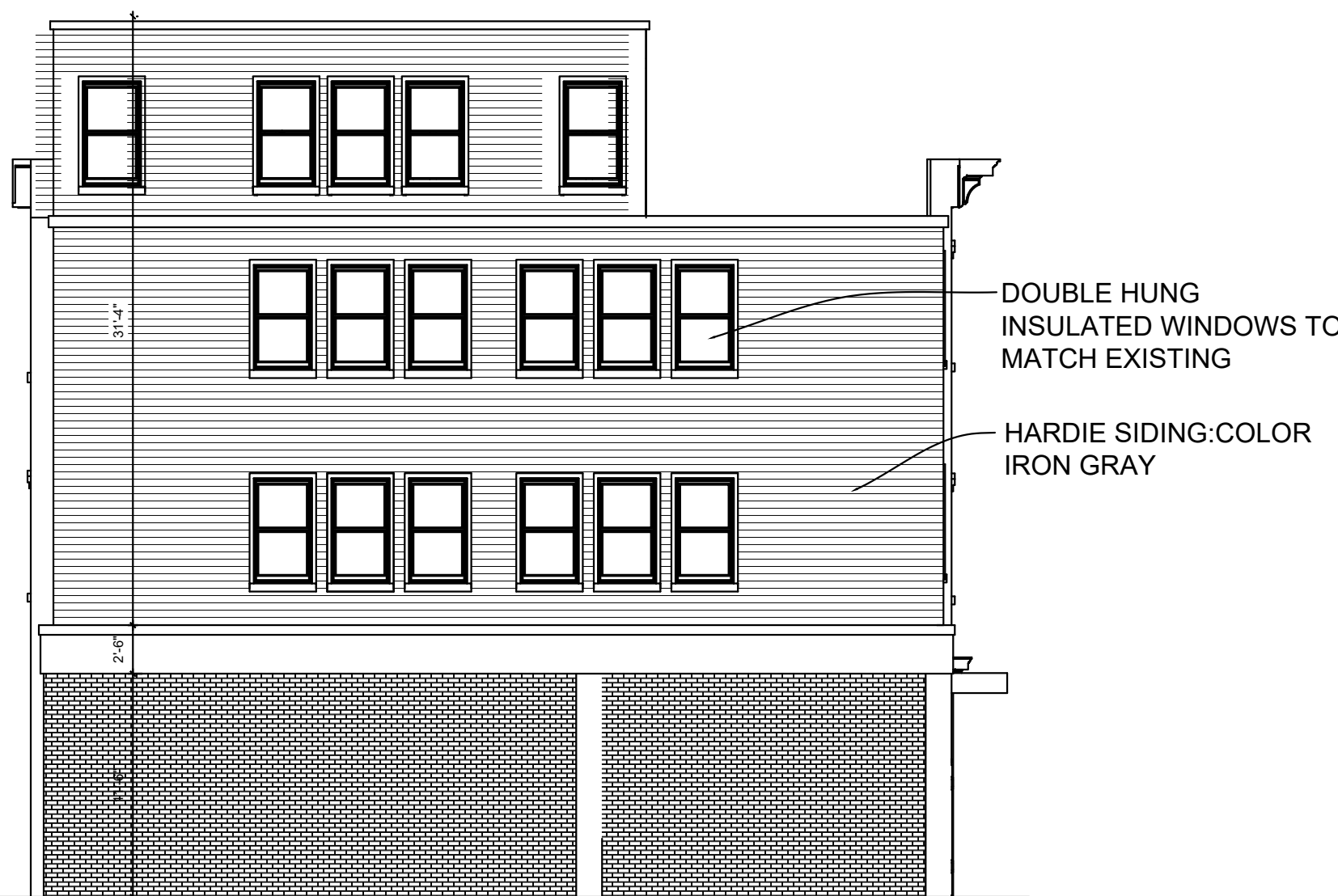
Front Elevation
Scale: 1/2" = 1'-0"



Side Elevation
Scale: 1/2" = 1'-0"



VIEW FROM MAIN STREET



Rear Elevation
Scale: 1/2" = 1'-0"



Side Elevation (Digger Phelps Court)
Scale: 1/2" = 1'-0"

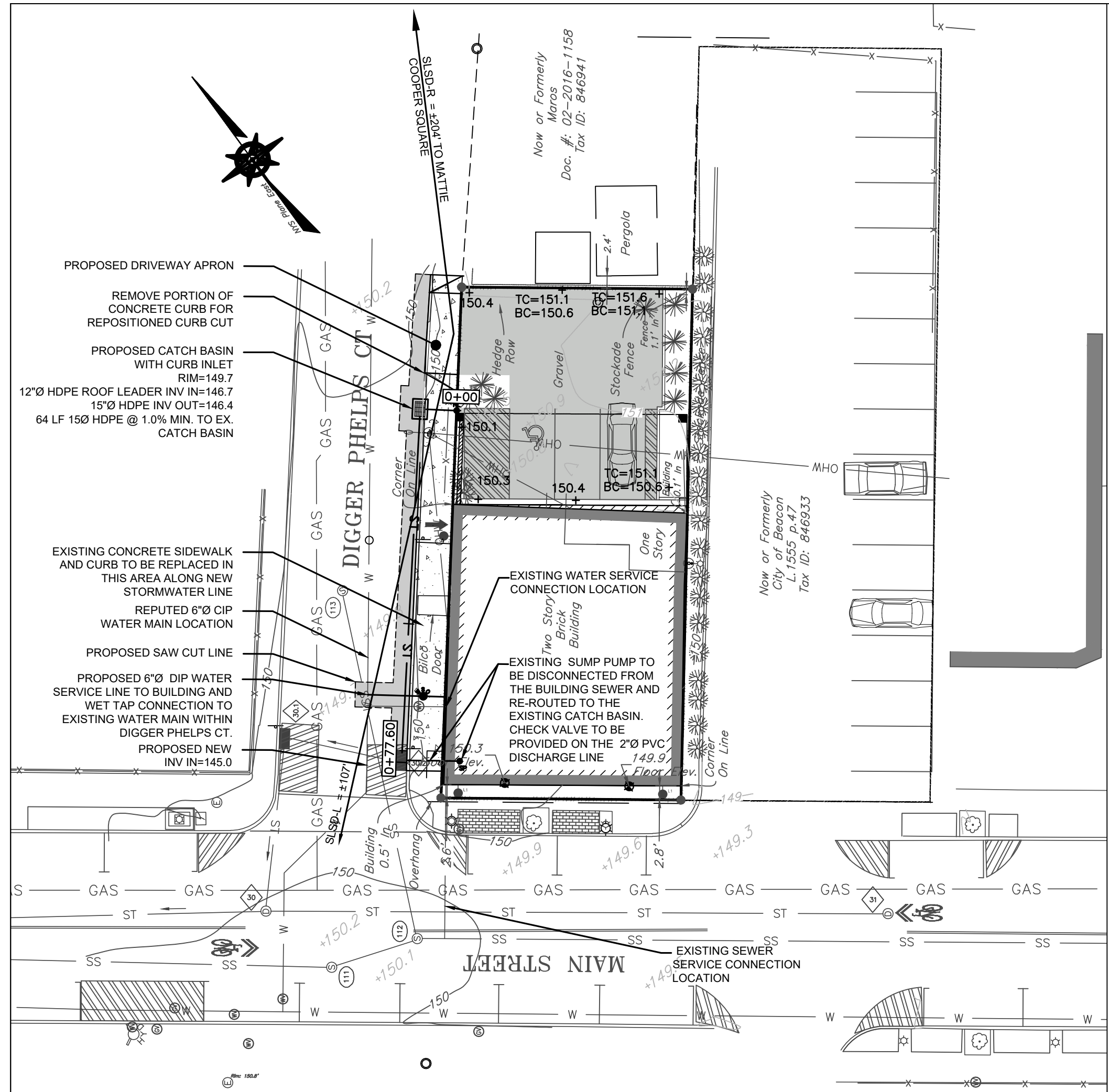


VIEW FROM DIGGER PHELPS COURT

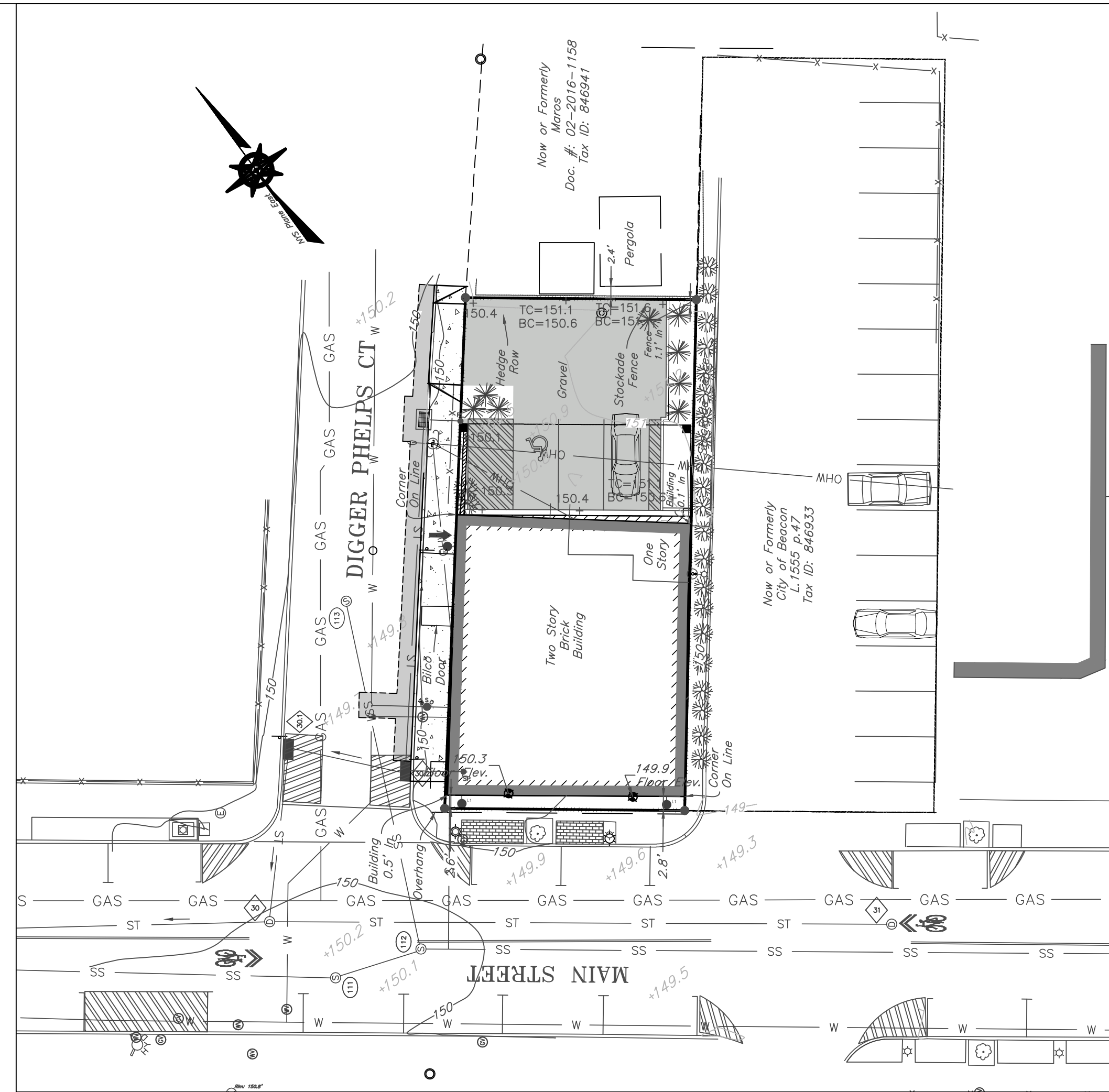
NOTE: RENDERINGS ARE FOR GENERAL APPEARANCE.

Amendment to Site Plan Application

Sheet 4 of 6 - Elevations



GRADING & UTILITY PLAN
SCALE: 1" = 20'



EROSION & SEDIMENT CONTROL PLAN
SCALE: 1" = 20'

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- S --- EXISTING SEWER MAIN
- W --- EXISTING WATER MAIN
- GAS --- EXISTING GAS MAIN
- S --- PROPOSED SEWER SERVICE LINE
- W --- PROPOSED WATER SERVICE LINE
- ST --- PROPOSED STORM SERVICE LINE
- PROPOSED ROOF LEADER LINE
- PROPOSED WATER SHUT-OFF VALVE
- PROPOSED CLEAN OUT
- PROPOSED SILT FENCE

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, WATER AND SEWER MAINS WITH RESPECT TO THE PROPOSED LOCATIONS FOR THE SERVICE LINES.
2. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL DRAINAGE, SANITARY SEWER, WATER AND GAS LINES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
3. THE PROPOSED LOT SHALL BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER AND SEWER SERVICES. AS SUCH, 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.
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 6" DIP.
6. THE SEWER SERVICE FOR THE BUILDING ADDITION SHALL TIE INTO EXISTING PLUMBING WITHIN THE BUILDING. IF IT IS DETERMINED THAT A NEW SEWER LINE IS REQUIRED, THE PIPE SHALL BE 6" SDR-35 PVC PIPE WITH A MINIMUM OF 1/4" PER FOOT TO THE CITY SEWER MAIN.
7. STREET CLOSURE FOR WATER, SEWER AND GAS SERVICE CONNECTIONS AND DRIVEWAY CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF BEACON REQUIREMENTS. A PLAN SHALL BE IN PLACE FOR MAINTENANCE AND PROTECTION OF TRAFFIC.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION. MAIN STREET DIGGER PHELPS COURT SHALL BE KEPT CLEAN AND SWEEP DURING CONSTRUCTION.
9. THE INFLOW & INFILTRATION (I&I) IMPROVEMENTS TO BE MADE AT THE SITE ARE TO BE MADE AT THE SITE IN ACCORDANCE WITH THE I&I REPORT DATED APRIL 30, 2019 AS PREPARED BY HUDSON LAND DESIGN.
10. SUMP PUMPS TO BE PROVIDED FOR FOOTING DRAINS, AS REQUIRED. THE TYPES OF PUMPS AND METHODS USED TO ENSURE PROPER DRAINAGE SHALL BE ACCEPTABLE TO THE CITY OF BEACON BUILDING DEPARTMENT.
11. THE TOTAL DISTURBANCE ASSOCIATED WITH THE PROJECT HAS BEEN ESTIMATED TO BE 2,040 SQUARE FEET (±0.05 ACRE).
12. THE BUILDING DEPARTMENT SHALL INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NO EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
13. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
14. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.
15. THE PROPOSED DRIVEWAY ENTRANCE IS LOCATED IN THE EXISTING CURB CUT FOR THE PARCEL. EXISTING SIGHT DISTANCES WERE MEASURED AT THE LOCATION IN ACCORDANCE WITH THE CITY OF BEACON'S 192-9(B) CODE AND THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT. THE MEASURED SIGHT DISTANCE IS AS FOLLOWS:

Sanitary Sewer Information

Structure	Top of Structure	Invert	Invert	Invert	Invert
111	150.1'	139.5' 10" PVC	139.5' 10" PVC		
112	150.1'	139.8' 10" PVC	139.5' 8" PVC	139.4' 10" PVC	
113	149.9'	140.6' 10" PVC	140.5' 10" PVC		

Storm Sewer Information

Structure	Top of Structure	Invert	Invert	Invert	Invert
12	150.0'	143.5' 24" RCP	143.9' 18" RCP	143.6' 24" RCP	
13	149.5'	144.7' 18" RCP	144.9' 18" RCP		
14	149.5'	144.8' 18" RCP			

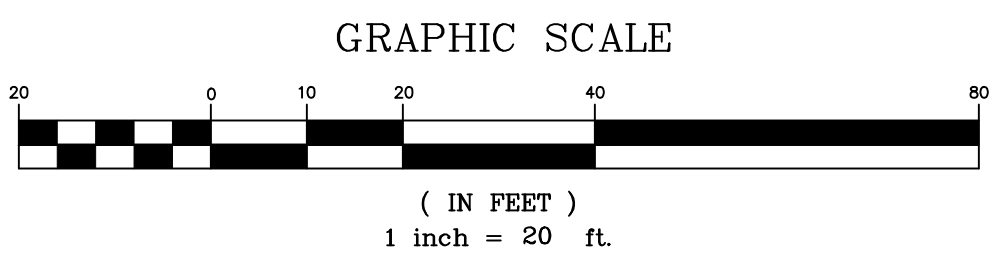
STOP LINE SIGHT DISTANCE (SLS) RIGHT = ±204 FEET (TO INTERSECTION WITH MATTIE COOPER SQUARE).

STOP LINE SIGHT DISTANCE (SLS) LEFT = ±107 FEET (TO INTERSECTION WITH MAIN ST).

STOPPING SIGHT DISTANCE (SSD) RIGHT = ±204 FEET (TO INTERSECTION WITH MATTIE COOPER SQUARE).

STOPPING SIGHT DISTANCE (SSD) LEFT = ±107 FEET (TO INTERSECTION WITH MATTIE COOPER SQ.).

ALTHOUGH THE MEASURED SIGHT DISTANCE IS LESS THAN WHAT IS REQUIRED, THE SIGHT DISTANCE IS CLEAR THROUGH BOTH INTERSECTIONS TO THE REQUIRED DISTANCE; HOWEVER, THE INTERSECTIONS ARE CONTROLLED WITH STOP SIGNS. THEREFORE, APPROACHING VEHICLES WILL NOT BE TRAVELING AT THE DESIGN SPEED THROUGH THE INTERSECTIONS, AND WHEN TURNING INTO DIGGER PHELPS CT. FROM MAIN ST. OR MATTIE COOPER SQ..



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.

GENERAL CONSTRUCTION NOTES:

1. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED PRIOR TO CONSTRUCTION. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
2. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
3. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND INVERTS OF ALL CATCH BASINS & STORM SEWER LINES, SANITARY MANHOLES & SEWER LINES, WATERLINES AND OTHER UNDERGROUND UTILITY LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT. INVESTIGATIVE TEST PITS MAY BE REQUIRED TO VERIFY LOCATIONS.
4. PIPE CONNECTIONS TO ALL CATCH BASINS SHALL BE MADE WATERTIGHT, WITH PARTICULAR ATTENTION BEING PAID TO CONNECTIONS LOCATED WITHIN 10 FEET OF SEWER MAINS (AND SERVICE LATERALS).
5. INFLOW AND INFILTRATION (I&I) IMPROVEMENTS TO BE MADE AT THE SITE IN ACCORDANCE WITH THE APPROVED INFLOW AND INFILTRATION REPORT DATED APRIL 30, 2019, PREPARED BY HUDSON LAND DESIGN.

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 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 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.
12. STORMWATER SUMPS SHALL BE PROPERLY MAINTAINED BY WEEDING AND TRIMMING THE DROUGHT TOLERANT GRASS TWICE A YEAR. MULCH SHALL BE REPLACED WHEN SEDIMENT BUILDUP OBSERVED AND THE INFILTRATIVE CAPACITY OF THE SUMP IS DIMINISHED.
13. STORMWATER SUMP OVERFLOW WEIR SHALL BE INSPECTED ANNUALLY, OR AFTER ANY LARGE STORM EVENTS. SEDIMENT ACCUMULATION SHALL BE MONITORED AND REMOVED FROM RIP RAP AS REQUIRED. DEBRIS SHALL BE REMOVED WHEN BUILD-UP HAS ACCUMULATED TO APPROXIMATELY 10% TO 20% OF WEIR CAPACITY.

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 PLAN, 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.



NO.	DATE	DESCRIPTION	BY
1	5/29/18	PER CITY OF BEACON COMMENTS	CMB
2	6/26/18	PER CITY OF BEACON COMMENTS	CMB
3	7/12/18	FINAL REVIEW	CMB
4	5/13/19	PER CITY OF BEACON COMMENTS	AG

PROJECT INFORMATION:

PARCEL OWNER:	206-208 MAIN STREET, LLC., 59 RIVER GLEN RD., WALKKILL, NY 12589
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	208 MAIN STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	6054-39-349638
PARCEL AREA:	±0.16-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

MAP REFERENCES:
1. EXISTING FEATURES AS SHOWN ON THIS SITE PLAN PROVIDED BY A SURVEY BY TEC LAND SURVEYING.

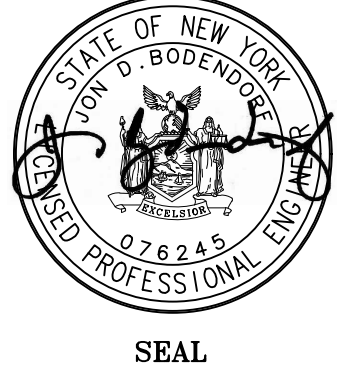
GRADING, UTILITY AND EROSION & SEDIMENT CONTROL PLAN

208 MAIN STREET

208 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-349638
SCALE: AS NOTED
APRIL 24, 2018



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



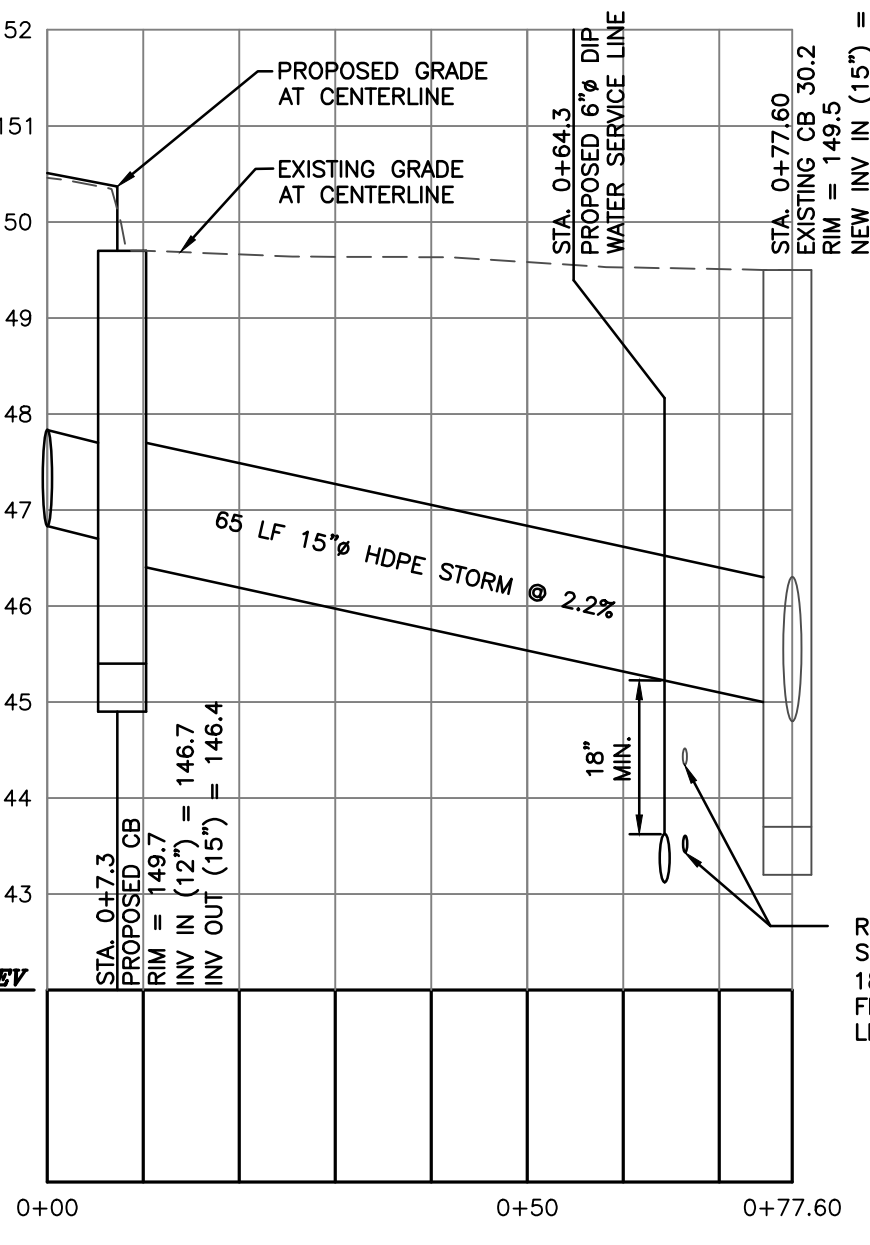
JON D. BODENDORF, P.E.
NYS LICENSE NO. 076245
DANIEL G. KOEHLER, P.E.
NYS LICENSE NO. 082716

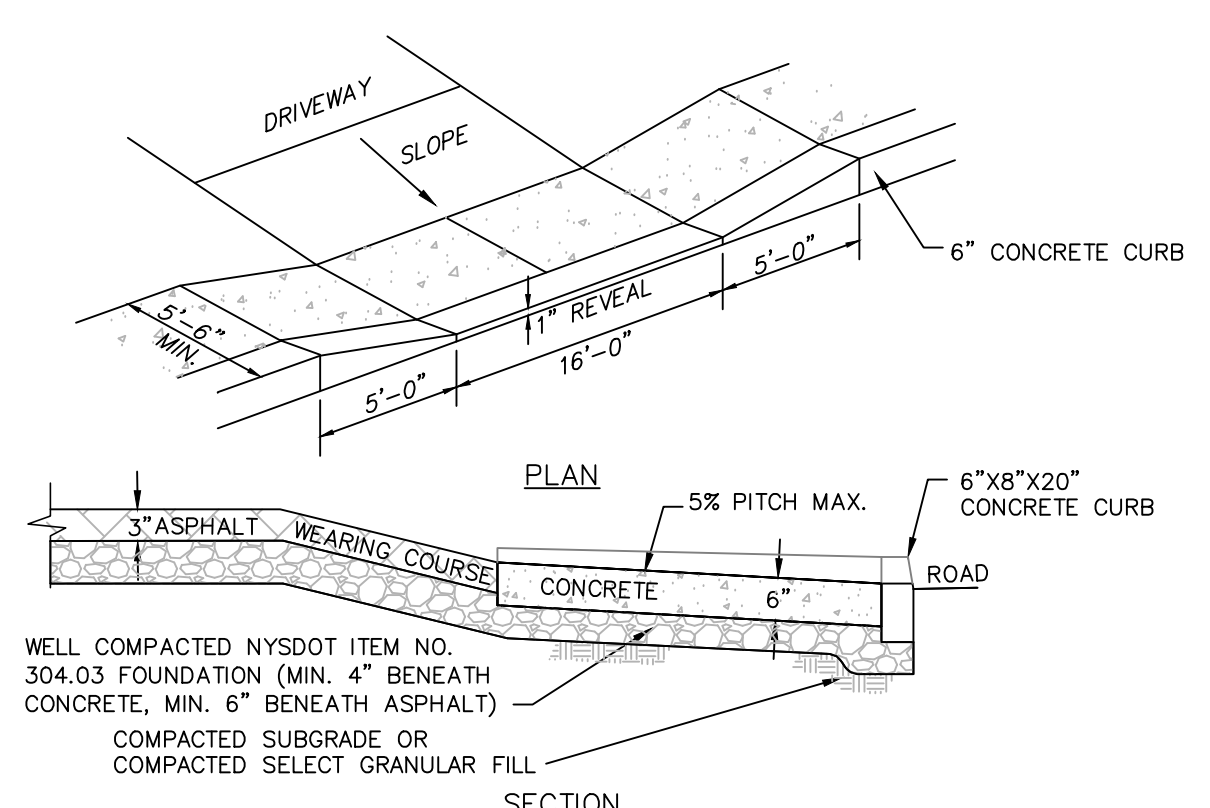
EXISTING UNDERGROUND UTILITY NOTES:

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.

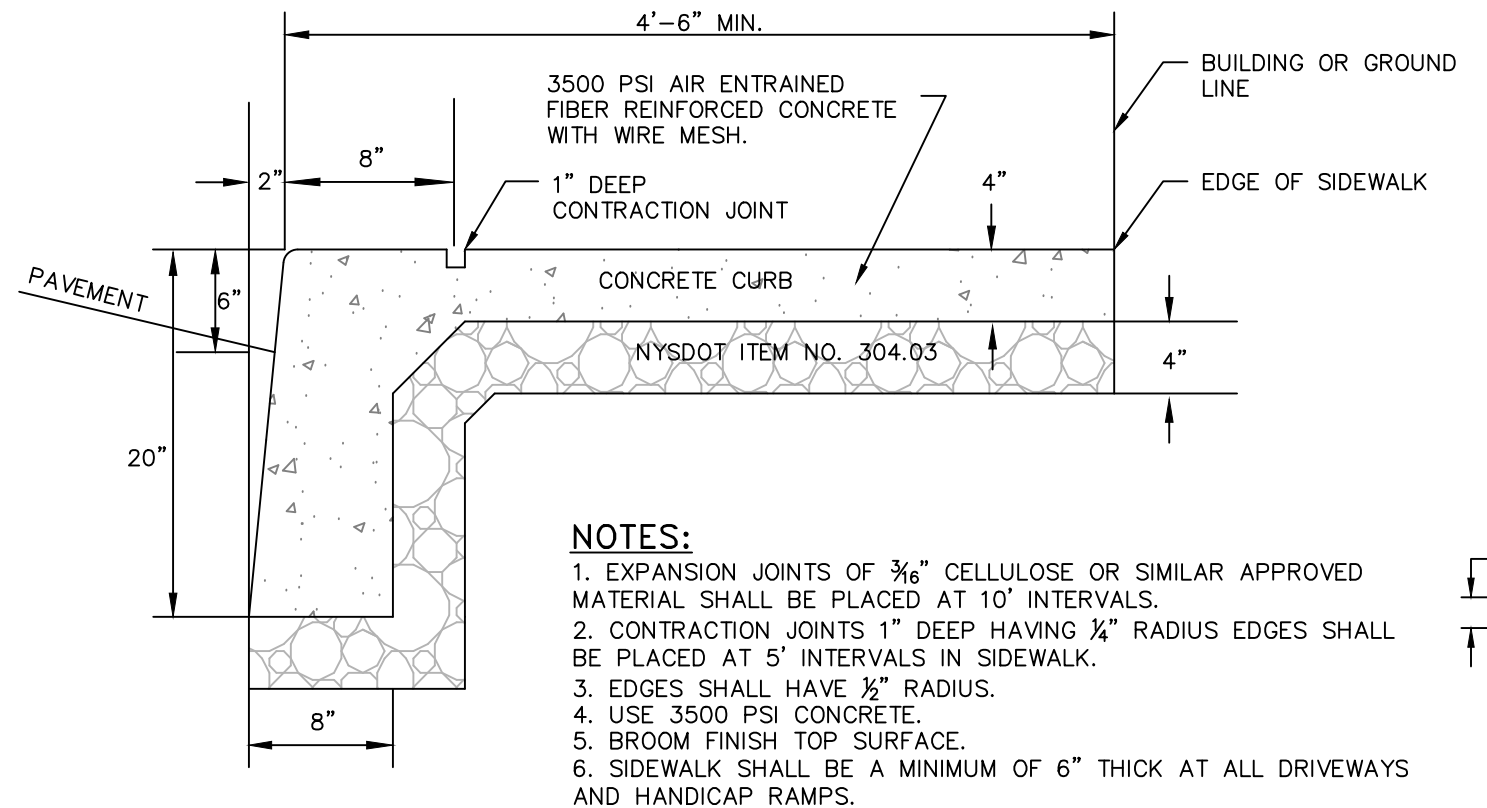
STORMWATER PROFILE

SCALE: 1" = 20' H
1" = 2' V

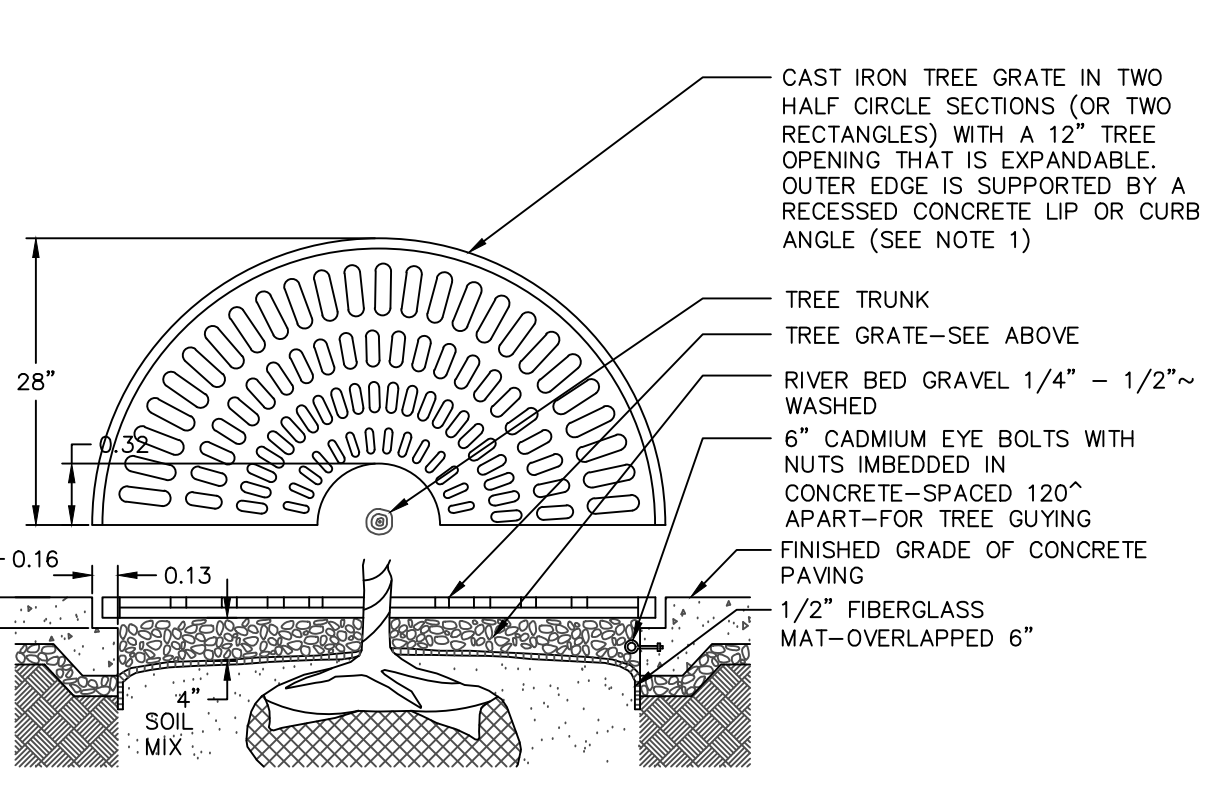




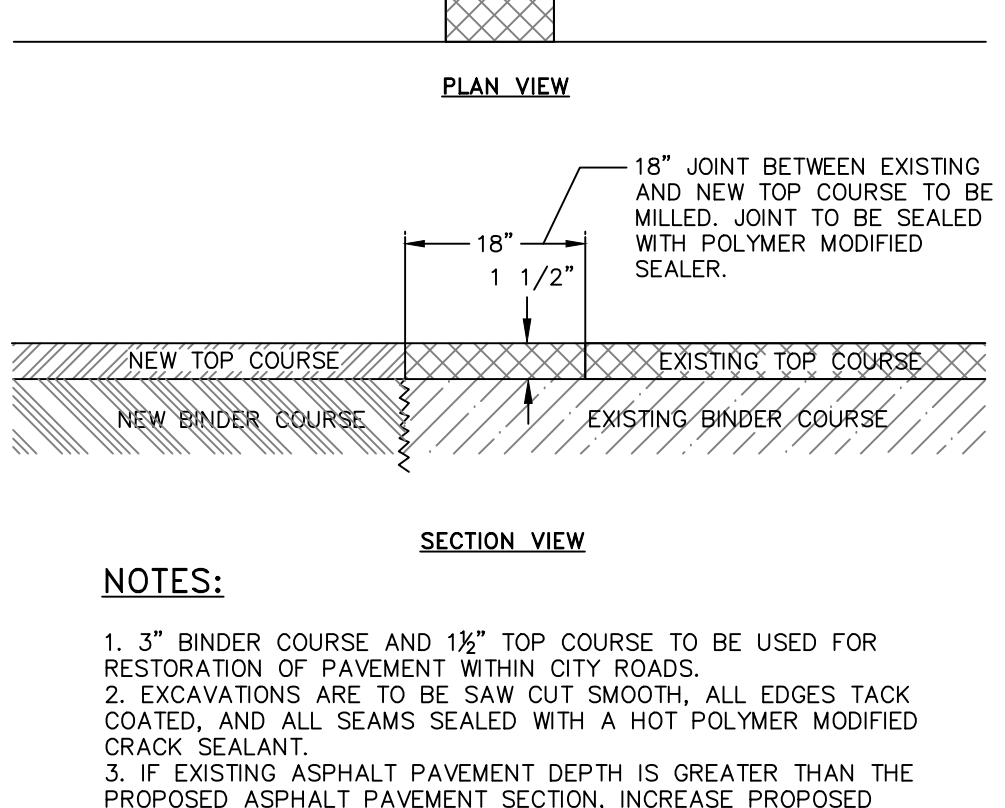
DRIVEWAY ENTRANCE DETAIL
NOT TO SCALE



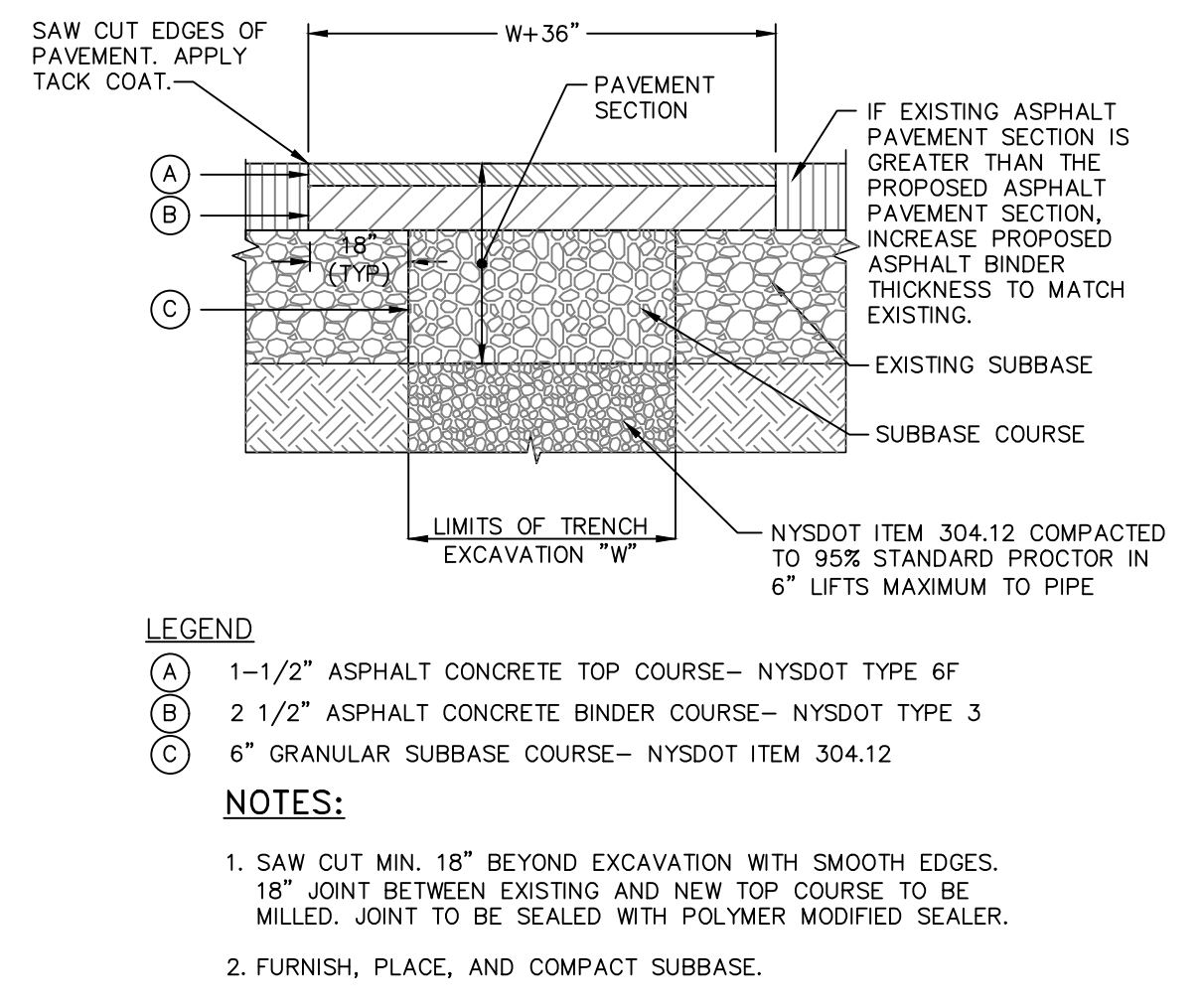
MONOLITHIC CURB AND SIDEWALK DETAIL
NOT TO SCALE



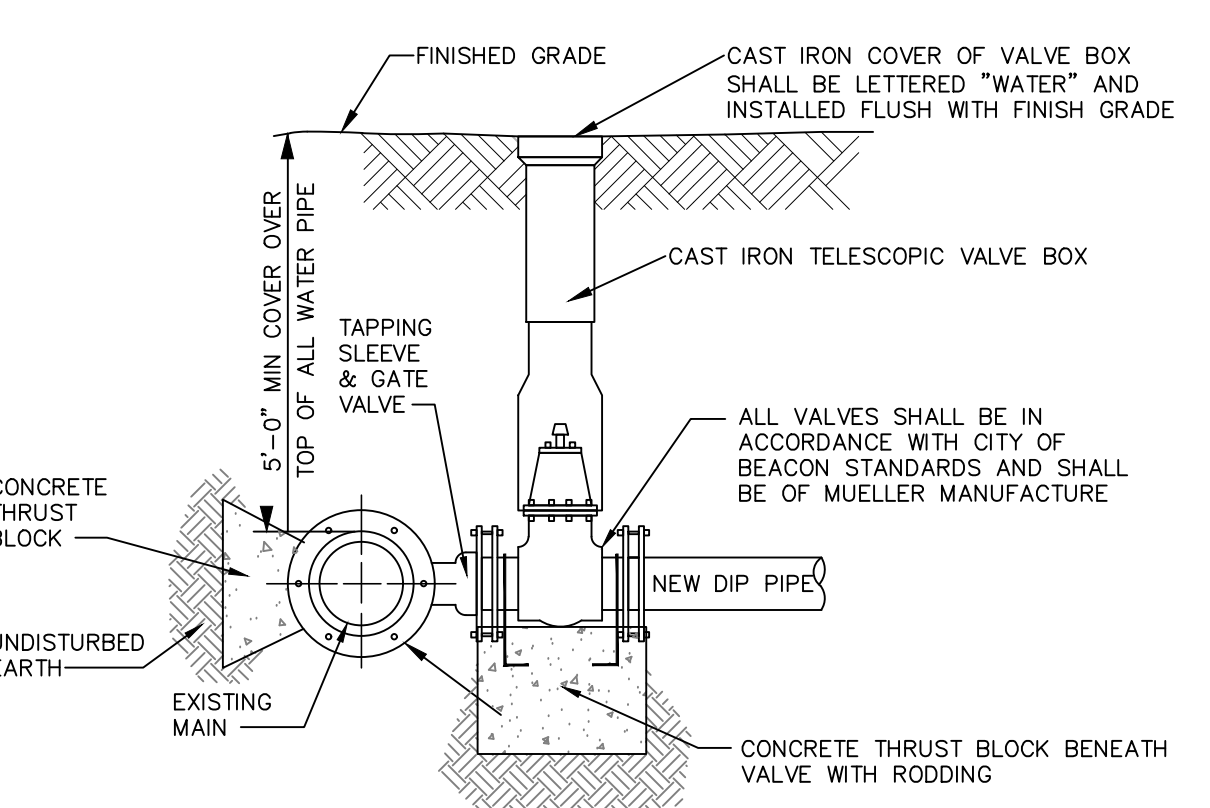
TREE GRATE PLANTING DETAIL
NOT TO SCALE



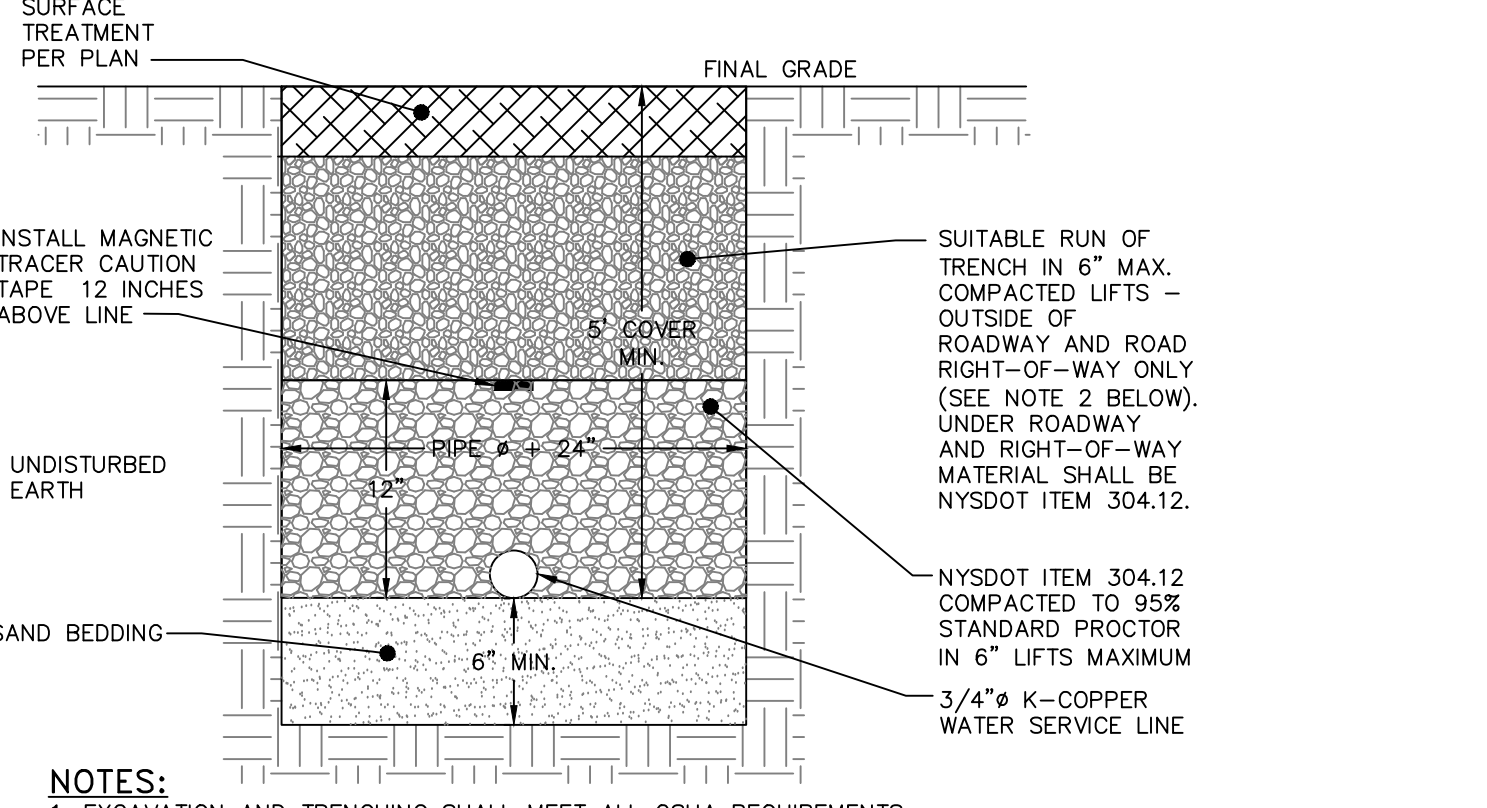
MILLED KEYWAY DETAIL
NOT TO SCALE



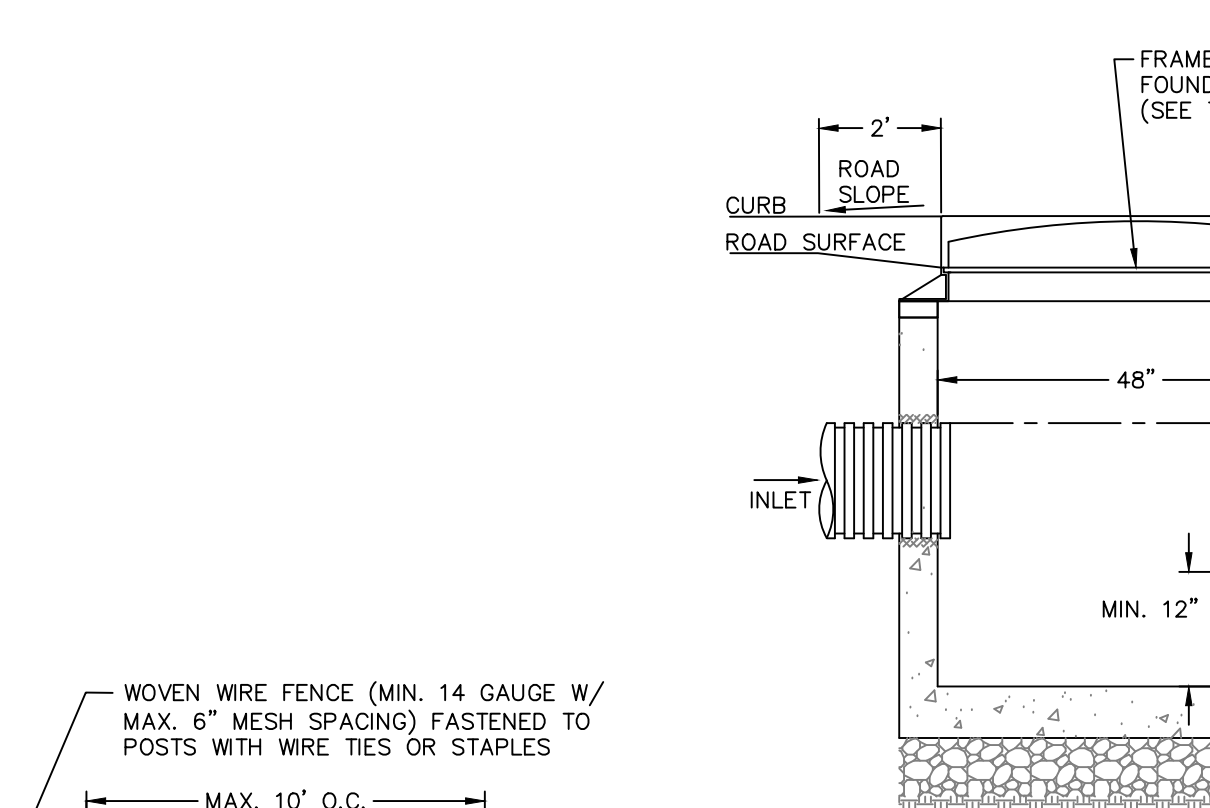
PAVEMENT RESTORATION DETAIL
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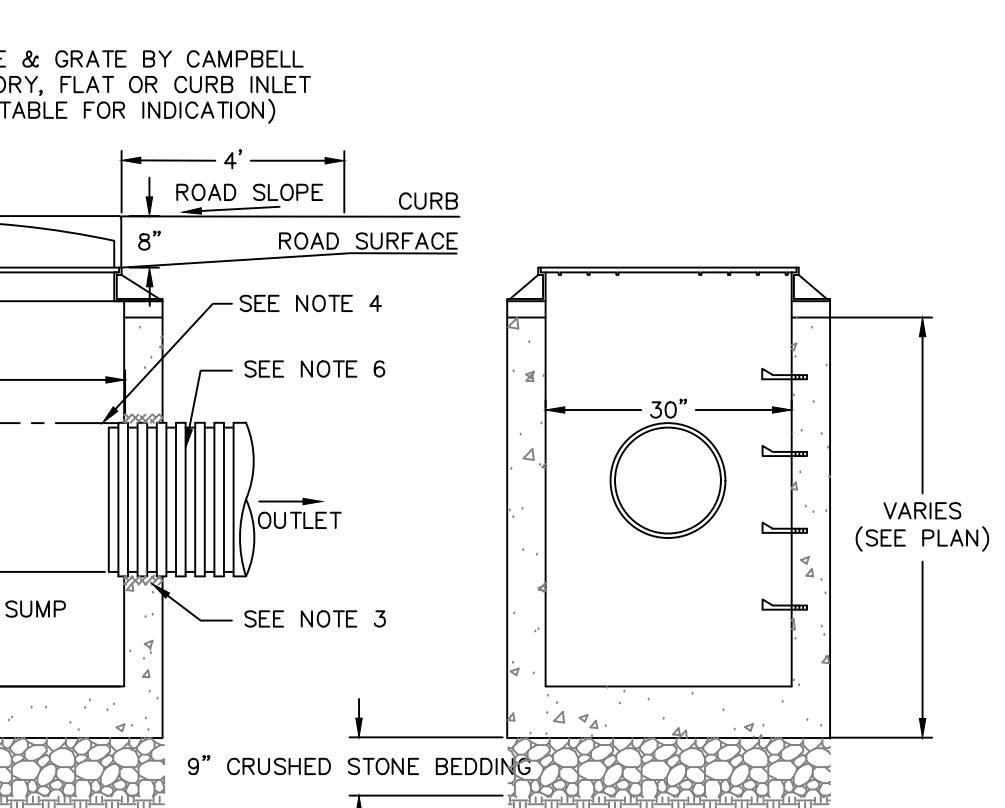
TAPPING SLEEVE DETAIL
NOT TO SCALE



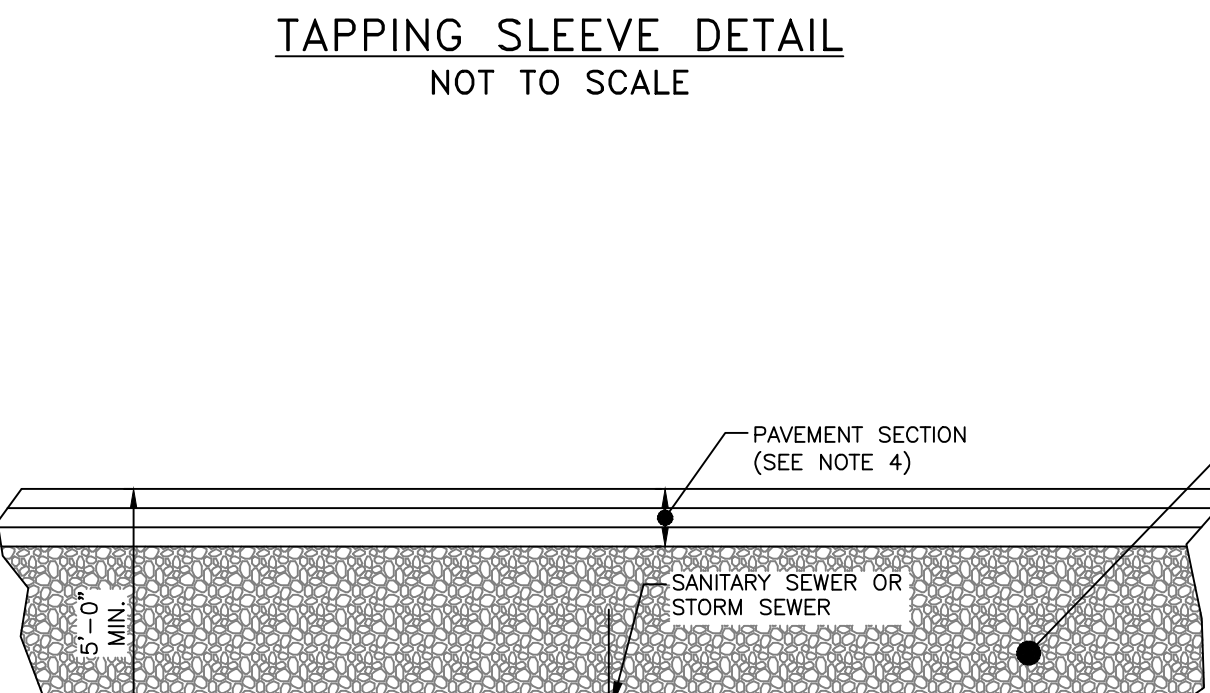
WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



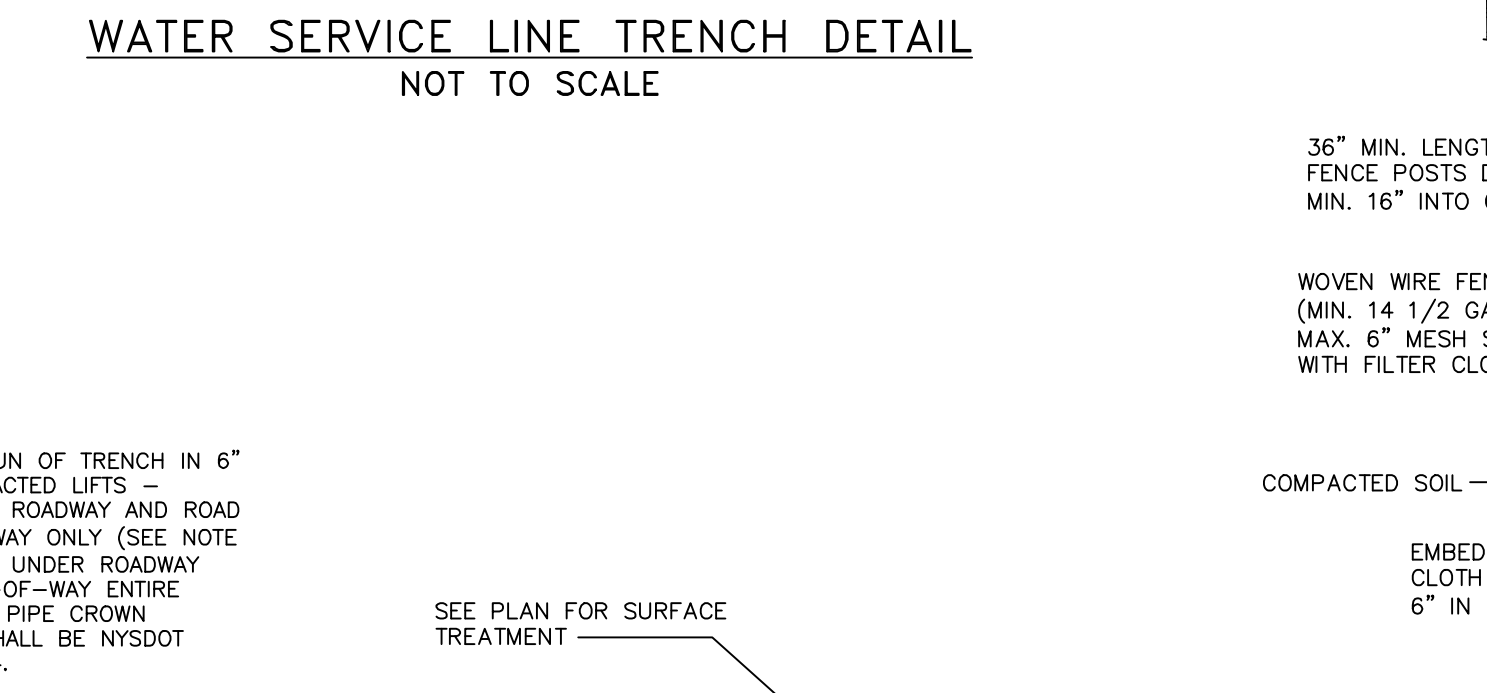
CATCH BASIN DETAIL
NOT TO SCALE



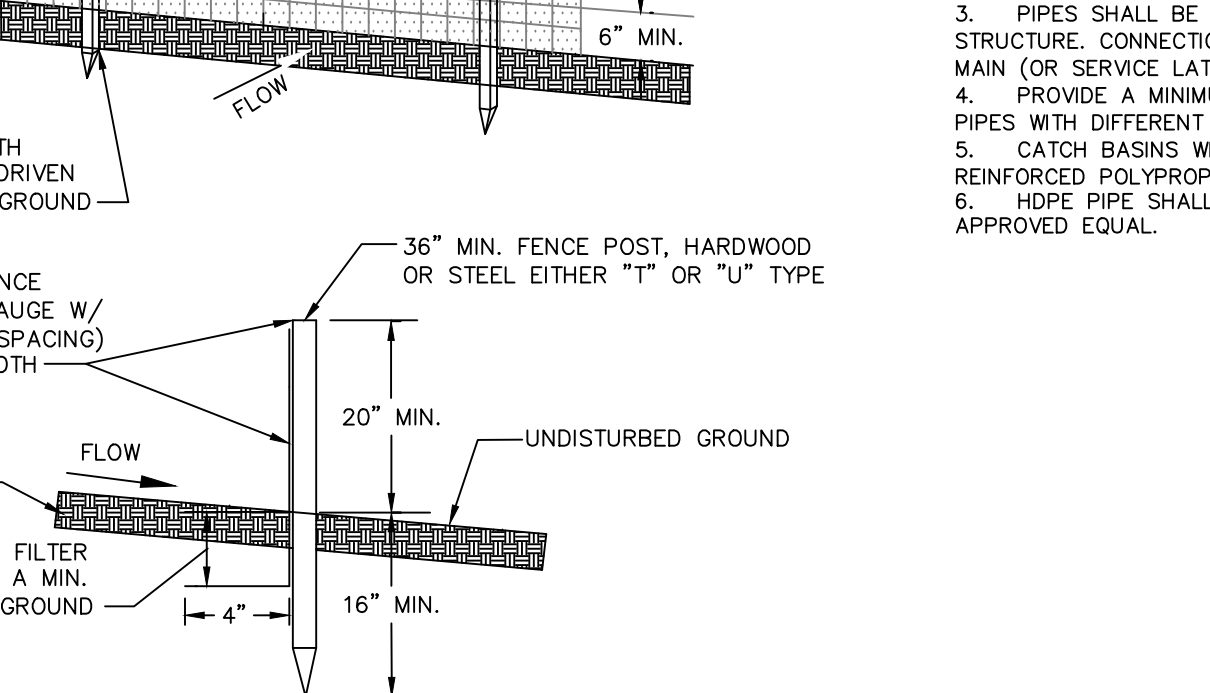
CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE



WATER LINE OFFSET DETAIL
NOT TO SCALE



STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE



SILT FENCE DETAIL
NOT TO SCALE

- NOTES:**
- WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER SERVICE LINE OR MAIN SHALL BE RELOCATED TO PROVIDE THIS REQUIRED SEPARATION OR RECONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN (10) FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATERMAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR AWAY FROM THE SEWER AS POSSIBLE.
 - SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLARGED 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.
 - THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCOOH STANDARDS.
 - PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
 - ALL REPLACED WATERMAIN SHALL BE 12% CLASS 52 DUCTILE IRON.

WATER LINE OFFSET DETAIL
NOT TO SCALE

- NOTES:**
- EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORMWATER PIPE IN TRENCH DETAIL
NOT TO SCALE

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

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

DRAWN BY: CMB CHECKED BY: MAB JOB NO.: 2018-013			
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	5/29/18	PER CITY OF BEACON COMMENTS	CMB
2	6/26/18	PER CITY OF BEACON COMMENTS	CMB
3	7/12/18	FINAL REVIEW	CMB
4	5/13/19	NO CHANGES THIS SHEET	AG

CONSTRUCTION DETAILS 208 MAIN STREET

206 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-39-349638
SCALE: AS NOTED
APRIL 24, 2018



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



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

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 8, 2019

Re: **208 Main Street Special Permit and Site Plan**

I have reviewed the July 30, 2019 response letter from Aryeh Siegel, a July 30, 2019 revised Shadow Study by Aryeh Siegel, and a 6-sheet Amendment to Site Plan Application set, with sheets 1-4 dated July 30, 2019 and sheets 5-6 dated May 13, 2019.

Proposal

The applicant is proposing to amend an approved Site Plan for a three-story building by adding a partial 4th floor with one apartment for a total of 9 units above first-floor commercial. The proposed parcel is in the CMS district.

Comments and Recommendations

1. The CMS district requires a Special Permit from the Planning Board for a partial 4th floor. Section 223-41.18 E(7) includes the following conditions for a Special Permit: there are no substantial detrimental effects on shadows, parking, traffic, or specific views adopted as important by the City Council or in the Comprehensive Plan Update, the new building will be compatible with the historic character of adjacent buildings, and the conditions and standards in Section 223-18 B(1)(a) through (d) have been met. The applicant has provided a Special Permit Narrative addressing each condition, and the Board discussed these zoning standards in previous meetings.
2. References to a Certificate of Appropriateness should be removed from Note 6 on Sheet 1 in the final plans. The project is subject to architectural review, but it is not in the Historic District and Landmark Overlay Zone, which would require a Certificate of Appropriateness.

I have no additional planning comments on this application. If you have any questions or need additional information, please feel free to contact me.

John Clarke, Beacon Planning Consultant

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

RESOLUTION

**PLANNING BOARD
BEACON, NEW YORK**

**SPECIAL PERMIT AND AMENDED SITE PLAN APPROVALS
FOR 208 MAIN STREET**

WHEREAS, the Beacon Planning Board received an application for a Special Permit and Amended Site Plan Approval from 206-208 Main Street LLC (the “Applicant”), to add a partial fourth floor with one apartment for a total of nine units above first-floor commercial (“Proposed Action” or “Project”), on property located at 208 Main Street in the Central Main Street (CMS) Zoning District and designated on the City tax map as Parcel No. 5954-27-842935 (the “Property”); and

WHEREAS, Site Plan Approval was granted by the Planning Board on July 10, 2018 for the renovation of an existing building including a new third story and rear addition to create two storefronts and a total of eight apartments; and

WHEREAS, the Planning Board is the approval authority for the Special Permit to allow the construction of a partial fourth floor pursuant to the City of Beacon Zoning Code § 223-41.18.E(7); and

WHEREAS, the Planning Board is the approval authority for the Amended Site Plan pursuant to the City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application materials, correspondence, and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Amended Site Plan is shown on the drawings, entitled “Amendment to Site Plan Application,” Sheets 1-6, prepared by Aryeh Siegel, Architect, Hudson Land Design, and TEC Surveying:

<u>Sheet</u>	<u>Title</u>	<u>Dated</u>
1 of 6	<i>Site Plan</i>	3/26/19, rev. 7/30/19
2 of 6	<i>Existing Conditions Survey</i>	3/26/19, rev. 7/30/19
3 of 6	<i>Floor Plans</i>	3/26/19, rev. 7/30/19
4 of 6	<i>Elevations</i>	3/26/19, rev. 7/30/19
5 of 6	<i>Grading, Utility and Erosion & Sediment Control Plan</i>	3/26/19, rev. 5/13/19
6 of 6	<i>Construction Details</i>	3/26/19, rev. 5/13/19; and

WHEREAS, the Proposed Action is a Type II Action pursuant to 6 NYCRR 617.5(c)(11) of the New York State Environmental Quality Review Act (“SEQRA”) requiring no further environmental review; and

Special Permit and Amended Site Plan Approvals

208 Main Street

WHEREAS, on May 9, 2019 the application was referred to Dutchess County Department of Planning and Development pursuant to NYS General Municipal Law and a response was received from the County dated May 29, 2019 indicating the Project is a matter of local concern; and

WHEREAS, on July 9, 2019, the Planning Board opened a public hearing on the Special Permit and Amended Site Plan applications at which time all interested persons were given the opportunity to be heard and the public hearing was closed on July 9, 2019; and

WHEREAS, the Planning Board has reviewed the application for Amended Site Plan approval and considered the standards as set forth in the City of Beacon Zoning Code § 223-25.E; and

WHEREAS, the Planning Board has reviewed the application for a Special Permit to allow a fourth story in the CMS District and compared the application against the standards set forth in the City of Beacon Zoning Code §§ 223-18.B and 223-41.18.E(7); and

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

NOW, THEREFORE, BE IT RESOLVED, that upon review of the Special Permit application to allow a partial fourth story, the Planning Board hereby finds pursuant to Section 223-18 of the City of Beacon Zoning Code:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with the partial fourth story, the size of the site in relation to the partial fourth story and the location of the site with respect to streets giving access to the partial fourth story are such that it will be in harmony with the appropriate and orderly development of the district in which it is located. The partial fourth story will be used for one additional apartment in the previously approved 3-story building for a total of nine (9) dwelling units above first-floor commercial. Such proposal is similar in intensity of use as other mixed-use buildings in the CMS District. Further, the 0.10-acre site is similar to other building parcels in the CMS District. Lastly, the arrangement of site improvements, including the stepped-back fourth story, green roof and the architecture of the proposed new construction will not impair the character of the neighborhood, particularly where one of the goals of the Comprehensive Plan is to “Encourage housing development at relatively greater densities within and adjacent to the central business district...”.
2. The location, nature and height of the partial fourth story and the nature and extent of the landscaping on the site, including the proposed green roof, are

Special Permit and Amended Site Plan Approvals

208 Main Street

such that the partial fourth story will not hinder or discourage the appropriate development use of adjacent land and buildings. As shown by the Shadow Study, prepared by Aryeh Siegel, Architect, dated July 30, 2019, the partial fourth story will not cast shadows on adjacent land and buildings that is significantly different in degree than the approved 3-story building.

3. Operations in connection with the partial fourth story (which will be put to a permitted residential use) will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
4. No parking is required for the proposed use pursuant to Section 223-26.B(2) of the Beacon Zoning Code. The construction of the partial fourth story will allow for one additional dwelling unit at the Property which would otherwise carry a parking requirement of one off-street parking space. The Property is immediately adjacent to a municipal parking lot and there is a second municipal parking lot within 800 feet of the Property. Therefore, existing parking areas will be of adequate size for the particular use and properly located. The remaining portions of the standard set forth at Section 223-18.B are not applicable to the Project.

BE IT FURTHER RESOLVED, that upon review of the Special Permit application to allow a partial fourth story, the Planning Board hereby finds pursuant to Section 223-41.18.E(7)(b) of the City of Beacon Zoning Code:

1. Although the Property is not in the Historic District Landmark Overlay District, the construction of a partial fourth floor will be compatible with the historic character of the surrounding area. The addition will not have substantial detrimental effects on shadows, parking, traffic, or specific views adopted as important by the City Council or in the Comprehensive Plan Update.

The Shadow Study, prepared by Aryeh Siegel, Architect, dated July 30, 2019, indicated that potential shadow overlap from the proposed addition will minimally affect adjacent buildings, with any overlap occurring in the early afternoon of December and January. Most additional shadow generation will fall on the third floor roof of the building itself because of the stepped back design of the partial fourth floor. The partial fourth story will not cast shadows on adjacent land and buildings that is significantly different in degree than the approved 3-story building.

The partial fourth story will not have a substantial detrimental effect on traffic or parking. As set forth above, no parking is required for the Property pursuant to Section 223-26.B(2). The partial fourth story for the creation of

Special Permit and Amended Site Plan Approvals

208 Main Street

one additional apartment would have required one off-street parking space if Section 223-26.B(2) were not applicable. There are two municipal parking lots within 800 feet of the Property, one of which is immediately adjacent to the Property.

Lastly, there are no specific views adopted as important by City Council or identified in the Comprehensive Plan Update that will be affected by the partial fourth story. Thus, the partial fourth floor will not result in the obstruction, elimination, or significant screening of one or more officially designated scenic views. Further, due to the step backs above the third floor, there are minimal views of the fourth floor addition from the street or neighboring properties.

BE IT FURTHER RESOLVED, the Planning Board hereby grants Special Permit and Amended Site Plan Approvals to the Project, as shown and set forth on the above-listed plans prepared by Aryeh Siegel, Architect, Hudson Land Design and TEC Surveying, last revised July 30, 2019, and all other application materials listed above, to permit construction of a partial fourth story with one apartment for a total of nine units above first-floor commercial, on property located at 208 Main Street, subject to the following conditions and modifications:

1. All application review fees shall be paid in full.
2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
3. The comments contained in the City Engineer's letter to the Planning Board dated August 7, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
4. The comments contained in the City Planner's letter to the Planning Board dated August 8, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
5. The Applicant shall submit a performance guarantee for the drainage improvements in the amount of \$24,286.00 in a form acceptable to the City Attorney.
6. The Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount of \$2,428.00.

Special Permit and Amended Site Plan Approvals

208 Main Street

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

B. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. The Applicant shall submit an Irrevocable Offer of Dedication for review as to form by the City Attorney for the proposed 15” stormwater line and proposed catch basin.
2. The Applicant shall submit a Construction Management Plan for review and approval of the Building Inspector, Highway Superintendent and City Engineer.

C. Prior to the issuance of the Certificate of Occupancy, the following conditions shall be fulfilled to the satisfaction of the Building Inspector:

1. The Applicant shall replace any landscaping in the municipal parking lot damaged during construction.
2. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law.

The Planning Board hereby requires that, prior to the issuance of the Certificate of Occupancy, the Applicant shall pay a Recreation Fee for each of the four new apartments in the building (five apartments existed prior to this Site Plan Approval) in accordance with Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City’s Fee Schedule in effect at the time of payment.

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

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

Special Permit and Amended Site Plan Approvals

208 Main Street

- 2. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant’s Environmental Assessment Form and related application documents. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the EAF, the terms of this resolution shall be controlling.

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

- 4. As used herein, the term “Applicant” shall include the Applicant and the Applicant’s heirs, successors and assigns, and where applicable its contractors and employees.

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

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

- 7. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: August 13, 2019
Beacon, New York

John Gunn, Chairman
City of Beacon Planning Board

_____, 2019
Dated

Motion by _____, seconded by _____:

Gary Barrack	Voting:	Jill Reynolds	Voting:
David Burke	Voting:	Randall Williams	Voting:
Patrick Lambert	Voting:	John Gunn, Chairman	Voting:
Rick Muscat	Voting:		

Special Permit and Amended Site Plan Approvals

208 Main Street

Resolution: Approved
 Denied

City of Beacon Planning Board
8/13/2019

Title:

27 Fowler Street

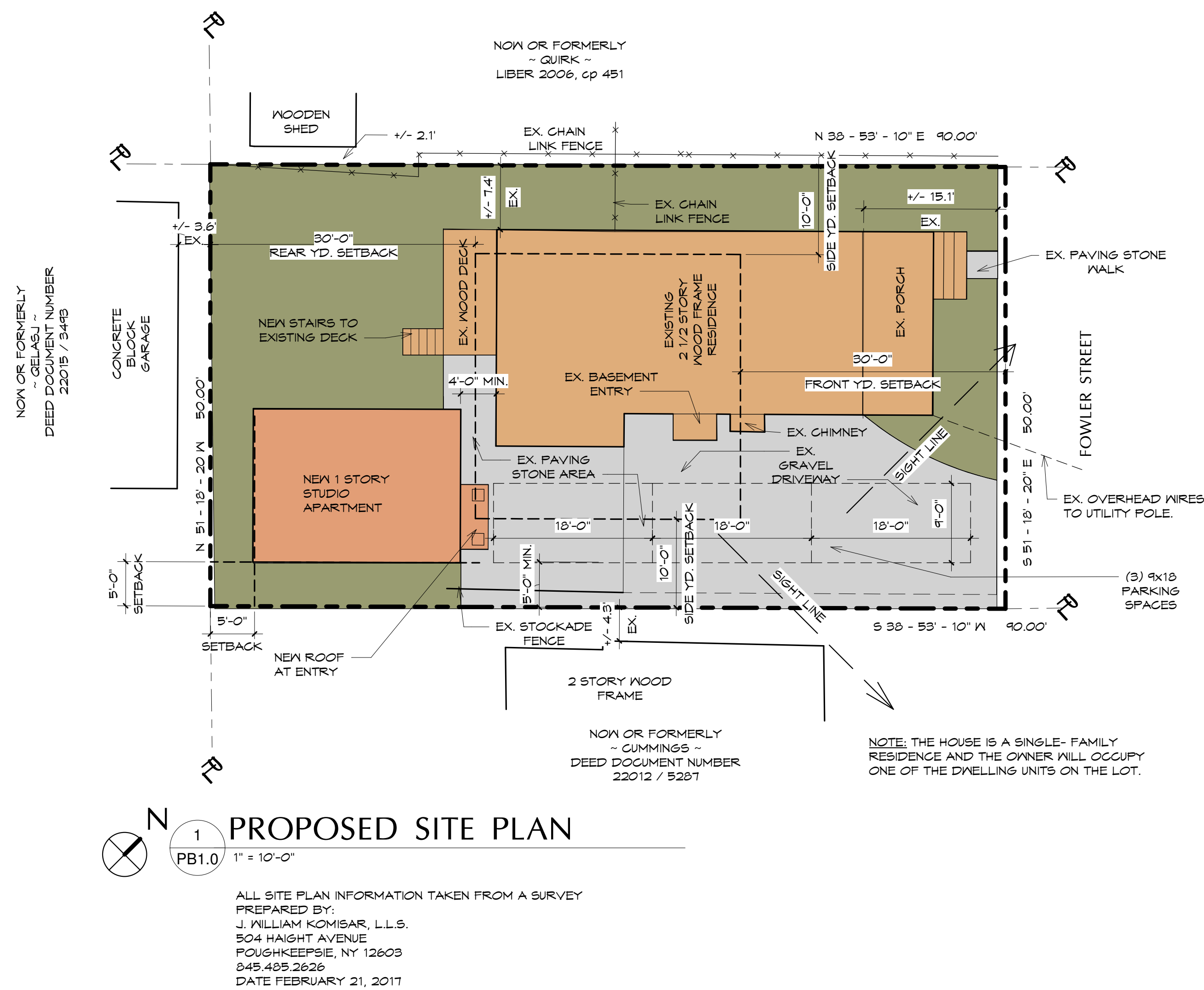
Subject:

Continue review of application for Special Use Permit and Site Plan Approval, Accessory Apartment, 27 Fowler Street, submitted by Marianne Hughes-Joiner

Background:

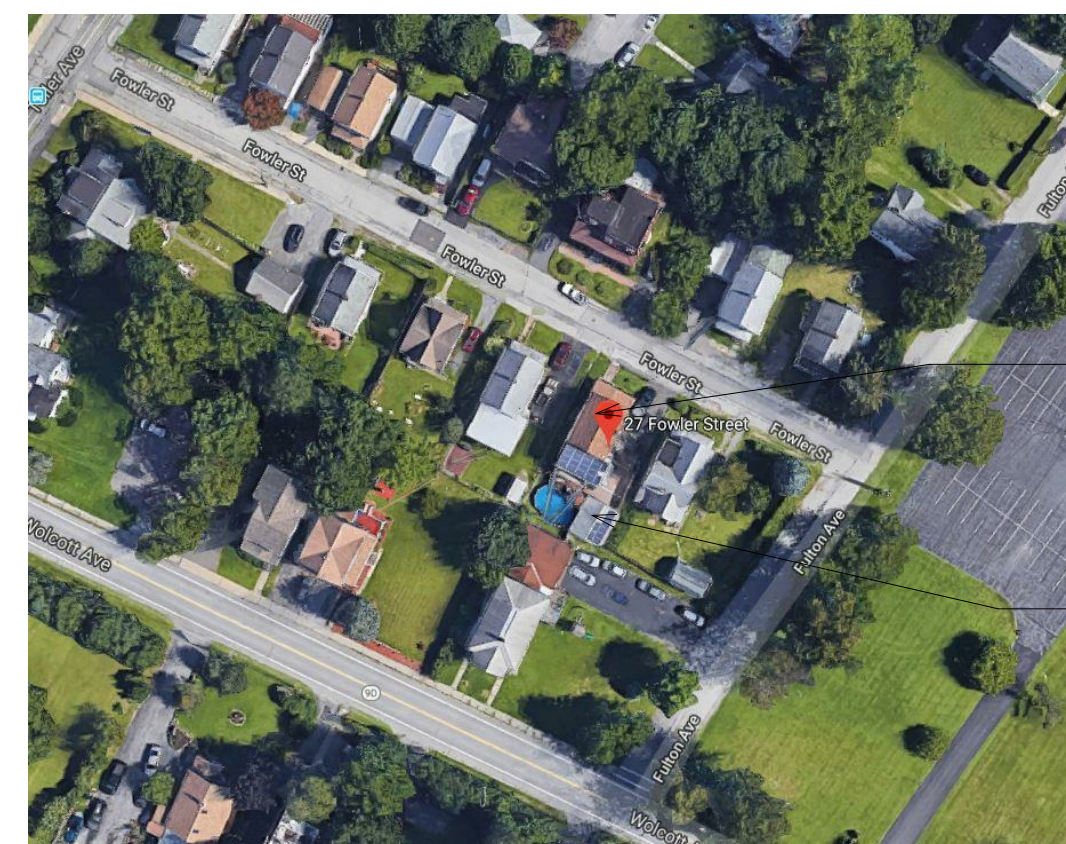
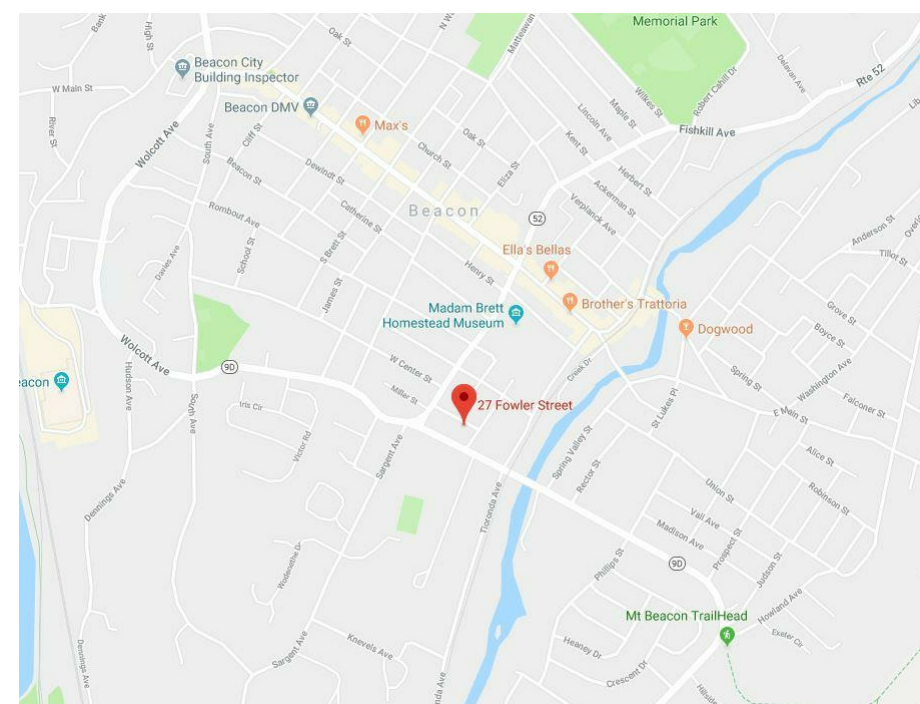
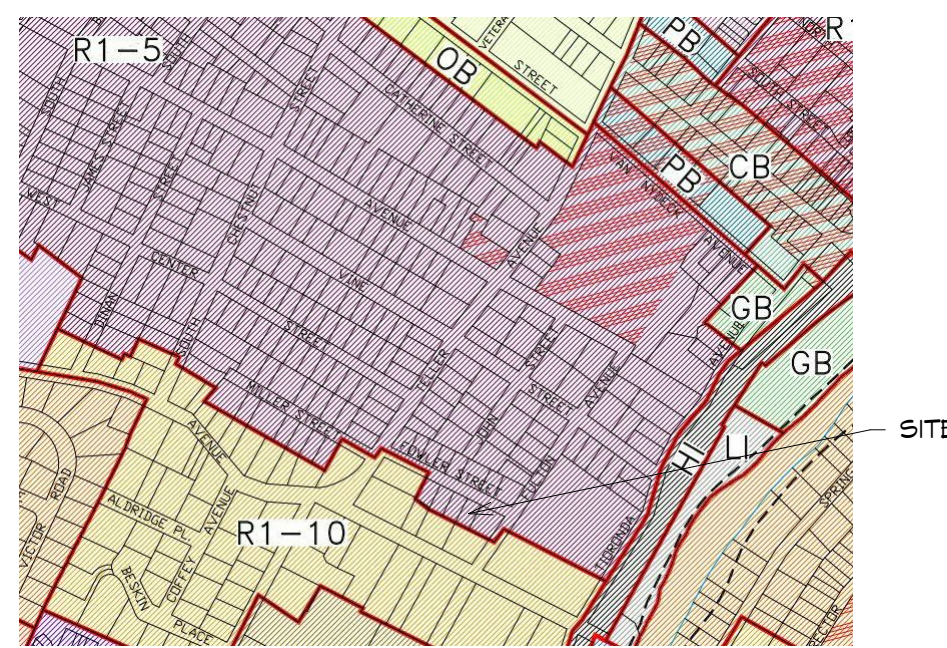
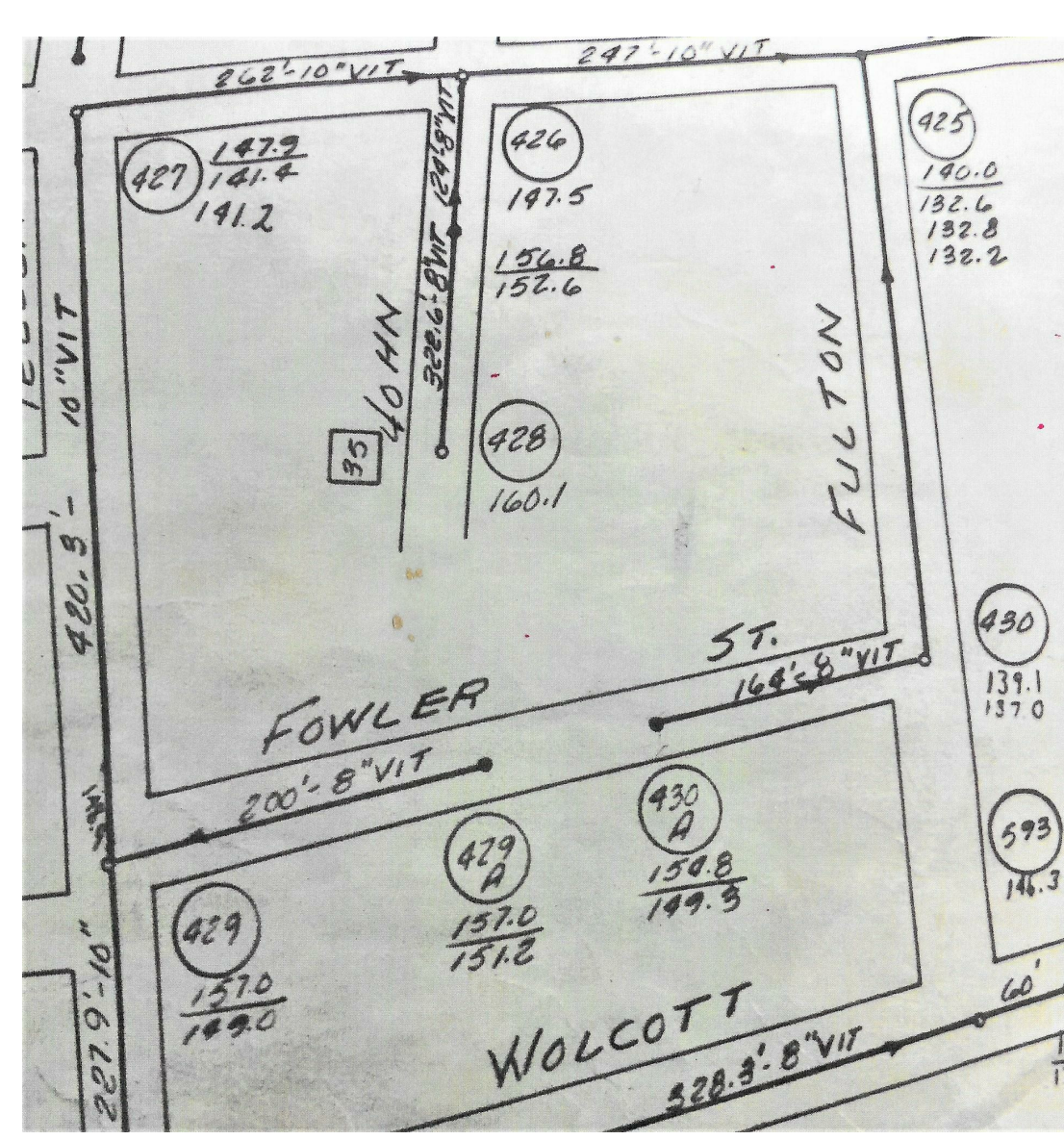
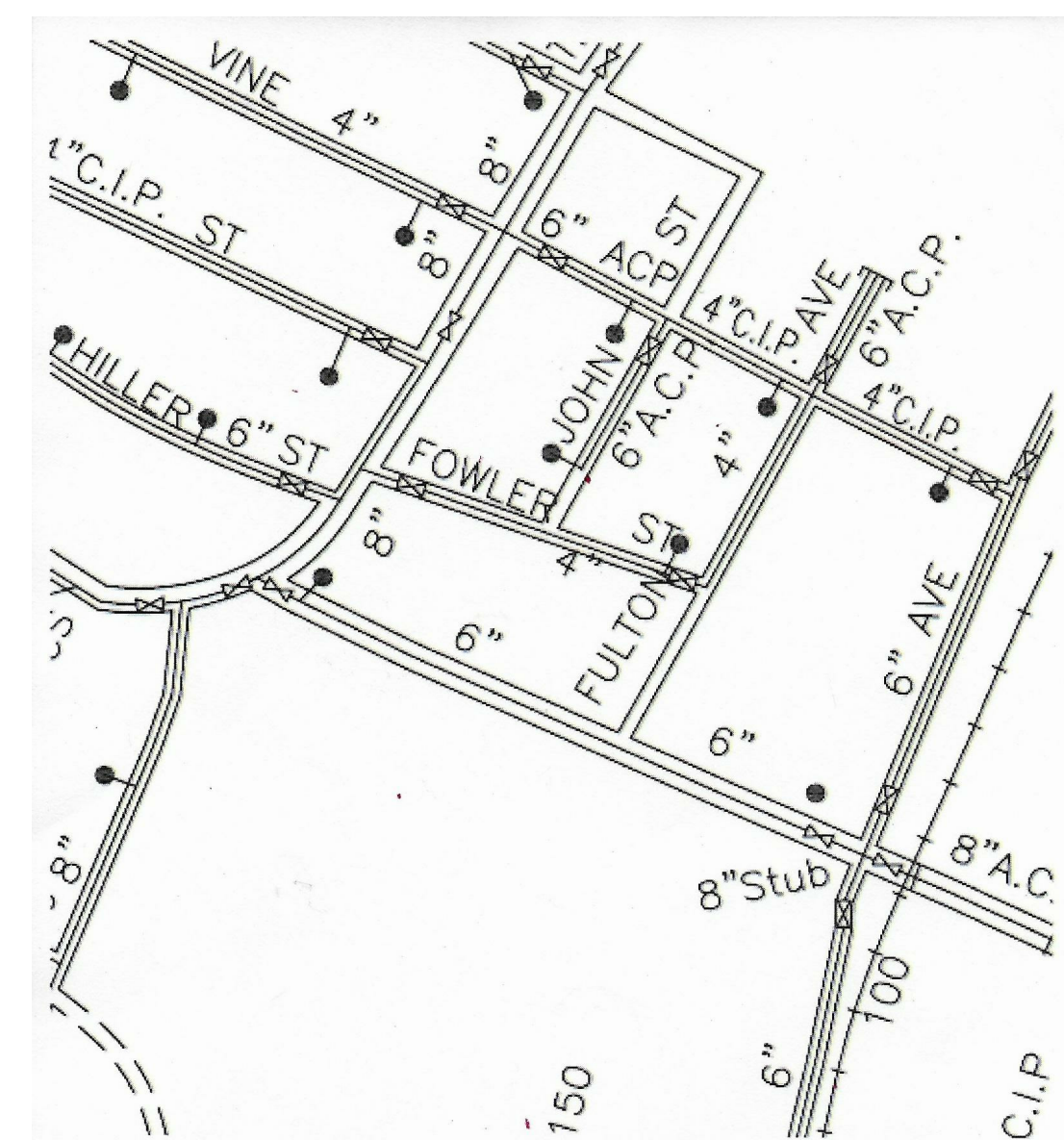
ATTACHMENTS:

Description	Type
27 Fowler Street Site Plan	Plans
27 Fowler Street Special Use Permit	Resolution
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment



ZONING INFORMATION ACCESSORY BUILDING						
TOWNSHIP, CITY OF BEACON SECTION, BLOCK, LOT: 5954-44-412638 ZONE: R1-5	MIN. REAR YD.	MIN. SIDE YD.	MAX CUMULATIVE SF FOR ALL ACCESSORY BLDGS	MAX SF PERMITTED FOR EA ACCESSORY BLDG (BASED ON FOOTPRINT OF PRINCIPAL BUILDING)	MAX. NUMBER OF SHEDS PERMITTED	OFF STREET PARKING SPACES
ORDINANCE REQUIREMENT:	5 FT	5 FT	120 FT	40 %	1	2 / DWELLING UNIT
EXISTING:	3.7 FT	+/- 0.3 FT	+/- 369.4 SF	40.4%	0	2
PROPOSED:	5 FT	5 FT	+/- 362 SF	39.5%	0	3 **

** VARIANCE REQUIRED



CITY OF BEACON ZONING BOARD OF APPEALS
RESOLUTION

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by **Marianne Hughes Joiner** (the "Applicant") for (1) a variance to provide one off-street parking space where two off street parking spaces are required pursuant to City Code § 223-24.1(F); and (2) a variance to permit an off-street parking facility in the required front yard setback pursuant to City Code § 223-26(C)(1); in connection with the proposal to convert and enlarge the existing garage into a one bedroom 366 square foot accessory apartment, on property located at **27 Fowler Street** in an R1-5 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 30-5954-44-972638** and

WHEREAS, a duly advertised public hearing on the application was held on April 16, 2019 and continued to May 21, 2019, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on May 21, 2019; and

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

WHEREAS, the Board, from the application, after viewing the premises and neighborhood concerned, and upon considering each of the factors set forth at Section 223-55(C)(2)(b)(1)-(5) of the City of Beacon Zoning Code, finds with respect to the variances that:

- The variances WILL NOT create an adverse impact to the character of the neighborhood;
- The benefit the Applicant seeks CANNOT be achieved through another method, feasible for the Applicant to pursue, that does not require the variances;
- The variances ARE NOT substantial;
- The variances WILL NOT create any adverse impacts to the physical or environmental conditions of the neighborhood; and
- The need for the variances IS self-created.

NOW, THEREFORE, BE IT RESOLVED, that said application for (1) a variance to provide one off-street parking space where two off street parking spaces are required pursuant to City Code § 223-24.1(F); and (2) a variance to permit an off-street parking facility in the required front yard setback where no off-street parking facility is permitted to be developed in any required front yard setback pursuant to City Code § 223-26(C)(1), in connection with the proposal to convert and enlarge the existing garage into a one bedroom 366 square foot accessory apartment, on property located at **27 Fowler Street**, is hereby GRANTED.

BE IT FURTHER RESOLVED, that no permit or certificate of occupancy shall be issued until the Applicant has paid in full all application and consultant fees incurred by the City in connection with the review of this application.

BE IT FURTHER RESOLVED, that the Applicant has six months to commence construction and one year to complete construction and obtain a Certificate of Occupancy from the date of the final site plan approval resolution, notwithstanding the foregoing, construction must commence no later than two years from the date of this resolution.

BE IT FURTHER RESOLVED, that the Zoning Board of Appeals may grant a six month extension of this variance approval provided that a written request for an extension is submitted before the variance expires. Such extension shall only be granted upon a showing by the Applicant that the circumstances and conditions upon which the variance was originally granted have not substantially changed.

Chairman Lanier called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		Robert Lanier	X				
		Garrett Duquesne				X	
X		Jordan Haug	X				
		Judy Smith	X				
	X	David Jensen	X				
Motion Carried			4	0			

Dated: May 21, 2019

Robert K. Lanier
Mr. Robert Lanier, Chairman

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WHALEN ARCHITECTURE PLLC
3 VAN WYCK LANE, SUITE #1, WAPPINGERS FALLS, NY 12590
(845) 227-9190 WHALENARCHITECTURE.COM

REVISIONS / ISSUE DATES	NO.	DESCRIPTION	DATE	BY
ISSUED TO PLANNING BOARD			5/28/19	SW
ISSUED TO CITY COUNCIL			6/14/19	SW
ISSUED TO PLANNING BOARD			7/29/19	SW

PROJECT NAME:
**Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508**

DRAWING TITLE:
SITE PLAN & ZONING INFORMATION

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD

DRAWN BY:
SW

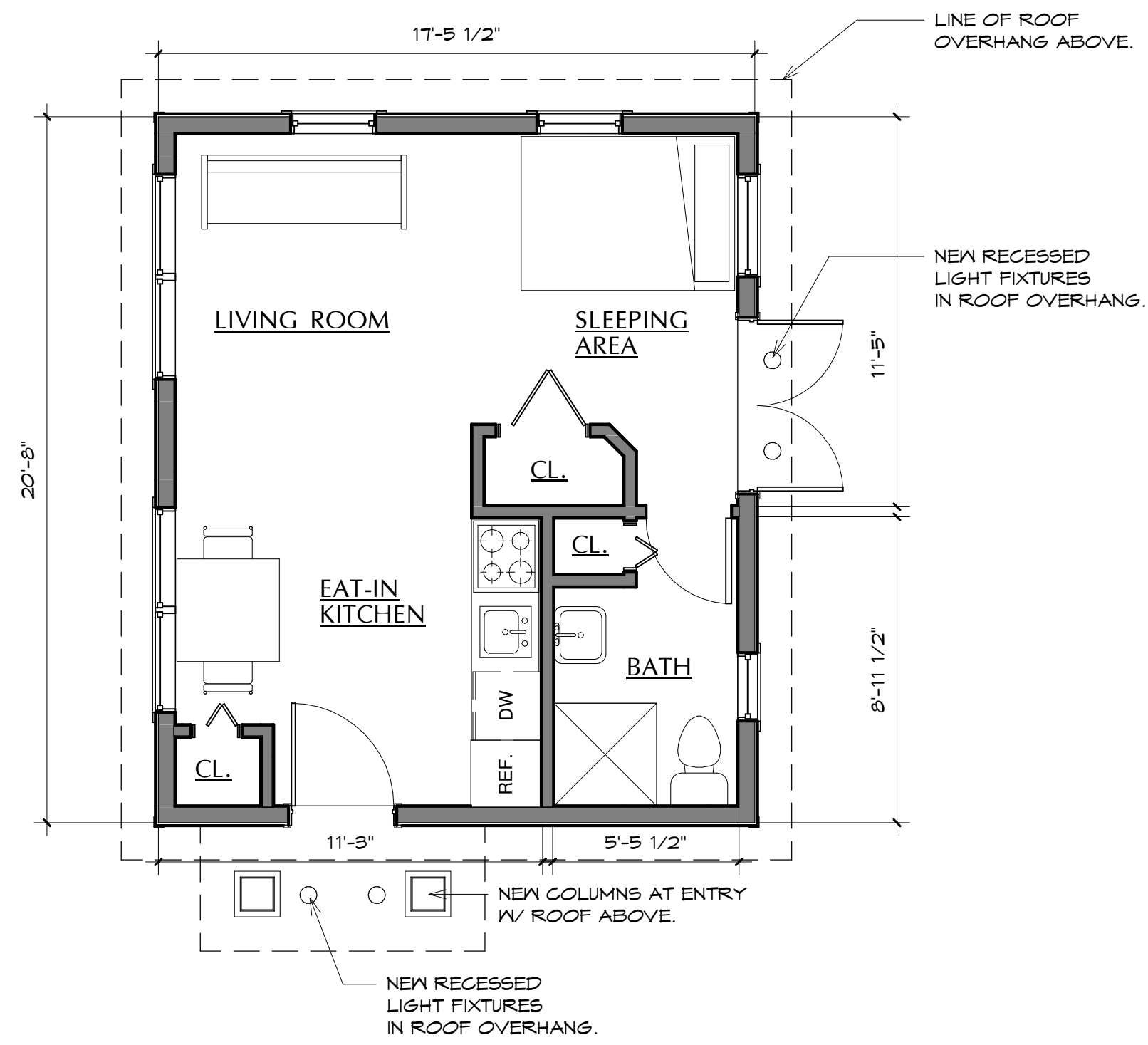
DATE:
3/26/19

SHEET:
1 of 2

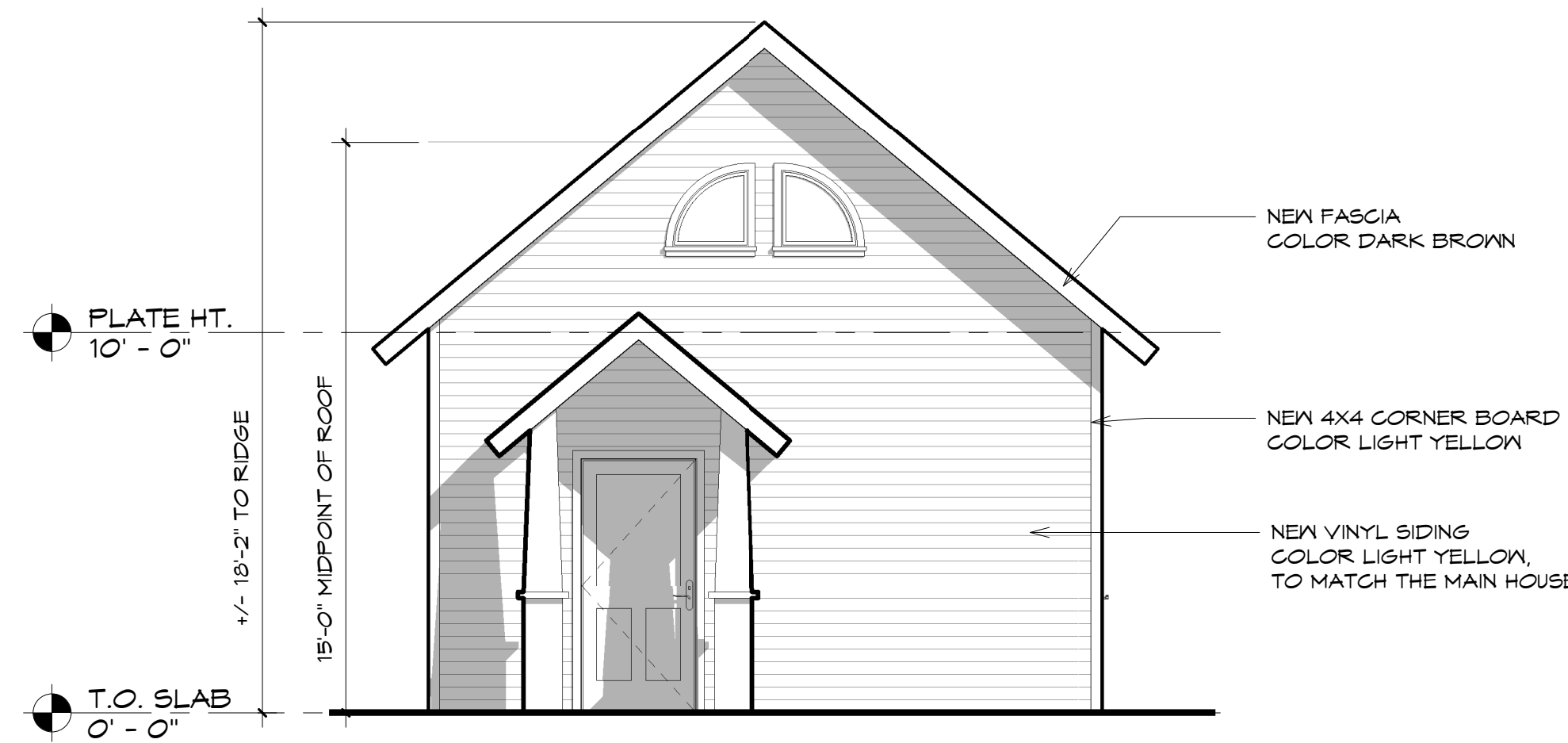
SCALE:
As indicated

DRAWING NO:
PB1.0

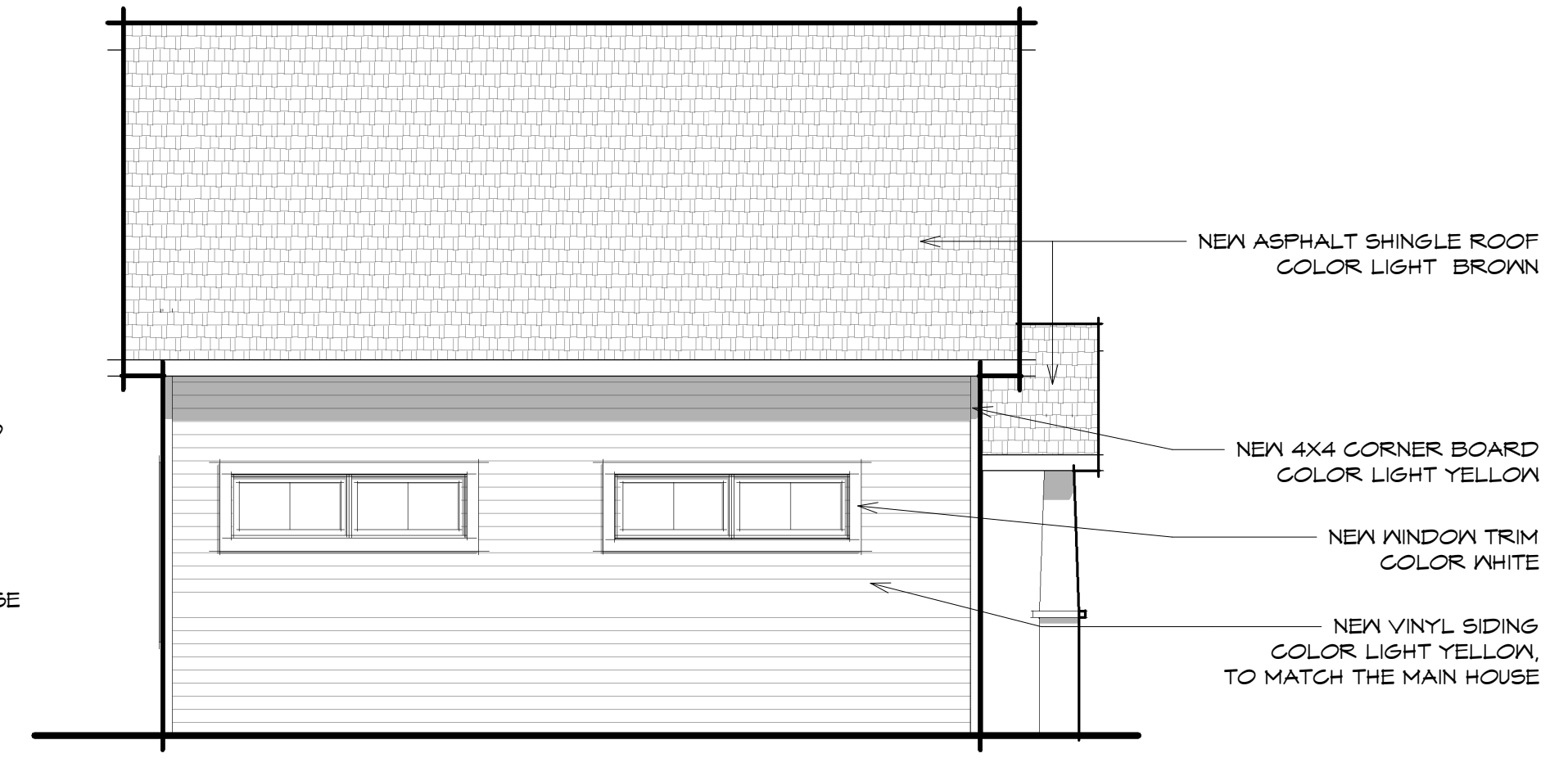
PROJECT PHASE:
PB 8/13/19



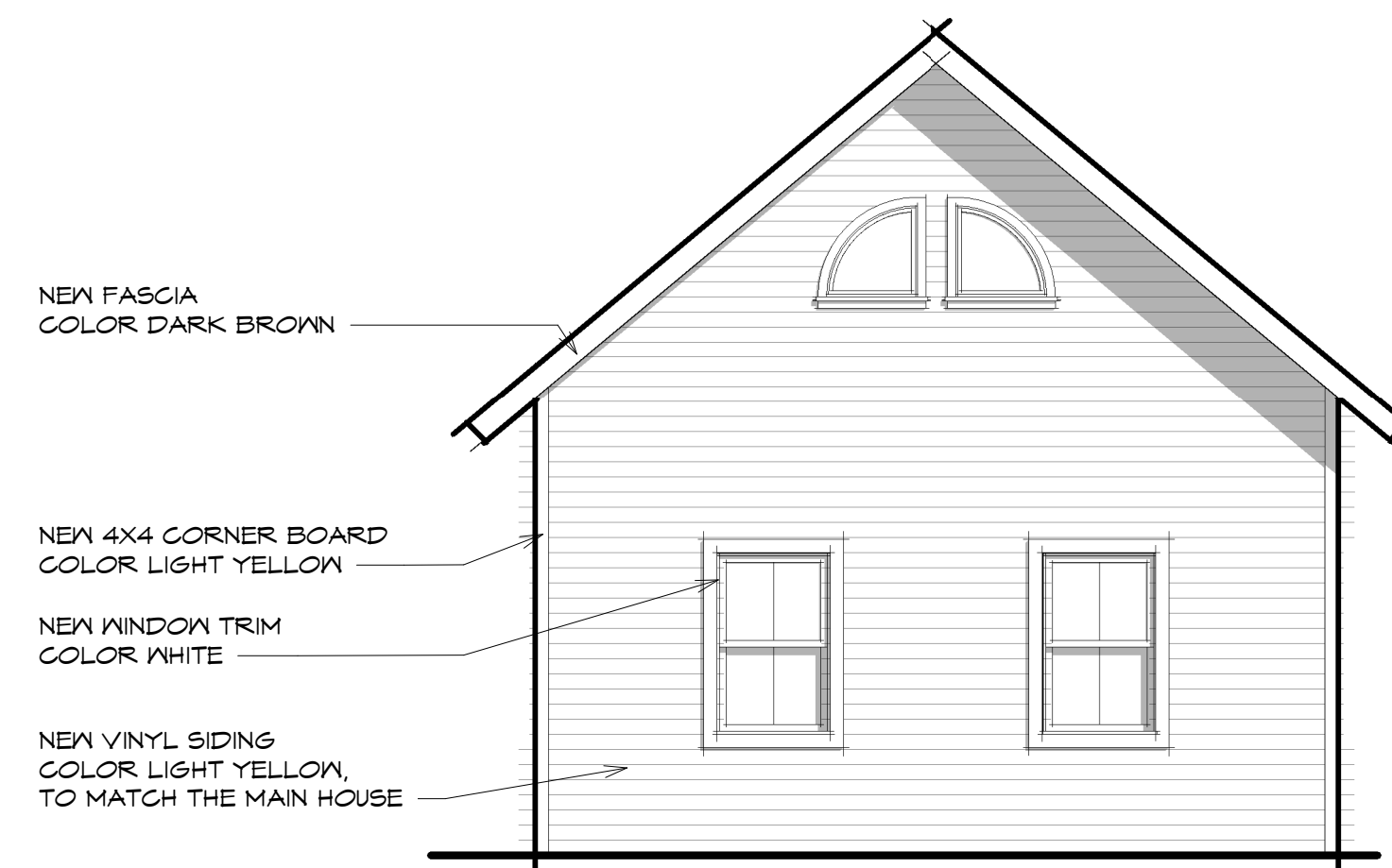
1 PROPOSED FLOOR PLAN
PB1.1 1/4" = 1'-0"



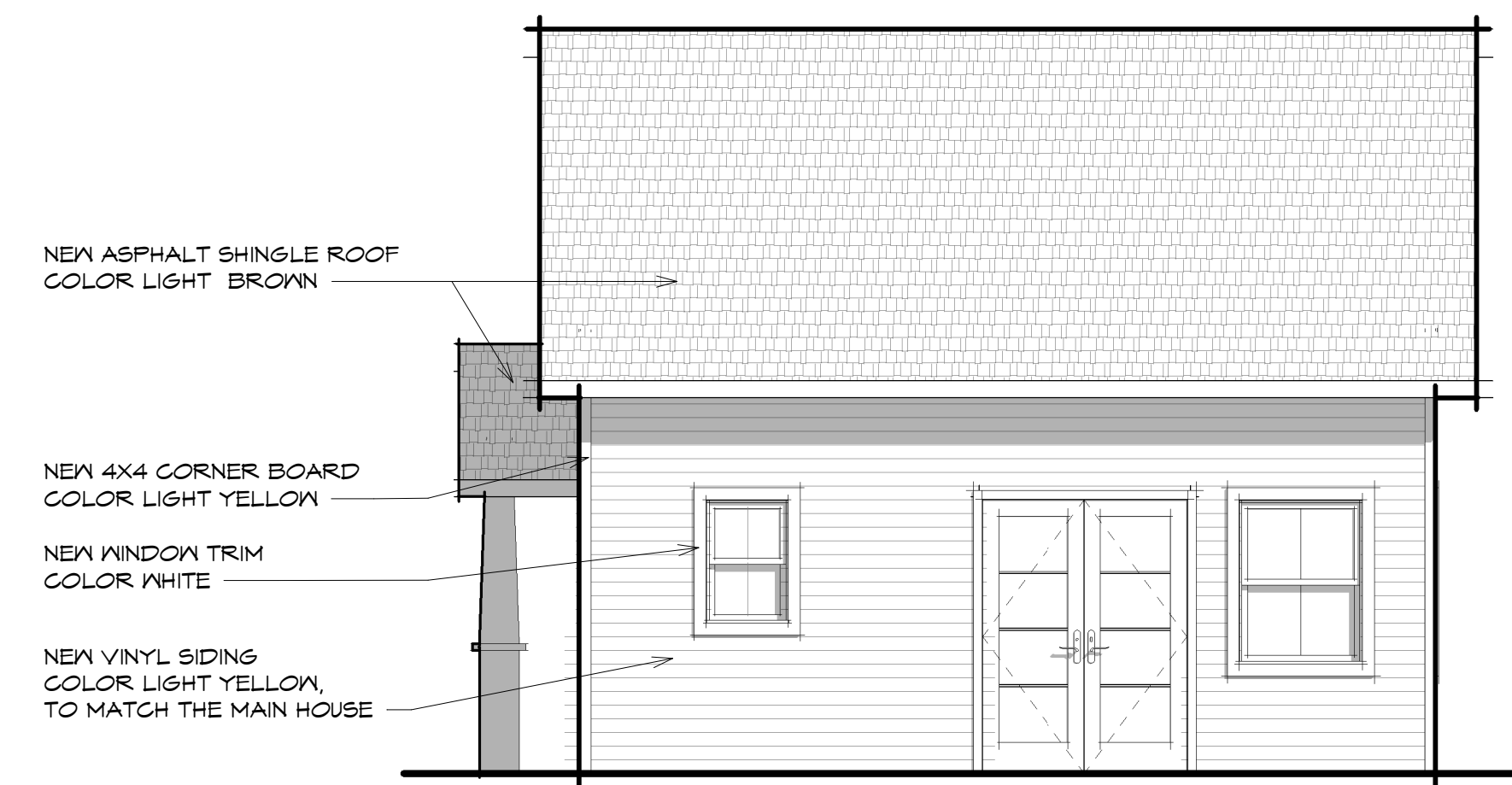
2 PROPOSED FRONT ELEVATION
PB1.1 1/4" = 1'-0"



3 PROPOSED LEFT ELEVATION
PB1.1 1/4" = 1'-0"



4 PROPOSED REAR ELEVATION
PB1.1 1/4" = 1'-0"



5 PROPOSED RIGHT ELEVATION
PB1.1 1/4" = 1'-0"

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REVISIONS / ISSUE DATES		DATE
NO.	DESCRIPTION	DATE
	ISSUED TO CITY COUNCIL	6/14/19
	ISSUED TO PLANNING BOARD	7/28/19

PROJECT NAME:
**Additions & Renovations to:
Hughes Residence
27 Fowler Street
Beacon, NY 12508**

DRAWING TITLE:
PROPOSED PLAN & ELEVATIONS

THESE DRAWINGS ARE INSUFFICIENT FOR CONSTRUCTION WITHOUT THE SEAL AND SIGNATURE OF THE ARCHITECT OF RECORD.

DRAWN BY: SW	SHEET: 2 of 2
DATE: 3/26/19	SCALE: 1/4" = 1'-0"

DRAWING NO.
PB1.1

PROJECT PHASE:
PB 8/13/19

CITY OF BEACON



Amanda C. Caputo
Deputy City Clerk
One Municipal Plaza, Suite One
Beacon, New York 12508

Telephone (845) 838-5005
Facsimile (845) 838-5012

I, Amanda C. Caputo, City Clerk of the City of Beacon, New York, do hereby certify that the attached
is a true and accurate copy of Resolution No. 96 of 2019 entitled

**RESOLUTION GRANTING A SPECIAL USE PERMIT FOR
27 FOWLER STREET**

adopted by the Beacon City Council at a regular meeting held on July 15, 2019. Council Member
Grant made the motion that the resolution be adopted. Council Member Nelson seconded the
motion. On roll call, Council Members Nelson, McCredo, Grant, Mansfield, Kyriacou and Mayor
Casale voted in favor (6). Council Member Rembert was absent (1). Motion carried.

WITNESS THERE I have set my hand and seal of the City of Beacon this 17th day of
July, 2019.

Signed _____


Amanda C. Caputo, Deputy City Clerk

SEAL



**CITY OF BEACON
CITY COUNCIL**

Resolution No. 96 of 2019

RESOLUTION

**GRANTING A SPECIAL USE PERMIT FOR
27 FOWLER STREET**

WHEREAS, Marianne Hughes Joiner (the “Applicant”), submitted an application for Special Use Permit to construct a 366 square foot accessory apartment (the “Proposed Action”) on property located on property located at 27 Fowler Street in an R1-5 Zoning District. Said premises being known and designated on the tax map of the City of Beacon as **Parcel ID# 30-5954-44-972638** (the “Property”); and

WHEREAS, the Special Use Permit Application was submitted by the Applicant in conjunction with its application to the Planning Board for Site Plan approval; and

WHEREAS, the City Council is the approval authority for the Special Use Permit pursuant to City of Beacon Zoning Code §§ 223-18.B and 223-24.1; and

WHEREAS, the Site Plan is shown on drawings, entitled “Additions & Renovations to: Hughes Residence” last revised June 14, 2019, as prepared by Whalen Architecture, PLLC; and

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

WHEREAS, on May 21, 2019, the Zoning Board of Appeals granted the Applicant (1) a variance to provide one off-street parking space where two off street parking spaces are required pursuant to City Code § 223-24.1(F); and (2) a variance to permit an off-street parking facility in the required front yard setback where no off-street parking facility is permitted to be developed in any required front yard setback pursuant to City Code § 223-26(C)(1), in connection with the proposal to convert and enlarge the existing garage into a one bedroom 366 square foot accessory apartment; and

WHEREAS, the Planning Board issued a report to the City Council dated June 14, 2019 recommending approval of the Special Use Permit; and

WHEREAS, on July 15, 2019, the City Council opened a public hearing on the Special Permit application at which time all interested persons were given the opportunity to be heard and the public hearing was closed on July 15, 2019; and

WHEREAS, the City Council has reviewed the application for a Special Use Permit against the standards for a Special Use Permit set forth in the City of Beacon Zoning Code §§ 223-18.B and 223-24.1, and finds that the proposal complies with these sections of the City of Beacon Zoning Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to §§ 223-18 223-24.1 of the City of Beacon Zoning Code:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.
2. The location, nature and height of the structure and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings. The proposed accessory apartment use is compatible with the surrounding residential uses in the neighborhood.
3. Operations in connection with the accessory apartment will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
4. Parking areas will be of adequate size for the particular use and properly located and suitably screened from the adjoining residential uses.
5. The Applicant occupies the single-family home located on the same lot upon which the accessory apartment will be located.
6. The entry to the accessory apartment and its design is such that the exterior appearance of the building remains that of a single-family residence. In addition, the vinyl siding will match the main house

BE IT FURTHER RESOLVED, that the City Council [grants] an application for Special Use Permit to Marianne Hughes Joiner to construct a 366 square foot accessory apartment (on property located on property located at 27 Fowler Street in an R1-5 Zoning District as set forth and detailed on the plans prepared by Whalen Architecture, PLLC, last revised June 14, 2019 upon the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant shall obtain Final Site Plan Approval from the City of Beacon Planning Board.
2. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.

3. A copy of this Resolution shall be attached to the Certificate of Occupancy.
4. The accessory apartment shall be inspected by the Building Department every two years in order to determine whether the apartment remains in compliance with Section 223-24.1. Upon a satisfactory inspection report, the accessory apartment owner shall be reissued a certificate of occupancy. In the event that the inspection indicates that the apartment is no longer in compliance, the certificate of occupancy shall be revoked until the violations are cured.
5. As used herein, the term "Applicant" shall include its heirs, successors and assigns.
6. In accordance with Section 223-18.F(1) of the Zoning Law, this Special Permit Approval authorizes only the particular use specified in the permit and shall expire if:
 - a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit Approval; or
 - b. If all required improvements are not made within one (1) years from the date of issuance of the Building Permit; or
 - c. If said use ceases for more than six (6) months for any reason.
7. In accordance with Section 223-18.F(2) of the Zoning Law, the City Council may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The City Council may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.
8. Any proposed revision to this Amended Special Permit Approval shall be submitted to the City Council. The City Council, in its discretion, shall determine the appropriate procedures for consideration of the proposed revision, and whether such revision is material enough to require further environmental analysis, further project review and/or a public hearing, as it may deem appropriate.
9. The Building Inspector may revoke this Special Permit Approval where it is found that the use of the premises does not conform to the limitations and conditions contained in the Special Permit Approval.

10. The applicant has agreed to this condition that the accessory apartment shall not be used for short term rentals and shall only be occupied by tenants (other than the applicant's parents) for a long term lease of one year or more.
11. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
12. The approvals granted by this resolution do not supersede the authority of any other entity.

BE IT FURTHER RESOLVED, that on June 18, 2018, the City Council adopted a resolution which requires the City Council to consider at the time of approving a land use project whether it is appropriate to require a weatherproofed copy of the site plan and architectural renderings of the project to be posted on a sign to be maintained at the property from the time of commencement of construction until substantial completion of the structure; the Building Inspector advised since the Proposed Action involves construction of an accessory apartment located on private property and is limitedly visible from Fowler Street, it would serve no real purpose to have a sign posted on the property, the City Council therefore finds that such a sign is not required for this land use approval.

Dated: July 15, 2019

Resolution No. 96 of 2019

Date: July 15, 2019

Amendments

2/3 Required

Not on roll call.

On roll call

3/4 Required

Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
	x	Terry Nelson	x				
		Jodi McCredo	x				
		George Mansfield	x				
		Lee Kyriacou	x				
		John Rembert					x
x		Amber Grant	x				
		Mayor Randy J. Casale	x				
		Motion Carried	x				

Received
Office of the City Clerk
7/17/2019

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 8, 2019

Re: **27 Fowler Street, Site Plan for Accessory Apartment**

I have reviewed the adopted Special Use Permit resolution from the July 15, 2019 City Council meeting and a 2-sheet Site Plan set, with the last revision date of July 29, 2019.

Proposal

The applicant is proposing to replace an existing garage in the R1-5 zoning district with a studio accessory apartment. The application has received three variances from the ZBA and a Special Permit from the City Council.

Comments and Recommendations

1. At the last Planning Board meeting on this application the applicant was asked to consider reversing the floor plan, so that the main living room and kitchen windows overlook the back yard of the host house, rather than the neighbor's back yard to the east. The plans show that the living room and kitchen windows on the eastern side have been raised to between 5 to 6½ feet and the windows facing west have been expanded. The Board should decide if this proposal provides sufficient privacy for the neighbors.
2. A note should be added to the final plans that any exterior lights will be shielded, so that there will be no direct glare or light spillover onto adjacent properties or above the horizontal plane into the night sky.

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

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Stephen Whalen, RA, Project Architect

City of Beacon Planning Board
8/13/2019

Title:

305 Main Street

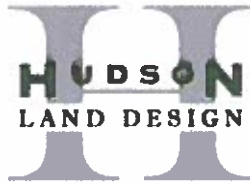
Subject:

Continue review application for Special Use Permit and Site Plan Approval, Wine and Tapas Bar, 305 Main Street, submitted by Douglas Ballinger

Background:

ATTACHMENTS:

Description	Type
305 Main I & I Study	Backup Material
305 Main Street Site Plan	Plans
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment



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

July 25, 2019

Mr. Dave Buckley
City of Building Inspector
1 Municipal Center
Beacon, NY 12508

Re: Infiltration and Inflow Investigation
Early Terrible Wine Bar
305 Main Street Site Plan
City of Beacon, New York
Tax ID: 5954-36-908866

Dear Mr. Buckley,

Hudson Land Design (HLD) has completed an infiltration and inflow investigation (I&I) at the above referenced parcel as required by the City of Beacon. The investigation was conducted on July 11, 2019 at the existing building located at 305 Main Street, which consists of a one-story masonry building that is currently vacant.

The first phase of the study consisted of an exterior inspection of the building on July 11, 2019 to determine the location of roof leader discharge points. The building has a gentle sloping roof from front to back. There is evidence that the roof leader was previously connected to sanitary sewer system, but it is currently disconnected and discharges to the ground to the rear of the building. The past connection to the sanitary sewer system is below grade and covered with plywood. Based on these observations, none of the rooftop runoff is connected to the sanitary sewer system. The existing pipe that is connected to the sanitary sewer will be removed as part of the project.



View of roof gutter and roof leader on rear of the building



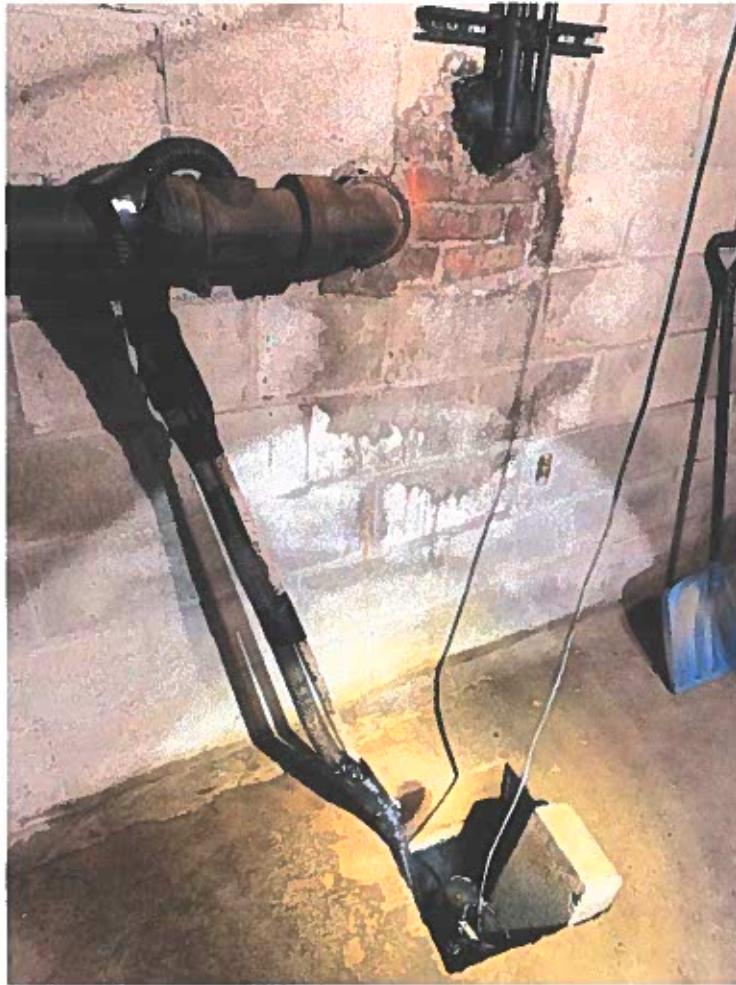
View of roof leader discharge point



View of past roof leader connection to the sanitary sewer

The second phase of the study consisted of interior inspection of the building on July 11, 2019 to determine if there are any illicit connections to the building sewer line from sump pumps, floor drains and the like. HLD personnel located the last section of the interior sanitary sewer plumbing. The sanitary sewer lateral flows northwest out of the building towards under the adjacent building and is assumed to connect to the sanitary sewer collection system in Main Street. At this time, no dye tests were conducted to verify flow direction.

A single sump pump was observed along the northwest basement wall with a discharge to the building sewer lateral. It was observed that the sump pump discharges directly into the sewer lateral, and ultimately to the City of Beacon's sanitary sewer system. The photo on the next page shows the sump pump and force main pipe discharging to the sanitary sewer lateral.



View of basement sump pump and connection to sanitary sewer

On an average day, during a 1-year storm event, it is assumed that the existing sump pump will cycle approximately 20 times, discharging 120 gallons of water to the City of Beacon's sanitary sewer system.

Based on our observations, HLD believes that there are illicit stormwater connections from the building located at 305 Main Street to the City of Beacon's sanitary sewer collection system. The sump pump will be disconnected from the sanitary sewer and redirected to the roof leader at the rear of the building. The roof leader will also be extended to direct the discharge away from the building.

We recommend that the following mitigation notes be placed on the plans for the project:

- The remaining pipe that previously served to connect to the roof leader to the sanitary sewer system will be removed.
- The sump pump will be removed and rerouted to the roof leader discharge location.

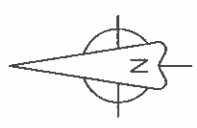
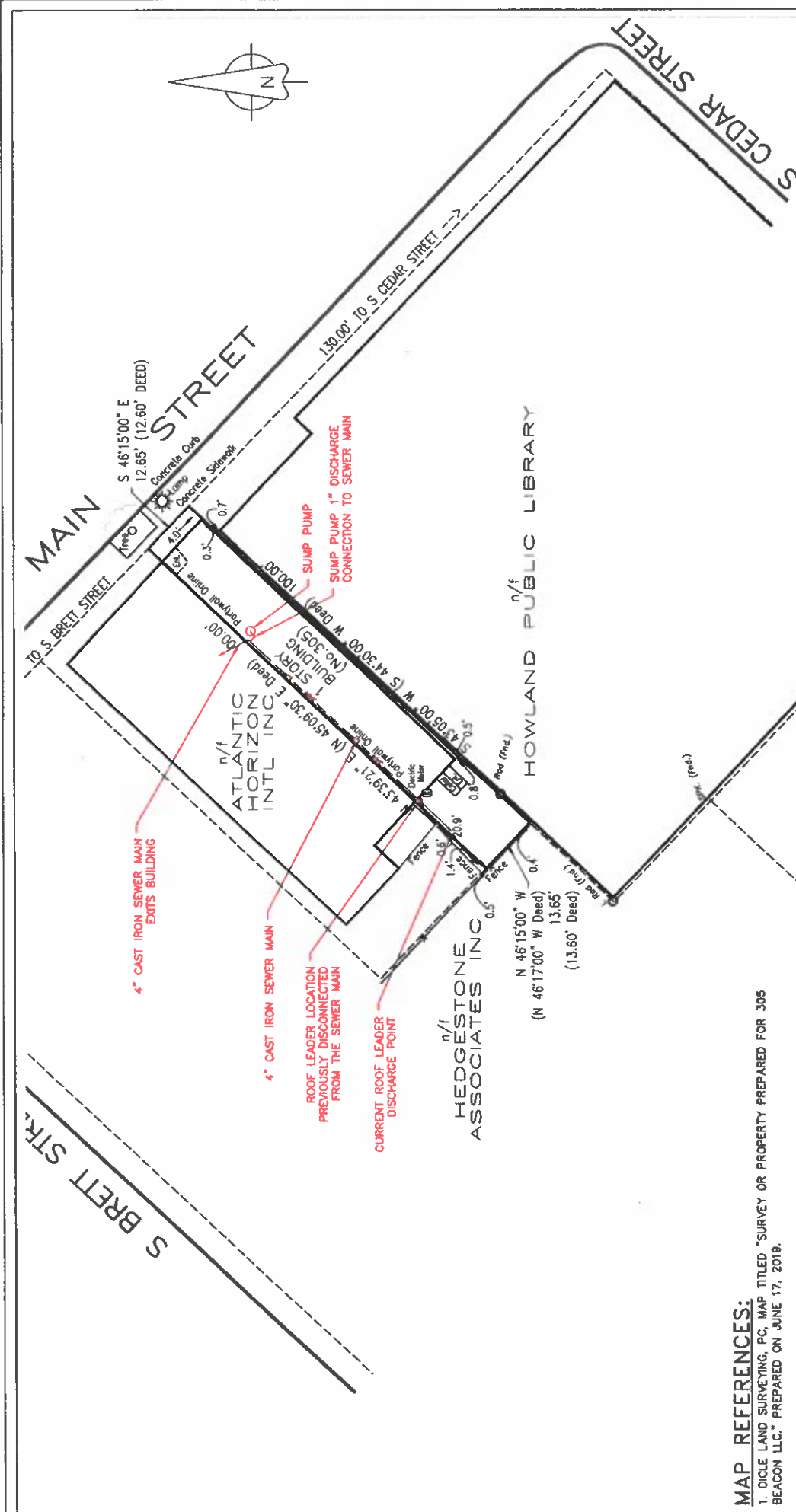
Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric S. Rogge". The signature is fluid and cursive, with the first name "Eric" being the most prominent.

Eric S. Rogge, P.E.
Senior Engineer

cc: Douglas Ballinger (via email)
Michael A. Bodendorf, P.E. (HLD file)



MAP REFERENCES:
 1. DICLE LAND SURVEYING, P.C. MAP TITLED "SURVEY OR PROPERTY PREPARED FOR 305 BEACON LLC." PREPARED ON JUNE 17, 2018.

JOB #: 2018027
 DATE: 07-28-19
 SCALE: 1" = 20'
 TITLE: 1&1-1
 SHEET: 1 OF 1

INFLOW & INFILTRATION PLAN
EARLY TERRIBLE WINE BAR
 305 MAIN STREET
 CITY OF BEACON
 DUTCHESS COUNTY, NEW YORK
 TAX ID: 130200-2654-38-90566

Hudson LAND DESIGN
HUDSON LAND DESIGN
PROFESSIONAL ENGINEERING P.C.
 174 MAIN ST., BEACON, NEW YORK 12508
 13 CHAMBERS ST., NEWBURGH, NEW YORK 12560
 PH: 845-440-6928
 F: 845-440-6837

SEAL

DRAWN BY: ESR CHECKED BY: MAB

REVISIONS:	
NO.	DESCRIPTION

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

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: August 8, 2019

Re: **305 Main Street Special Permit and Site Plan**

I have reviewed the July 25, 2019 Infiltration and Inflow Investigation by Hudson Land Design and an 8-sheet SUP Submittal set, dated July 29, 2019.

Proposal

The applicant is proposing to convert an existing one-story building for a wine bar use with a new storefront and rear patio. The parcel is in the Central Main Street (CMS) district.

Comments and Recommendations

1. The table on Sheet A-001 should include proposed setbacks, building height, landscaped area (not open space), and parking requirements, along with Zoning Code justifications noted for any landscaping or parking waiver requests (see CMS Sections 41.18 E(12) and G(4)).
2. Since the front sidewalk is narrower than the 8-foot pedestrian clearway requested in the CMS district, the proposed storefront design should not project any farther out than the existing building. The submitted plans for a stone facing over the existing storefront and for the door to swing out slightly into the front sidewalk space should be modified to maintain the existing sidewalk clearway. Also, the projecting front light fixtures and any awning supports should be placed at least 7 feet above the sidewalk. A note on the plan should confirm that the current sidewalk clearway width will be maintained.
3. The new storefront design appears to conform with the CMS design standards in Section 223-41.18 J, as long as the finish building materials meet the requirements in J(11).
4. The angled sign on the front corner, as shown on Sheet A-103, projects into the adjoining property to the east. A projecting sign on this corner will need to be mounted perpendicular to the building.
5. At the July meeting the Board requested that the plans include notes for hours of operation, seasonal estimates for the patio use, and any proposal for outdoor speakers or live music.
6. A bar use in the CMS district requires a Special Permit from the City Council. Once the Planning Board is generally satisfied with the proposal, it should issue a recommendations report to the Council on the application.

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

Page 2, August 8, 2019 Memo re: 350 Main Street

John Clarke, Beacon Planning Consultant

c: Dave Buckley, Building Inspector
Jennifer L. Gray, Esq., City Attorney
Arthur R. Tully, P.E., City Engineer
John Russo, P.E., City Engineer
Brad Will, AIA, Project Architect

City of Beacon Planning Board
8/13/2019

Title:

Zoning Board of Appeals

Subject:

Zoning Board of Appeals – August Agenda

Background:

ATTACHMENTS:

Description
August ZBA Agenda

Type
Backup Material

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

The Zoning Board of Appeals will meet on **Tuesday, August 20, 2019** in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York at 7:00 PM

Regular Meeting

1. Continue review of application submitted by 23-28 Creek Drive, LLC, 23-28 Creek Drive, Tax Grid No. 30-6054-37-037625-00, Fishkill Creek Development (FCD) Zoning District, to construct a mixed use development with eight apartments and 20,000 sq. ft. of commercial space which requires relief from the following:
 - 1) Section 223-26(F) to provide 93 parking spaces
(113 parking spaces required)
 - 2) Section 223-4.14(C) for apartment size of 2,750 sq. ft. for two of the units
(2,000 sq. ft. maximum permitted)
 - 3) Section 223-1.14(F) for a four story building
(three stories maximum permitted)
 - 4) Section 223-1.14(F) for a building height of 53 ft.-4 in.
(40 ft. maximum permitted)
2. Application submitted by 184 Main, LLC, 184 Main Street, Tax Grid No. 30-5954-27-811956-00, CMS Zoning District, for relief from Section 223-41.18(E)(4) to add a second story on the building with a 10 ft. rear yard setback *(25 ft. required)*
3. Application submitted by James Schumm, 27 Monell Place, Tax Grid No. 30-5955-04-635190-00, for relief from Section 223-17(C) to construct a bedroom addition with 14.5 ft. side yard setback *(20 ft. required)*

Miscellaneous Business

1. Consider request for one (1) year extension of 1/17/2018 area variances - Edgewater

City of Beacon Planning Board
8/13/2019

Title:

Edgewater

Subject:

Consider request for two 90-day extensions of Subdivision and Site Plan Approval – Edgewater

Background:

ATTACHMENTS:

Description

Type

Edgewater Planning Board Extension Request

Cover Memo/Letter



*Civil & Environmental Engineering Consultants
174 Main Street, Beacon, New York 12508
13 Chambers Street, Newburgh, New York 12550
Phone: 845-440-6926 Fax: 845-440-6637
www.HudsonLandDesign.com*

July 26, 2019

Hon. John Gunn, Chairman
& Members of the Planning Board
City of Beacon Planning Board
1 Municipal Center
Beacon, NY 12508

Re: Edgewater Site Plan and Subdivision Request for Two (2) 90-Day Extensions
Tax IDs 5954-25-566983, 574979, 582985, & 5955-19-590022
City of Beacon, New York

Dear Chairman Gunn and Members of the Planning Board:

On behalf of Scenic Beacon Developments, LLC (“the Applicant”) we are writing to request an additional two (2) 90-day extensions of the September 11, 2018 Site Plan and Subdivision Approval Resolution (the “Resolution”), last extended at the February 13, 2019 Planning Board meeting to begin on March 10, 2019. This request is timely, as 180 days have not elapsed since the February 13, 2019 extension.

The Applicant has been working diligently with the project consultants, City Staff and the Dutchess County Department of Behavior and Community Health (DCDBCH) in order to satisfy each of the prerequisite Conditions provided in the 2018 Approval Resolution in order for the Final Subdivision Plat to be signed by the Planning Board Chairman and subsequently recorded in the Dutchess County Clerk's Office. As this Board may be aware, the City Attorney is reviewing the required easement agreements and documents conditioned in the Resolution. Further, we have been in regular contact with the DCDBCH, as well as the City Engineer and the Applicant is doing everything possible to facilitate this signoff. To date, all of the DCDBCH comments have been satisfied with the exception of providing hydraulic modeling of the receiving City sewer system, which we understand is being processed. We continue to work with the City in providing this information.

The one hundred eighty (180) day period to fulfill all items noted within Conditions A and B of the Resolution will expire on September 6, 2019. Pursuant to Section

276(7)(c) of the New York State Town Law and General Condition E.12 of the Code of the adopted Resolution, the Applicant hereby respectfully requests two additional (2) 90-day extensions of the time from September 6, 2019 within which the conditionally-approved final plat for the subject subdivision must be submitted for signature.

The Applicant has made substantial progress toward fulfilling Conditions A and B within the adopted Resolution which include, but are not limited to the following:

Condition A – Subdivision Plat

2. The plans have been submitted to the Dutchess County Department of Behavioral and Community Health (DCDBCH) and they have concluded their review. The only remaining comment is requiring modeling of the receiving sewer line to the sewer treatment plant.¹
3. A revised Subdivision Plat has been provided to the City Engineer for final review, and there are no further comments.
4. A revised Subdivision Plat has been provided to the City Planner for final review, and there are no further comments.
5. The required note has been added to the Subdivision Plat and provided to the Planning Board's consultants for review. We have received no comments with regard to this note.
6. The Subdivision Plat has been revised to reference a reservation by rights by the City of Beacon with a grant of easement rights to the City of Beacon. The plat is currently under review by the planning board consultants. We believe that this has been resolved.
7. The Connection Trail Regulations are included within the easement and maintenance agreement for the Connection Trail easement for review by the Planning Board Attorney.
8. All easements are now shown on the Plat and have been provided to the Planning Board's consultants for review. We believe that this issue has been resolved.
9. The Stormwater Easement and Maintenance Agreement has been provided to the Planning Board's Attorney for Review.
10. The Offer of Dedication is clearly delineated on the Subdivision Plat and a draft Offer of Dedication has been prepared by the Applicant's attorney for review by the Planning Board Attorney.
11. Draft Offer of Dedication and Maintenance Agreement for the Water Main Easement have been prepared by the Applicant's attorney for review by the Planning Board Attorney.
12. A bond estimate is being revised to include Branch Street improvements and will be provided to the City Engineer for review once revised.

¹ Note: Copies of the correspondence with the DCDBCH is available upon request.

Condition B – Site Plan

1. Condition noted. *See* Condition A.2 response above.
2. Condition noted. *See* Condition A.3 response above.
3. Condition noted. *See* Condition A.4 response above.

Based upon the status of the conditions listed above and the Applicant's diligence in prosecuting same, we are respectfully requesting two (2) 90-day extensions of approval in order to complete all conditions, thus extending to March 4, 2020. If the conditions are fulfilled prior to the expiration date, we will withdraw our extension request. Please place this item on the next available Planning Board meeting Agenda for consideration of two (2) 90-day extensions.

We look forward to discussing this proposal with you at your next available Planning Board meeting. Should you have any questions, please feel free to call me at 845-440-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael A. Bodendorf". The signature is fluid and cursive, with the first name "Michael" written in a larger, more prominent script than the last name "Bodendorf".

Michael A. Bodendorf, P.E.
Principal

cc: Scenic Beacon Developments, LLC
Tina Andress-Landolfi
Taylor M. Palmer, Esq.
Aryeh Siegel, AIA
Daniel G. Koehler, P.E. (HLD File)

City of Beacon Planning Board
8/13/2019

Title:

St. Luke's Place

Subject:

Single Family House – St. Luke's Place (*postponed at the applicant's request*)

Background:

ATTACHMENTS:

Description	Type
St Luke's Place Application	Application
St Lukes Place Front and Rear Elevations	Backup Material
St Lukes Place Left Side Elevations	Backup Material
St Lukes Place Right Side Elevations	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 21, 2019

Project Address: ST. LUKE'S SUBDIVISION

Project Architect/Engineer: Hudson Land Design

Owner/Builder: BEACON 226 MAIN ST. LLC

Contact Phone No.: 845-416-1808

Approval Requested: Certificate of Appropriateness New Single Family House

Color/Materials:

Siding: Deep Granite

Roofing: Black shingle - asphalt

Windows: Color: Black Type: Marvin double hung

Trim: Wicker

Garage Door: N/A

Stone/Brick: N/A

J. Joseph
Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____ (Date)

Plan Approved _____ (Date)

Subject to the following: _____

FEE: \$100.00

NOTES:

- 1) ALL WINDOW SIZES CALLED OUT ON FLOOR PLANS ARE "ANDERSEN UNIT NUMBERS", IF "ANDERSEN" WINDOWS ARE NOT USED, A WINDOW OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED
- 2) ALL GLAZING TO BE DOUBLE INSULATED
- 3) ALL GLAZING TO BE "HIGH PERFORMANCE", "LOW-E" GLASS
- 4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR TO BE TEMPERED

ALL OPERABLE WINDOWS THAT HAVE A SILL HEIGHT OF LESS THAN 24" ABOVE THE FINISHED FLOOR AND MORE THAN 72" ABOVE FINISHED GRADE MUST BE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090

SQUARE FOOTAGE:	
1st FLOOR:	1056
2nd FLOOR:	1004
TOTAL:	2060

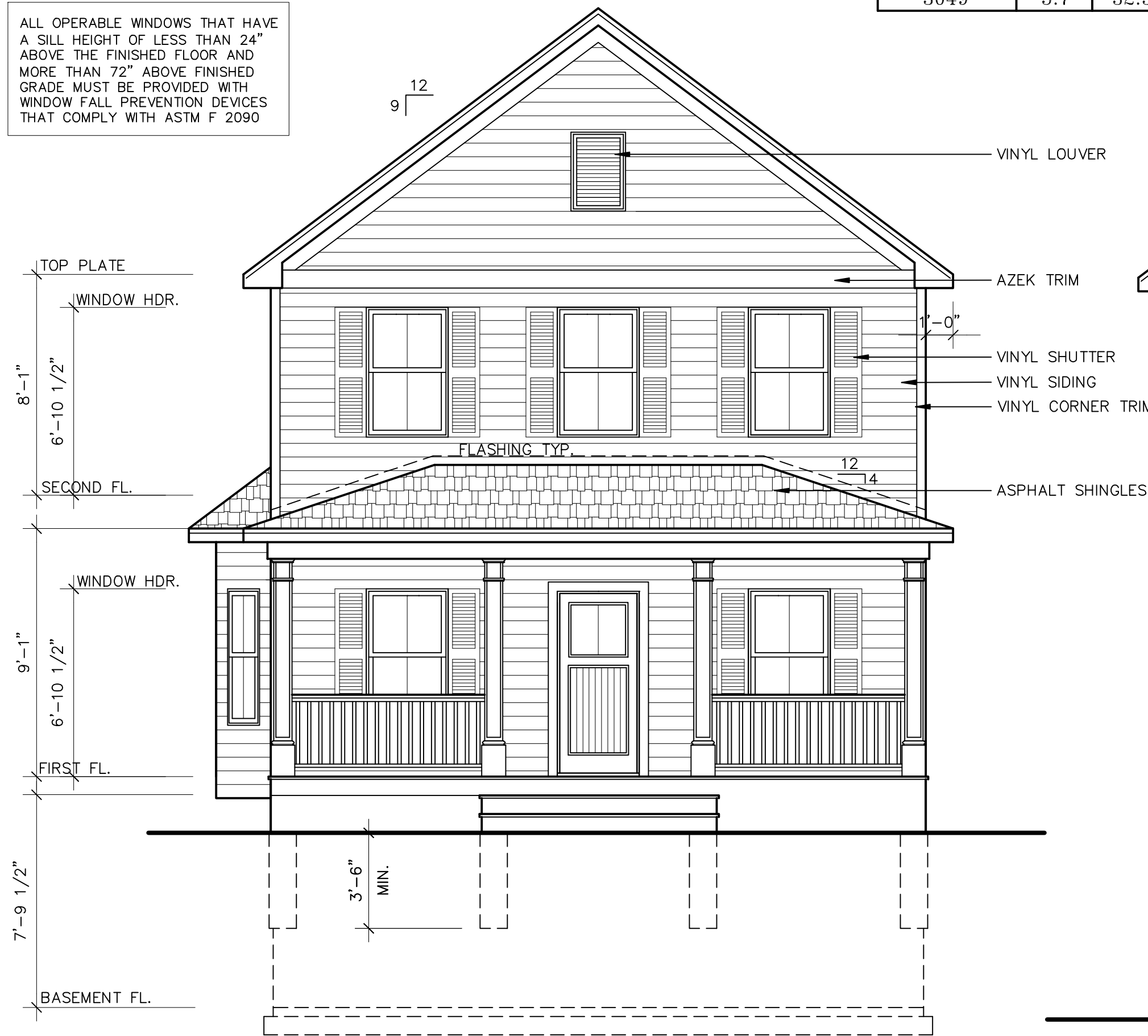
EGRESS REQUIREMENTS			
WINDOW	SQ.FT. CLEAR	WIDTH CLEAR	HEIGHT CLEAR
3049	5.7	32.56"	25.20"

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

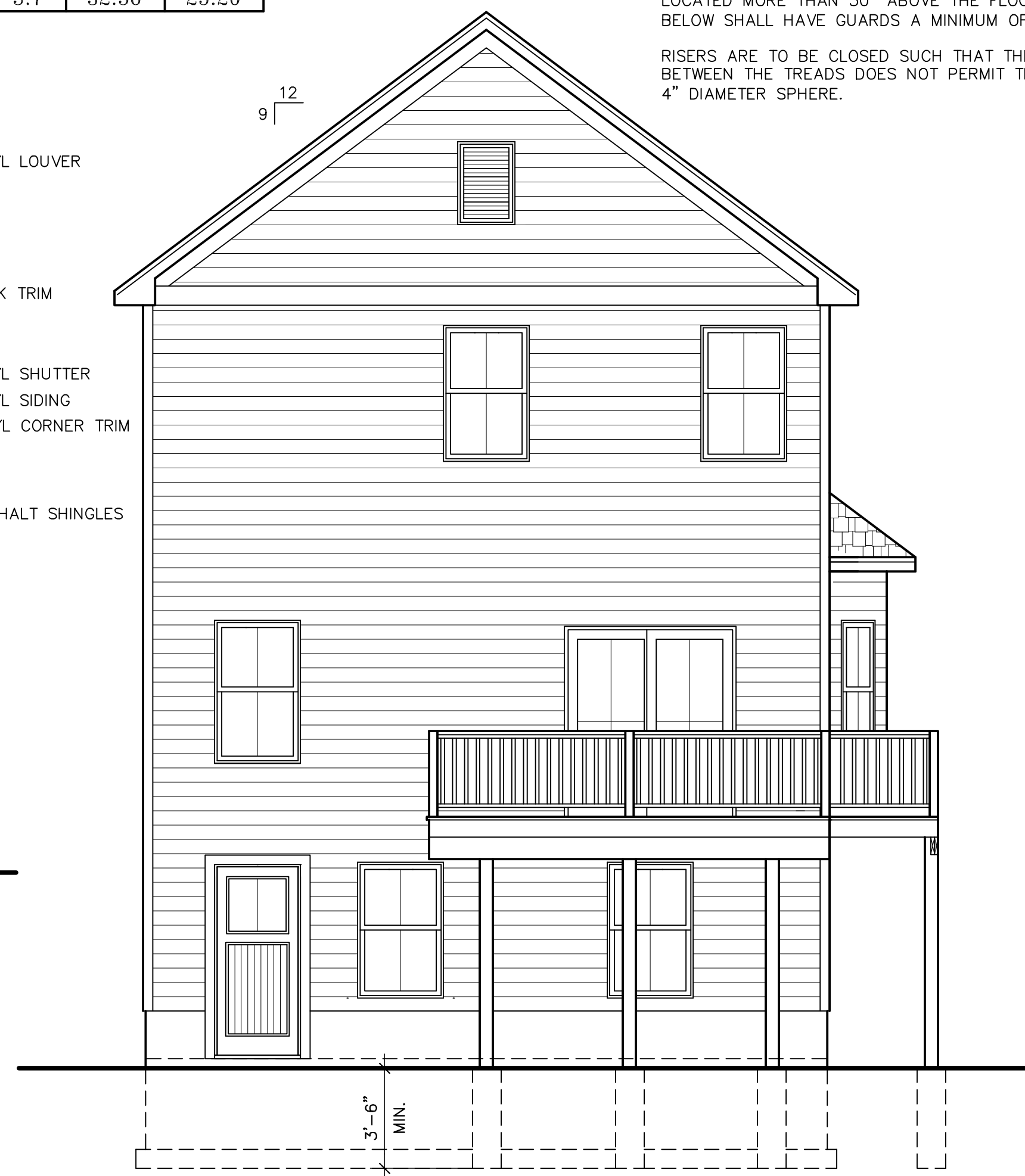
PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.



FRONT ELEVATION

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



REAR ELEVATION

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

TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLYMT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (mph)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WEATHERING	FROST LINE DEPTH	TERMITE					
40	115 MPH	NO	YES	NO	B	SEVERE	42"	MOD.-HEAVY	-1	YES	MAY 2, 2012	1500	47.4

NEW RESIDENCE FOR:
Lori Joseph Builders

JUDSON STREET, CITY OF BEACON, NEW YORK

GILLESPIE & STOKOSA
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL ARCHITECTURAL AND SITE
947 ROUTE 57A, WAPPINGER FALLS, N.Y. 12580
P. (845) 227-4227 F. (845) 228-1430 - GENGRR.COM

PROJECT No. 2017-20
DRAWN BY: S.M.B.
CHECKED BY: M.E.B.
REVISIONS:
APRIL 19, 2017
APRIL 24, 2017
MAY 1, 2017

NYSPE #074666

SHEET No.

E

1



LEFT SIDE ELEVATION

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

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

NEW RESIDENCE FOR:
Lori Joseph Builders

JUDSON STREET, CITY OF BEACON, NEW YORK

GS GILLESPIE & STOKOSA &
CONSULTING ENGINEERING, P.L.L.C.
CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
847 ROUTE 57A, WAPPINGER FALLS, N.Y. 12590
P. (845) 227-4227 F. (845) 228-4490 - GSENGRGR.COM

PROJECT No.	2017200
DRAWN BY:	S.M.B.
CHECKED BY:	M.E.B.
REVISIONS	
APRIL 13, 2017	
APRIL 24, 2017	
MAY 1, 2017	

NYSPE #074666

SHEET No.

F

3

NEW RESIDENCE FOR:
Lori Joseph Builders
 JUDSON STREET, CITY OF BEACON, NEW YORK

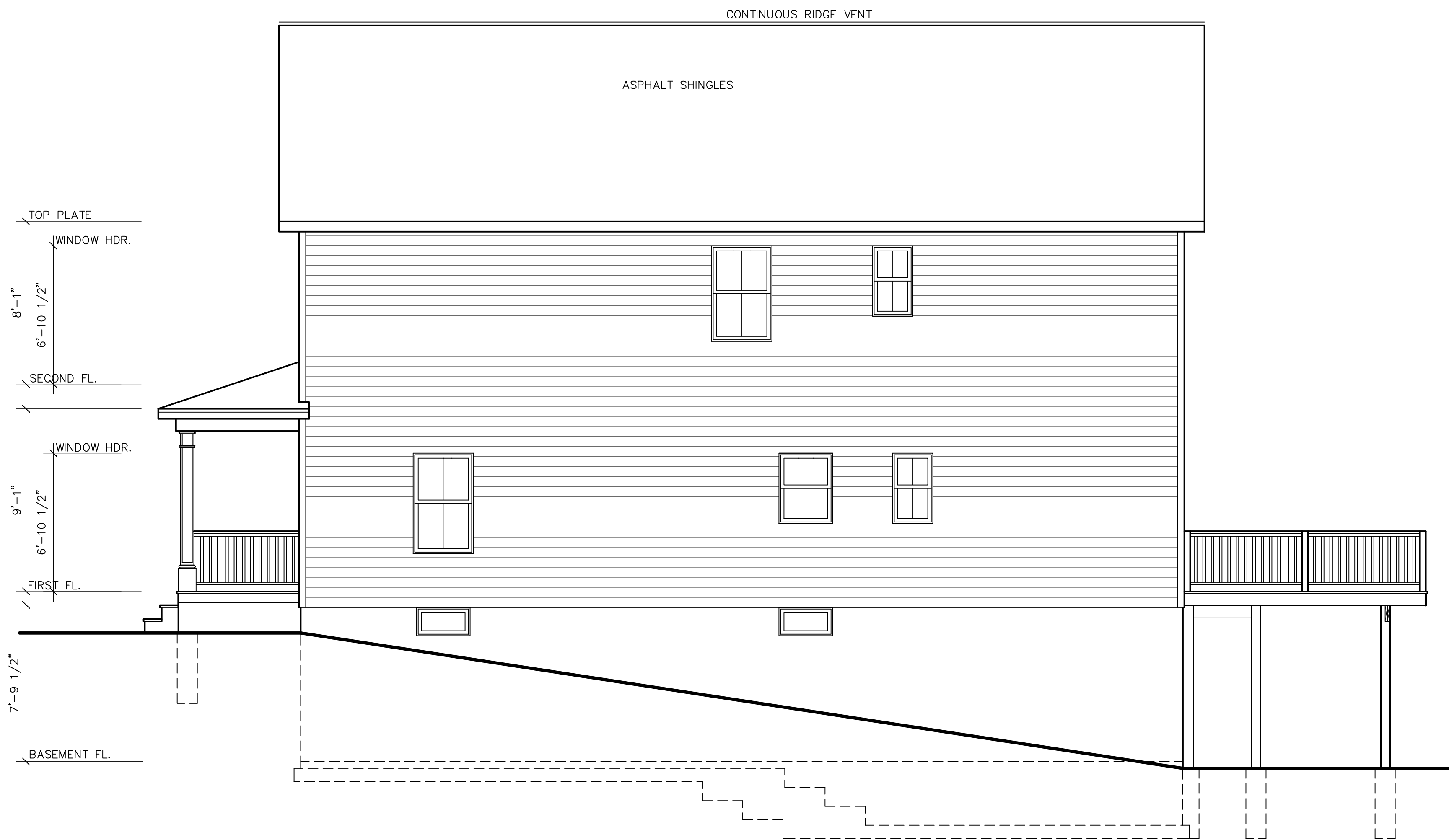
G S GILLESPIE & STOKOSA &
 CONSULTING ENGINEERING, P.L.L.C.
 CIVIL, SANITARY, ENVIRONMENTAL, ARCHITECTURAL AND SITE
 847 ROUTE 57A, WAPPINGER FALLS, N.Y. 12590
 P. (845) 227-4227 F. (845) 228-4390 - GSENGRGR.COM

PROJECT No. 2017200
 DRAWN BY: S.M.M.
 CHECKED BY: M.E.B.
 REVISIONS:
 APRIL 19, 2017
 APRIL 24, 2017
 MAY 1, 2017

NYSPE #074666

SHEET No.

E
 2



RIGHT SIDE ELEVATION

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

RAILING & STAIR NOTES:

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT. RAILS ARE TO BE MEASURED VERTICALLY FROM THE NOSING OF THE TREADS. CIRCULAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAN 2". IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4".

PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH.

RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE.

City of Beacon Planning Board
8/13/2019

Title:

Miller Street

Subject:

Single Family House – Miller Street

Background:

ATTACHMENTS:

Description	Type
Miller Street Application	Application
Miller Street Elevations	Plans

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/28/19

Project Address: 10 Millen ST Beacon, NY 12538

Project Architect/Engineer: MA Day Engineering

Owner/Builder: Fulton Ave Realty

Contact Phone No.: 845-629-3061

Approval Requested: Certificate of Appropriateness New Single Family House

Color/Materials:

Siding: Glacien Blue / Mastic Quest

Roofing: Timberline Natural Shadow

Windows: Color: white Type: Double Hung 6/6

Trim: white

Garage Door: _____

Stone/Brick: _____

Robert Polian Managing Member
Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: \$100.00

City of Beacon Planning Board
8/13/2019

Title:

Shea Lane

Subject:

Single Family House - Shea Lane

Background:

ATTACHMENTS:

Description	Type
Shea Lane Application	Application
Shea Lane Elevation	Backup Material
Shea Lane Color Palette-	Backup Material
Shea Lane Front & Rear Elevation	Backup Material
Shea Lane Side Elevation	Backup Material
Shea Lane Titleblock Coversheet	Backup Material
Shea Lane Topographical Survey	Backup Material
Shea Lane Site Plan	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: July 29, 2019

Project Address: SHEA LANE, BEACON NY

Project Architect/Engineer: HEIKE SCHNEIDER, ARCHITECT, LEED AP

Owner/Builder: MARION M. CALLS

Contact Phone No.: (914) 299 9677

Approval Requested: Certificate of Appropriateness [checked] New Single Family House

Color/Materials:

Siding: HARDIE SIDING, CLAP BD STYLE, 'SANDSTONE BEIGE'

Roofing: METAL ROOFING, STANDING SEAM, GRAY

Windows: Color: BLACK FRAME + GRILLES Type: DOUBLE HUNG

Trim: BM-HC-6 'WINDHAM CREAM', AZEK MATERIAL

Garage Door: N.A. - CARPORT TO BE BUILT IN 2ND PHASE

FRONT DOOR: BM-HC-188 'ESSEX GREEN

Stone/Brick: WALKWAY - PENNSYLVANIA BLUESTONE, GRAY STUCCO ON 8" EXP. BASE

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied (Date)

Plan Approved (Date)

Subject to the following:

FEE: \$100.00



COLOR PALLETE FOR THE CALLIS RESIDENCE



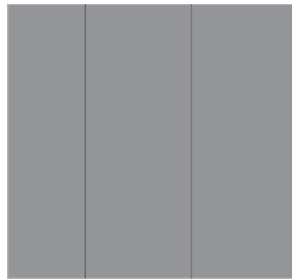
BM - HC-6 WIND. CREAM TRIM COLOR



BM - HC-188 DOOR COLOR



BM - HC-96 SIDING COLOR



GRAY METAL ROOF STAND. SEAM



Plan Title

COLOR PALETTE - PLANNING BOARD

Title/Owner

NEW 2-STORY SINGLE FAMILY
CALLIS RESIDENCE
SHEA LANE
BEACON, NY 12508

HEIKE A. SCHNEIDER
ARCHITECT, AIA , LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914 962-2119

Date: 07-23-19
Revision:
Bidding:

C₁



PROP. FRONT (WEST) ELEVATION

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



PROP. REAR (EAST) ELEVATION

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

PROPOSED FRONT AND REAR ELEVATIONS

Plan Title

HEIKE A. SCHNEIDER
 ARCHITECT, AIA , LEED AP
 515 CROTON HEIGHTS ROAD
 YORKTOWN HTS, NY 10598
 914 962-2119

Title/Owner
 NEW 2-STORY SINGLE FAMILY
 CALLIS RESIDENCE
 12 SHEA LANE
 BEACON, NY 12508

Date: 07-23-19
 Revision:
 Bidding:

A₂



SIDE (SOUTH) ELEVATION

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



PROP. SIDE (NORTH) ELEVATION

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

PROPOSED SIDE ELEVATIONS

Plan Title

Title/Owner

NEW 2-STORY SINGLE FAMILY
CALLIS RESIDENCE
SHEA LANE
BEACON, NY 12508

HEIKE A. SCHNEIDER
ARCHITECT, AIA , LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914 962-2119

Date: 07-23-19
Revision:
Bidding:

A₃

General Notes

1. Contractors shall visit the site and be responsible for having recorded all conditions within the scope of the project. No claims for extra compensation, based on ignorance of the visible or implied existing condition, will be considered.

2. All work is to conform to all applicable requirements of local governing Codes, State construction and Energy Conservation Codes, Health Codes, Fire Department Regulations, NBFU, FHA Framing Standards, OSHA Codes and best Trade practices.

3. All dimensions and conditions shown and assumed on the drawings must be verified at the site by the contractor before ordering any material or doing any work. Any discrepancies or errors in the plans, specifications, and/or details must be reported to the architect at once. No change in plans, details, or dimensions is permissible without the consent of the architect.
Should the contractor fail to notify the architect within a reasonable time, he shall be responsible for the cost of rectifying such errors.

4. The drawings have indicated and estimated certain conditions, either not shown or not considered reliable on older drawings, or not measurable due to total absence of any drawings, or too inaccessible to verify in the field prior to preparing the drawings.
The architect therefore takes no responsibility for the accuracy to the estimated conditions, has shown work requirements on the drawings for bidding scope only, and will furnish more detailed information later when areas are actually accessible and measurable by the contractors. Any work that must be done additionally in areas where information or indications on the drawings are found to differ from actual field conditions where work is laid out, shall be billed to the owner as an Extra Charge, subject to the owner approval of an itemized cost breakdown.

5. Minor details not usually shown or specified, but necessary for proper and acceptable construction, installation, or operation of any part of the work, as determined by the owner, shall be included in the work the same as if herein specified or indicated.

6. Contractors are to file Insurance Certificates and obtain and pay for all permits, schedule all required inspections with notifications to inspectors and obtain Certificate of Occupancy. No work to start prior to obtaining the permits.

7. Contractors shall coordinate all work procedures and working hours with local authorities, Neighborhood Associations and any other governing authority.

8. Due to the inaccessibility of certain framing and construction conditions, the architect has indicated assumed structural relationships. The contractor will be expected to perform the necessary work to complete the indicated details where, in the sole opinion of the architect, uncovered conditions are normal or reasonably standard. Where conditions when uncovered are not anticipated or not considered normal by architect, the contractor will be entitled to an extra sum of money commensurate with the work entailed, after submission of a detailed breakdown of costs and approval by the architect.

9. All indicated survey material is for general reference only. The architect assumes no responsibility for the accuracy or correctness of any of the indicated material.

10. Contractor shall be responsible for protection of all existing and new conditions and materials within and adjacent to the construction area. Any damage caused by the execution of the work indicated or implied herein shall be repaired or replaced to the owner's satisfaction as the Contractor's sole expense.

11. Contractor shall keep work site free from debris and accumulated refuse, and shall have sole responsibility for protecting all dangerous areas from entry by unauthorized parties.

12. Drawing may be rough scaled for estimating and general purposes, but are not to be scaled for construction locations, dimensions, or any other purposes. Consult with the owner for the final sizes, dimensions, and locations.

13. Contractors shall lay out his work and be responsible for its correctness and safety, shall give necessary dimensions to all parties.

14. By starting any work, contractor signifies acceptance of the previously installed back-up materials and framing, and waives any right to blame prior work for any defects in his own work.

15. All patching shall be done in new matching, or approved salvaged materials. Finish to match nearest break in plane or direction. Store unused material where requested by the owner/client. All salvaged materials are the property of the owner/client.

16. Contractor to order specific materials indicated herein immediately alter being authorized to proceed. No substitutions permitted without the prior approval of architect. Contractor will be held liable for delays caused by the contractor's failure to order materials promptly.

17. Contractor to design and install adequate and Code approved shoring and bracing where need to safely complete structural work. Contractor to assume full and sole responsibility for structural adequacy of the shoring, and for any injuries, damage, cracks, or defects caused by shoring or bracing, and shall repair all such damage at his sole expense.

18. All work shall be guaranteed for one year after Final Payment. General contractor to furnish written guarantee on his work and all subcontractor's work, against defects resulting from the use of inferior material, equipment, or workmanship, as determined solely by the owner.

19. Substitutions of equipment or materials other than those shown on the drawings or in the specifications shall be made only upon the approval of the architect or owner as noted on the drawings or in the specifications. The contractor shall submit his substitution for approval before releasing any order for fabrication and/or shipment. The owner reserves the right to disapprove such substitution, provided in his sole opinion, the item offered is not equal to the item specified. Where a contractor proposes to use an item other than that specified or detailed on the drawings, which requires any redesign of the structure, partitions, piping, wiring, or any other part of the mechanical, electrical or architectural layout, all such redesign, and all new drawings and detailing required shall, with the approval of the owner, be prepared by the contractor at his own expense.

20. All work shall be installed so that all the parts required are readily accessible for inspection, operation, and maintenance and repair. Minor deviations from the drawings may be made to accomplish this, but changes of magnitude shall not be made without the prior written approval from the owner.

21. Upon the completion of the work, the entire project is to be completely cleaned and the site restored to existing condition, including, but not limited to the following:
*Complete sweeping of all areas, and removal of all rubbish and debris, except that caused by owner or others doing N.I.C. work. All wet mopping not in this contract.
*Removal of all temporary enclosures and barricades, all temporary offices, telephone, sanitary facilities, etc.
*Removal of all labels from glass, fixtures and equipment, etc., and spray cleaning of all glass/mirrors.
*Final cleaning of all chrome and aluminum metal work.
*Replacement for furniture and furnishings to original locations.
*Removal of stains and paint from glass, hardware, finished flooring, cabinets, etc.

N.Y.S. ENERGY CODE

I, HEIKE A. SCHNEIDER, ARCHITECT CERTIFY THAT THESE PLANS AND SPECIFICATIONS, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE SECTIONS OF THE 2015 INTERNATIONAL ENERGY CONSTRUCTION CODE (IECC), PERTAINING TO DUTCHESS COUNTY, CLIMATE ZONE 5.

1. ALL EXTERIOR WOOD FRAME WALLS TO RECEIVE R-20 INSULATION MIN.

2. ALL BASEMENT WALLS TO RECEIVE A MIN. OF R-15 INSULATION ALONG THE INTERIOR SIDE.

3. ALL NEW WINDOWS TO BE MAX. U = 0.32.

4. ALL FLOORS TO RECEIVE R-30 INSULATION OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY.

5. ALL SLABS AND FOUNDATION WALLS TO RECEIVE A MIN. OF R-10 INSULATION, MINIMUM 2' DOWN ALONG FOUNDATION WALL.

6. NEW ROOF/ CEILING TO RECEIVE MIN. R-49 INSULATION.

7. CRAWL SPACE WALLS TO RECEIVE A MIN. OF R-15/19 INSULATION ALONG THE INTERIOR SIDE OF THE FOUNDATION WALL.

THE ARCHITECT

PROPERTY DATA	
PROPERTY OWNER	MARION CALLIS
APPLICANT	HEIKE A. SCHNEIDER, R.A.
LOCATION	SHEA LANE, BEACON, NY 12508
TAX MAP DATA	SECTION: 6054 BLOCK: 48 LOT: 456551
SITE AREA	2.502 ACRES
PARCEL GRID #	#130200-6054-48-456551

DATE: 07-23-19

A0 TITLE SHEET & GENERAL NOTES
S1 PROPOSED SITE PLAN
C1 COLOR PALETTE - ARCHITECTURAL REVIEW BOARD
A1 FIRST FLOOR & 2ND FLOOR PLAN
A2 FRONT & REAR ELEVATIONS
A3 SIDE ELEVATIONS

HEIKE A. SCHNEIDER
HS-ARCHITECTURE
Architect, AIA, LEED AP

515 CROTON HEIGHTS ROAD
YORKTOWN HEIGHTS, NY 10598
914-962-2119
HEIKE@HS-ARCHITECTURE.COM

TRUSS PLACARD LOCATION:

IT WILL BE LOCATED NEXT TO THE EXISTING ELECTRICAL METER, ON THE RIGHT SIDE OF THE HOUSE.

1. COPYRIGHT OICLE LAND SURVEYING, PC. ALL RIGHTS RESERVED.

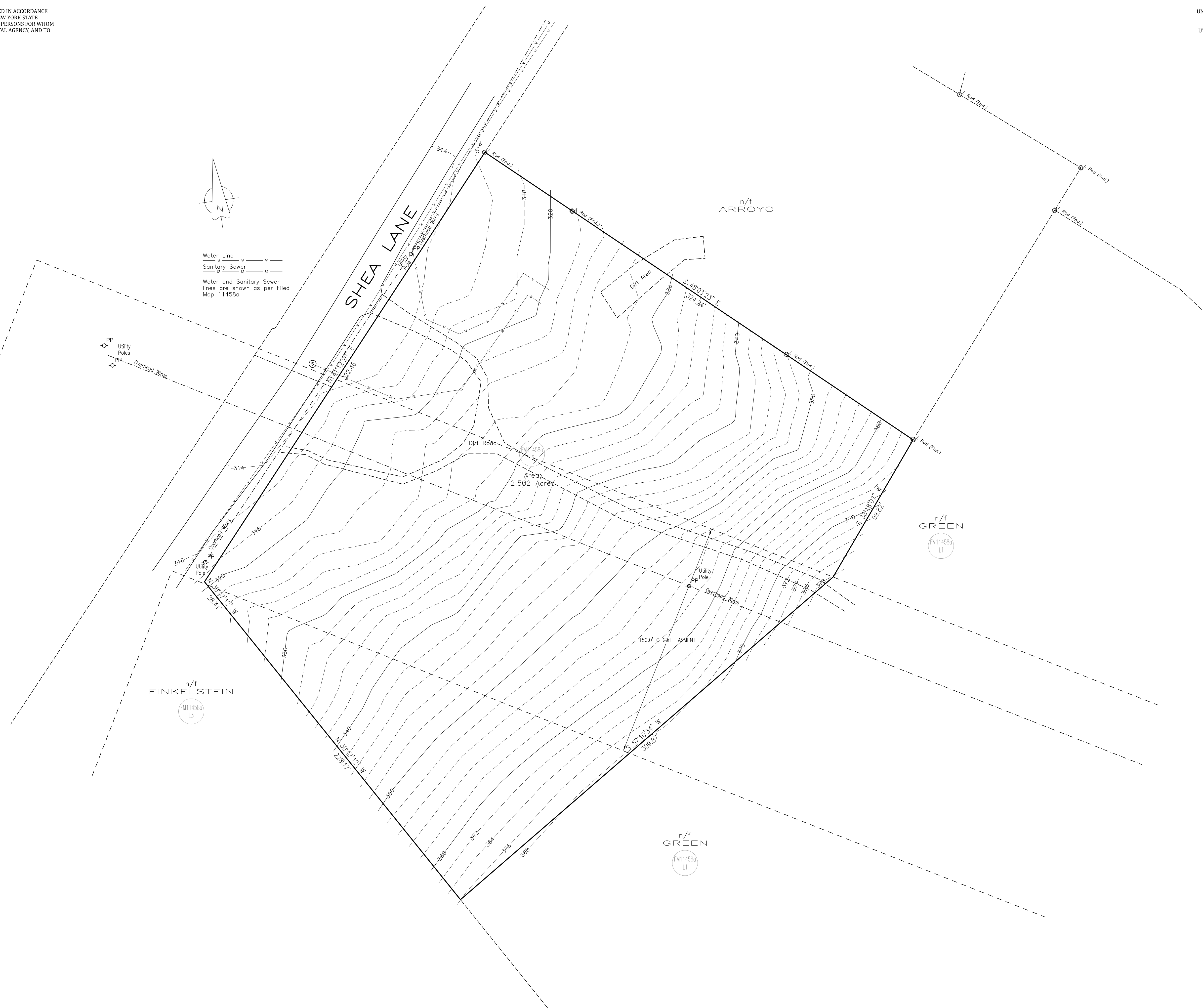
2. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

3. ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S EMBOSSED OR LINKED SEAL ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION.

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.

SURVEYED WITHOUT THE BENEFIT OF A TITLE SEARCH
EASEMENTS AND/OR SUBSURFACE STRUCTURES RECORDED OR UNRECORDED ARE NOT GUARANTEED UNLESS PHYSICALLY EVIDENT ON THE PREMISES AT THE TIME OF THE SURVEY
SUBJECT TO COVENANTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND AGREEMENTS OF RECORD
UNDERGROUND UTILITIES SHOWN HEREON BASED ON UTILITY EVIDENCE VISIBLE AT GROUND SURFACE AND ARE SUBJECT TO FIELD VERIFICATION BY EXCAVATION
UTILITIES SHOWN DO NOT PURPORT TO CONSTITUTE OR REPRESENT ALL UTILITIES LOCATED UPON OR ADJACENT TO THE SURVEYED PREMISES

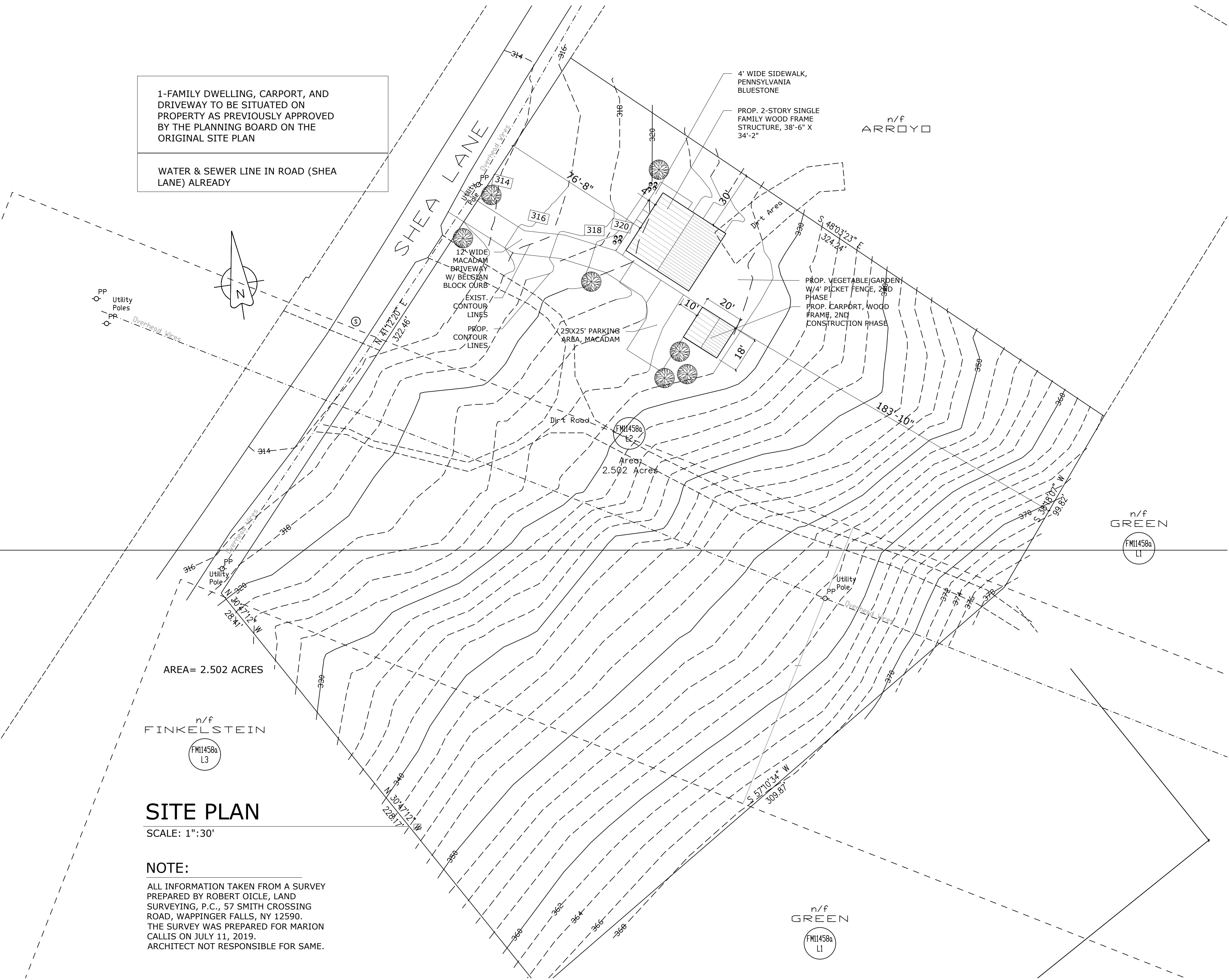


ROBERT F. OICLE, PLS
NYS LIC# 050962

TOPOGRAPHIC BOUNDARY SURVEY OF PROPERTY
PREPARED FOR
MARION CALLIS
CITY OF BEACON, COUNTY OF DUTCHESS, STATE OF NEW YORK
PARCEL NUMBER: 130200-6054-48-456551
SCALE: 1" = 30'
SURVEY DATE: 2019-07-11

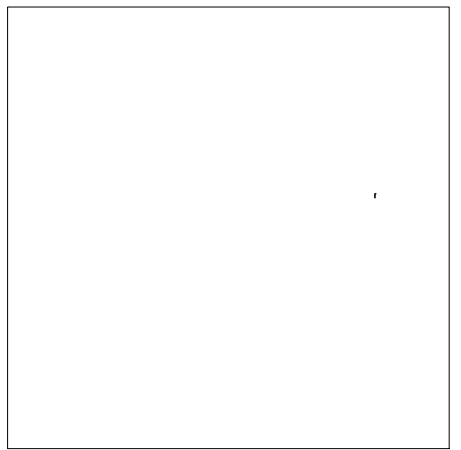
1-FAMILY DWELLING, CARPORT, AND DRIVEWAY TO BE SITUATED ON PROPERTY AS PREVIOUSLY APPROVED BY THE PLANNING BOARD ON THE ORIGINAL SITE PLAN

WATER & SEWER LINE IN ROAD (SHEA LANE) ALREADY



SITE PLAN
SCALE: 1"=30'

NOTE:
ALL INFORMATION TAKEN FROM A SURVEY PREPARED BY ROBERT OICLE, LAND SURVEYING, P.C., 57 SMITH CROSSING ROAD, WAPPINGER FALLS, NY 12590. THE SURVEY WAS PREPARED FOR MARION CALLIS ON JULY 11, 2019. ARCHITECT NOT RESPONSIBLE FOR SAME.



PROPOSED SITE PLAN

HEIKE A. SCHNEIDER
ARCHITECT, AIA, LEED AP
515 CROTON HEIGHTS ROAD
YORKTOWN HTS, NY 10598
914 962-2119

Plan Title

Title/Owner

NEW 2-STORY SINGLE FAMILY
CALLIS RESIDENCE
SHEA LANE
BEACON, NY 12508

Date: 07-23-19
Revision:
Bidding:

City of Beacon Planning Board
8/13/2019

Title:

554 Main Street

Subject:

Certificate of Appropriateness – 554 Main Street; Key Bank Sign

Background:

ATTACHMENTS:

Description	Type
554 Main Street Application	Application
554 Main Street Sign	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: June 24, 2019

Project Address: 554 Main Street, Beacon NY

Project Architect/Engineer: N/A - Application is a sign - Contractor is Timely Signs of Kingston, Inc.

Owner/Builder: Further Properties LLC, PO Box 344, Poughquag NY 12570

Contact Phone No.: 845-546-2947

Approval Requested: Certificate of Appropriateness New Single Family House

Color/Materials:

Siding: N/A

Roofing: N/A

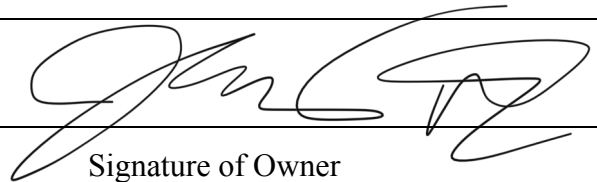
Windows: Color: N/A Type: N/A

Trim: N/A

Garage Door: N/A

Stone/Brick: N/A

See provided drawing for approval.


Signature of Owner

FOR OFFICE USE ONLY:

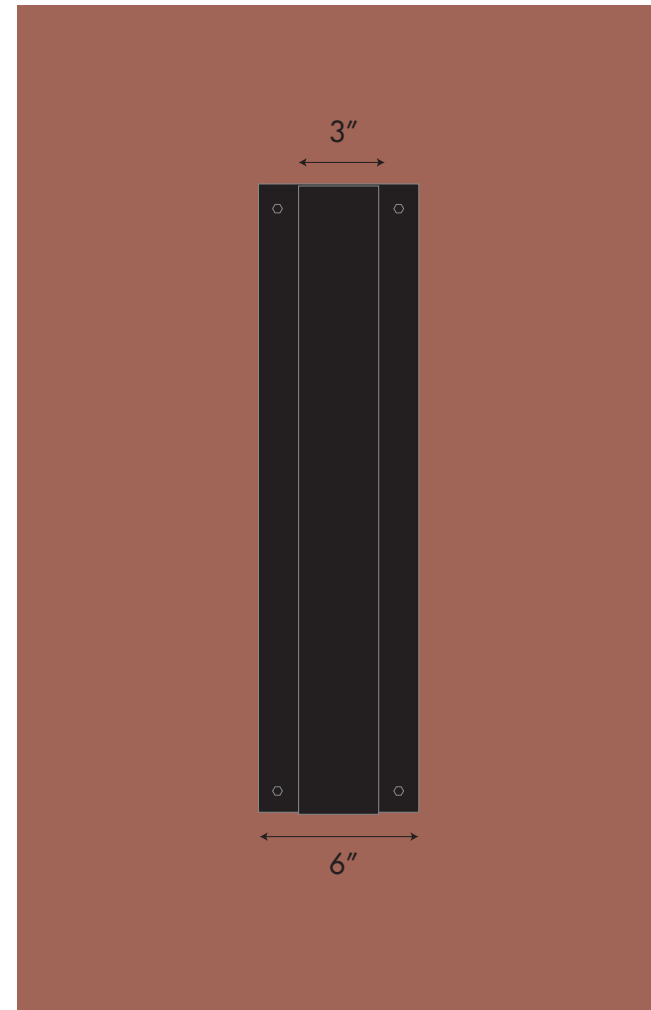
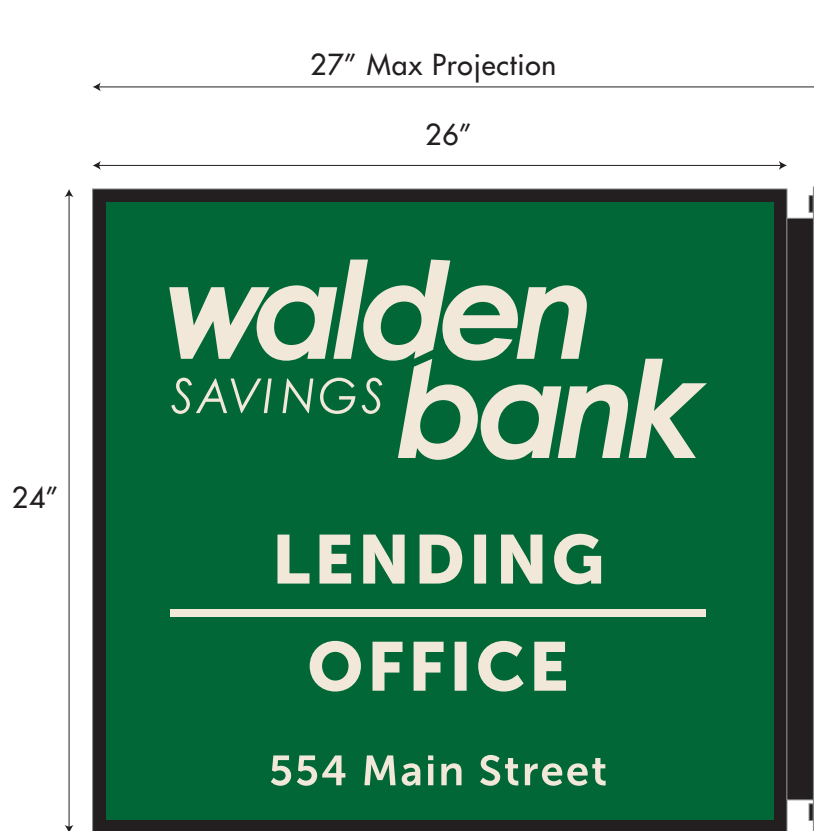
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:

Plan Denied _____
(Date)

Plan Approved _____
(Date)

Subject to the following:

FEE: \$100.00



3" deep SignComp aluminum extrudes series 3 cabinet with slide faces - top loading. Double-sided. 1/4" thick aluminum mounting plate with 1" x 2" spacer block with reveal.

Anchored to masonry with (4) painted stainless lag bolts with lead shields.

Walden Savings - Beacon Lending Office - Projecting Sign



Sign Location

Bottom of sign no lower than 90" above sidewalk

90"

24" Max Height
27" Max projection
20 sq.ft max area.

Linear frontage of building = 20'



Project Manager: Paul Beichert 845-331-8710 x1003

Drawn By: Paul Beichert 845-331-8710 x1003

UL Underwriters Laboratories Inc. Electrical to use U.L. Listed components and shall meet all N.E.C. Standards

Project: WSB-Beacon Lending Projecting Sign

File Title: WSB-BeaconProjecting-Layout.ai

Date: July 8, 2019

Client Approval: _____

Date: _____

This original drawing and the artwork contained within is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Timely Signs of Kingston, Inc. or its authorized agents. Copyright 2019.

City of Beacon Planning Board
8/13/2019

Title:

182 Main Street

Subject:

Certificate of Appropriateness – 182 Main Street; change façade color

Background:

ATTACHMENTS:

Description	Type
182 Main Street Application	Application
182 Main Street Elevations	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/7/19

Project Address: 182 Main Street

Project Architect/Engineer: —

Owner/Builder: Courtney Smith Wresmore / 182 MAIN ST BEACON LIC

Contact Phone No.: 323 899 8509

Approval Requested: [checked] Certificate of Appropriateness [] New Single Family House

Color/Materials:

Siding: —

Roofing: —

Windows: Color: no change Type: —

Trim: keep existing taupe; swap red for PPG "Black Magic"

Garage Door: —

Stone/Brick: is currently stuccoed yellow around 1st floor... WE WILL color match brick

SEE ATTACHED ROUGH PIC SHOULD LOOK LIKE BHHS ACROSS THE STREET

[Signature] Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied (Date)

Plan Approved (Date)

Subject to the following:

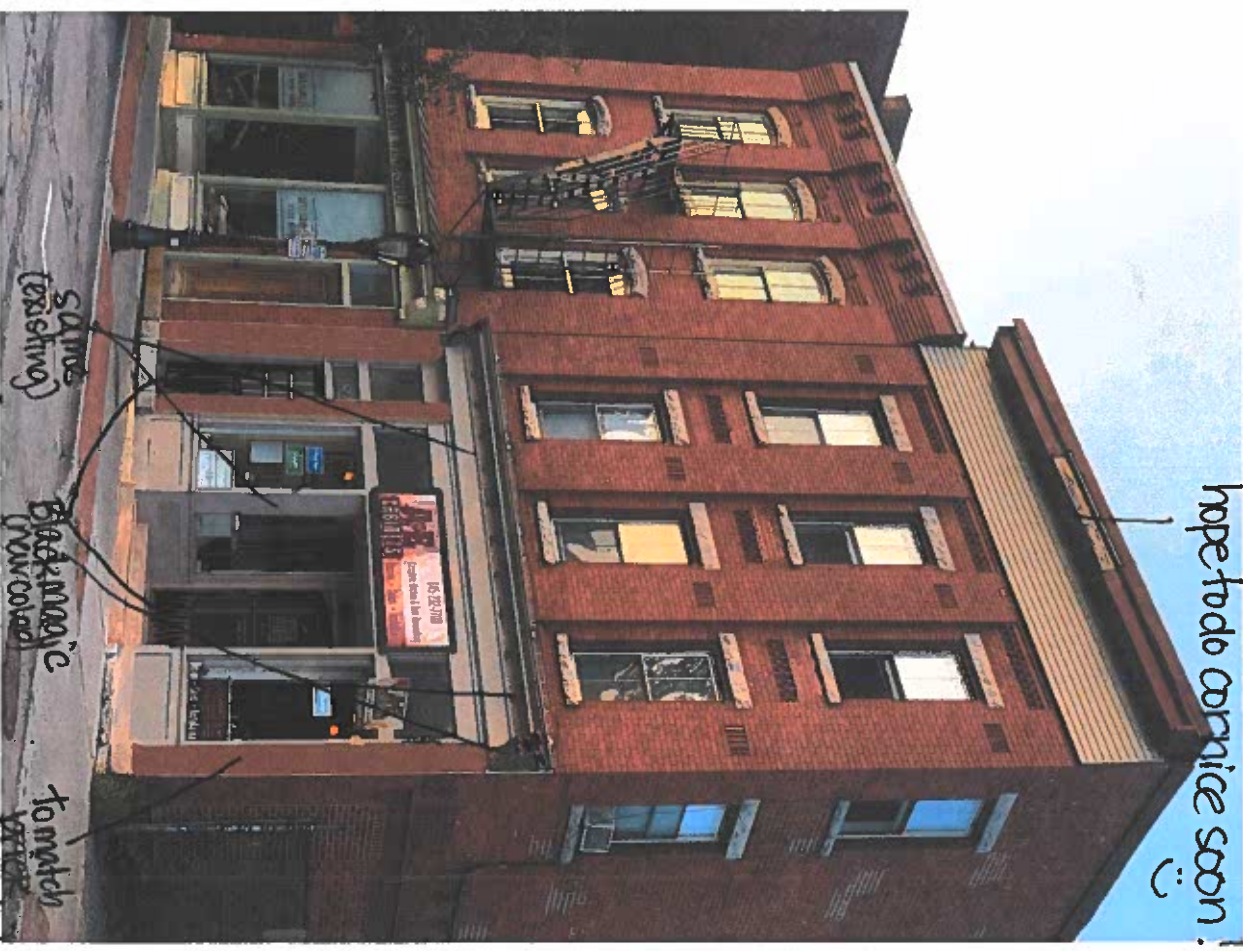
FEE: \$100.00

1912 MAIN

hope to do cornice soon :)



- existing taupe retained
- yellow stucco painted to match brick
- red accent painted PP & Black Magic



City of Beacon Planning Board
8/13/2019

Title:

484 Main Street

Subject:

Certificate of Appropriateness – 484 Main Street; change façade color

Background:

ATTACHMENTS:

Description	Type
484 Main Street Application	Application
484 Main Street Elevations	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: 7/7/19

Project Address: 484 Main Street

Project Architect/Engineer: —

Owner/Builder: Courtney Smith Wiesmore / 484 MAIN ST BEACON HILLS

Contact Phone No.: 323 899 8509

Approval Requested: [checked] Certificate of Appropriateness _____ New Single Family House

Color/Materials: _____ Siding: _____ Roofing: _____ * please note that the city tree is currently touching the bldg and needs a little trim *

Windows: Color: PPG "Black Magic" Type: wood, existing

Trim: PPG "Black Magic"

Garage Door: _____

Stone/Brick: _____

SEE ATTACHED ROUGH PIC SORRY I'M NOT BETTER AT PHOTOSHOP

[Handwritten Signature]

Signature of Owner

FOR OFFICE USE ONLY:

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

Plan Denied _____ (Date)

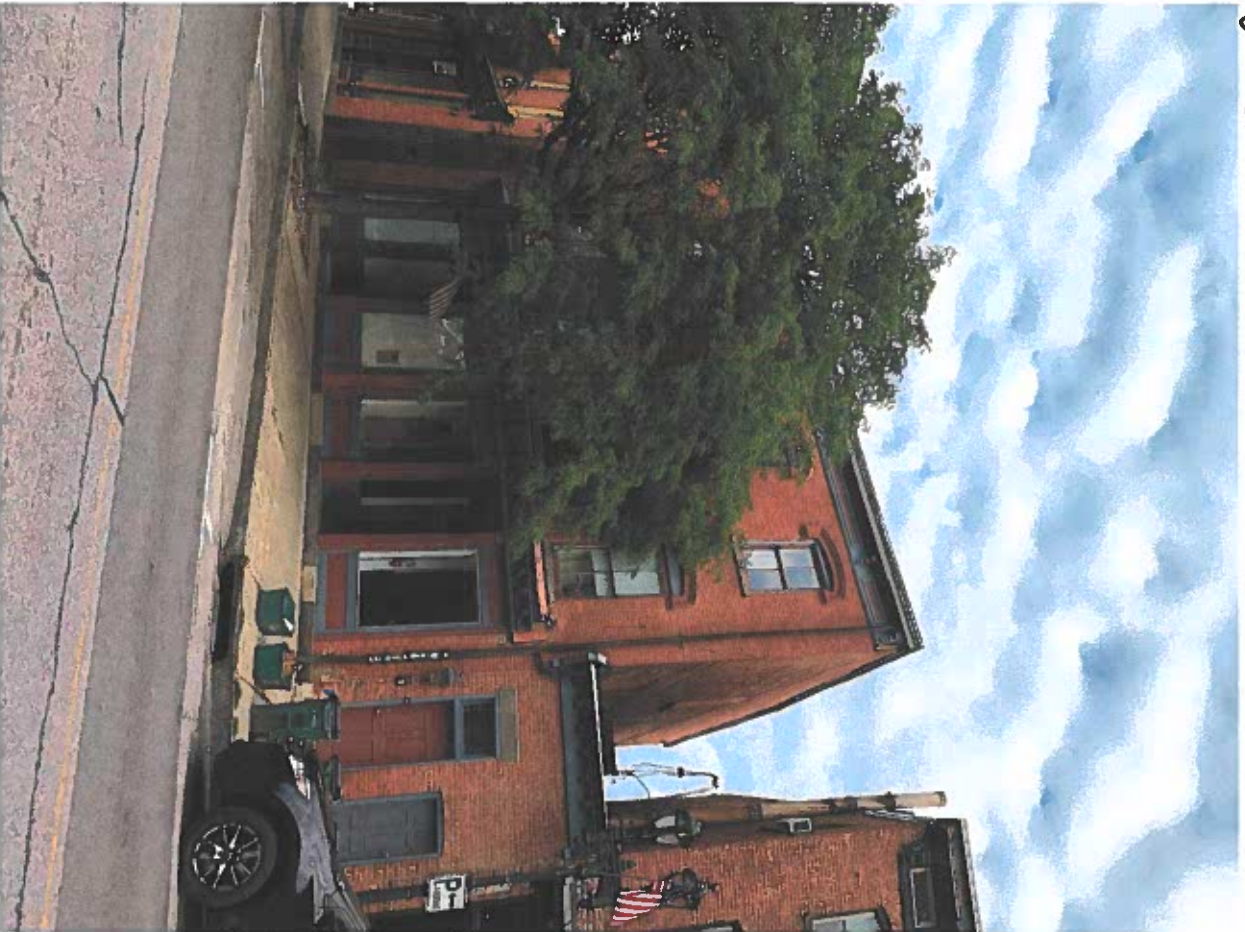
Plan Approved _____ (Date)

Subject to the following: _____

FEE: \$100.00

484 MAIN

Current



After



- all trim, cornice + windows painted
- PPG Black Magic