CITY OF BEACON, NEW YORK
ONE MUNICIPAL PLAZA
BEACON, NY 12508

Mayor Randy Casale
Councilmember Lee Kyriacou, At Large
Councilmember George Mansfield, At Large
Councilmember Terry Nelson, Ward 1
Councilmember John E. Rembert, Ward 2
Councilmember Jodi M. McCredo, Ward 3
Councilmember Amber J. Grant, Ward 4
City Administrator Anthony Ruggiero

City Council Workshop Agenda
November 12, 2019
7:00 PM

Workshop Agenda Items:

1. City of Beacon Audit
2. Base Proportions
3. Highway Budget Discussion
4. Water and Sewer Budget Discussion
5. Budget Discussion with the City Administrator and Director of Finance
6. Upper Fishkill Avenue Sewer Study
7. Water and Sewer Project Update
8. Four-Story Buildings
9. Lighting Ordinance
10. Balconies Discussion
11. 23-28 Creek Drive Concept Plan Approval
12. 248 Tioronda Avenue
13. Traffic and Safety Committee Recommendations

Executive Session:

1. Personnel

City of Beacon Workshop Agenda
11/12/2019

Title:

City of Beacon Audit

Subject:

Background:

ATTACHMENTS:

Description	Type
City of Beacon Audit 2018	Backup Material

CITY OF BEACON, NEW YORK

Basic Financial Statements
Supplementary Information and
Independent Auditors' Report

December 31, 2018

CITY OF BEACON, NEW YORK

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CITY OF BEACON, NEW YORK

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INDEPENDENT AUDITORS' REPORT

Honorable Mayor and
Members of the City Council
City of Beacon, New York

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Beacon, New York (the City), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Beacon, New York, as of December 31, 2018, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

As discussed in note 14 to the financial statements, the City implemented certain provisions of Governmental Accounting Standards Board (GASB) Statement No. 73 - "Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement No. 68, and Amendments to Certain Provisions of GASB Statements 67 and 68." The City also implemented GASB Statement No. 75 - "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions," during the year ended December 31, 2018. Our opinions are not modified with respect to these matters.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and the required supplementary information as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with Government Auditing Standards, we have also issued our report dated October 18, 2019, on our consideration of the City of Beacon, New York's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City of Beacon, New York's internal control over financial reporting and compliance.

EFPR Group, CPAs, PLLC

Williamsville, New York
October 18, 2019

CITY OF BEACON, NEW YORK

Management's Discussion and Analysis

December 31, 2018

Our discussion and analysis of the City's financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2018. Please read it in conjunction with the City's basic financial statements, which begin on page 14.

USING THIS ANNUAL REPORT

This annual report consists of a series of financial statements. The statement of net position (page 14) and the statement of activities (on page 15) provide information about the activities of the City as a whole and present a longer-term view of the City's finances. Fund financial statements start on page 16. For governmental activities, these statements tell how these services were financed in the short term as well as what remains for future spending. For proprietary funds, the statements reflect business-type activities, but on the same basis as the government-wide statements. Fund financial statements also report the City's operations in more detail than the government-wide statements by providing information about the City's most significant funds. The remaining statements provide financial information about activities for which the City acts solely as a trustee or agent for the benefit of those outside of the government.

Reporting the City as a Whole

The statements for the City as a whole begin on page 14. One of the most important questions about the City's finances is, "Is the City as a whole better off or worse off as a result of the year's activities?" The statement of net position and the statement of activities report information about the City as a whole and about its activities in a way that helps answer this question. These statements include *all* assets, deferred outflows of resources, liabilities and deferred inflows of resources using the *accrual basis of accounting,* which is similar to the accounting used by most private-sector companies. All of the current year's revenues and expenses are taken into account, regardless of when cash is received or paid. These two statements report the City's *net position* and changes in them. You can think of the City's net position - assets and deferred outflows less liabilities and deferred inflows - as one way to measure the City's financial health, or *financial position.* Over time, *increases or decreases* in the City's net position are one indicator of whether its *financial health* is improving or deteriorating. You will need to consider other non-financial factors, however, such as changes in the City's property tax base and the condition of the City's roads, to assess the *overall health* of the City.

In the statement of net position and the statement of activities, we divide the City into two kinds of activities:

- Governmental activities - Most of the City's basic services are reported here, including the police, fire, public works, and parks departments, and general administration. Property taxes, franchise fees, and state and federal grants finance most of these activities.
- Business-type activities - The City charges a fee to customers to help it cover all or most of the cost of certain services it provides. The City's water and sewer systems are reported here.

Reporting the City's Most Significant Funds

Our analysis of the City's major funds begins on page 8. The fund financial statements begin on page 16 and provide detailed information about the most significant funds - not the City as a whole. Some funds are required to be established by State law. However, the city council established other funds to show that it is meeting legal responsibilities for using certain grants, and other money (like grants received from the U.S. Department of Housing and Urban Development). The City's two kinds of funds - governmental and proprietary - use different accounting approaches.

- Governmental funds - Most of the City's basic services are reported in governmental funds, which focus on how money flows into and out of those funds and the balances left at year-end that are available for spending. These funds are reported using an accounting method called modified accrual accounting, which measures cash and all other financial assets that can readily be converted to cash. The governmental fund statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps you determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs. We describe the relationship (or differences) between governmental activities (reported in the statement of net position and the statement of activities) and governmental funds in reconciliations after each governmental funds financial statement.
- Proprietary funds - When the City charges customers for the services it provides, these services are generally reported in proprietary funds. Proprietary funds are reported in the same way that all activities are reported in the statement of net position and the statement of activities. In fact, the City's enterprise funds (a component of proprietary funds) are the same business-type activities we report in the government-wide statements, but provide more detail and additional information, such as cash flows. The City's Volunteer Firefighter Length of Service Award Program (LOSAP) is included in the proprietary funds as an internal service fund. When reported in the government-wide statements it is blended with the governmental activities.

The City as Trustee

The City is responsible for other assets in an agency capacity. All of the City's fiduciary activities are reported in separate statements of fiduciary net position on page 23. We exclude these activities from the City's other financial statements because the City cannot use these assets to finance its operations. The City is responsible for ensuring that the assets reported in these funds are used for their intended purposes.

FINANCIAL HIGHLIGHTS

GOVERNMENTAL ACTIVITIES

Statement of Net Position - Governmental Activities

	2018	2017*	Change
Assets:			
Cash and investments	$ 13,697,713	14,128,422	(430,709)
Receivables	3,812,079	2,864,503	947,576
Internal balances	848,496	517,139	331,357
Investments - LOSAP	599,091	621,362	(22,271)
Prepaid expenses	401,579	412,329	(10,750)
Capital assets	53,385,697	52,359,677	1,026,020
Total assets	72,744,655	70,903,432	1,841,223
Deferred outflows of resources	4,229,532	3,295,163	934,369
Liabilities:			
Accounts payable and other accrued liabilities	5,188,360	5,165,633	22,727
Notes and bonds payable	25,910,409	27,959,283	(2,048,874)
Total OPEB liability	43,858,483	47,735,721	(3,877,238)
Total pension liability - LOSAP	1,272,790	1,170,337	102,453
Net pension liabilities, proportionate share	1,494,528	3,211,622	(1,717,094)
Total liabilities	77,724,570	85,242,596	(7,518,026)
Deferred inflows of resources	7,983,265	2,340,485	5,642,780
Net position:			
Net investment in capital assets	32,112,746	29,040,252	3,072,494
Restricted	92,709	83,172	9,537
Unrestricted	(40,939,103)	(42,507,910)	1,568,807
Total net position	$ (8,733,648)	(13,384,486)	4,650,838

*2017 amounts have been restated as a result of implementation of GAB Statement No. 73 and No. 75 as described in note 14.

Statement of Activities - Governmental Activities

		2018	2017	Change
Program revenues:				
Charges for services	$	1,960,639	1,999,735	(39,096)
Grants and contributions		959,289	658,281	301,008
General revenues:				
Property taxes		11,881,201	10,557,848	1,323,353
Other taxes		5,437,421	5,158,523	278,898
Unrestricted grants and contributions		2,956,312	1,557,826	1,398,486
Interest earnings		69,693	83,724	(14,031)
Other revenues		1,925,201	860,047	1,065,154
Total revenues		25,189,756	20,875,984	4,313,772
Expenses:				
General government support		2,694,220	3,119,272	(425,052)
Public safety		10,051,395	10,711,845	(660,450)
Transportation		4,387,838	4,773,390	(385,552)
Culture and recreation		1,144,522	1,150,288	(5,766)
Home and community services		1,502,394	1,524,196	(21,802)
Interest		758,549	449,252	309,297
Total expenses		20,538,918	21,728,243	(1,189,325)
Change in net position before transfers		4,650,838	(852,259)	5,503,097
Transfers		-	(1,062,376)	1,062,376
Change in net position	$	4,650,838	(1,914,635)	6,565,473

The City's governmental activities statement of net position reflects an overall increase of $4,650,838 as revenues exceeded expenses.

The governmental activities shows a cash balance $13,697,713. This is a combination of general fund cash of $11,620,237, capital projects cash of $1,713,419, cash of $351,867 in the non-major fund and cash of $12,190 in the internal service fund. Capital projects cash is a result of unspent monies for projects currently underway.

Governmental activities related projects (roads, sidewalks, buildings, highway and public safety equipment) are reflected in the capital assets of $53,385,697 which is net of depreciation. The City capitalized $3,578,383 of expenditures, $2,165,723 of which was related to road, sidewalk and related lighting improvements, $982,058 to vehicles, $226,279 to building improvements, and $204,323 of other items.

Bonds payable and bond anticipation notes decreased $2,048,874 a result of principal payments on short-term debt and long-term debt.

The liabilities also showed a decrease of $1,717,094 in the net pension liabilities, proportionate share. These amounts are determined by New York State and reported to the City.

GENERAL FUND

The City's general fund accounts for the general operations of the City. It is used to account for all financial resources except those that are required to be accounted for in another fund.

Overall in 2018, the general fund revenues increased by $4,242,813 and expenditures increased by $94,940. With the adoption of the 2018 budget, the City appropriated $179,446 of fund balance and increased the tax levy $273,972 and managed to stay under the 2% tax cap. Specific results to note were revenues received in excess of budget:

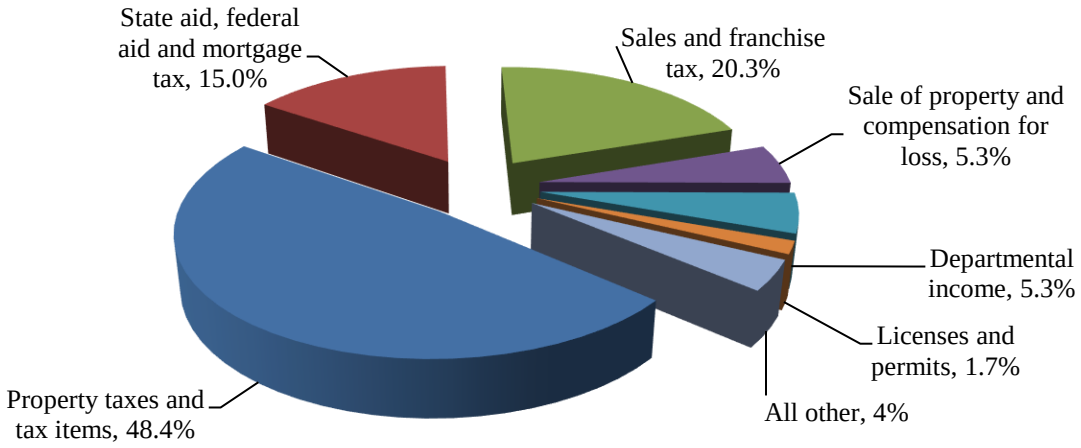
- $182,715 in additional sales tax (growth) from Dutchess County.
- $562,829 more in tax interest, back tax collection and installment agreements.
- $113,659 in licenses and permits.
- $202,286 in sale of property and compensation for loss.
- $1,408,070 in state aid as deferred amounts were recognized per Office of the State Comptroller.

The City saved in almost every department budget across the board and only spent 95% of its expenditure budget. The City approximately saved:

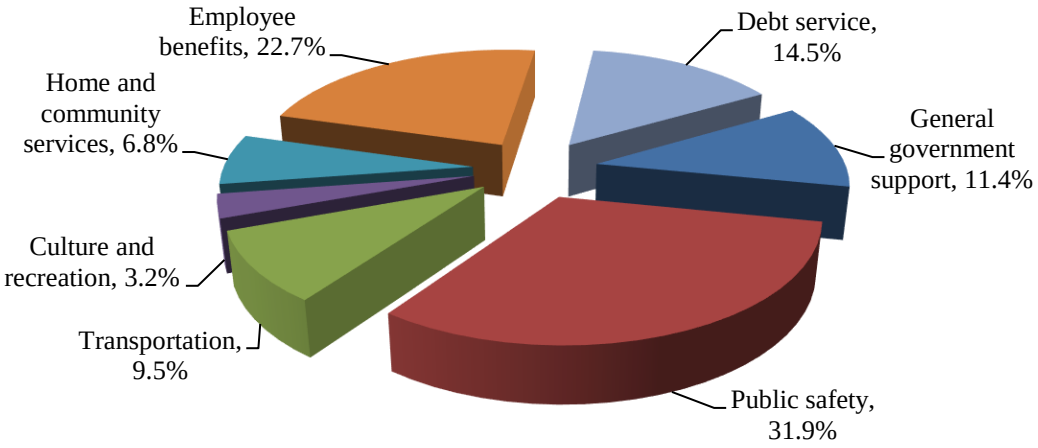
- $260,000 in salaries.
- $658,000 in contractual items.
- Employee benefits were overspent due to higher than anticipated health insurance costs.

Below are graphs of the general fund's revenues and expenditures to illustrate the sources and uses of the operating fund. Specific amounts can be found on page 18 of the financial statements.

General Fund Revenue 2018



General Fund Expenses 2018



CAPITAL PROJECTS FUND

Starting in 2011 and continuing through 2018, the City has had several major projects underway. These projects are accounted for in the capital projects fund and have been primarily financed through the use of short-term bond anticipation notes (BANs). During 2018, the City converted all outstanding BANs to bonds.

In 2018, the City spent $2,392,002 on various roads, sidewalks and building upgrades and parking lots and $982,058 was expended on vehicles within governmental activities.

PROPRIETARY FUNDS

Water and sewer funds of the City are considered to be proprietary funds (business-type). Below is an analysis to show the 2018 versus 2017 balances and operations.

Statement of Net Position - Business-type Activities

		2018	2017*	Change
Assets:				
Cash and equivalents	$	6,207,252	7,028,978	(821,726)
Receivables		2,391,952	2,623,405	(231,453)
Internal balances		(848,496)	(517,139)	(331,557)
Prepaid expenses		43,173	43,372	(199)
Capital assets		21,083,784	21,002,106	81,678
Total assets		28,877,665	30,180,722	(1,303,057)
Deferred outflows of resources - pensions		528,316	369,883	158,433
Liabilities:				
Accounts payable and other accrued liabilities		712,442	579,107	133,335
Notes and bonds payable		16,751,927	18,264,417	(1,512,490)
Total OPEB liability		8,245,345	8,964,104	(718,759)
Net pension liabilities, proportionate share		152,521	410,972	(258,451)
Total liabilities		25,862,235	28,218,600	(2,356,365)
Deferred inflows of resources		1,318,581	109,490	1,209,091
Net position:				
Net investment in capital assets		6,291,248	7,257,504	(966,256)
Unrestricted		(4,066,083)	(5,034,989)	968,906
Total net position	$	2,225,165	2,222,515	2,650

*2017 amounts have been restated as a result of implementation of GAB Statement No. 73 and No. 75 as described in note 14.

The City's water and sewer funds (business-type activities) show a combined increase of $2,650 in net position. Capital assets increased as additions of $978,760 were greater than depreciation of $897,082. Liabilities decreased $2,356,365 mainly due scheduled payments on short and long-term debt, implementation of GASB Statement No. 75 which reduced the total OPEB liability, and a decrease in the net pension liability which is determined by the New York State Comptroller.

Statement of Revenue, Expenditures and Changes in Net Position - Business-type Activities

	2018	2017	Change
Program revenues - Charges for services	$ 7,360,169	7,991,621	(631,452)
General revenues - Investment earnings	41,680	31,861	9,819
Total revenues	7,401,849	8,023,482	(621,633)
Expenses:			
Water	3,105,890	2,977,378	128,512
Sewer	4,293,309	3,852,724	440,585
Total expenses	7,399,199	6,830,102	569,097
Excess before transfers	2,650	1,193,380	(1,190,730)
Transfers in	-	1,062,376	(1,062,376)
Increase in net position	$ 2,650	2,255,756	(2,253,106)

The water fund shows a change/gain in net position of $268,986 from current year activities. As these financial statements are on a full accrual basis, postemployment benefits, as described above, compensated absences (unused but earned employee leave time) and depreciation on fixed assets are included expenses. For 2018, other postemployment benefit costs amounted to $161,342 and depreciation expense amounted to $351,833.

The sewer fund shows a change/decrease in net position of $266,336 from current year activities. As noted with the water fund above these financial statements are on a full accrual basis as described above, expenses such as other postemployment benefits amounting to $205,115 and depreciation on fixed assets of $545,249 are calculated in that figure.

ACTIVITIES REGARDING CAPITAL ASSETS

The City has $14,830,331 of construction in progress as of December 31, 2018. Most of this pertains to road reconstruction, sidewalks, lighting projects, and water and sewer main improvements.

LONG TERM DEBT

Total long term serial bond debt as of December 31, 2018 was $42,607,001. $25,910,409 of this balance is general fund debt. The water and sewer portions of the debt amount to $4,960,671 and $11,791,256, respectively. Water and sewer debt is paid by the water and sewer customers. The general fund paid $1,504,759 in long-term debt principal in 2018. The water and sewer funds paid $307,840 and $592,400 respectively in long term debt service.

SIGNIFICANT ECONOMIC FACTORS

As the United States economies are still recovering from the recession, the City of Beacon enjoys continuing development interest in a variety of areas of the community.

Some of the current projects are described below:

Certificates of Occupancy in 2018 were issued for:

- 445 Main St. renovation and restoration was completed to convert the existing theatre to 30 apartments and a theatre.
- 18 West Main St. renovation of an existing building into a 6,283 sq. ft. hardware store.
- 344 Main St. was completed and houses 24 apartments.
- 7 Creek Dr. was completed and houses 46 apartments.
- 11 Hastings was completed and houses 68 senior apartments.

These properties added significantly to the tax base and therefore lowering the tax rate for 2018's budget. As a result of the development and interest in Beacon, the City added 55 million to the tax base, 31 million to Homestead and 24 million to Non-Homestead. The increased tax base helped the City to provide a tax rate decrease for 3 consecutive years to homestead and non-homestead parcels after 10 years of rate increases.

The City also has several projects approved for and currently under construction including 116 apartments, seven condominiums, 18 townhouses and commercial space. These projects will be issued certificates of deposits in 2019 and 2020, therefore expanding the tax base in 2020 and 2021.

The increased population of 14,271 (US Census 2016 estimate) will help keep Main Street which features many restaurants and art galleries, alive during lowered tourist activity during the weekdays.

New York State Comptroller's Office Fiscal Stress Monitoring system which objectively reviews a variety of financial and environmental factors continues to classify the City as "No Designation" indicating that the City is below their threshold of being susceptible to fiscal stress. More information on Fiscal Stress Monitoring system can be found here: http://www.osc.state.ny.us/localgov/fiscalmonitoring/index.htm

Moody's reviews the City's financial condition with annually and continues to classify the City with an outstanding bond rating of Aa2. The City's latest credit opinion can be found here: https://www.moodys.com/research/Moodys-assigns-Aa2-to-the-City-of-Beacon-NYs-20--PR_904574717.

After several years of recession and downward spirals of property assessments, the City is currently on an upward swing with property prices and assessments on the rise. The City of Beacon continues to enjoy a strong real estate market for both residential and commercial. Following the national trend, people are moving back to the City to enjoy our services, shopping, nightlife and walkable nature of the City.

REQUEST FOR INFORMATION

This financial report is designed to provide a general overview of the City of Beacon, New York's finances. Questions about this report should be addressed to Office of the City Administrator, 1 Municipal Plaza, Beacon, New York 12508.

CITY OF BEACON, NEW YORK
Statement of Net Position
December 31, 2018

	Governmental Activities	Business-type Activities	Total
Assets:			
Current assets:			
Cash and equivalents	$ 13,697,713	6,207,252	19,904,965
Receivables	2,794,080	2,368,953	5,163,033
Due from other governments	1,017,999	22,999	1,040,998
Internal balances	848,496	(848,496)	-
Investments - LOSAP	599,091	-	599,091
Prepaid expenses	401,579	43,173	444,752
Total current assets	19,358,958	7,793,881	27,152,839
Noncurrent assets:			
Land	10,250,420	1,061,955	11,312,375
Infrastructure, net of accumulated depreciation	23,841,374	15,253,983	39,095,357
Buildings, improvements, machinery and equipment, net of accumulated depreciation	6,179,802	3,051,616	9,231,418
Construction in progress	13,114,101	1,716,230	14,830,331
Total noncurrent assets	53,385,697	21,083,784	74,469,481
Total assets	72,744,655	28,877,665	101,622,320
Deferred outflows of resources	4,229,532	528,316	4,757,848
Liabilities:			
Current liabilities:			
Accounts payable	1,297,675	331,641	1,629,316
Accrued liabilities	324,677	103,244	427,921
Due to other governments	1,496,557	-	1,496,557
Current portion of long-term liabilities:			
Compensated absences	135,622	19,430	155,052
Landfill remediation liability	8,000	-	8,000
Bonds payable, non-capital	52,500	-	52,500
Bonds payable, capital	1,990,827	1,028,673	3,019,500
Total current liabilities	5,305,858	1,482,988	6,788,846
Noncurrent liabilities:			
Judgments and claims	60,000	-	60,000
Compensated absences	1,801,829	258,127	2,059,956
Landfill remediation liability	64,000	-	64,000
Bonds payable, non-capital	184,816	-	184,816
Bonds payable, capital	23,682,266	15,723,254	39,405,520
Total OPEB liability	43,858,483	8,245,345	52,103,828
Total pension liability - LOSAP	1,272,790		1,272,790
Net pension liabilities, proportionate share	1,494,528	152,521	1,647,049
Total noncurrent liabilities	72,418,712	24,379,247	96,797,959
Total liabilities	77,724,570	25,862,235	103,586,805
Deferred inflows of resources	7,983,265	1,318,581	9,301,846
Net position (deficit):			
Net investment in capital assets	32,112,746	6,291,248	38,403,994
Restricted	92,709	-	92,709
Unrestricted (deficit)	(40,939,103)	(4,066,083)	(45,005,186)
Total net position (deficit)	$ (8,733,648)	2,225,165	(6,508,483)

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Statement of Activities
Year ended December 31, 2018

Functions	Expenses	Program Revenue: Charges for Services	Program Revenue: Operating Grants	Program Revenue: Capital Grants	Net Revenue (Expense) and Changes in Net Position: Governmental Activities	Net Revenue (Expense) and Changes in Net Position: Business-type Activities	Total
Governmental activities:							
General government support	$ 2,694,220	481,311	-	-	(2,212,909)	-	(2,212,909)
Public safety	10,051,395	722,401	228,414	15,287	(9,085,293)	-	(9,085,293)
Transportation	4,387,838	287,374	-	691,909	(3,408,555)	-	(3,408,555)
Culture and recreation	1,144,522	373,406	19,905	-	(751,211)	-	(751,211)
Home and community services	1,502,394	96,147	3,774	-	(1,402,473)	-	(1,402,473)
Interest	758,549	-	-	-	(758,549)	-	(758,549)
Total governmental activities	20,538,918	1,960,639	252,093	707,196	(17,618,990)	-	(17,618,990)
Business-type activities:							
Water fund	3,105,890	3,359,537	-	-	-	253,647	253,647
Sewer fund	4,293,309	4,000,632	-	-	-	(292,677)	(292,677)
Total business-type activities	7,399,199	7,360,169	-	-	-	(39,030)	(39,030)
	$ 27,938,117	9,320,808	252,093	707,196	(17,618,990)	(39,030)	(17,658,020)
General revenue:							
Taxes:							
Real property tax					11,008,389	-	11,008,389
Real property tax items					872,812	-	872,812
Sales tax distribution					4,461,401	-	4,461,401
Mortgage tax					548,980	-	548,980
Utilities tax					186,660	-	186,660
Franchise tax					240,380	-	240,380
Payments from other governments					160,085	-	160,085
Grants and contributions not restricted to specific programs					2,956,312	-	2,956,312
Unrestricted investment earnings					69,693	37,753	107,446
Sale of property and compensation for loss					1,115,569	3,927	1,119,496
Miscellaneous					649,547	-	649,547
Total general revenue					22,269,828	41,680	22,311,508
Change in net position					4,650,838	2,650	4,653,488
Net position at beginning of year, before restatement					16,758,629	7,810,410	24,569,039
Cumulative effect of change in accounting principle					(30,143,115)	(5,587,895)	(35,731,010)
Net position (deficit) at beginning of year, as restated					(13,384,486)	2,222,515	(11,161,971)
Net position (deficit) at end of year					$ (8,733,648)	2,225,165	(6,508,483)

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Balance Sheet - Governmental Funds
December 31, 2018

	General Fund	Capital Projects Fund	Nonmajor Governmental Fund	Total Governmental Funds
Assets				
Cash and equivalents	$11,620,237	1,713,419	351,867	13,685,523
Receivables:				
Taxes	2,291,795	-	-	2,291,795
Other	328,963	155,000	-	483,963
Mortgage loans receivable	-	-	18,037	18,037
Due from other funds	1,137,230	2,458,824	-	3,596,054
Due from other governments	495,297	52,300	-	547,597
State and federal receivables	18,062	452,340	-	470,402
Prepaid expenditures	398,399	-	-	398,399
Total assets	$16,289,983	4,831,883	369,904	21,491,770
Liabilities, Deferred Inflows and Fund Balances				
Liabilities:				
Accounts payable	371,155	865,097	-	1,236,252
Accrued expenses	204,754	-	-	204,754
Retainage payable	-	61,423	-	61,423
Due to other funds	2,662,157	85,401	-	2,747,558
Due to other governments	1,496,557	-	-	1,496,557
Other liabilities	5,673	-	-	5,673
Total liabilities	4,740,296	1,011,921	-	5,752,217
Deferred inflows of resources	818,625	-	18,037	836,662
Fund balances:				
Nonspendable	398,399	-	-	398,399
Restricted for:				
Debt service	1,623	-	-	1,623
Miscellaneous	11,264	-	-	11,264
Community development	79,822	-	351,867	431,689
Assigned - appropriated	462,948	3,819,962	-	4,282,910
Unassigned	9,777,006	-	-	9,777,006
Total fund balances	10,731,062	3,819,962	351,867	14,902,891
Total liabilities, deferred inflows and fund balances	$16,289,983	4,831,883	369,904	21,491,770

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Reconciliation of Balance Sheet - Governmental Funds
to the Statement of Net Position
December 31, 2018

Total governmental fund balances	$14,902,891
Total net position reported for governmental activities in the statement of net position are different because:	
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.	53,385,697
Long-term liabilities are not due and payable in the current period, and therefore, are not reported as liabilities in the funds.	
Compensated absences	(1,937,451)
Landfill remediation liability	(72,000)
Bonds payable	(25,865,574)
Judgments and claims	(60,000)
Total OPEB liability	(43,858,483)
Net pension liabilities, proportionate share	(1,494,528)
The internal service fund is reported separately at the fund level but blended in governmental activities in the statement of net position .	(592,264)
Certain uncollected revenue/receivables are deferred in the funds, but are fully accrued for governmental activity purposes.	824,298
Deferred outflows and inflows of resources related to pension systems and total OPEB liability are not reported in the funds.	
Deferred outflows of resources - pensions	4,056,421
Deferred inflows of resources - pensions	(3,435,371)
Deferred inflows of resources - OPEB	(4,422,526)
Premiums on long-term debt are revenues in the funds but liabilities in the statement of net position	(44,835)
Accrued interest on long-term debt is not recorded in the funds.	(119,923)
Net position - governmental activities	$ (8,733,648)

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Statement of Revenue, Expenditures and Changes in Fund Balances -
Governmental Funds
Year ended December 31, 2018

	General Fund	Capital Projects Fund	Nonmajor Governmental Fund	Total Governmental Funds
Revenue:				
Real property taxes	$10,763,051	-	-	10,763,051
Real property tax items	872,812	-	-	872,812
Non property tax items	4,888,441	-		4,888,441
Departmental income	1,269,993	90,500	3,774	1,364,267
Intergovernmental charges	218,023	-	-	218,023
Use of money and property	82,269	18,199	1,486	101,954
Licenses and permits	397,409	-	-	397,409
Fines and forfeitures	152,155	-	-	152,155
Sale of property and compensation for loss	1,268,286	135,004	-	1,403,290
Miscellaneous local sources	81,305	291,369		372,674
Interfund revenues	458,320	-	-	458,320
State aid	3,604,219	451,879	-	4,056,098
Federal aid	-	215,906	-	215,906
Total revenue	24,056,283	1,202,857	5,260	25,264,400
Expenditures:				
General government support	2,228,475	51,576	-	2,280,051
Public safety	6,236,830	747,095	-	6,983,925
Transportation	1,857,728	2,744,362	-	4,602,090
Culture and recreation	628,650	85,811	-	714,461
Home and community services	1,337,624	-	-	1,337,624
Employee benefits	4,439,157	-	-	4,439,157
Debt service	2,834,339	-	-	2,834,339
Total expenditures	19,562,803	3,628,844	-	23,191,647
Excess (deficiency) revenue over expenditures	4,493,480	(2,425,987)	5,260	2,072,753
Other financing sources (uses):				
BANS redeemed from appropriations	-	554,975	-	554,975
Proceeds from issuance of debt	-	15,435,000	-	15,435,000
Premiums on issuance of debt	-	46,980	-	46,980
Transfers in	215,439	2,491,000	-	2,706,439
Transfers out	(2,491,000)	(215,439)	-	(2,706,439)
Total other financing sources (uses)	(2,275,561)	18,312,516	-	16,036,955
Excess of revenue over expenditures and other sources (uses)	2,217,919	15,886,529	5,260	18,109,708
Fund balances (deficit) at beginning of year	8,513,143	(12,066,567)	346,607	(3,206,817)
Fund balances at end of year	$10,731,062	3,819,962	351,867	14,902,891

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Reconciliation of the Statement of Revenue, Expenditures and Changes in Fund Balances - Governmental Funds to the Statement of Activities
Year ended December 31, 2018

Net change in fund balances	$18,109,708
The change in net position reported for governmental activities in the statement of activities is different because:	
Governmental funds report capital outlay as expenditures. However, in the statement of activities the cost of certain assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period.	1,026,020
Bond proceeds are reported as financing sources in governmental funds and thus contribute to the change in fund balance. In the statement of net position, however, issuing debt increases long-term liabilities and does not affect the statement of activities. Similarly, repayment of principal is an expenditure in the governmental funds but reduces the liability in the statement of net position.	
Repayment of serial bond principal	1,506,904
Proceeds from issuance of debt	(15,435,000)
Premiums on issuance of debt	(46,980)
Some expenses reported in the statement of activities, such as accrued interest, compensated absences, internal service fund, landfill remediation liability and postemployment benefits do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds.	(549,059)
Increase in retirement expense as a result increases in the net pension liabilities.	(206,093)
Certain uncollected revenue/receivables are deferred in the funds, but are fully accrued for governmental activity purposes.	245,338
Change in net position of governmental activities	$ 4,650,838

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Statement of Net Position - Proprietary Funds
December 31, 2018

	Business-type Activities			Internal Service
	Water Fund	Sewer Fund	Total	Length of Service Award Program
Assets:				
Current assets:				
Cash and equivalents	$4,440,229	1,767,023	6,207,252	12,190
Receivables:				
Charges for services	922,679	1,165,227	2,087,906	-
Other	22,566	258,481	281,047	285
Due from other governments	22,999	-	22,999	-
Investments			-	599,091
Prepaid expenses	17,895	25,278	43,173	3,180
Total current assets	5,426,368	3,216,009	8,642,377	614,746
Capital assets:				
Land	993,722	68,233	1,061,955	-
Infrastructure, net of accumulated depreciation	5,775,480	9,478,503	15,253,983	-
Buildings, machinery and equipment, net of accumulated depreciation	1,182,846	1,868,770	3,051,616	-
Construction in progress	221,998	1,494,232	1,716,230	-
Total capital assets	8,174,046	12,909,738	21,083,784	-
Total assets	13,600,414	16,125,747	29,726,161	614,746
Deferred outflows of resources	233,301	295,015	528,316	173,111
Liabilities:				
Current liabilities:				
Accounts payable	114,897	216,744	331,641	-
Accrued expenses	32,853	70,391	103,244	-
Due to other funds	147,526	700,970	848,496	-
Current portion of compensated absences	10,424	9,006	19,430	-
Current portion of bonds payable	307,841	715,333	1,023,174	-
Total current liabilities	613,541	1,712,444	2,325,985	-
Noncurrent liabilities:				
Compensated absences	138,481	119,646	258,127	-
Bonds payable	4,652,830	11,075,923	15,728,753	-
Total OPEB liability	3,699,707	4,545,638	8,245,345	-
Total pension liability - LOSAP	-	-	-	1,272,790
Net pension liabilities, proportionate share	67,520	85,001	152,521	-
Total noncurrent liabilities	8,558,538	15,826,208	24,384,746	1,272,790
Total liabilities	9,172,079	17,538,652	26,710,731	1,272,790
Deferred inflows of resources	581,746	736,835	1,318,581	107,331
Net position (deficit):				
Net investment in capital assets	4,753,055	1,538,193	6,291,248	-
Unrestricted (deficit)	(673,165)	(3,392,918)	(4,066,083)	(592,264)
Total net position (deficit)	$4,079,890	(1,854,725)	2,225,165	(592,264)

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Statement of Revenue, Expenses and Changes in Net Position -
Proprietary Funds
Year ended December 31, 2018

	Business-type Activities			Internal Service
	Water Fund	Sewer Fund	Total	Length of Service Award Program
Operating revenue - charges for services and other fees	$3,359,537	4,000,632	7,360,169	61,722
Operating expenses:				
Personal services	588,795	820,274	1,409,069	-
Administrative expenses	739,827	293,003	1,032,830	5,490
Maintenance, operations and contractual expenses	798,494	1,680,074	2,478,568	-
Employee benefits	508,400	669,636	1,178,036	69,224
Depreciation	351,833	545,249	897,082	-
Total operating expenses	2,987,349	4,008,236	6,995,585	74,714
Operating income (loss)	372,188	(7,604)	364,584	(12,992)
Nonoperating revenue (expenses):				
Sale of property	3,927	-	3,927	-
Investment income	11,412	26,341	37,753	(32,261)
Interest expense	(118,541)	(285,073)	(403,614)	-
Total nonoperating revenue (expenses)	(103,202)	(258,732)	(361,934)	(32,261)
Change in net position	268,986	(266,336)	2,650	(45,253)
Net position at beginning of year, before restatement	6,287,061	1,523,349	7,810,410	(202,080)
Cumulative effect of change in accounting principle	(2,476,157)	(3,111,738)	(5,587,895)	(344,931)
Net position (deficit) at beginning of year, as restated	3,810,904	(1,588,389)	2,222,515	(547,011)
Net position (deficit) at end of year	$4,079,890	(1,854,725)	2,225,165	(592,264)

See accompanying notes to the financial statements.

CITY OF BEACON, NEW YORK
Statement of Cash Flows - Proprietary Funds
Year ended December 31, 2018

	Business-type Activities			Internal Service
	Water Fund	Sewer Fund	Total	Length of Service Award Program
Cash flows from operating activities:				
Cash received from users	$3,628,857	3,962,765	7,591,622	61,722
Cash paid for employees and employee benefits	(1,037,504)	(1,425,608)	(2,463,112)	(46,432)
Cash paid for operating expenses	(1,532,015)	(1,888,454)	(3,420,469)	(5,490)
Net cash provided by operating activities	1,059,338	648,703	1,708,041	9,800
Cash flows from investing activities - advances from (payments to) other funds	454,773	(123,416)	331,357	-
Cash flows from capital and related financing activities:				
Purchase of capital assets	(324,118)	(654,642)	(978,760)	-
Interest payments on debt	(122,129)	(289,935)	(412,064)	-
Proceeds from issuance of debt	-	3,628,010	3,628,010	-
Repayments of debt	(811,340)	(4,328,650)	(5,139,990)	-
Net cash used in capital and related financing activities	(1,257,587)	(1,645,217)	(2,902,804)	-
Cash flows from investing activities:				
Investment income	11,412	26,341	37,753	(32,546)
Purchase of investments	-	-	-	22,271
Sale of property	3,927	-	3,927	-
Net cash provided by (used in) investing activities	15,339	26,341	41,680	(10,275)
Net change in cash and equivalents	271,863	(1,093,589)	(821,726)	(475)
Cash and equivalents at beginning of year	4,168,366	2,860,612	7,028,978	12,665
Cash and equivalents at end of year	$4,440,229	1,767,023	6,207,252	12,190
Reconciliation of operating income to net cash provided by operating activities				
Operating income (loss)	$ 372,188	(7,604)	364,584	(12,992)
Adjustments to reconcile operating income (loss) to net cash provided by operating activities:				
Depreciation	351,833	545,249	897,082	-
Change in:				
Receivables	269,320	(37,867)	231,453	
Prepaid expenses	83	116	199	140
Accounts payable	2,783	79,048	81,831	-
Accrued expenses	3,440	5,575	9,015	-
Compensated absences	11,194	39,235	50,429	-
Net pension liabilities, proportionate share	(102,824)	(155,627)	(258,451)	
Total OPEB liability	(316,452)	(402,307)	(718,759)	-
Pension liability - LOSAP	-	-	-	102,453
Deferred outflow of resources	(79,988)	(78,445)	(158,433)	(173,111)
Deferred inflow of resources	547,761	661,330	1,209,091	93,310
Net cash provided by operating activities	$1,059,338	648,703	1,708,041	9,800

See accompanying notes to financial statements.

CITY OF BEACON, NEW YORK
Statement of Fiduciary Net Position
Fiduciary Funds
December 31, 2018

	Agency Funds
Assets - cash and cash equivalents	$ 395,416
Liabilities - escrow funds returnable and other liabilities	395,416
Net position	$ -

See accompanying notes to financial statements.

(1) Summary of Significant Accounting Policies

The City of Beacon, New York (the City) was incorporated on May 15, 1913, under the provisions of the State of New York. The City operates under a Charter form of government and provides the following services as authorized by its charter: public safety (police and fire), streets, sanitation, culture-recreation, public improvements, planning and zoning, and general administrative services. Other services include utilities.

The financial statements of the City of Beacon have been prepared in accordance with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is responsible for establishing GAAP for state and local governments through its pronouncements. The more significant accounting policies established in GAAP and used by the City are discussed below.

(a) Financial Reporting Entity

The City, for financial purposes, includes all of the funds relevant to the operations of the City of Beacon, New York. The financial statements include organizations, functions and activities that are controlled by or dependent upon the City. Control or dependence is determined on the basis of budget adoption, taxing authority, funding and appointment of the respective governing board. The City has determined that the following entities are not component units for the purposes of the financial statements of the City of Beacon: City of Beacon Housing Authority, Beacon City School District and The Howland Public Library.

(b) Government-Wide Financial Statements

The City's basic financial statements include both government-wide (reporting the City as a whole) and the fund financial statements (reporting the City's major funds and fiduciary funds). Both the government-wide and fund financial statements categorize primary activities as either governmental or business-type. The City's police and fire protection, parks and recreation, public works, and general administrative services are classified as governmental activities. The City's water and sewer services are classified as business-type activities.

In the government-wide statement of net position, both the governmental and business-type activities columns (a) are presented on a consolidated basis by column, (b) and are reported on a full accrual, economic resource basis, which recognizes all long-term assets and receivables as well as long-term debt and obligations. The City's net position is reported in three parts: net investment in capital assets; restricted net position; and unrestricted net position. The City first utilizes restricted resources to finance qualifying activities.

(1) Summary of Significant Accounting Policies, Continued

(b) Government-Wide Financial Statements, Continued

The government-wide statement of activities reports both the gross and net cost of each of the City's functions and business-type activities. The functions are also supported by general revenues (property and sales taxes, certain intergovernmental revenues, fines, permits and charges, etc.). The statement of activities reduces gross expenses (including depreciation) by related program revenues, which include charges for services, operating and capital grants. Program revenues must be directly associated with the function (police, public works, community and youth services, etc.) or a business-type activity. Operating grants include operating-specific and discretionary (either operating or capital) grants while the capital grants column reflects capital- specific grants.

The net costs (by function or business-type activity) are normally covered by general revenue (property, sales or mortgage taxes, intergovernmental revenues, interest income, etc).

This government-wide focus is more on the sustainability of the City as an entity and the change in the City's net position resulting from the current year's activities.

(c) Basic Financial Statements - Fund Financial Statements

The financial transactions of the City are reported in individual funds in the fund financial statements. Each fund is accounted for by providing a separate set of self-balancing accounts that comprises its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balance/net position, revenues and expenditures/expenses. Funds are organized into three major categories: governmental, proprietary, and fiduciary. An emphasis is placed on major funds within the governmental and proprietary categories. A fund is considered major if it is the primary operating fund of the City or meets the following criteria:

- Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues, or expenditures/expenses of that individual governmental fund is at least 10 percent of the corresponding total for all funds of that category or type; and
- Total assets and deferred outflows of resources, liabilities and deferred inflows of resources, revenues, or expenditures/expenses of the individual governmental fund or enterprise fund are at least 5 percent of the corresponding total for all governmental and enterprise funds combined.

The following fund types are used by the City:

(1) Governmental Funds

The focus of the governmental funds' measurement (in the fund statements) is upon determination of financial position and changes in financial position (sources, uses, and balances of financial resources) rather than upon net income.

(1) Summary of Significant Accounting Policies, Continued

(c) Basic Financial Statements - Fund Financial Statements, Continued

(1) Governmental Funds, Continued

The following is a description of the governmental funds of the City:

- General fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.
- Capital projects funds are used to account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by business-type/proprietary funds).
- Nonmajor governmental fund is used to account for the proceeds of specific revenue sources that are legally restricted to expenditures for specified purposes.

(2) Proprietary Funds

Proprietary funds are required to be used to account for operations for which a fee is charged to external users for goods or services and the activity (a) is financed with debt that is solely secured by a pledge of the net revenues, (b) has third party requirements that the cost of providing services, including capital costs, be recovered with fees and charges or (c) establishes fees and charges based on a pricing policy designed to recover similar costs. Most revenues are considered operating revenues, except for investment income. The City's sewer and water funds are reported as proprietary funds. Internal service funds account for operations that provide services to other departments or agencies of the government, or to other governments on a cost reimbursement basis. The City has classified its Length of Service Award Program as an internal service fund.

(3) Fiduciary Funds

Fiduciary funds are used to report assets held in a trustee or agency capacity for others and therefore are not available to support City programs. The reporting focus is on net position and changes in net position and are reported using accounting principles similar to proprietary funds.

The City's fiduciary funds are presented in the fiduciary fund financial statements. Since by definition these assets are being held for the benefit of a third party and cannot be used to address activities or obligations of the government, these funds are not incorporated into the government-wide statements.

(d) Basis of Accounting

Basis of accounting refers to the point at which revenues or expenditures/expenses are recognized in the accounts and reported in the financial statements. It relates to the timing of the measurements made regardless of the measurement focus applied.

(1) Summary of Significant Accounting Policies, Continued

(d) Basis of Accounting, Continued

(1) Accrual

Both governmental and business-type activities in the government-wide financial statements and the proprietary and fiduciary funds financial statements are presented on the accrual basis of accounting. Revenues are recognized when earned and expenses are recognized when incurred.

(2) Modified Accrual

The governmental funds financial statements are presented on the modified accrual basis of accounting. Under the modified accrual basis of accounting, revenues are recorded when susceptible to accrual; i.e., both measurable and available. "Available" means collectible within the current period or within 60 days after year end. Expenditures are generally recognized under the modified accrual basis of accounting when the related liability is incurred. The exception to this general rule is that principal and interest on general obligation long-term debt, if any, is recognized when due.

(e) Fund Balances

Fund balance is broken down into five different classifications: nonspendable, restricted, committed, assigned, and unassigned.

Nonspendable consists of assets that are inherently non-spendable in the current period either because of their form or because they must be maintained intact, including prepaid items, inventories, long-term portions of loans receivable, financial assets held for resale, and principal of endowments.

Restricted consists of amounts that are subject to externally enforceable legal purpose restrictions imposed by creditors, grantors, contributors, or laws and regulations of other governments; or through constitutional provisions or enabling legislation.

Committed consists of amounts that are subject to a purpose constraint imposed by a formal action of the government's highest level of decision-making authority before the end of the fiscal year, and that require the same level of formal action to remove the constraint. The City is the decision-making authority that can, by city ordinance prior to the end of the fiscal year, commit fund balance.

Assigned consists of amounts that are subject to a purpose constraint that represents an intended use established by the government's highest level of decision-making authority, or by their designated body or official. The purpose of the assignment must be narrower than the purpose of the general fund, and in funds other than the general fund, assigned fund balance represents the residual amount of fund balance. The City, city ordinance, has authorized the City administrator to assign fund balance.

(1) Summary of Significant Accounting Policies, Continued

Unassigned represents the residual classification for the government's general fund, and could report a surplus or deficit. In funds other than the general fund, the unassigned classification should be used only to report a deficit balance resulting from overspending for specific purposes for which amounts had been restricted, committed, or assigned.

When resources are available from multiple classifications, the City spends funds in the following order: restricted, committed, assigned, unassigned.

See note 1(p) for an analysis of the City's classified fund balances.

(f) Fair Value Measurement

Generally accepted accounting principles provides a fair value hierarchy that prioritizes the inputs to valuation techniques used to measure fair value. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1) and the lowest priority to unobservable inputs (Level 3). The three levels of the fair value hierarchy under generally accepted accounting principles are as follows:

- Level 1 - Valuations are based on quoted prices in active markets for identical asset or liabilities that the component units have the ability to access.
- Level 2 - Valuations are based on quoted prices in markets that are not active or for which all significant inputs are observable directly, or indirectly.
- Level 3 - Valuations are based on inputs that are unobservable and significant to the overall fair value measurement.

The fair value of financial instruments classified as current assets or liabilities, including cash, investments, accounts receivable, and accounts payable and accrued expenses approximate carrying value, principally because of the short maturity of those items. Bonds payable are carried at cost, which approximates the fair value based on current rates at which the City could borrow funds with similar maturities.

(g) Cash and Equivalents

Cash includes amounts in demand and time deposits as well as short-term investments. State statutes govern the investment policies of the City. Special time deposits and certificates of deposit not covered by Federal Deposit Insurance must be collateralized by the banking institutions with investments governed under state statutes.

For purposes of the proprietary funds statement of cash flows, the City considers all cash and cash equivalents with an original maturity of three months or less to be cash equivalents.

(1) Summary of Significant Accounting Policies, Continued

(g) Cash and Equivalents, Continued

The cash in financial institutions of the City at December 31, 2018, is as follows:

	General Fund	Capital Projects Fund	Nonmajor Fund	Business-Type Activities	Total
Non-interest bearing accounts	$ 300	-	-	-	300
Interest bearing bearing accounts	9,522,825	5,778,881	361,357	4,210,886	19,873,949
	$ 9,523,125	5,778,881	361,357	4,210,886	19,874,249

The carrying amount of cash on the financial statements represent the cash balances less reconciling items, such as deposits in transit and outstanding checks.

Custodial credit risk is the risk that in the event of a bank failure, the City's deposits may not be returned to it. While the City does not have a specific policy for custodial credit risk, New York State statues govern the City's investment policies, as discussed previously in these notes. Governmental Accounting Standards Board Statement No. 40 - "Deposit and Investment Risk Disclosure," directs that deposits be disclosed as exposed to custodial credit risk if they are not covered by depository insurance, or collateralized by securities held by the City or its agent in the City's name. The City's cash balances not covered by depository insurance were fully collateralized with securities held by the City's third party custodian and not subject to custodial credit risk.

(h) Capital Assets

Capital assets purchased or acquired with an original cost of $5,000 or more are reported at historical cost or estimated historical cost. Contributed assets are reported at fair market value as of the date received. Additions, improvements and other capital outlays that significantly extend the useful life of an asset are capitalized. Other costs incurred for repairs and maintenance are expensed as incurred. Depreciation on all assets is provided on the straight-line basis over the following estimated useful lives:

Buildings	50 years
Water and sewer system	30-40 years
Machinery and equipment	8-15 years
Improvements	20 years
Other infrastructure	15 years

(1) Summary of Significant Accounting Policies, Continued

(i) Compensated Absences

Vacation, sick days and personal days are accumulated at varying rates pertaining to the type of City employee. The City accrues a liability for compensated absences which meet the following criteria:

- The City's obligations relating to employees rights to compensation for future absences are attributable to employee's services already rendered;
- The obligation relates to rights that vest or accumulate;
- Payment of the compensation is probable;
- The amount can be reasonably estimated.

In accordance with the above criteria, the City has accrued a liability for vacation and sick pay which has been earned and not taken by City employees. The noncurrent portion (the amount estimated to be used in subsequent fiscal years) for governmental funds is maintained separately and represents a reconciling item between the fund and government-wide presentations. It is anticipated that none of these liabilities will be liquidated with expendable available financial resources.

(j) Interfund Activity

Interfund activity is reported as, either loans, services provided, reimbursements or transfers. Loans are reported as interfund receivables and payables as appropriate and are subject to elimination upon consolidation. Services provided, deemed to be at market or near market rates, are treated as revenues and expenditures/expenses. Reimbursements are when one fund incurs a cost, charges the appropriate benefiting fund and reduces its related cost as a reimbursement. All other interfund transactions are treated as transfers. Transfers between governmental or proprietary funds are netted as part of the reconciliation to the government-wide financial statements.

(k) Budgets

The City employs formal budgetary accounting as a management tool, on a basis consistent with generally accepted accounting principles. During the year, a budget was adopted and modified by the city council for the general fund. Budgetary controls are established or adopted for the capital projects fund on a project basis and continue until the project is completed. Unused appropriations of the annually budgeted funds lapse at the end of the year.

(l) Insurance

The City of Beacon assumes the liability for most risk including, but not limited to, property damage and personal injury liability. Such risks are covered by the purchase of commercial insurance. Judgments and claims are recorded when it is probable that an asset has been impaired or a liability has been incurred and the amount of loss can be reasonably estimated. The City has recorded an estimated liability, $60,000, in the statement of net position for uninsured deductible amounts; see long-term liabilities (note 5). Workers' compensation coverage is provided through a retrospective policy, wherein premiums are recorded based on the ultimate cost of the experience to date of workers in similar occupations.

(1) Summary of Significant Accounting Policies, Continued

(m) Property Taxes

The City approves the budget for the current year on the first Monday in December. Property taxes are levied on January 1. Penalties and interest are assessed after February 28. Unpaid taxes are converted to tax sale certificates for a period of two years and then sold at auction.

(n) Deferred Outflows of Resources and Deferred Inflows of Resources

Deferred outflows of resources is a separate financial statement element that represents a consumption of net position which applies to a future period(s) and so will not be recognized as an outflow of resources (expense/ expenditure) until then.

The City reported the following deferred outflows of resources:

		Statement of Net Position	
	Balance Sheet - Governmental Funds	Governmental Activities	Business-type Activities
Pensions	$ -	4,056,421	528,316
Length of Service Award Program (LOSAP)	-	173,111	-
	$ -	4,229,532	528,316

Deferred inflows of resources is an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

The City reported the following deferred inflows of resources:

		Statement of Net Position	
	Balance Sheet - Governmental Funds	Governmental Activities	Business-type Activities
Property taxes	$ 818,625	-	-
Rehabilitation loans	18,037	18,037	-
Pensions	-	3,435,371	498,737
Other postemployment benefits	-	4,422,526	819,844
Length of Service Award Program (LOSAP)	-	107,331	-
	$ 836,662	7,983,265	1,318,581

(o) Long-Term Liabilities

Long-term debt is recognized as a liability of a governmental fund when due, or when resources have been accumulated for payment early in the following year. For other long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is reported in the long-term liabilities.

(1) Summary of Significant Accounting Policies, Continued

(p) Classifications of Fund Balance

In accordance with GASB 54, the City has classified fund balances based on the constraints imposed on resources. The following provides the description and amounts of these classifications:

	Balance at December 31, 2018
General fund:	
Nonspendable	$ 398,399
Restricted:	
Debt service	1,623
Miscellaneous	11,264
Community development	79,822
Total restricted	92,709
Assigned - appropriated	462,948
Unassigned	9,777,006
Total general fund	10,731,062
Capital projects fund - assigned	3,819,962
Nonmajor fund - restricted (community development)	351,867
Total fund balance	$ 14,902,891

(q) Allowance for Uncollectible Accounts

The City has not recorded an estimated allowance for un-collectible property taxes. Any amounts not received through regular collections will be recouped through foreclosure. No allowance has been recorded for un-collectible utility accounts in the proprietary funds. Any amounts not received through regular collections will be recouped through installment plans or foreclosure.

(r) Use of Estimates

The preparation of basic financial statements, in accordance with accounting principles generally accepted in the United States of America, requires management to make estimates and assumptions that affect the amounts reported in the basic financial statements and the accompanying notes. Actual results could differ from those estimates.

(s) Overexpenditure of Certain Appropriations

General funds appropriations were overexpended within the employee benefits category, which was due to the City not making year end budget adjustments for higher than anticipated health insurance costs.

(1) Summary of Significant Accounting Policies, Continued

(t) Subsequent Events

Management has evaluated subsequent events for disclosure and/or recognition in the financial statements through the date that the financial statements were available to be issued.

(u) Change in Accounting Principles

During the year ended December 31, 2018, the City implemented certain provisions of Government Accounting Standards Board Statement (GASB) No. 73 - "Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement No. 68, and Amendments to Certain Provisions of GASB Statements 67 and 68." The City also implemented GASB Statement No. 75 - "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions." Effects of implementation are described in note 14.

(2) Receivables

Other receivables at December 31, 2018, consists of the following:

	General Fund	Capital Projects Fund	Total
Franchise and utility fees	$ 115,226	-	115,226
Other fees and reimbursements	203,867	155,000	358,867
NYMIR investment	9,870	-	9,870
Totals	$ 328,963	155,000	483,963

State and federal receivables as of December 31, 2018, consists of the following:

	General Fund	Capital Projects Fund	Total
State aid receivable	$ 18,062	373,245	391,307
Federal aid receivable	-	79,095	79,095
Totals	$ 18,062	452,340	470,402

(3) Interfund Receivables, Payables and Transfers

The following is a summary of amounts due from and due to other funds as of December 31, 2018:

	Amount receivable	Amount payable
General fund	$ 1,137,230	2,662,157
Capital projects fund	2,458,824	85,401
Proprietary funds:		
Water	-	147,526
Sewer	-	700,970
Totals	$ 3,596,054	3,596,054
	Transfers in	Transfers out
General fund	$ 215,439	2,491,000
Capital projects fund	2,491,000	215,439
Totals	$ 2,706,439	2,706,439

(4) Capital Assets

The following is a summary of changes in the capital assets:

	Balance January 1, 2018	Additions	Disposals	Balance December 31, 2018
Governmental activities:				
Land	$ 10,538,141	-	(287,721)	10,250,420
Buildings	5,435,715	140,308	-	5,576,023
Improvements	1,127,597	95,173	-	1,222,770
Machinery and equipment	10,265,873	1,186,381	(341,008)	11,111,246
Infrastructure	34,116,899	2,179,511	-	36,296,410
Construction in progress	13,205,532	2,185,290	(2,276,721)	13,114,101
Totals at historical cost	74,689,757	5,786,663	(2,905,450)	77,570,970
Less accumulated depreciation:				
Buildings	2,734,980	154,294	-	2,889,274
Improvements	783,316	18,973	-	802,289
Machinery and equipment	7,886,060	493,622	(341,008)	8,038,674
Infrastructure	10,925,724	1,529,312	-	12,455,036
Total accumulated depreciation	22,330,080	2,196,201	(341,008)	24,185,273
Governmental activities capital assets, net	$ 52,359,677	3,590,462	(2,564,442)	53,385,697

(4) Capital Assets, Continued

	Balance January 1, 2018	Additions	Disposals	Balance December 31, 2018
Business-type activities:				
Land	$ 1,061,955	-	-	1,061,955
Buildings	10,850,042	-	-	10,850,042
Improvements	12,505	6,652	(6,775)	12,382
Machinery and equipment	576,769	172,752		749,521
Infrastructure	21,410,964	1,005,129		22,416,093
Construction in progress	1,922,003	799,356	(1,005,129)	1,716,230
Totals at historical cost	35,834,238	1,983,889	(1,011,904)	36,806,223
Less accumulated depreciation:				
Buildings	8,125,090	128,601	-	8,253,691
Improvements	12,505	40	(6,775)	5,770
Machinery and equipment	233,402	67,466	-	300,868
Infrastructure	6,461,135	700,975	-	7,162,110
Total accumulated depreciation	14,832,132	897,082	(6,775)	15,722,439
Business-type capital assets, net	$ 21,002,106	1,086,807	(1,005,129)	21,083,784

Depreciation was charged to governmental and business-type activities as follows:

General government support	$ 150,926
Public safety	262,292
Transportation	1,525,233
Culture and recreation	173,885
Home and community services	83,865
Total governmental activities	2,196,201
Business-type activities	897,082
Total depreciation expense	$ 3,093,283

(5) Liabilities

(a) Bond Anticipation Notes Payable

Liabilities for bond anticipation notes of governmental funds are generally accounted for in the capital projects fund, since maturities cannot exceed one year. However, state law allows the notes to be renewed, up to five years for capital purposes and up to the period of probable usefulness for assessable improvements, provided that stipulated annual reductions of principal are made.

There were no bond anticipation notes outstanding in the governmental funds or business-type activities at December 31, 2018.

(5) Liabilities, Continued

(b) Long-Term Debt

The City borrows money in order to acquire or construct buildings and public improvements. This enables the cost of these capital assets to be borne by the present and future taxpayers receiving the benefit of the capital assets. Long-term debt also consists of landfill costs, judgments and claims, compensated absences and other postemployment benefits. The provision to be made in future budgets for capital indebtedness represents the amount, exclusive of interest, authorized to be collected in future years from taxpayers and others for liquidation of the long-term liabilities.

(1) Changes

The changes in the City's indebtedness during the year ended December 31, 2018, are summarized as follows:

Governmental activities:

	Balance December 31, 2017	Increase	Decrease	Balance December 31, 2018	Amounts due within one year
Serial bonds	$ 11,935,333	15,481,980	(1,506,904)	25,910,409	2,043,327
Landfill costs	80,000	-	(8,000)	72,000	8,000
Judgments and claims	60,000	-	-	60,000	-
Compensated absences	1,895,300	42,151	-	1,937,451	135,622
Total OPEB liability*	47,735,721	-	(3,877,238)	43,858,483	-
Total pension liability - LOSAP*	1,170,337	102,453	-	1,272,790	-
Net pension liabilities - proportionate share	3,211,622	-	(1,717,094)	1,494,528	-
Total	$ 66,088,313	15,626,584	(7,109,236)	74,605,661	2,186,949

Business-type activities:

	Balance December 31, 2017	Increase	Decrease	Balance December 31, 2018	Amounts due within one year
Serial bonds	$ 14,024,667	3,628,010	(900,750)	16,751,927	1,023,174
Compensated absences	227,128	50,429	-	277,557	19,430
Total OPEB liability*	8,964,104	-	(718,759)	8,245,345	-
Net pension liabilities - proportionate share	410,972	-	(258,451)	152,521	-
Total	$ 23,626,871	3,678,439	(1,877,960)	25,427,350	1,042,604

* Total OPEB liability and total pension liability - LOSAP have been restated due to implementation of provisions of GASB No. 73 and GASB No. 75 as described in note 14.

Compensated absences are shown net, since it is impracticable to determine the changes separately.

(5) Liabilities, Continued

(b) Long-Term Debt, Continued

(2) Description

Serial bonds payable as of December 31, 2018, are as follows:

Governmental activities:

Purpose	Original issue date	Maturity date	Interest rate	Original amount of issue	Amount outstanding at December 31, 2018
Public improvement	11/12/08	11/15/23	3.25-5.00%	$ 6,135,000	2,495,000
Public improvement	03/15/11	08/15/20	2.00-4.00%	2,676,832	668,227
Public improvement	10/01/14	10/01/24	4.00-5.00%	5,942,700	4,104,631
Public improvement	05/15/16	05/15/39	2.00-3.00%	3,408,000	3,162,716
Public improvement	05/24/18	05/15/40	3.00-3.50%	15,435,000	15,435,000
				33,597,532	25,865,574
Deferred premium on bonds				46,980	44,835
Totals				$ 33,644,512	25,910,409

Business-type activities:

Purpose	Original issue date	Maturity date	Interest rate	Original amount of issue	Amount outstanding at December 31, 2018
Wastewater treatment	03/14/02	4/15/21	1.21-4.98%	$ 2,356,000	420,000
Public improvement - water	03/15/11	8/15/20	2.00-4.00%	145,380	31,643
Public improvement - sewer	03/15/11	8/15/20	2.00-4.00%	597,680	150,129
Public improvement - water	10/01/14	10/1/24	4.00-5.00%	1,255,500	898,607
Public improvement - sewer	10/01/14	10/1/24	4.00-5.00%	1,171,800	796,764
Public improvement - water	05/15/16	5/15/39	2.00-3.00%	4,343,000	4,030,421
Public improvement - sewer	05/15/16	5/15/39	2.00-3.00%	7,324,000	6,796,863
Public improvement - sewer	05/24/18	5/15/40	3.00-3.50%	3,617,000	3,617,000
				20,810,360	16,741,427
Deferred premium on bonds				11,010	10,500
Totals				$ 20,821,370	16,751,927

(5) Liabilities, Continued

(b) Long-Term Debt, Continued

(3) Annual Amortization

The annual requirements to amortize bonded debt as of December 31, 2018, are as follows:

Year ending	Governmental Activities			Business-type Activities		
December 31,	Principal	Interest	Total	Principal	Interest	Total
2019	$ 2,043,327	796,747	2,840,074	1,028,673	442,372	1,471,045
2020	2,111,507	731,796	2,843,303	1,053,493	412,932	1,466,425
2021	1,834,228	664,093	2,498,321	985,772	382,610	1,368,382
2022	1,882,177	611,225	2,493,402	852,823	360,843	1,213,666
2023	1,952,486	542,418	2,494,904	877,514	336,700	1,214,214
2024-2028	4,510,912	2,130,154	6,641,066	3,394,089	1,416,134	4,810,223
2029-2033	4,354,688	1,535,844	5,890,532	3,475,312	1,029,696	4,505,008
2034-3038	5,086,548	800,767	5,887,315	3,978,452	491,910	4,470,362
2039-2040	2,089,701	69,979	2,159,680	1,095,299	25,483	1,120,782
Totals	$ 25,865,574	7,883,023	33,748,597	16,741,427	4,898,680	21,640,107

(6) Operating Leases

The City is committed under various leases for office and communication equipment. These leases are considered for accounting purposes to be operating leases. Lease expenditures for the year ended December 31, 2018 amounted to $2,821. These leases run for a maximum term of up to five years with renewal or purchase options available to the City.

At December 31, 2018, the approximate future annual operating lease commitments, subject to appropriation of funds, were as follows:

Year ending December 31,	Operating leases
2019	$ 420

(7) Due to Other Governments

The City collects unpaid property taxes and payments in lieu of taxes (PILOT) on behalf of the Beacon City School District and Dutchess County. At December 31, 2018, unpaid school taxes and interest of $1,496,557 are due to the Beacon City School District. However, delinquent taxes and interest of $952,520 have not yet been collected by the City and are included in Taxes Receivable.

(8) Pension Plans

(a) New York State and Local Retirement Systems

Plan Description

The City of Beacon participates in the New York State and Local Employees' Retirement System (ERS), the New York State and Local Police and Fire Retirement System (PFRS) and the Public Employees' Group Life Insurance Plan (Systems). These are cost-sharing multiple-employer retirement systems. The Systems provide retirement benefits as well as death and disability benefits. Obligations of employers and employees to contribute and benefits to employees are governed by the New York State Retirement and Social Security Law (NYSRSSL). As set forth in the NYSRSSL, the Comptroller of the State of New York (Comptroller) serves as sole trustee and administrative head of the Systems. The Comptroller shall adopt and may amend rules and regulations for the administration and transaction of the business of the Systems and for the custody and control of their funds. The Systems issue a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to the New York State and Local Retirement Systems, 110 State Street, Albany, NY 12244.

Funding Policy

The Systems are generally noncontributory. Tiers I-IV are noncontributory after ten years of participation and tier V is required to contribute 3% of their salary, and tier VI is required to contribute a minimum of 3.5% of their salary. Under the authority of the NYSRSSL, the Comptroller shall certify annually the rates of participating employers expressed as proportions of payroll of members, which shall be used in computing the contributions required to be made by those employers to the pension accumulation fund.

The City is required to contribute to the System at an actuarially determined rate. The required contributions for the current and prior two calendar years were:

	ERS	PFRS
2018	$ 479,434	921,852
2017	481,656	959,179
2016	491,510	971,273

The City's contributions made to the System were equal to 100% of the contributions required for those years.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2018, the City reported a liability of $423,433 and $1,223,616 for its proportionate share of the net ERS and PFRS pension liabilities, respectively. This amount is recorded as a long-term liability due to the NYS Retirement System. The net pension liability was measured as of March 31, 2018, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of April 1, 2017. The City's proportion of the net pension liability was based on a projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined.

(8) Pension Plans, Continued

(a) New York State and Local Retirement Systems, Continued

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, Continued

At March 31, 2018, the City's proportionate share of the ERS liability was 0.0131198%, and 0.1210594% of the PFRS liability. The City's proportionate share of the ERS liability and the PFRS liability increased 0.0009771 and 0.0013268, respectively, from the March 31, 2017 measurement date.

For the year ended December 31, 2018, the City recognized pension expense of $513,915 for ERS, and $1,114,256 for PFRS in the statement of activities. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	ERS		PFRS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 151,025	124,801	503,628	325,143
Changes of assumptions	280,771	-	927,111	-
Net difference between projected and actual investment earnings on pension plan investments	615,004	1,213,955	990,374	1,994,560
Changes in proportion and differences between the City's contributions and proportionate share of contributions	56,702	45,856	9,157	229,793
City's contributions subsequent to the measurement date	359,576	-	691,389	-
Total	$ 1,463,078	1,384,612	3,121,659	2,549,496

Total to financial statements:

	ERS		PFRS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Governmental activities	$ 934,762	885,875	3,121,659	2,549,496
Water fund	233,301	220,789	-	-
Sewer fund	295,015	277,948	-	-
	$ 1,463,078	1,384,612	3,121,659	2,549,496

(8) Pension Plans, Continued

(a) New York State and Local Retirement Systems, Continued

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions, Continued

Deferred outflows of resources related to pensions resulting from the City's contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2019. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,	ERS	PFRS
2019	$ 92,650	192,936
2020	71,653	164,966
2021	(306,375)	(310,606)
2022	(139,038)	(200,191)
2023	-	33,669

Actuarial Assumptions

The total pension liability for the March 31, 2018 measurement date was determined by using an actuarial valuation as of April 1, 2017, with update procedures used to roll forward the total pension liability to March 31, 2018. The actuarial valuation for ERS and PFRS used the following actuarial assumptions:

Inflation	2.5%
Salary increases	3.8% in ERS, 4.5% in PFRS
Investment rate of return (net of investment expense, including inflation)	7.0%
Cost of living adjustments	1.3%

Annuitant mortality rates are based on April 1, 2010 - March 31, 2015 System experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2014.

The actuarial assumptions used in the April 1, 2017 valuation are based on the results of an actuarial experience study for the period April 1, 2010 - March 31, 2015.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of the arithmetic real rates of return for each major asset class are summarized on the next page:

(8) Pension Plans, Continued

(a) New York State and Local Retirement Systems, Continued

Actuarial Assumptions, Continued

	Target allocation	Long-term expected real rate of return*
Asset type:		
Domestic equity	36%	4.55%
International equity	14%	6.35%
Private equity	10%	7.50%
Real estate	10%	5.55%
Absolute return strategies	2%	3.75%
Opportunistic portfolio	3%	5.68%
Real assets	3%	5.29%
Bonds and mortgages	17%	1.31%
Cash	1%	(0.25%)
Inflation - indexed bonds	4%	1.25%
	100%	

* The real rate of return is net of the long-term inflation assumption of 2.50%.

Discount Rate

The discount rate used to calculate the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially determined. Based upon these assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore the long term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity to the Proportionate Share of the Net Pension Liability to the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.0 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1 percentage point lower (6.0 percent) or 1 percentage point higher (8.0 percent) than the current rate:

	1% Decrease (6.0%)	Current Assumption (7.0%)	1% Increase (8.0%)
City's proportionate share of the net ERS pension asset (liability)	$ (3,203,812)	(423,433)	1,928,655
City's proportionate share of the net PFRS pension asset (liability)	(5,993,605)	(1,223,616)	2,777,285
Total at December 31, 2018	$ (9,197,417)	(1,647,049)	4,705,940

(8) Pension Plans, Continued

(a) New York State and Local Retirement Systems, Continued

Pension Plan Fiduciary Net Position

The components of the current-year net pension liability of the employers as of March 31, 2018 were as follows:

	Dollars in Thousands	
	Employees' Retirement System	Police and Fire Retirement System
Employers' total pension liability	$ (183,400)	(32,914)
Fiduciary net position	180,173	31,903
Employers' net pension liability	$ (3,227)	(1,011)
Ratio of fiduciary net position to the employers' total pension liability	98.2%	96.9%

(b) Volunteer Firefighter Length of Service Award Program (LOSAP)

Program Description

The City established a defined benefit Service Award Program (referred to as a "LOSAP" - Length of Service Award Program - under Section 457(e)(11) of the Internal Revenue Code) effective January 1, 2001 for the active volunteer firefighter members of the City of Beacon Fire Department.

The program was established pursuant to Article 11-A of the New York State General Municipal Law. The program provides municipally-funded deferred compensation to volunteer firefighters to facilitate the recruitment and retention of active volunteer firefighters. The city council of the City of Beacon is the trustee and plan administrator for the Service Award Program.

The information contained in this note is based on information for the City's Service Award Program for the program year ending on December 31, 2018, which is the most recent information available.

Participation, Vesting and Service Credit

In a defined benefit LOSAP, participating volunteers begin to be paid a service award upon attainment of the program's entitlement age. An eligible program participant is defined by the program sponsor to be an active volunteer firefighter who is at least 16 years of age and has earned one (1) year of Service Award Program service credit. The amount of service award paid to a volunteer is based upon the number of years of service credit the volunteer earned under the program for performing active volunteer firefighter activities.

Participants acquire a right to be paid a service award after earning credit for five (5) years of service, upon attaining the program's entitlement age while an active volunteer, or becoming total and permanently disabled while an active volunteer. The program's entitlement age is age 62. An active volunteer firefighter earns a year of Service Award

(8) Pension Plans, Continued

(b) Volunteer Firefighter Length of Service Award Program (LOSAP), Continued

Program service credit for each calendar year after the establishment of the program in which he or she accumulated fifty (50) points. Points are granted for the performance of certain firefighter activities in accordance with a system established by the sponsor on the basis of a statutory list of activities and point values. A participant may also receive Service Award Program service credit for five (5) years of active volunteer firefighting service rendered prior to the establishment of the program as an active volunteer firefighter member of the City of Beacon Fire Department.

Benefits

A participant's service award benefit is paid as a ten year certain and continuous monthly payment life annuity. The amount payable each month equals $20 multiplied by the total number of years of Service Award Program service credit earned by the participant under the point system. The maximum number of years of service credit a participant may earn under the program is 20 years.

Currently, there are no other forms of payment of a participant's account balance under the program. Except in the case of pre-entitlement age death or total and permanent disablement, a participant's service award will not be paid until he or she attains the entitlement age. Volunteers who continue to be active after attaining the entitlement age and beginning to be paid a service award continue to have the opportunity to earn program credit and to thereby increase their service award payments.

Fiduciary Investment and Control

After the end of each calendar year, the fire department prepares and certifies a list of names of all persons who were active volunteer members of the fire department during the year indicating which volunteers earned fifty points. The certified list is delivered to the city council for the council's review and approval. The fire department must maintain the point system records to verify each volunteer's points on forms provided and/or approved by the council. The city council has retained Penflex, Inc. (Penflex) to assist in the administration of the program.

Based on the certified calendar year volunteer firefighter listings, Penflex determines and certifies in writing to the city council the amount of the service award to be paid to a participant or to a participant's designated beneficiary. The person(s) authorized by the city council then authorizes, in writing, the custodian of the City of Beacon LOSAP Trust funds to pay the service award. No service award benefit payment is made without the written certification from Penflex and the written directive from an authorized representative of the city council.

Penflex bills the City of Beacon for the services it provides. Penflex's invoices are authorized for payment by the city council in the same manner as any other invoice presented to the City for payment. The City pays Penflex invoices from its general fund.

(8) Pension Plans, Continued

(b) Volunteer Firefighter Length of Service Awards Program (LOSAP), Continued

Fiduciary Investment and Control, Continued

Program assets are required to be held in trust by Article 11-A, for the exclusive purpose of providing benefits to participants and their beneficiaries or for the purpose of defraying the reasonable expenses of operation and administration of the program. The city council created a Service Award Program trust fund through the adoption of a Trust Document, a copy of which is available from the fire department secretary. The city council is the program trustee.

Authority to invest the program assets is vested in the program trustee. Program assets are invested in accordance with a statutory prudent person rule. Although assets have been accumulated in an irrevocable trust such that the assets are dedicated to providing pensions to plan members in accordance with benefit terms, the trust assets are not legally protected from creditors of the City. As such, the trust assets do not meet the criteria in paragraph 4 of GASB Statement No. 73.

At the December 31, 2018 measurement date (most recent available), the following participants were covered by benefit terms.

Group	
Active participants	21
Inactive participants currently receiving benefits	14
Inactive participants entitled to but not yet receiving benefits	27
Total	62

Measurement of Total Pension Liability

The total pension liability at the December 31, 2017 measurement date was determined using an actuarial valuation as of that date.

Actuarial Assumptions

The total pension liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Cost Method:	Entry Age Normal
Inflation:	2.25%
Salary Scale:	None assumed

Mortality rates were based on the RP 2014 Mortality Table without projection for mortality improvement.

(8) Pension Plans, Continued

(b) Volunteer Firefighter Length of Service Awards Program (LOSAP), Continued

Discount Rate

The discount rate used to measure the total pension liability was 3.16%. This was the yield to maturity of the S&P Municipal Bond 20 Year High Grade Rate Index as of December 31, 2017. In describing this index, S&P Dow Jones Indices notes that the index consists of bonds in the S&P Municipal Bond Index with a maturity of 20 years and with a rating of at least Aa2 by Moody's Investors Service's, AA by Fitch, or AA by Standard & Poor's Rating Services.

Changes in the Total Pension Liability

Balance as of December 31, 2016 measurement date	$ 1,170,337
Service cost	23,018
Interest	43,482
Changes of assumptions or other inputs	108,864
Differences between expected and actual experience	(30,251)
Benefit payments	(42,660)
Net change	102,453
Balance as of December 31, 2017 measurement date	$ 1,272,790

Sensitivity of the Total Pension Liability to Changes in the Discount Rate

The following presents the total pension liability of the City as of the December 31, 2017 measurement date, calculated using the discount rate of 3.16%, as well as what the City's total pension liability would be if it were calculated using a discount rate that is 1% lower (2.16%) or 1% higher (4.16%) than the current rate:

	1% Decrease (2.16%)	Current Discount Rate (3.16%)	1% Increase (4.16%)
Total pension liability	$ 1,561,826	1,272,790	1,085,542

Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended December 31, 2018, the City recognized pension expense of $74,714.

Components of Pension Expense

Service cost	$ 23,018
Interest on total pension liability	43,482
Changes of assumptions or other inputs	4,190
Differences between expected and actual experience	(1,466)
Pension plan administrative expenses	5,490
Total pension expenses	$ 74,714

(8) Pension Plans, Continued

(b) Volunteer Firefighter Length of Service Awards Program (LOSAP), Continued

Components of Pension Expense, Continued

At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 19,640	26,650
Changes of assumptions or other inputs	95,904	80,681
Benefit payments and administrative expenses subsequent to the measurement date	57,567	-
Total	$ 173,111	107,331

Deferred outflows of resources related to pensions resulting from City transactions subsequent to the measurement date will be recognized as a reduction of the total pension liability in the year ending December 31, 2019.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ending December 31,	
2019	$ 2,724
2020	2,724
2021	2,724
2022	2,724
2023	2,724
Thereafter	(5,407)

(9) Other Postemployment Benefits

In addition to providing pension benefits, the City, provides certain health care benefits for retired employees through a single employer defined benefit plan. The plan provides for continuation of benefits for certain retirees and their spouses and can be amended by action of the City subject to applicable collected bargaining and can be amended by action of the City subject to applicable collective bargaining and employment agreements The plan does not issue a stand alone financial report as there are no legally segregated assets for the sole purpose of paying benefits under the Program.

(9) Other Postemployment Benefits, Continued

Employees covered by benefit terms

At December 31, 2018, the following employees were covered by the benefit terms:

Active plan participants	99
Inactive plan participants	186
Total	274

Total OPEB Liability

The Town's total OPEB liability of $52,103,828 was measured as of December 31, 2018 and was determined by an actuarial valuation as of January 1, 2018.

Actuarial Assumptions and Other Inputs

The total OPEB liability in the December 31, 2018 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.25%
Rate of compensation increases	2.50%
Discount rate	3.71%

Healthcare cost trend rates	Trend Rate Next Period	Ultimate Trend Rate	Year of Ultimate Trend Rate
Pre-65 medical	7.000%	3.784%	2075
Post-65 medical	5.000%	3.784%	2075
Prescription drugs	9.500%	3.784%	2075

The discount rate was based on the Fidelity General Obligation 20-year AA Municipal Bond Index.

Mortality rates were based on RP-2014 mortality table and MP-2018 projection.

Changes in the Total OPEB Liability

Original OPEB obligation as of January 1, 2018 (under GASB 45)	$ 21,313,746
Cumulative effect of change in accounting principle (required by GASB 75)	35,386,079
Total OPEB liability as of January 1, 2018	56,699,825
Changes for the year:	
Service cost	1,499,123
Interest on total OPEB liability	1,898,302
Changes of assumptions or other inputs	(6,296,536)
Benefit payments	(1,696,886)
Total changes	(4,595,997)
Total OPEB liability as of December 31, 2018	$ 52,103,828

(9) Other Postemployment Benefits, Continued

Sensitivity of the total OPEB liability to changes in the discount rate

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.17%) or 1-percentage-point higher (4.17%) than the current discount rate:

	1% Decrease (2.17%)	Discount Rate (3.17%)	1% Increase (4.17%)
Total OPEB liability	$ 60,940,693	52,103,828	45,059,037

Sensitivity of the total OPEB liability to changes in the healthcare costs trend rates

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a rate that is 1-percentage point lower or 1-percentage point higher than the current rate:

	1% Decrease	Current Trend Rate	1% Increase
Total OPEB liability	$ 44,956,791	52,103,828	61,139,325

For the year ended December 31, 2018, the City recognized OPEB expense of $2,342,259. At December 31, 2018, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions or other inputs	$ -	5,242,370
Total to financial statements:		
Governmental activities	$ -	4,422,526
Water Fund	-	360,957
Sewer Fund	-	458,887
Total	$ -	5,242,370

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ending	
2019	$ (1,054,166)
2020	(1,054,166)
2021	(1,054,166)
2022	(1,054,166)
2023	(1,025,706)
Thereafter	-

(10) Landfill Remediation Liability

Under terms of a consent order signed by the City with the New York Department of Environmental Conservation, the City was obligated to close its landfill with a modified completion date of May 31, 1996, and has since been closed.

State and federal laws and regulations require the City to perform certain maintenance and monitoring functions at the site for thirty years after closure. This period began in 1997. For the year 2018, the City expended $8,000 in landfill maintenance and monitoring costs. The estimated unfunded balance of postclosure costs of $72,000 is recorded as landfill remediation liability, over the remaining 9 years; see long-term debt (note 5). The actual costs may be higher due to inflation, changes in technology, or changes in regulations.

(11) Tax Abatements

The City is authorized under Section 577 of the Private Housing Finance Law of the State of New York (PHFL) to exempt housing projects of a housing development fund company from local and municipal taxes, including school taxes, other than assessments for local improvements, to the extent of all or part of the value of the value of the property included in the completed project.

For the fiscal year ended December 31, 2018, the City abated city property taxes totaling $15,496 under this authority, which including the following:

- A 52% real property tax abatement for the construction, maintenance and operation of a housing project for senior citizens of low income.

Certain real property taxes on real property within the City have been abated by the Dutchess County Industrial Development Agency (the Agency), a public-benefit corporation created by state law in 1976 to promote economic development and job creation in Dutchess County.

The Agency enters into and administers Payment in Lieu of Taxes (PILOT) agreements for various unrelated business entities located in Dutchess County. Under the terms of the PILOT agreements, title to property owned by the unrelated business entity is transferred to the Agency for a certain period of time. During the period in which the Agency holds title, the business entity pays a PILOT to the Agency based on a calculation defined by the specific agreement. The PILOTs allow the companies to make payments that are less than the property taxes that would be paid on the related property's assessed value. Once the PILOT is received, the Agency remits the PILOT to the respective taxing authorities. Certain requirements, as defined by each agreement, are to be met by the company to be able to maintain its PILOT agreement. At the completion of the PILOT, title to the property is transferred back to the third-party business owner, and the property goes back on the tax rolls. The Agency is not responsible for collecting and remitting the funds, and ultimately the City bears the risk of loss if PILOT payments are not paid by the respective companies.

(11) Tax Abatements, Continued

For the fiscal year ended December 31, 2018, the Agency abated City property taxes totaling $58,042, which included the following:

- A 47% real property tax abatement on increased assessments resulting from the acquisition, construction and equipping of a manufacturing plant.

(12) Commitments and Contingencies

(a) Litigation

The City is a defendant in various lawsuits and tax certiorari cases, some of which are covered by insurance. In the opinion of counsel, the resolution of most of these cases and lawsuits will not have a material adverse effect on the financial condition of the City. However, the outcome of some of these cases and lawsuits is presently not determinable.

The City has completed construction related to water system improvements in 1997; however, litigation, some of which was settled during 1999, continues pertaining to certain claims for extra costs. The City is unable to determine an estimate of a settlement, if any, which might be due.

(b) State and Federal Assisted Programs

The City of Beacon Community Development has received, or is owed, amounts from grantor agencies, principally the Department of Housing and Urban Development. Any allowed claims including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures, which may be disallowed by the grantor, cannot be determined at this time.

(13) New Reporting Standards

GASB Statement No. 83 - "Certain Asset Retirement Obligations." This Statement, issued in November 2016, addresses accounting and financial reporting for certain asset retirement obligations (AROs). Governments that have legal obligations to perform certain future asset retirement activities related to its tangible capital assets should recognize a liability based on the guidance in this Statement. The requirements of this Statement are effective for reporting periods beginning after June 15, 2018, which is the fiscal year beginning January 1, 2019 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

(13) New Reporting Standards, Continued

GASB Statement No. 84 - "Fiduciary Activities." This Statement, issued in January 2017, established criteria for identifying fiduciary activities of all state and local governments. The focus of the criteria generally is on (1) whether a government is controlling assets of the fiduciary activity and (2) the beneficiaries with whom a fiduciary relationship exists. This Statement is effective for reporting periods beginning after December 15, 2018, which is the fiscal year beginning January 1, 2019 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

GASB Statement No. 87 - "Leases." This Statement, issued in June 2017, requires recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and recognized as inflows of resources or outflows of resources based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. The requirements of this statement are effective for financial statements for periods beginning after December 15, 2019, which is the fiscal year beginning January 1, 2020 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

GASB Statement No. 88 - "Certain Disclosures Related to Debt, Including Direct Borrowings and Direct Placements." This Statement, issued in April of 2018, requires that additional essential information related to debt be disclosed in notes to financial statements, including unused lines of credit; assets pledged as collateral for the debt; and terms specified in debt agreements related to significant events of default with finance-related consequences, significant termination events with finance-related consequences, and significant subjective acceleration clauses. This Statement also requires that existing and additional information be provided for direct borrowings and direct placements of debt separately from other debt. The provisions of this Statement are effective for reporting periods beginning after June 15, 2018, which is the fiscal year beginning January 1, 2019 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

GASB Statement No. 89 - "Accounting for Interest Cost Incurred before the End of a Construction Period." This Statement, issued in June 2018, establishes accounting requirements for interest cost incurred before the end of a construction period. Such interest cost includes all interest that previously was accounted for in accordance with the requirements of paragraphs 5-22 of Statement No. 62 - "Codification of Accounting and Financial Reporting Guidance Contained in Pre-November 30, 1989 FASB and AICPA Pronouncements" which are superseded by this Statement. The requirements of this Statement are effective for reporting periods beginning after December 15, 2019, which is the fiscal year beginning January 1, 2020 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

(13) New Reporting Standards, Continued

GASB Statement No. 90 - "Majority Equity Interests - an amendment of GASB Statements No. 14 and No. 61." This Statement, issued in August 2018, seeks to improve the consistency and comparability of reporting a government's majority equity interest in a legally separate organization and to improve the relevance of financial statement information for certain component units. It defines a majority equity interest and sets parameters as to whether a majority equity interest is to be reported as an investment or component unit. The requirements of this Statement are effective for reporting periods beginning after December 15, 2018, which is the fiscal year beginning January 1, 2019 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

GASB Statement No. 91 - "Conduit Debt Obligations." This Statement, issued in May of 2019, requires a single method be used for the reporting of conduit debt obligations. The focus of the Statement is to improve financial reporting by eliminating diversity in practice associated with (1) commitments extended by issuers, (2) arrangements associated with conduit debt obligations, and (3) related note disclosures. The requirements of this Statement are effective for reporting periods beginning after December 15, 2020, which is the fiscal year beginning January 1, 2021 for the City. Management is in the process of evaluating the potential impact due to the implementation of this Statement on the financial statements of the City.

(14) Cumulative Effect of Changes in Accounting Principle

During the year ended December 31, 2018, the City implemented certain provisions of Government Accounting Standards Board Statement (GASB) No. 73 - "Accounting and Financial Reporting for Pensions and Related Assets That Are Not within the Scope of GASB Statement No. 68, and Amendments to Certain Provisions of GASB Statements 67 and 68." Implementation this provision required restatement of the prior year net position of the Length of Service Award Program and reporting of the total pension liability as of December 31, 2017. The effect of this restatement was:

Internal Service Fund - Length of Service Award Program:		
Net position (deficit), as previously stated		$ (202,080)
Add amounts as previously stated	$ 839,427	
Less amounts as restated	(1,184,358)	
Cumulative effect of adjustment		(344,931)
Net position (deficit), as restated		$ (547,011)

(14) Cumulative Effect of Changes in Accounting Principle, Continued

During the year ended December 31, 2018, the City also implemented Government Accounting Standards Board Statement (GASB) No. 75 - "Accounting and Financial Reporting for Postemployment Benefits Other Than Pensions." Implementation of GASB Statement No. 75 required restatement of the prior year government-wide net position as of December 31, 2017 resulting in the reporting the entire actuarial accrued liability for other postemployment benefits. The effect of this restatement was:

Net position, as previously stated	$ 24,569,039
Cumulative effect of adjustments:	
GASB 75 implementation - beginning total OPEB liability	(56,699,825)
GASB 45 OPEB obligation at beginning of year	21,313,746
Cumulative effect of GASB No. 75	(35,386,079)
Cumulative effect of GASB No. 73	(344,931)
Total cumulative effect	(35,731,010)
Net position as restated	$ (11,161,971)

CITY OF BEACON, NEW YORK
Required Supplementary Information
Schedule of Revenue, Expenditures and Changes in Fund Balance -
Budget and Actual - General Fund
Year ended December 31, 2018

	Original Budget	Final Budget	Actual	Variance Favorable (Unfavorable)
Revenue:				
Real property taxes	$10,593,191	10,593,191	10,763,051	169,860
Real property tax items	309,983	309,983	872,812	562,829
Non property tax items	4,648,686	4,648,686	4,888,441	239,755
Departmental income	1,189,175	1,243,900	1,269,993	26,093
Intergovernmental charges	163,787	163,787	218,023	54,236
Use of money and property	14,300	14,300	82,269	67,969
Licenses and permits	283,750	283,750	397,409	113,659
Fines and forfeitures	182,000	186,401	152,155	(34,246)
Sale of property and compensation for loss	66,000	1,066,000	1,268,286	202,286
Miscellaneous local sources	20,066	31,370	81,305	49,935
Interfund revenues	458,320	458,320	458,320	-
State aid	2,031,751	2,044,115	3,604,219	1,560,104
Federal aid	10,000	10,000	-	(10,000)
Total revenue	19,971,009	21,053,803	24,056,283	3,002,480
Appropriation of prior year's fund balance	179,446	1,726,445	-	(1,726,445)
Total revenue and appropriation of prior year's fund balance	20,150,455	22,780,248	24,056,283	1,276,035
Expenditures:				
General government support	2,901,611	2,596,040	2,228,475	367,565
Public safety	6,377,975	6,536,650	6,236,830	299,820
Transportation	1,907,782	2,063,004	1,857,728	205,276
Culture and recreation	747,731	771,497	628,650	142,847
Home and community services	1,268,009	1,415,823	1,337,624	78,199
Employee benefits	4,345,639	4,345,639	4,439,157	(93,518)
Debt service	2,601,708	2,834,340	2,834,339	1
Total expenditures	20,150,455	20,562,993	19,562,803	1,000,190
Excess of revenue and appropriation of prior year's fund balance over expenditures	-	2,217,255	4,493,480	2,276,225
Other financing sources (uses):				
Operating transfers in	-	273,745	215,439	(58,306)
Operating transfers out	-	(2,491,000)	(2,491,000)	-
Total other financing sources (uses)	-	(2,217,255)	(2,275,561)	(58,306)
Excess of revenue and appropriation of prior year's fund balance over expenditures and other financing sources	$ -	-	2,217,919	2,217,919

CITY OF BEACON, NEW YORK
Required Supplementary Information
Schedule of Changes in the City's Total OPEB Liability and Related Ratios
December 31, 2018

Measurement Date as of December 31,	2018
Total OPEB liability:	
Service cost	$ 1,499,123
Interest on total OPEB liability	1,898,302
Changes of assumptions or other inputs	(6,296,536)
Benefit payments	(1,696,886)
Net change in total OPEB liability	(4,595,997)
Total OPEB liability - beginning	56,699,825
Net change in total OPEB liability - ending	$52,103,828
Covered payroll	$ 9,149,118
Total OPEB liability as a percentage of covered payroll	569.5%

Notes to Required Supplementary Information

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Changes of assumptions or other inputs - The discount rate used to measure the total pension liability was based on the yield to maturity of the Fidelity General Obligation 20 Year AA Municipal Bond Index and was as follows:

January 1, 2018	3.31%
December 31, 2018	3.64%

CITY OF BEACON, NEW YORK
Required Supplementary Information
Schedule of Changes in the City's Total Pension Liability
Length of Service Award Program
December 31, 2018

Measurement Date as of December 31,	2017
Total pension liability:	
Service cost	$ 23,018
Interest	43,482
Changes of assumptions or other inputs	108,864
Differences between expected and actual experience	(30,251)
Benefit payments	(42,660)
Net change in total pension liability	102,453
Total pension liability - beginning	1,170,337
Total pension liability - ending	$1,272,790
Covered payroll*	N/A
Total pension liability as a percentage of covered payroll	N/A

* This program was established to cover volunteer firefighters and therefore they are not employees of the Town.

Notes to Required Supplementary Information

Schedule is intended to show information for 10 years. Additional years will be displayed as they become available.

Changes of assumptions or other inputs - The discount rate used to measure the total pension liability was based on the yield to maturity of the S&P Municipal Bond 20 Year High Grade Rate Index and was as follows:

December 31, 2016	3.71%
December 31, 2017	3.16%

Trust assets - There are no assets accumulated in trust that meets the criteria in paragraph 4 of GASB Statement No. 73 to pay related benefits.

CITY OF BEACON, NEW YORK
Required Supplementary Information
Schedule of City's Proportionate Share of the Net Pension Liability
Year ended December 31, 2018

ERS System	2018	2017	2016	2015
The City's proportion of the net pension liability	0.0131198%	0.0121427%	0.0126580%	0.0120469%
The City's proportionate share of the net pension liability	$ 423,433	1,140,954	2,031,646	406,970
The City's covered payroll	$3,563,541	3,647,850	3,421,431	3,253,830
The City's proportionate share of the net pension liability as a percentage of covered payroll	11.88%	31.28%	59.38%	12.51%
Plan fiduciary net position as a percentage of the total pension liability	98.2%	94.7%	90.7%	97.9%

PFRS System	2018	2017	2016	2015
The City's proportion of the net pension liability	0.1210594%	0.1197326%	0.1223309%	0.1314506%
The City's proportionate share of the net pension liability	$1,223,616	2,481,640	3,621,959	361,830
The City's covered payroll	$4,343,747	4,479,457	4,357,633	4,088,698
The City's proportionate share of the net pension liability as a percentage of covered payroll	28.17%	55.40%	83.12%	8.85%
Plan fiduciary net position as a percentage of the total pension liability	96.9%	93.5%	90.2%	97.9%

* The amounts presented for each fiscal year were determined as of the System's measurement date.

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

CITY OF BEACON, NEW YORK
Required Supplementary Information
Schedule of City's Pension Contributions
Year ended December 31, 2018

ERS System	2018	2017	2016	2015
Contractually required contribution	$ 479,934	481,656	491,510	544,748
Contribution in relation to the contractually required contribution	479,934	481,656	491,510	544,748
Contribution deficiency (excess)	$ -	-	-	-
City's covered payroll	$3,563,541	3,647,850	3,421,431	3,253,830
Contribution as a percentage of covered payroll	13.47%	13.20%	14.37%	16.74%

PFRS System	2018	2017	2016	2015
Contractually required contribution	$ 921,852	956,179	971,273	804,014
Contribution in relation to the contractually required contribution	921,852	956,179	971,273	804,014
Contribution deficiency (excess)	$ -	-	-	-
City's covered payroll	$4,343,747	4,479,457	4,357,633	4,088,698
Contribution as a percentage of covered payroll	21.22%	21.35%	22.29%	19.66%

This schedule is presented to illustrate the requirement to show information for 10 years. However, until a full 10-year trend is compiled, the City will present information for those years for which information is available.

EFPR GROUP, CPAs PLLC

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Williamsville, NY 14221

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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Honorable Mayor and
Members of the City Council
City of Beacon, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Beacon, New York (the City), as of and for the year ended December 31, 2018, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated October 18, 2019.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the City's financial statements will not be prevented, or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under Government Auditing Standards.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with Government Auditing Standards in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

EFPR Group, CPAs, PLLC

Williamsville, New York
October 18, 2019

City of Beacon Workshop Agenda
11/12/2019

Title:

Base Proportions

Subject:

Background:

ATTACHMENTS:

Description	Type
Certificate of Base Percentages, Current Percentages and Current Base Proportions	Backup Material

RP-6701

NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

11/07/19

CERTIFICATE OF BASE PERCENTAGES, CURRENT PERCENTAGES AND CURRENT BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL, FOR THE LEVY OF TAXES ON TH **2019** ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200

DETERMINATION OF BASE PERCENTAGES

Section I

Class	(A) 1991 Taxable Assessed Value	(B) 1995 Class Equalization Rate	(C) Estimated Market Value A/(B/100)	(D) Base Percentages (C/sum of C)
Homestead	217,426,298	53.72	404,739,944	76.7080
Nonhomestea	59,052,189	48.05	122,897,376	23.2920
Total	276,478,487		527,637,320	100.0000

DETERMINATION OF CURRENT PERCENTAGES

Section II

Class	(E) 2018 Taxable Assessed Value including Special Franchise	(F) 2019 Class Equalization Rate	(G) Estimated Market Value E/(F/100)	(H) Current Percentages (G/sum of G)
Homestead	921,272,380	100.00	921,272,380	77.28908
Nonhomestea	270,710,226	100.00	270,710,226	22.71092
Total	1,191,982,606		1,191,982,606	100.00000

DETERMINATION OF CURRENT BASE PROPORTIONS

Section III

Class	(I) Local Base Proportion for the 1992 Assessment Roll	(J) Updated Local Base Proportion I*(H/D)	(K) Prospective Current Base Proportion Part (J) Prorated to 100.00 (J/sum of J)	(L) Adusted Base Proportion used for Prior Tax Levy	(M) % difference between prior Adjusted Base Proportion and Prospective Current Base Proportion ((K/L)-1*100)	(N) Maximum Current Base Proportion (L*1.05)	(O) Current Base Proportions
Homestead	68.89	69.41187	69.58882	70.85939	-1.79		69.58882
Nonhomestea	31.11	30.33386	30.41118	29.14061	4.36		30.41118
Total	100.00	99.74573	100.00000	100.00000			100.00000

Ratio CBPH to CPH
0.90037067

CERTIFICATION

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

RP-6703 NEW YORK STATE OFFICE OF REAL PROPERTY SERVICES 11/07/19
16 SHERIDAN AVENUE, ALBANY, NY 12210-2714

CERTIFICATE OF ADJUSTED BASE PROPORTIONS PURSUANT TO ARTICLE 19, RPTL
FOR THE **2019** ASSESSMENT ROLL

Approved Assessing Unit: City of Beacon, 130200
Name of Portion: City of Beacon, 130200
Reference Roll: **2018**
Levy Roll: **2019**

DETERMINATION OF PORTION CLASS NET CHANGE IN ASSESSED VALUE DUE TO PHYSICAL AND QUA
Section I **EQUALIZATION CHANGES AND COMPUTATION OF CLASS CHANGE IN LEVEL OF ASSESSMENT FACT(**

Class	(A) Total Assessed Value on the Reference Roll Excluding SpecialFranchise and Wholly Exmt	(B) Total Assessed Value of Physical and Quantity Increases between the Reference Roll and Levy Roll	(C) Total Assessed Value of Physical and Quantity Decreases between the Reference Roll and Levy Roll	(D) Net Assessed Value of Physical and Quantity Changes (B-C)	(E) Surviving Total Assessed Value on the Reference Roll (A-C)
Homestead	945,409,800	11,940,300	847,300	11,093,000	944,562,500
Nonhomestead	252,846,217	11,722,300	1,662,300	10,060,000	251,183,917

Class	(F) Total Assessed Value of Equalization Increases between the Reference Roll and Levy Roll	(G) Total Assessed Value of Equalization Decreases between the Reference Roll and Levy Roll	(H) Net Equalization Changes (F-G)	(I) Change in Level of Assessment Factor (H/E)+1	
Homestead	104,371,600	1,100,900	103,270,700	1.10933	1.025
Nonhomestead	9,042,092	1,419,656	7,622,436	1.03035	1.0123

COMPUTATION OF PORTION CLASS ADJUSTMENT FACTOR

Section II

Class	(J) Taxable Assessed Value on the Levy Roll Excludiing SpecialFranchise	(K) Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (J/I)	(L) Assessed Value of Special Franchise on the Levy Roll at the Reference Roll Level of Assmnt	(M) Total Taxable Assessed Value on the Levy Roll at the Reference Roll Level of Assessment (K+L)	(N) Taxable Assessed Value on the Reference Roll	(O) Class Adjustment Factor (M/N)
Homestead	1,034,837,397	932,847,517	0	932,847,517	921,272,380	1.01256
Nonhomestead	269,557,515	261,618,433	19,937,350	281,555,783	270,710,226	1.04006

COMPUTATION OF ADJUSTED BASE PROPORTIONS

Section III

Class	(P) Current Base Proportions	(Q) Current Base Proportions adjusted for Physical and Quantity Changes (P*O)	(R) Adjusted Base Proportions (Q/sum of Q)
Homestead	69.58882	70.46315	69.01879
Nonhomestead	30.41118	31.62955	30.98121
Total	100.00000	102.09271	100.00000

CERTIFICATION

0

I, the clerk of the legislative body of the approved assessing unit identified above, hereby certify that the legislative body determined on _____ base percentages, current percentages, and current base proportions as set forth herein for the assessment roll and portion as identified above.

_____
signature

_____
title

_____
date

1.0093
1.1015

City of Beacon Workshop Agenda
11/12/2019

Title:

Highway Budget Discussion

Subject:

Background:

City of Beacon Workshop Agenda
11/12/2019

Title:

Water and Sewer Budget Discussion

Subject:

Background:

City of Beacon Workshop Agenda
11/12/2019

Title:

Budget Discussion with the City Administrator and Director of Finance

Subject:

Background:

City of Beacon Workshop Agenda
11/12/2019

Title:

Upper Fishkill Avenue Sewer Study

Subject:

Background:

ATTACHMENTS:

Description	Type
Upper Fishkill Avenue Sewer Study: Revised Plan	Plans

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ENGINEERING AND SURVEYING, P.C.
P.O. Box 687, Rte. 207
Goshen, NY 10924
(845) 294-3700

UPPER FISHKILL AVE
SEWER STUDY AREA

Date: 11/04/19
Sht: 1 OF 1

CITY OF
BEACON
DUTCHESS COUNTY, NEW YORK

PROJECT NO. - 195847

City of Beacon Workshop Agenda
11/12/2019

Title:

Water and Sewer Project Update

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum Regarding Water and Sewer Capital Projects	Cover Memo/Letter

CITY OF BEACON
New York

WATER DEPARTMENT 845-831-3136

To: Anthony Ruggiero **Date:** October 30, 2019

From: Edward Balicki

Re: Water and Sewer Capital Projects Update

Anthony,

As per your request I have compiled a list of recently completed and current Capital Projects. I have broken down the list by each department that the Capital Project was for; Wastewater Treatment (WWTP), Sanitary Sewer, Water Treatment and Water Department. I have included vehicle and equipment purchases with the corresponding department. I have also provided a list of emergency projects as well that were not part of Capital but were large expenditures.

WWTP Project	Status	Cost
Septic Receiving Station	Complete	$200,000
Digester Cleaning	Complete	$200,000
Concentration Tank Drive Replacement	Complete	$207,000
Aeration Tank Sluice Gates & Scum Pump	Complete	$81,000
Paint Sludge Control Building	Complete	$35,000
Purchase 2 New Trucks	Complete	$45,000 each
Purchase New Bobcat	Complete	$30,000
WWTP Headworks	Under Construction	$3,500,000
Final Settling Tanks Overhaul	Under Construction	$751,000
Aeration Tank and Diffuser Upgrades	Under Construction	$600,000
Belt Press Mechanical Improvements	Under Construction	$50,000
Water Flow Meters	Purchased	$45,000
Centrifuge Study	Under Review	$30,000
Chlorine Contact Chamber	In Design	$2,400,000

CITY OF BEACON
New York

WATER DEPARTMENT 845-831-3136

Sanitary Sewer	Status	Cost
City Wide Infiltration and Inflow Improvements*	Complete	$5,800,000 *Completed work schedule attached
South Sewer Interceptor Simmons Lane (Behind ARF)	Complete	$700,000
Wilkes Street Slip Lining	Complete	$82,000
Purchase New Sewer Inspection Camera	Complete	$75,000
Teller Avenue between Cather and Henry	Complete	$222,000
Purchase New Main Line Inspection Camera	Complete	$75,000
Rombout Avenue Sewer (Part of complete road recon)	Complete	$400,000
Phillips Street (Part of complete road recon)	Under Construction	$420,000
West Main St Pump Station 2020	Engineering phase	$2,100,000
West Main St Pump Station Force Main 2020	Engineering phase	$1,800,000
North Interceptor (Dia to WWTP) 2020	Engineering phase	$1,600,000

Water Treatment	Status	Cost
Replace Fairview Water Storage Tank	Complete	$1,400,000
Filter Media Replacement	Complete	$198,000
Water System Audit	Complete	$35,000
Purchase New Operators Truck	Complete	$30,000
SCADA Upgrade	Complete	$325,000
Replace Filter Plant Rate of Control Panel (2nd Phase of SCADA Upgrade)	Under Development	$125,000
Reface Pocket Dam	Awaiting Bid	$350,000
Reface Mt. Beacon Reservoir 2020	Engineering	$2,500,000

CITY OF BEACON
New York

WATER DEPARTMENT 845-831-3136

Water Treatment	Status	Cost
Melzingah Dam Valve and Piping Replacement 2020	Engineering	$400,000
Cargill Transmission Main 2020	Engineering	$1,300,000

Water Department	Status	Cost
Wilson Street Water Main Replacement	Complete	$640,000
Vine Street Water Main Replacement	Complete	$500,000
Phillips Street (Part of complete road recon)	Under Construction	$587,000
Purchase New Utility Van	Complete	$50,000
Purchase New Large Dump	Complete	$220,000

Large Expenses (Non-Capital)	Costs
Collapsed Manhole Main St & Tioronda	$250,000
Spring Valley Sewer (Along Fishkill Creek)	$200,000
Wilson Street Sewer Collapsed	$250,000
Well #2 Rehabilitation (due to heavy silting) Still under review	$200,000

If you have any questions, comments or need further explanation of any of the projects please let me know.

Respectfully,

Edward Balicki
City of Beacon
Water and Sewer Department

City of Beacon Workshop Agenda
11/12/2019

Title:

Four-Story Buildings

Subject:

Background:

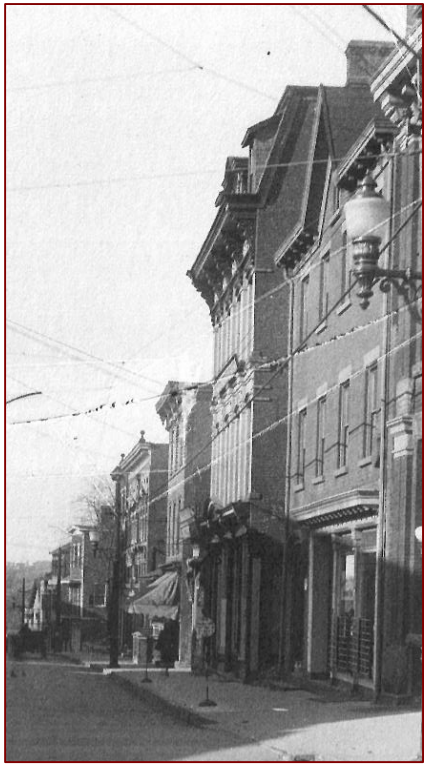
ATTACHMENTS:

Description	Type
Main Street Presentation by City Planner	Presentation

Model New Infill Building:
Inn at Beacon, 151 Main Street
4 Stories with 4th Floor Stepback
$1,058,000 Assessed Value
$18,561,404 / Acre

Bank at Corner of Bank Square, 45 Feet High

Tompkins Fire House,
47 Feet High



154 Main St, 45 Feet High

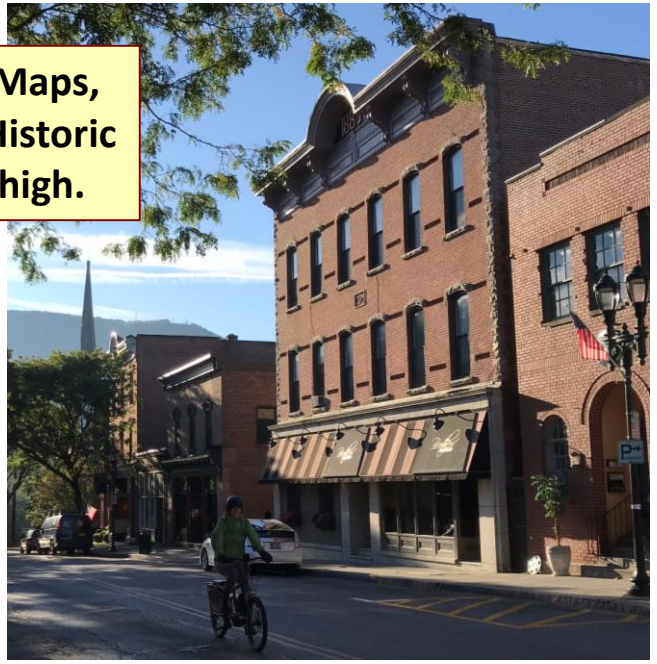
According to early 1900s Sanborn Maps, at least 5 buildings in the West End Historic District were 4 stories or over 40' high.

Holland Hotel, 43 Feet High Plus Towers

1929 Mechanics Savings Bank,
61 Feet High

According to early 1900s Sanborn Maps, at least 8 buildings in the East End Historic District were 4 stories or over 40’ high.

The Beacon Hotel, Four Stories, 47 Feet High Plus Towers



465 Main Street, 44 Feet High

494 and 500 Main Street, Four Stories

1 East Main Street, Four Stories, 52 Feet High

Example of Historic 3-Story Building Taller Than a 4-Story Building

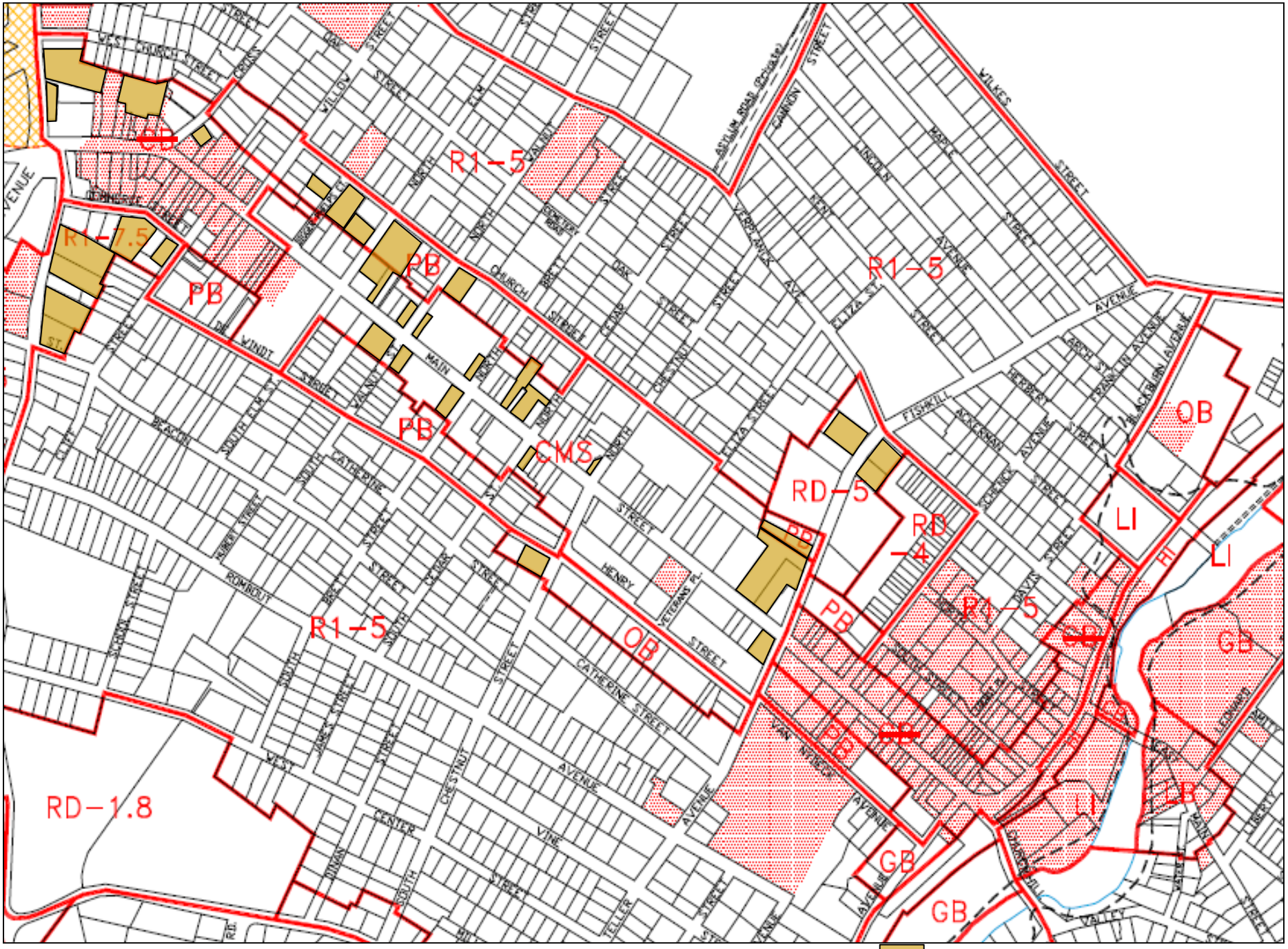
Previous Buildings

New Four-Story Buildings:

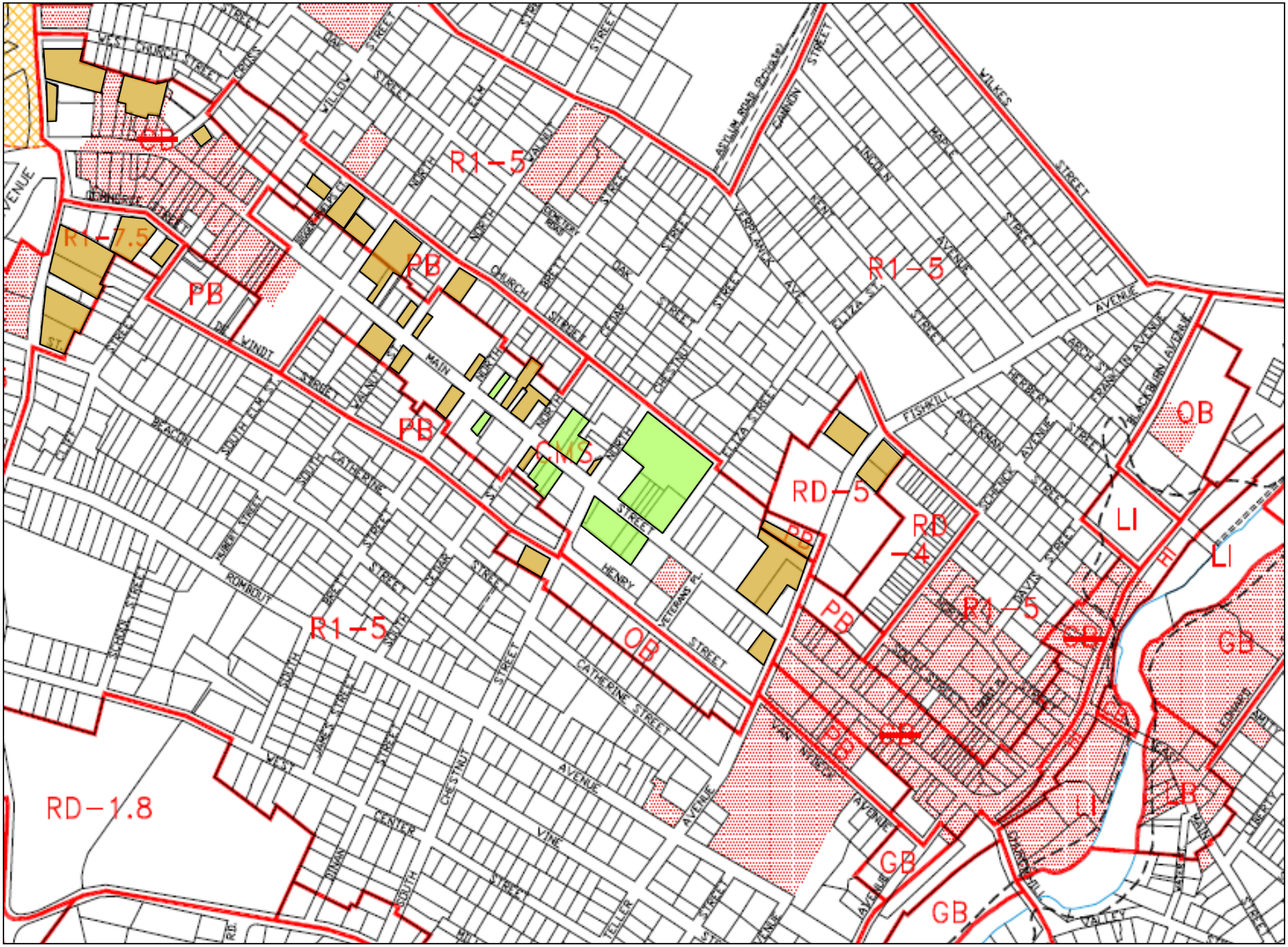
226 Main Street

249 Main Street

Recent Street View



Additional Potential Historic Properties



Central Main Street Parcels Not Adjacent to Potential Historic Properties

City of Beacon Workshop Agenda
11/12/2019

Title:

Lighting Ordinance

Subject:

Background:

ATTACHMENTS:

Description	Type
Proposed Local Law to Amend Chapter 223, Section 14, Subsection B of the Code of the City of Beacon Regarding Exterior Lighting	Local Law

DRAFT LOCAL LAW NO. ____ OF 2019

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223, SECTION 14, SUBSECTION B OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, Section 14, Subsection B of Code of the City of Beacon, concerning exterior lighting.

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

Section 1. Subsection B of Section 223-14 the Code of the City of Beacon entitled "Miscellaneous Regulations" is hereby amended as follows.

§ 223-14 Landscaping, lighting and ~~M~~miscellaneous regulations.

…

B. Exterior lighting. All exterior lighting accessory to a residential, industrial, multifamily or nonresidential use, including the lighting of signs, shall be subject to the following standards:

(1) The type, ~~and~~ location, and shading of such lighting shall ~~have such shading as will~~ prevent the spillover of light onto ~~or the source of light from being seen from~~ any adjacent residential or multifamily property or ~~from the~~ direct glare onto any public sidewalk or street.

(2) Such lighting shall use full cutoff fixtures that do not emit light above the horizontal plane into the night sky, except for lighting for short-term events or holidays, flagpole lighting, decorative light sources under 600 lumens, public parks and other public specialty lighting, as determined by the Building Inspector.

(3) Hours of lighting and fixture height, type, design, intensity, and color temperature may be ~~limited~~ determined by the Planning Board in acting on any site development plan.

…

Section 2. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223, Section 14 of the Code of the City of Beacon are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 3. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law

DRAFT

shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 4. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 5. Effective Date

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

DRAFT

City of Beacon Workshop Agenda
11/12/2019

Title:

Balconies Discussion

Subject:

Background:

ATTACHMENTS:

Description	Type
Proposed Local Law to Amend Chapter 223, Sections 41.1, 41.18 and 41.21 of the Code of the City of Beacon Regarding Balconies	Local Law

DRAFT LOCAL LAW NO. ____ OF 2019

CITY COUNCIL
CITY OF BEACON

PROPOSED LOCAL LAW TO AMEND CHAPTER 223, SECTIONS 41.4, 41.18 AND 41.21 OF THE CODE OF THE CITY OF BEACON

A LOCAL LAW to amend Chapter 223, Sections 41.4, 41.18 and 41.21 of the Code of the City of Beacon, concerning balconies in the Waterfront Development Zone, Central Main Street District and Linkage District.

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

Section 1. Subsection J(4)[l] of Section 223-41.4 of the Code of the City of Beacon entitled "Waterfront Development (WD) Zone" is hereby amended as follows:

§ 223-41.4 Waterfront Development (WD) Zone.

…

J. Development standards for Waterfront Development District. It is essential that development in this district meet the following development standards.

…

(4) Architectural design standards.

…

(l) Building elements that provide additional architectural interest, such as ~~balconies,~~ bay windows~~, open porches~~, and cornices, but not including balconies or open porches, may encroach up to four feet beyond the front line if the bottom of the encroaching building elements is at least 12 feet above grade.

…

Section 2. Subsection J(6) of Section 223-41.18 of the Code of the City of Beacon entitled "Regulations" (Central Main Street District) is hereby amended as follows:

§ 223-41.18 Regulations.

…

J. Design standards.

…

(6) Building elements that provide additional architectural interest, such as ~~balconies,~~ bay windows~~,~~

~~open porches,~~ and cornices, but not including balconies or open porches, may encroach up to four feet above the sidewalk, if the bottom of the encroaching building elements is at least 12 feet above grade.

…

Section 3. Subsection K(4) of Section 223-41.21 of the Code of the City of Beacon entitled "Regulations" (Linkage District) is hereby amended as follows:

§ 223-41.21 Regulations.

…

K. Design standards.

…

(5) Building elements that provide additional architectural interest, such as ~~balconies,~~ bay windows~~, open porches,~~ and cornices, but not including balconies or open porches, may encroach up to four feet beyond the front line if the bottom of the encroaching building elements is at least 12 feet above grade.

…

Section 4. Ratification, Readoption and Confirmation

Except as specifically modified by the amendments contained herein, Chapter 223, Section 41.18 of the Code of the City of Beacon are otherwise to remain in full force and effect and are otherwise ratified, readopted and confirmed.

Section 5. Numbering for Codification

It is the intention of the City of Beacon and it is hereby enacted that the provisions of this Local Law shall be included in the Code of the City of Beacon; that the sections and subsections of this Local Law may be re-numbered or re-lettered by the Codifier to accomplish such intention; that the Codifier shall make no substantive changes to this Local Law; that the word "Local Law" shall be changed to "Chapter," "Section" or other appropriate word as required for codification; and that any such rearranging of the numbering and editing shall not affect the validity of this Local Law or the provisions of the Code affected thereby.

Section 6. Severability

The provisions of this Local Law are separable and if any provision, clause, sentence, subsection, word or part thereof is held illegal, invalid or unconstitutional, or inapplicable to any person or circumstance, such illegality, invalidity or unconstitutionality, or inapplicability shall not affect or impair any of the remaining provisions, clauses, sentences, subsections, words or parts of this Local Law or their petition to other persons or circumstances. It is hereby declared to be the legislative intent that this Local law would have been adopted if such illegal, invalid or unconstitutional provision, clause, sentence, subsection, word or part had not been included therein, and if such person or circumstance to which the Local Law or part hereof is held inapplicable had been specifically exempt there from.

Section 7. Effective Date

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

DRAFT

City of Beacon Workshop Agenda
11/12/2019

Title:

23-28 Creek Drive Concept Plan Approval

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from Dutchess County Planning and Development Regarding 23-28 Creek Drive	Cover Memo/Letter
City Planning Board Comments Regarding 23-28 Creek Drive	Cover Memo/Letter
23-28 Creek Drive Negative SEQRA Declaration	Backup Material
Concept Plan Application Form	Application
Site Plan Cover Letter	Cover Memo/Letter
Site Plan Page 1 of 12	Plans
Site Plan Page 2 of 12	Plans
Site Plan Page 3 of 12	Plans
Site Plan Page 4 of 12	Plans
Site Plan Page 5 of 12	Plans
Site Plan Page 6 of 12	Plans
Site Plan Page 7 of 12	Plans
Site Plan Page 8 of 12	Plans
Site Plan Page 9 of 12	Plans
Site Plan Page 10 of 12	Plans
Site Plan Page 11 of 12	Plans
Site Plan Page 12 of 12	Plans

Dutchess County Department of Planning and Development	Fax Info: To	Date	# pgs
	Dept	From	
	Fax #	Phone #	

RECD 2019 OCT 30 PM 1:57 DCP

239 Planning/Zoning Referral – Exemption Communities

Please fill in this section

Municipality: City of Beacon

Referring Agency: ☐ Planning Board ☐ Zoning Board of Appeals ☒ Municipal Board

Tax Parcel Number(s): 6054-37-037625

Project Name:

Applicant: 23-28 Creek Drive, LLC

Address of Property: Creek Drive

Parcel(s) within 500 feet of:

- ☐ State Road _____
- ☐ County Road _____
- ☐ State Property (w/public building or recreation area)
- ☐ County Property (w/public building or recreation area)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Rezonings involving all map changes
- ☑ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Site Plans (all)
- ☐ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses

concept plan approval

Exempt Actions:* 239 Review Is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals
- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Date Response Requested (if less than 30 days):

If subject of a previous referral, please note County referral number(s):

** These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.*

FOR COUNTY OFFICE USE ONLY

Response from Dutchess County Department of Planning and Development

No Comments:

- ☑ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Project Withdrawn
- ☐ Exempt from 239 Review

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete — *municipality must resubmit to County*
- ☐ Incomplete with Comments — *municipality must resubmit to County*
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: 10/30/19	Notes: Hand delivered 10/30/19 RC	☐ Major Project
Date Received: 10/30/19		Referral #: 19-373.
Date Requested: 11/4/19		
Date Required: 11/28/19	☐ Also mailed hard copy	Reviewer: Jennifer Mocny
Date Response Faxed: 11/1/19		

Memorandum

Planning Board

TO: Mayor Randy Casale and City Council Members

FROM: Etha Grogan
for Planning Board Chairman Gunn and Planning Board Members

RE: 23-28 Creek Drive

DATE: July 11, 2019

As requested by the City Council in its December 3, 2018 resolution, the Planning Board, acting as Lead Agency, reviewed the 23-28 Creek Drive Concept Plan for significant environmental impacts under the State Environmental Quality Review Act (SEQRA).

A comprehensive review took place during the Planning Board's regular meetings on March 12, 2019, April 9, 2019, May 14, 2019, June 11, 2019 and July 9, 2019. After hearing from the public and considering all the associated materials prepared in connection with the proposed action, the Planning Board at its July 9, 2019 meeting adopted a Negative Declaration, finding that the proposal will not result in any significant environmental impacts.

The City Council resolution also requested a report and recommendations on the proposed Concept Plan. At its July 9, 2019 meeting all the Planning Board members present voted to issue a positive recommendation to the Council on the current Concept Plan. The applicant has been responsive to requests for additional information and changes to the plan from the Board, City consultants, and Greenway Trail Committee. From the Planning Board's perspective, the application appears complete and satisfies the Concept Plan criteria of the Fishkill Creek Development District.

It is important to note, however, that more specific architectural, landscaping, lighting, parking, and engineering details have not yet been reviewed by the Planning Board. These and other more detailed and technical issues will be covered during the subsequent Site Plan review process.

If you have any questions, please feel free to contact me.

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

Agency Use Only [If applicable]

Project : 23-28 Creek Drive

Date : July 9, 2019

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

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

Tips for completing Part 2:

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

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

☐ NO ☑ YES

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

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) ☑ NO ☐ YES

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

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

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) ☐ NO ☑ YES

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

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

l. Other impacts: _____		☑	☐

4. Impact on groundwater
The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) ☐NO ☑YES
If "Yes", answer questions a - h. If "No", move on to Section 5.

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

5. Impact on Flooding
The proposed action may result in development on lands subject to flooding. (See Part 1. E.2) ☐NO ☑YES
If "Yes", answer questions a - g. If "No", move on to Section 6.

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

g. Other impacts: _____		☑	☐

6. Impacts on Air

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

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

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

7. Impact on Plants and Animals

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

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

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

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

8. Impact on Agricultural Resources

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

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

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	☐	☐
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	☐	☐
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	☐	☐
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	☐	☐
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	☐	☐
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	☐	☐
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	☐	☐
h. Other impacts: _____		☐	☐

9. Impact on Aesthetic Resources
The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) ☐NO ☑YES
If "Yes", answer questions a - g. If "No", go to Section 10.

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

10. Impact on Historic and Archeological Resources
The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) ☑NO ☐YES
If "Yes", answer questions a - e. If "No", go to Section 11.

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

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

11. Impact on Open Space and Recreation

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

☑ NO ☐ YES

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

12. Impact on Critical Environmental Areas

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

☑ NO ☐ YES

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

13. Impact on Transportation
The proposed action may result in a change to existing transportation systems. ☐ NO ☑ YES
(See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

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

14. Impact on Energy
The proposed action may cause an increase in the use of any form of energy. ☑ NO ☐ YES
(See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

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

15. Impact on Noise, Odor, and Light
The proposed action may result in an increase in noise, odors, or outdoor lighting. ☑ NO ☐ YES
(See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

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

d. The proposed action may result in light shining onto adjoining properties.	D2n	☐	☐
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	☐	☐
f. Other impacts: _____		☐	☐

16. Impact on Human Health
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) ☐ NO ☑ YES
If "Yes", answer questions a - m. If "No", go to Section 17.

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

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) ☑ NO ☐ YES

If "Yes", answer questions a - h. If "No", go to Section 18.

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

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) ☑ NO ☐ YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

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

PRINT FULL FORM

Agency Use Only [If Applicable]

Project: 23-26 Creek Drive

Date: July 9, 2019

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Please see attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: ☐ Type 1 ☑ Unlisted

Identify portions of EAF completed for this Project: ☑ Part 1 ☑ Part 2 ☑ Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information

All application materials submitted by the Applicant, memoranda from City staff and consultants, agency and public comment, and testimony from meetings held on the application.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the _____ as lead agency that:

☑ A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

☐ B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

☐ C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: 23-28 Creek Drive

Name of Lead Agency: City of Beacon Planning Board

Name of Responsible Officer in Lead Agency: John Gunn

Title of Responsible Officer: Chairman

Signature of Responsible Officer in Lead Agency: _____ Date: 7/10/19

Signature of Preparer (if different from Responsible Officer): Jennifer L. Gray, Esq., Keane & Beane, P.C. Date: 7/9/19

Cats City Attorneys

For Further Information:

Contact Person: Etha Grogan, Planning Secretary

Address: 1 Municipal Plaza, Beacon, NY 12508

Telephone Number: 845-838-5002

E-mail: egrogan@cityofbeacon.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)
Other involved agencies (if any)
Applicant (if any)
Environmental Notice Bulletin: http://www.dec.ny.gov/enb/enb.html

PRINT FULL FORM

ATTACHMENT TO
NEGATIVE DECLARATION
REASONS SUPPORTING DETERMINATION

APPLICATION FOR CONCEPT PLAN, SITE PLAN, SUBDIVISION AND VARIANCE APPROVALS FOR 23-28 CREEK DRIVE

Parcel No. 6054-37-037625

CONCLUSIONS

Based upon a review of Parts 1 and 2 of the Full Environmental Assessment Form (EAF) and all other application materials that were submitted in support of the Proposed Action (Unlisted), along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the City of Beacon Planning Board, undergoing an coordinated review, provides the following rationale for its SEQRA Determination.

Project Description:

The Proposed Action is to allow construction of a mixed-use development on the former City Department of Public Works (DPW) site with a total of eight (8) apartments and 20,000 square feet of commercial space (the "Proposed Action" or "Project") on property consisting of approximately 2.81 acres adjacent to Fishkill Creek and located at 23-28 Creek Drive in the Fishkill Creek Development (FCD) Zoning District (the "Property"). The Proposed Action includes a request for approval of a Concept Plan, Site Plan and Subdivision (lot line adjustment), and the following variances: (1) parking variance to allow 93 spaces where 113 are required; (2) building height variance to allow a 4-story building where a maximum of 3-stories are permitted; (3) building height variance to allow a 53.5' building where a maximum of 40' is permitted; and (4) a variance to permit two (2) of the eight (8) apartments to exceed the maximum size of 2,000 square feet. A Greenway Trail segment and public park are also proposed as part of the Project.

The Proposed Action is an Unlisted action. The Planning Board opened a public hearing to consider comments on the Proposed Action on April 9, 2019. The public hearing was closed on June 11, 2019.

Summary of Rationale for Negative Declaration

The Proposed Action will not result in any significant adverse impacts on the environment. In summary:

- **Impact on Land: The Proposed Action will not have a significant adverse environmental impact as a result of any physical change to the project site.**

The Property is currently improved with several buildings previously used by the City DPW. The Project would include demolition of these buildings and to construct the proposed mixed-use development with grading and site work associated with such construction. Based on the information set forth herein, the Proposed Action will not have a significant adverse environmental impact as a result of physical changes to the Property.

- **Impact on Geological Features: The Proposed Action will not have a significant adverse environmental impact on any unique or unusual land forms on the site.**

There are no unique geological features on the Property.

- **Impacts on Surface Water and Groundwater: The Proposed Action will not have a significant adverse environmental impact on surface or groundwater quality or quantity.**

Since site disturbance will exceed 1-acre, a Stormwater Pollution Prevention Plan is required to obtain coverage under the NYSDEC SPDES General Permit GP-0-15-002. The Project will result in a slight decrease in impervious area as compared to existing conditions, so pursuant to NYSDEC Stormwater Manual requirements the Project requires water quality control for 25% of the impervious surface coverage, as well as erosion and sediment control measures.

A Preliminary Stormwater Pollution Prevention Plan, prepared by Hudson Land Design, has been reviewed by the Planning Board and the City Engineer. The City Engineer has confirmed that the general design of the SWPPP appears acceptable. Prior to finalizing the SWPPP, infiltration tests will need to be conducted at the locations of the two (2) proposed infiltration systems. Sizing information for the hydrodynamic separators will also be provided prior to finalizing the SWPPP.

See response re Human Health, below, concerning groundwater quality.

The Project does not include or require wastewater discharged to groundwater. The Project will be connected to the existing public water distribution and sanitary sewer systems. Water usage and liquid waste generation is anticipated to be 2,940 gallons per day. Adequate water supply and sewer capacity exist for these flows. A new sewer service connection will be provided at he proposed building and all existing service connections on-site will be disconnected to the City's mains and capped in place or removed. This will eliminate any inflow and infiltration issues that may be occurring as a result of the existing service connections.

The Proposed Action will not result in any significant adverse impact to surface or groundwater quality or quantity.

- **Impact on Flooding: The Proposed Action will not have a significant adverse environmental impact on or alter drainage flows or patterns, or surface water runoff.**

Portions of the site are within the 100 year flood plain. The Project design avoids disturbances within the flood plain to the greatest extent practicable, but some areas in the flood plain are proposed to be disturbed. A portion of the proposed building is located within the 100 year flood plan which results in 312.16 cubic yards of fill within the flood plain. In accordance with Chapter 123 (Flood Damage Prevention) of the City Code, the fill in the floodplain is mitigated near the south end of the Site where 336.72 cubic yards of existing material is proposed to removed for a net removal of 24.56 cubic yards. This provides additional available floodplain storage post-development.

A Flood Mitigation Calculation Plan, prepared by Hudson Land Design Professional Engineering, P.C., dated March 26, 2019, last revised May 28, 2019, was submitted to the Planning Board and reviewed by the City Engineer for conformance with the requirements of Chapter 123 (Flood Damage Prevention) of the City Code The City Engineer confirmed that the Flood Mitigation Calculation Plan is in conformance with such requirements. No disturbances are proposed within the 100 year flood way. Based on a review of the Flood Mitigation Plan, the Project is not expected to impact of change the flood plain elevation of the Fishkill Creek.

Portions of the Greenway Trail are located below the floodplain elevation so those portions of the trail could be partially inundated during flood conditions.

Fishkill Creek is classified as "C" by NYSDEC and will not require a stream bank disturbance permit. However, two proposed stormwater outfalls will require certain permits. A joint application was submitted to the U.S Army Corps of Engineers (ACOE) and NYSDEC for the Nationwide Permit for Outfall Structures in connection with the two stormwater outfalls proposed to be constructed within the bank of Fishkill Creek. NYSDEC has issued a blanket Water Quality Certification dated May 22, 2019 after determining the Project is eligible for coverage under such blanket WQC. Any modification to the stormwater outfalls as shown on the plans received by NYSDEC on May 6, 2019 will require an updated determination from NYSDEC. Thus, an individual WQC permit is not required from NYSDEC. According to the Applicant, ACOE has acknowledged that the proposed disturbances to the streambank for floodplain mitigation are not within their jurisdiction and that the proposed work must be performed in accordance with FEMA and City of Beacon Regulations.

Therefore, the Project will not have a significant adverse impact on or alter drainage flows or patterns, or surface water runoff.

- **Impact on Air: The Proposed Action will not have a significant adverse environmental impact on air quality.**

  Construction activities associated with grading and excavation could result in temporary air quality impacts. Air quality in the area, however, is not expected to be significantly impacted by project construction because the construction activities will be temporary and confined to the Property. Construction vehicles will emit certain air pollutants through engine exhaust. There is also the potential for fugitive dust to be created during the construction period from site preparation activities, including removal of existing impervious surfaces and vegetation, and site grading. These unavoidable short term impacts to air quality will cease upon project completion. Construction will be conducted in accordance with all applicable federal, state and local codes.

- **Impact on Plants and Animals: The Proposed Action will not have a significant adverse environmental impact on flora or fauna.**

  Approximately twenty-eight (28) trees over 6" caliper are proposed to be removed within the limits of disturbance. All other major trees are proposed to remain. A Landscape Plan has been prepared which will be finalized during the Site Plan review stage. The Landscape Plan proposes the planting of approximately twenty-eight (28) new trees.

- **Impact on Agricultural Resources: The Proposed Action will not have a significant adverse environmental impact on agricultural resources.**

  There are no agricultural resources in the vicinity of the Property.

- **Impact on Aesthetic Resources: The Proposed Action will not have a significant adverse environmental impact on aesthetic resources.**

  The Proposed Action will not result in the obstruction, elimination or significant screening of one or more officially designated scenic views. The Proposed Action will be visible from Fishkill Creek but the aesthetics of the site will be far improved from the existing condition of a DPW facility. Further, public viewing of Fishkill Creek from the Site will be enhanced by providing a Greenway Trail segment and a public park at the south end of the site.

- **Impact on Historic and Archeological Resources: The Proposed Action will not have a significant adverse environmental impact on historic or archeological resources.**

  The Project is located in close proximity to the State and National Register eligible Upper Main Street Historic District. However, the Project is set back a distance from the Main Street/Churchill Street corridor. Moreover, the proposed architecture and

layout of the Project is not in direct conflict with the Upper Main Street Historic District.

By letter dated May 23, 2019, NYS Historic Preservation Office (SHPO) cited the Upper Main Street Historic District and found that the Project will have "No Adverse Effect" to historic and cultural resources. By email dated May 17, 2019, SHPO also confirmed that based on information concerning the historic disturbance and development on the Property, the potential for the presence of archeological resources is low.

Therefore, the Project will not have a significant adverse impact on historic or archeological resources.

- **Impact on Open Space and Recreation: The Proposed Action will not have a significant adverse environmental impact on open space and recreation.**

The area of the Proposed Action is not designated as open space by the City of Beacon. The Proposed Action will not result in the loss of a current or future recreational resource, eliminate significant open space, or result in loss of an area now used informally by the community as an open space resource.

- **Impact on Critical Environmental Areas: The Proposed Action will not have a significant adverse environmental impact on Critical Environmental Areas.**

The Proposed Action is not located in a Critical Environmental Area.

- **Impact on Transportation: The Proposed Action will not have a significant adverse environmental impact on transportation.**

The Applicant submitted a traffic report prepared by Maser Consulting P.A., dated March 25, 2019 to review the traffic impacts associated with the Project. Based on data provided by the Institute of Transportation Engineers (ITE) as contained in their publication Trip Generation, 10th Edition dated 2017, the Project is estimated to generate approximately 45 total trips during the AM Peak Hour and approximately 51 total trips during the PM Peak Hour. Capacity analyses were conducting utilizing Existing, No-Build and Build Traffic Volumes to determine the existing and future operating conditions in the vicinity of the Property. The results indicate that the site generated traffic can be accommodated on the area roadways without significant impacts to operating conditions at the study area intersections. The study area intersections included: (1) Tioronda Avenue & Main Street; (2) Churchill Street & Main Street; (3) Creek Road & Churchill Street; and (4) Churchill Street & Beacon City Municipal Lot/Site Access. The traffic report by Maser Consultant was reviewed by the City's Traffic Engineer, Creighton Manning Engineering, LLP. Creighton Manning

generally concurred with the results after confirming that the 2017 traffic data was appropriately adjusted to account for growth and new projects since 2017.

Based on the professional traffic impact review, the Project will not create a significant adverse traffic impact.

- **Impact on Energy: The Proposed Action will not have a significant adverse environmental impact on energy.**

The existing energy infrastructure will adequately serve the additional demand. The Proposed Action does not require a new substation, or an upgrade to any existing substation.

- **Impact on Noise, Odor and Light: The Proposed Action will not have a significant adverse environmental impact as a result of objectionable odors, noise or light.**

The Proposed Action is not anticipated to generate any noxious odors. Outdoor lighting will be consistent with typical residential lighting and will include building mounted lights and pole mounted lights. All lighting shall be shielded and pointed downward. Noise impacts associated with the proposed Project will be limited to temporary impacts generated during construction. Temporary noise impacts associated with construction will be mitigated by limiting construction activities to the hours between 7:00 a.m. and 5:00 p.m Monday-Friday, and 8 a.m. – 5 p.m on Saturday. It is not anticipated that blasting will be necessary during the proposed construction. If blasting does become necessary, it will be performed in accordance with all applicable state and local requirements. In addition, there will be no significant noise impacts post-construction.

- **Impact on Human Health: The Proposed Action will not have a significant adverse environmental impact on human health from exposure to new or existing sources of contaminants.**

Based upon soil testing conducted at the site, and the findings of those tests, a spill number was opened with NYSDEC by the Applicant's environmental engineer. Remediation of the site will be conducted where petroleum contamination was found, and the potential for groundwater contamination shall be assessed during remediation. The Applicant will prepare a remediation work plan for submittal to NYSDEC in accordance with NYSDEC requirements. A copy of the remediation work plan will also be submitted to the City of Beacon for informational purposes. No building permit should be issued for the Project until site remediation has been completed as determined by NYSDEC. Any additional contamination discovered during construction which requires remediation shall be remediated in accordance with all State and local laws, rules and regulations.

- **Consistency with Community Plans and Community Character: The Proposed Action is not inconsistent with adopted community plans and community character.**

  The Proposed Action is generally consistent with the Comprehensive Plan and City Zoning Code.

Based upon this information and the information in the Full Environmental Assessment Form, the Zoning Board of Appeals finds that the Proposed Action will not have any significant adverse impacts upon the environment. .

Adopted: July 9, 2019
Beacon, New York

Motion by P. LAMBERT, seconded by R. WILLIAMS:

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

Approved 6-0
Denied ____

APPLICATION FOR CONCEPT PLAN APPROVAL – FCD ZONING DISTRICT

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

IDENTIFICATION OF APPLICANT

Name: 23-28 Creek Drive, LLC

Address: 11 Creek Drive, Beacon, NY 12508

Signature:

Date: October 23, 2018

Phone: (845) 440-6520

(For Official Use Only)

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

IDENTIFICATION OF REPRESENTATIVE / DESIGN PRFESSIONAL:

Name: Aryeh Siegel Architect

Address: 84 Mason Circle, Beacon, NY 12508

Phone: 845-838-2490

Fax: 845-838-2657

Email address: ajs@ajsarch.com

IDENTIFICATION OF SUBJECT PROPERTY:

Property Address: 23-28 Creek Drive

Tax Map Designation: Section 6054 Block 37 Lot(s) 037625

Land Area: 2.807 acres

Zoning District(s) FCD

DESCRIPTION OF PROPOSED DEVELOPMENT:

Proposed Use: Commercial and Multi-family Residential

Gross Non-Residential Floor Space: Existing 0 - Existing Bldgs. To Be Demolished Proposed 13,771

TOTAL: 13,771

Dwelling Units (by type): Existing 0 Proposed 9

TOTAL: 9

ITEMS TO ACCOMPANY THIS APPLICATION

a. One electronic and five (5) **folded** paper copies of a site location sketch showing the location of the subject property and the proposed development with respect to neighboring properties and developments.

b. One electronic and five (5) **folded** paper copies of the proposed site development plan, consisting of sheets, showing the required information as set forth on the back of this form and other such information as deemed necessary by the City Council or the Planning Board to determine and provide for the property enforcement of the Zoning Ordinance.

c. One electronic and five (5) **folded** paper copies of additional sketches, renderings or other information.

d. An application fee, payable to the City of Beacon, computed per the attached fee schedule.

e. An initial escrow amount, payable to the City of Beacon, as set forth in the attached fee schedule.

INFORMATION TO BE SHOWN ON SITE LOCATION SKETCH

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

INFORMATION TO BE SHOWN ON THE SITE DEVELOPMENT PLAN

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

Approved by Resolution of the Beacon City Council
on the_____day of_____, 20_____
subject to all conditions as stated therein

_____ _____
Mayor **Date**

APPLICATION FEES

Site Plan & Concept Plan	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Special Use Permit	**Residential** $500 + $250 per dwelling unit **Commercial** $500 + $250 per 1,000 s.f.
Subdivision	$ 750 for 2-4 lots + $100 per lot $1,000 for 5 or more lots + $300 per lot
Zoning Board of Appeals	Use Variance $500 Area Variance $250 Interpretation $250

ESCROW FEES

ALL SUBDIVISIONS, AND RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

No. of Lots or Dwelling Units	Initial Deposit	Depleted to	Replenishment
1-5 (including lot-line realignment)	$ 2,500	$ 1,000	Current bills + $1,000
6-15	$ 7,500	$ 2,500	Current bills + $1,000
Over 15	$ 15,000	$ 5,000	Current bills + $5,000

NON-RESIDENTIAL SITE PLAN AND SUP APPLICATIONS

	Initial Deposit	Depleted to	Replenishment
Existing Buildings/Change of Use with no site development	$ 1,500	$ 1,000	Current bills + $500
Up to 3,000 s.f. gross floor area	$ 2,500	$ 1,000	Current bills + $1,000
3,000 to 10,000 s.f. gross floor area	$ 2,500 + $0.50 per sq.ft. over 3,000	$ 2,500	Current bills + $2,500
Over 10,000 s.f. gross floor area	$ 7,500 + $0.50 per sq.ft. over 10,000	$ 2,500	Current bills + $2,500

ZONING

** if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Use Variance*	$ 1,000	$500	Current bills + $500
Area Variance*	$ 1,000	$500	Current bills + $500
Interpretation*	$ 1,000	$500	Current bills + $500

ARCHITECTURAL REVIEW OR CERTIFICATE OF APPROPRIATENESS *(if not currently before PB)*

** if required by Chairman*	Initial Deposit	Depleted to	Replenishment
Single Family House*	$500	$250	Current bills + $250
All others*	$500	$250	Current bills + $250

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: 23-28 Creek Drive, LLC

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

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

Applicant Address: 11 Creek Drive, Suite 102A

Project Address: 23-28 Creek Drive, Beacon, New York

Project Tax Grid # 6054-37-037625

Type of Application Concept Plan Approval – FCD Zoning District

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

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

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

Signature of Owner

Managing Member

Title if owner is corporation

Office Use Only:

	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	___	___	___
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	___	___	___
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	___	___	___

CITY OF BEACON
SITE PLAN SPECIFICATION FORM

Name of Application: 23-28 Creek Drive – Mixed Use Development

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

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

For all items marked "NO" above, please explain below why the required information has not been provided:

Items marked NO above are not applicable to the project, or are not applicable to the Concept Plan Approval stage of the project review, and will be presented during Planning Board Site Plan review

Applicant/Sponsor Name: 23-28 Creek Drive, LLC

Signature:

Date: October 23, 2018

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 * http://cityofbeacon.org/

INDIVIDUAL DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any person(s))

Disclosure of the names and addresses of all persons) filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A

Name of Applicant: 23-28 Creek Drive, LLC

Address of Applicant: 11 Creek Drive, Suite 102A, Beacon, New York 12508

Telephone Contact Information: 845-202-7271

SECTION B. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
Rodney Weber	11 Creek Drive, Suite 102A, Beacon, NY	845-202-7271	*Contract Vendee (5/11/18)	TBD

SECTION B. Is any owner of record an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** **X NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

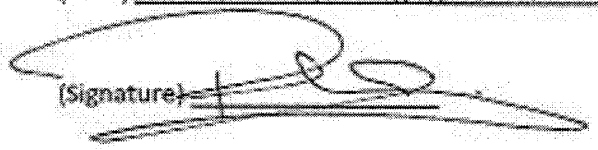
SECTION C. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.
A copy of the Contract between the Applicant and the City of Beacon is on file with the City.

SECTION D. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

☐ YES ☒ NO

I, Rodney Weber being first duly sworn, according to law, deposes and says that the statements made herein are true, accurate, and complete.

(Print) Rodney Weber, Managing Member

(Signature) 

FOR OFFICE USE ONLY
Application #

CITY OF BEACON
1 Municipal Plaza, Beacon, NY
Telephone (845) 838-5000 • http://cityofbeacon.org/

ENTITY DISCLOSURE FORM

(This form must accompany every land use application and every application for a building permit or certificate of occupancy submitted by any entity)

Disclosure of the names and addresses of all persons or entities owning any interest or controlling position of any Limited Liability Company, Partnership, Limited Partnership, Joint Venture, Corporation or other business entity (hereinafter referred to as the "Entity") filing a land-use application with the City is required pursuant to Section 223-62 of the City Code of the City of Beacon. If any Member of the Entity is not a natural person, then the names and addresses as well as all other information sought herein must be supplied about the non-natural person member of that Entity, including names, addresses and Formation filing documents. Applicants shall submit supplemental sheets for any additional information that does not fit within the below sections, identifying the Section being supplemented.

SECTION A.

IF AFFIANT IS A PARTNERSHIP, JOINT VENTURE OR OTHER BUSINESS ENTITY, EXCEPT A CORPORATION:

Name of Entity	Address of Entity
Place where such business entity was created	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created	Telephone Contact Information

IF AFFIANT IS A CORPORATION:

Name of Entity 23-28 Creek Drive, LLC	Telephone Contact Information 845-202-7271
Principal Place of Business of Entity New York	Place and date of incorporation 10/5/16
Method of Incorporation LLC	Official place where the documents and papers of incorporation were filed NYS Dept. of State.

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest in or with the above referenced Entity. List all persons to whom corporate stock has been pledged,

mortgaged or encumbered and with whom any agreement has been made to pledge, mortgage or encumber said stock. Use a supplemental sheet to list additional persons.

Name	Resident Address	Resident Telephone Number	Nature and Extent of Interest
Rodney Weber	11 Creek Drive, Suite 102A, Beacon, NY	845-202-7271	100% Managing Member

SECTION C. List all owners of record of the subject property or any part thereof.

Name	Residence or Business Address	Telephone Number	Date and Manner title was acquired	Date and place where the deed or document of conveyance was recorded or filed.
City of Beacon	One Municipal Plaza, Beacon, NY	845-838-5000	In Contract with Applicant	

SECTION D. Is any owner, of record or otherwise, an officer, director, stockholder, agent or employee of any person listed in Section B-C?

☐ YES ☒ NO

Name	Employer	Position

SECTION E. Is any party identified in Sections A- C an officer, elected or appointed, or employee of the City of Beacon or related, by marriage or otherwise, to a City Council member, planning board member, zoning board of appeals member or employee of the City of Beacon ?

☐ **YES** **X** **NO**

If yes, list every Board, Department, Office, agency or other position with the City of Beacon with which a party has a position, unpaid or paid, or relationship and identify the agency, title, and date of hire.

Agency	Title	Date of Hire, Date Elected, or Date Appointed	Position or Nature of Relationship

SECTION F. Was any person referred to in Sections A-D known by any other name within five (5) years preceding the date of the application?

☐ **YES** **X** **NO**

Current Name	Other Names

SECTION G. List the names and addresses of each person, business entity, partnership and corporation in the chain of title of the subject premises for the five (5) years next preceding the date of the application.

Name	Address
City of Beacon	One Municipal Plaza, Beacon, NY 12508

SECTION H. If the applicant is a contract vendee, a duplicate original or photocopy of the full and complete contract of purchase, including all riders, modification and amendments thereto, shall be submitted with the application.
A copy of the Contract between the Applicant and the City of Beacon is on file with the City.

SECTION I. Have the present owners entered into a contract for the sale of all or any part of the subject property and, if in the affirmative, please provide a duplicate original or photocopy of the fully and complete contract of sale, including all riders, modifications and amendments thereto.

X YES ☐ NO

A copy of the Contract between the Applicant and the City of Beacon is on file with the City.

I, Rodney Weber being first duly sworn, according to law, deposes and says that I am (Title) Managing Member, an active and qualified member of 23-28 Creek Drive, LLC, a business duly authorized by law to do business in the State of New York, and that the statements made herein are true, accurate, and complete.

(Print) Rodney Weber, Managing Member

(Signature)

CUDDY +FEDER LLP

445 Hamilton Avenue, 14th Floor
White Plains, New York 10601
T 914 761 1300
F 914 761 5372
cuddyfeder.com

Taylor M. Palmer, Esq.
tpalmer@cuddyfeder.com

September 27, 2019

BY FEDERAL EXPRESS
AND E-MAIL
Mayor Randy Casale
and Members of the City Council
City of Beacon
1 Municipal Plaza
Beacon, New York 12508

Re: Application for Concept Plan Approval – Continued Review
Premises: 23-28 Creek Drive, Beacon, New York
Tax Parcel ID: 6054-37-037625

Dear Mayor Casale and Members of the City Council:

On behalf of 23-28 Creek Drive, LLC (the "Applicant"), the Contract-Vendee of the above-referenced Premises, we respectfully submit this letter and enclosures in furtherance of the above-referenced Application for Concept Plan Approval proposing to redevelop the underutilized former City of Beacon Department of Public Works ("DPW") Premises for a proposed mixed-use development consisting of 20,000 sq. ft. of commercial space and eight (8) residential apartment units (the "Project").[1]

For the reasons set forth herein, we respectfully submit that the record for this Application for Concept Plan Approval demonstrates compliance with all applicable Fishkill Creek Development ("FCD") District review criteria for the proposed mixed-use development.

APPLICATION STATUS – PRIOR APPROVALS

Planning Board – Environmental Review & Negative Declaration:

The Proposed Action is an Unlisted Action under SEQRA, and has undergone Coordinated Review with the Planning Board acting as Lead Agency. A Full Environmental Assessment Form was

[1] Note: As the Council is aware, on September 4, 2018 the Applicant and its consultants met with the City's Planning, Engineering, Building Department and Legal staff in connection with a Pre-Submission Conference regarding the Project. The Applicant also appeared at the City Council's November 26, 2018 Work Session; December 3, 2018 Regular Meeting; February 25, 2019 Work Session and March 4, 2019 Regular Meeting in connection with the Application for Concept Plan Approval.

submitted to the City Council, as well as to the Planning Board at the beginning of the application process.

As part of the Coordinated SEQRA review conducted by the Planning Board as Lead Agency, the Applicant retained the services of Maser Consulting, P.A., in order to review the traffic and parking impacts of the Project. Enclosed as **Exhibit A**, please find a copy of the Parking and Traffic Impact Study prepared by Maser Consulting P.A., dated March 25, 2019 (the "PTIS"),[2] which confirms that "... the 93 proposed parking spaces will sufficiently meet the parking needs of the development." *See* PTIS at page 5.[3]

The Applicant proposes to provide 93 total parking spaces on the Premises, including 80 spaces for the proposed 20,000 sq. ft. commercial space and thirteen (13) spaces for the eight (8) apartment units. As was discussed with the Planning Board's Traffic Consultant during the SEQRA review, as well as with the Zoning Board of Appeals ("ZBA") during its Public Hearing on the Project, it is respectfully submitted that 93 parking spaces will *overpark* the Premises. Indeed, the PTIS provides that "... in comparison to the nearby CMS District and Linkage District[s] the City Code would only require 48 and 58 spaces respectively, which is a reasonable comparison due to the Project's proximity to Main Street and these districts." *See* PTIS at page 4.

The Planning Board also issued an Advisory Opinion dated July 11, 2019, which provides in relevant part that:

> "The Fishkill Creek Development zone relies on general parking standards, while the similar mixed use Linkage and CMS zoning districts would require far fewer spaces, and in this case the commercial space is the main factor in the parking requirement. A shared parking situation will exist because some of the employees will live and work on site, and the commercial operation will take not be operating when some residents are at home. Lastly fewer parking spaces would cut down on the amount of impervious surfaces and add more accessible greenspace. After careful consideration, members unanimously supported and send a positive recommendation with regard to the parking variance."

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[2] Note: The enclosed PTIS updated the Applicant's original PTIS dated July 26, 2018 in order to reflect the increased commercial space and the reduction in the total number of residential apartment units that are included in the Project before this board.

[3] Note: Also enclosed in **Exhibit A (Tabs 2 & 3)** are copies of the Traffic Consultant's response to comments from the Planning Board's Traffic Consultant during the SEQR review (**Tab 2**), as well as a copy of the signage plan requested by the Planning Board (**Tab 3**) for additional reference.

Provided the above, following a four (4) month SEQRA Public Hearing, the Planning Board adopted a Negative Declaration on July 9, 2019, and determined that the entire action, including the requested variances, *will have no potential significant adverse environmental impacts. See* **Exhibit B** – Negative Declaration.[4] This concludes the SEQRA review process for the Project.

Zoning Board of Appeals – Area Variance Review:

Following the completion of the Coordinated Environmental Review of this Project, the Applicant appeared at the ZBA in connection with a request for four (4) area variances, including relief for off-street parking; maximum building height; maximum number of stories and the maximum dwelling unit size for two (2) of the eight (8) residential units.

The ZBA opened the Public Hearing on the Applicant's request for area variances on July 16, 2019 and continued the Public Hearing until August 20, 2019, at which time the Public Hearing was closed.

Ultimately, after carefully executing the balancing test for each of the requested variances, as well as considering public comments during the Public Hearing, the ZBA determined that the benefit of the requested variances clearly outweigh any possible detriment to the health, safety, and welfare of the neighborhood or community by such grant, and granted the requested four (4) area variances at its September 17, 2019 meeting. *See* **Exhibit C.**

Planning Board – Site Plan & Subdivision Review:

At this time, the Applicant is appearing at the City Council in connection with its continued review of its Application for Concept Plan Approval. While the SEQRA process is complete, the Applicant must appear again before the Planning Board as the reviewing authority that is reviewing the Applicant's request for Site Plan Approval and Subdivision (Lot Line Adjustment) Approval. Additional Public Hearing(s) will be held in connection with the Planning Board's continued review of the Project.

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[4] Note: The Negative Declaration adopted by the Planning Board on July 9, 2019 also determines that the building design will not have a significant adverse environmental impact on aesthetic resources, providing in relevant part that:

> The Proposed Action will not result in the obstruction, elimination or significant screening of one or more official designated scenic views. The Proposed Action will be visible from Fishkill Creek but the aesthetics of the site will be far improved from the existing condition of the DPW facility. Further, public viewing of Fishkill Creek from the Site will be enhanced by providing a Greenway Trail segment and a public park at the south end of the site.

CONCLUSION & DOCUMENTS ENCLOSED IN SUPPORT OF APPLICATION

For the foregoing reasons, and as will be further discussed at this Council's Board's September 30th Work Session and the subsequent Public Hearing before the City Council, the Applicant respectfully submits that the proposed Project satisfies the purposes of the FCD, providing a mix of commercial and residential uses that will add handsome architectural features on an underutilized former industrial property. The Project also incorporates important linkages to the Greenway Trail and the proposed half-acre park, maximizing the public view corridor along the Fishkill Creek.

In further support of this Application we respectfully submit electronic copies of the following site plan sheets entitled "Site Plan Application – 23-28 Creek Drive", prepared by Aryeh Siegel, Architect, and Hudson Land Design Professional Engineering, P.C., last revised May 28, 2019, numbered and titled as follows:

- Sheet 1 of 12 – Site Plan;
- Sheet 2 of 12 – Existing Conditions & Demolition Plan;
- Sheet 3 of 12 – Site Section Diagram;
- Sheet 4 of 12 – Landscape Plan & Planting Schedule;
- Sheet 5 of 12 – Building Plans;
- Sheet 6 of 12 – Renderings;
- Sheet 7 of 12 – Grading & Utility Plan;
- Sheet 8 of 12 – Erosion and Sediment Control Plan;
- Sheet 9 of 12 – Profiles;
- Sheet 10 of 12 – Site & Erosion Sediment Control Details;
- Sheet 11 of 12 – Stormwater Details; and
- Sheet 12 of 12 – Water and Sewer Details.

In further support of this Application, we respectfully submit the instant letter and the following documentation:

Exhibit A: Parking and Traffic Impact Study;

Tab 1: Parking and Traffic Impact Study prepared by Maser Consulting P.A., dated March 25, 2019;

Tab 2: Maser Consulting P.A. Response to Planning Board Traffic Consultant Comments dated April 30, 2019; and

Tab 3: Traffic Signage Plan.

Exhibit B: SEQRA Negative Declaration Adopted by Planning Board on July 9, 2019; and

Exhibit C: City of Beacon Zoning Board of Appeals Resolution Granting Four (4) Area Variances dated September 17, 2019.

Thank you for your consideration in this matter. The Applicant looks forward to continuing the review of the Application for Concept Plan Approval at the City Council's September 30th Work Session. Further, the Applicant respectfully requests that the City Council consider scheduling the Public Hearing on the Concept Plan for the Council's November 4th regular meeting Agenda.

In the meantime, should the City Council or City Staff have any questions or comments with regard to the foregoing, please do not hesitate to contact me.

Very truly yours,

Taylor Palmer

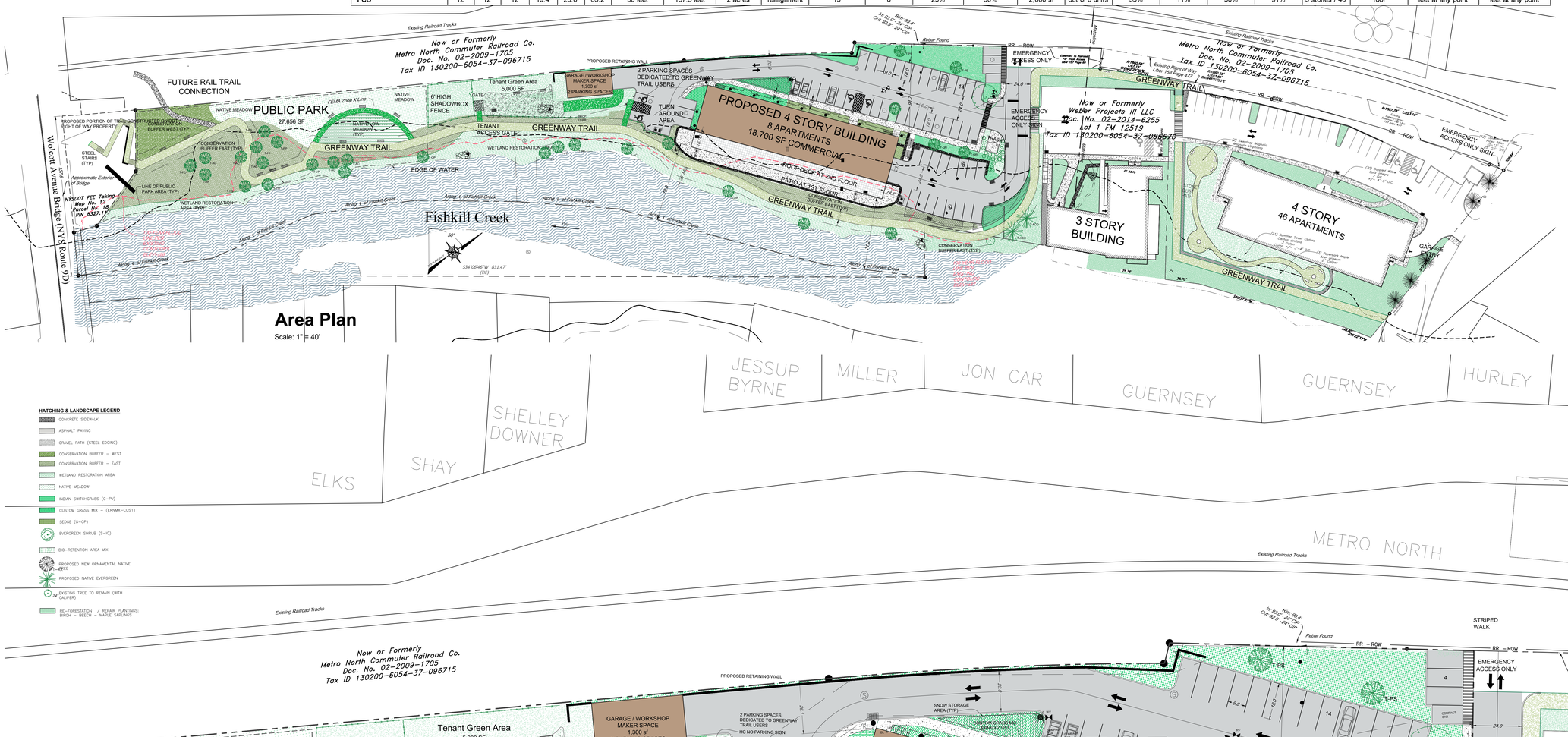
Taylor M. Palmer

cc:

Anthony Ruggiero, City Administrator
Nicholas M. Ward-Willis, Esq.
Aryeh J. Seigel Architect
Michael A. Bodendorf, P.E. – Hudson Land Design Professional Engineering, P.C.
23-28 Creek Drive, LLC

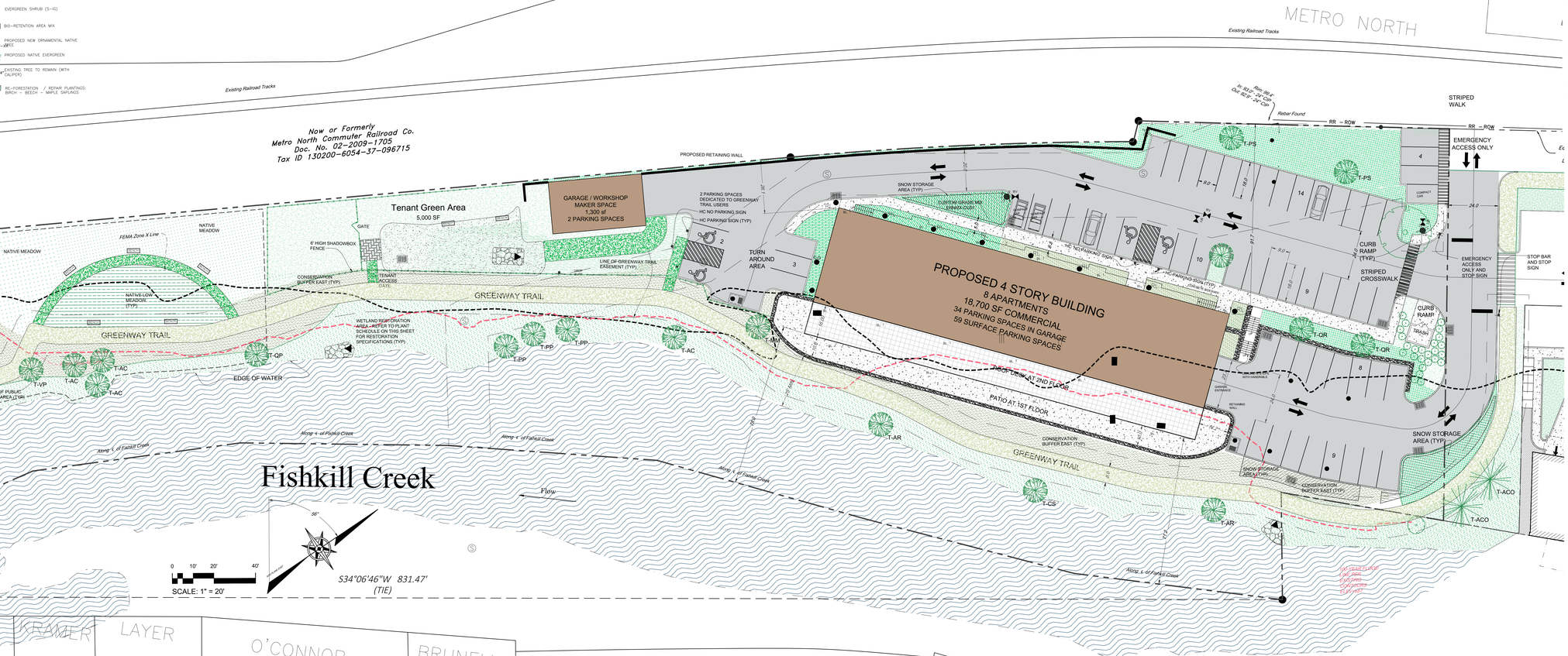
Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	2.807 acres existing 3.144 acres with lot line realignment	15	8	25%	60%	2,000 sf	2,975 sf for 2 out of 8 units	35%	11%	30%	91%	3 stories / 40'	4 stories / 52' from 1st floor to roof	An average of 50 feet, but not less than 25 feet at any point	An average of 50 feet, but not less than 25 feet at any point



Area Plan

Scale: 1" = 40'



Site Plan

Scale: 1" = 20'

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- CONSERVATION BUFFER – WEST
- CONSERVATION BUFFER – EAST
- WETLAND RESTORATION AREA
- NATIVE MEADOW
- INDIAN SWITCHGRASS (G–PV)
- CUSTOM GRASS MIX – (ERMIX–CUS1)
- SEDGE (G–CP)
- EVERGREEN SHRUB (S–IG)
- BIO–RETENTION AREA MIX
- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN (WITH 24" CALIPER)
- RE–FORESTATION / REPAIR PLANTINGS: BIRCH – BEECH – MAPLE SAPLINGS

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6054-37-037625
Lot Area:	2.807 acres (122,272.92 sf) before lot line realignment 3.144 acres (136,974.99 sf) after lot line realignment – 0.337 acres (14,700.76 sf)conveyed from 7 Creek drive to 23-28 Creek Drive
Building Area:	33,590 square feet (20,000 sf commercial + 13,590 Residential)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial / Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	60% of building area
Residential *Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	15 Dwelling Units (after lot line adjustment and deductions)	8 Dwelling Units

Parking & Loading

Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	8 apartments + 18 bedrooms	13 spaces
Office *1 space for each 200 square feet*	20,000 sf	100 spaces
Total Required Parking Spaces		***113 spaces required***
Total Proposed Parking Spaces		**93 spaces proposed**

Notes:

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 60% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities.*
3. 2 parking spaces will be dedicated for Greenway Trail visitors on a first come first serve basis during the specified times and days that the Trail is open to the public. The spaces can be used by building tenants during all other times. The public shall not park in any but the 2 designated Trail spaces.
4. A large public park, connected to the Greenway Trail, is proposed to be constructed by the Applicant. A future spur from the Greenway Trail to the future Rail Trail has been designed into the plan.
5. Signage will comply with the City of Beacon Zoning Code
6. Commercial Hours of Operation: 8am to 6pm
7. A variance to allow 93 parking spaces to be provided where 20 more are required will be requested from the Zoning Board of Appeals. A total of 113 parking spaces are required. The Applicant believes that the actual parking requirement will be mitigated by the shared commercial and residential use of the site.
8. A variance to exceed the maximum height will be requested from the Zoning Board of Appeals
9. A variance to exceed the maximum number of stories will be requested from the Zoning Board of Appeals
10. A variance to exceed the maximum apartment area for 2 apartments will be requested from the Zoning Board of Appeals

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 1	Lot Line Realignment Plat - TEC Surveying
Sheet 1 of 1	Signing Plan - Maser Consulting
Sheet 1 of 12	Site Plan
Sheet 2 of 12	Existing Conditions & Demolition Plan
Sheet 3 of 12	Site Section Diagram
Sheet 4 of 12	Landscape Plan & Planting Schedule
Sheet 5 of 12	Building Plans
Sheet 6 of 12	Renderings
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Sheet 8 of 12	Erosion and Sediment Control Plan
Sheet 9 of 12	Profiles
Sheet 10 of 12	Site & Erosion Sediment Control Details
Sheet 11 of 12	Stormwater Details
Sheet 12 of 12	Water and Sewer Details

Site Plan Application

Sheet 1 of 12 - Site Plan

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

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

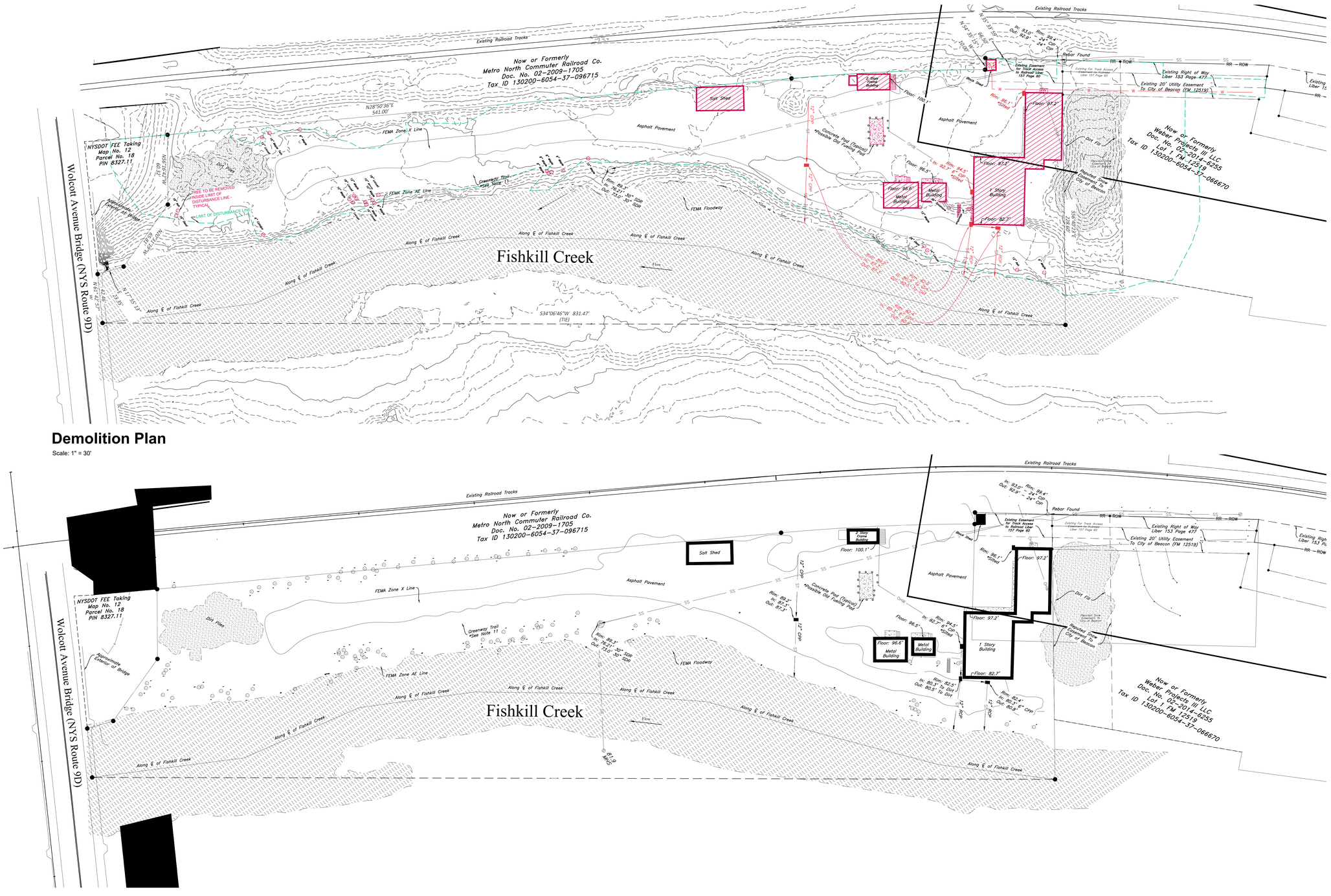
Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive

Beacon, New York
Scale: As Noted
October 23, 2018



Demolition Plan

Scale: 1" = 30'

Existing Conditions Plan

Scale: 1" = 30'

TOPOGRAPHIC INFORMATION AND EXISTING CONDITIONS INFORMATION BASED ON THE SURVEY BY TEC LAND SURVEYING, P.C DATED JULY 12, 2018

POLE MOUNTED LIGHT (L1A)

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

POLE MOUNTED LIGHT (L1B)

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

NOTE: 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.

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

WALL MOUNTED HOUSE LIGHT (BL1)

BARNLIGHT ELECTRIC. WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
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Site Plan Application

Sheet 2 of 12 - Existing Conditions & Demolition Plan

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

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

Site / Civil Engineer:
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23 - 28 Creek Drive
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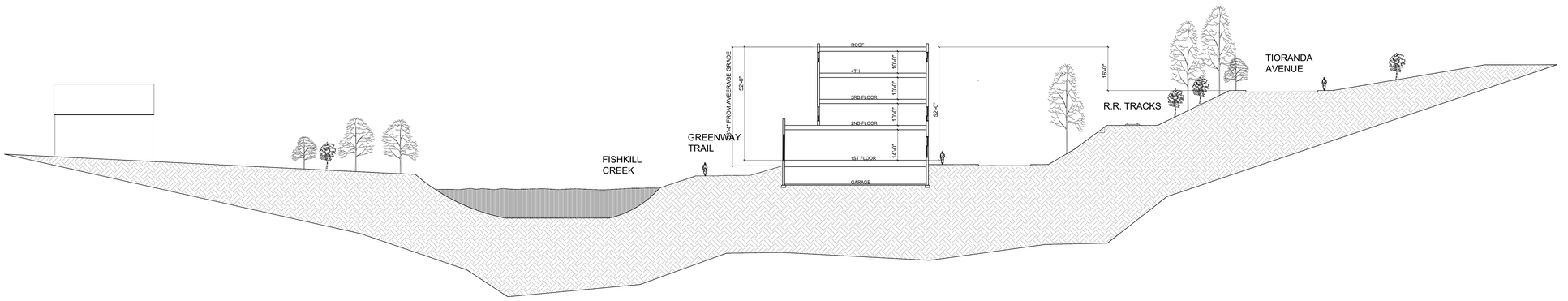
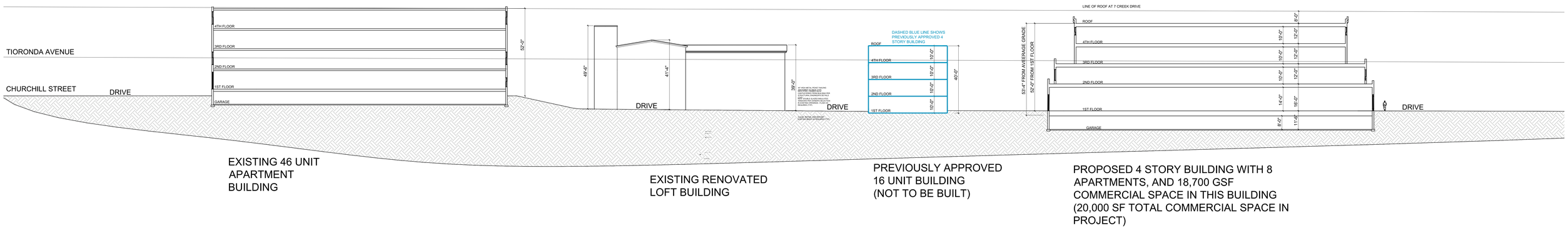
October 23, 2018



Site Section: Cross

Scale: 1" = 20'



EXISTING 46 UNIT APARTMENT BUILDING

EXISTING RENOVATED LOFT BUILDING

PREVIOUSLY APPROVED 16 UNIT BUILDING (NOT TO BE BUILT)

PROPOSED 4 STORY BUILDING WITH 8 APARTMENTS, AND 18,700 GSF COMMERCIAL SPACE IN THIS BUILDING (20,000 SF TOTAL COMMERCIAL SPACE IN PROJECT)

Site Section: Longitudinal

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
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5	05/28/19	NO CHANGE	AJS

Site Plan Application

Sheet 3 of 12 - Site Section Diagram

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

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

Site / Civil Engineer:
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Surveyor:
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23 - 28 Creek Drive
Beacon, New York
Scale: 1" = 20'
October 23, 2018

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4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- CONSERVATION BUFFER – WEST
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- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN (WITH CALIPER)
- RE–FORESTATION / REPAIR PLANTINGS: BIRCH – BEECH – MAPLE SAPLINGS

PLANT SCHEDULE — PHASE ONE

23-28 Creek Drive
Beacon

Created and compiled by D. Adamsons December 15 2018

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	Planting Time	AREA
FERNS						
Trays	F-DP	*Dennstaedtia punctilobula*	Hay-scented fern	Plugs	Spring Fall	NM,CBE,CBW
Trays	F-DI	*Dryopteris intermedia*	Evergreen Wood Fern	Plugs	Spring Fall	CBE
Trays	F-OC	*Osmunda cinnamomea*	Cinnamon Fern	Quarts	Spring Fall	WR,CBE
Trays	F-PA	*Polystichum acrostichoides*	Christmas Fern	Plugs	Spring Fall	BE,NM,CBW,CBE
GRASSES						
Trays	G-AG	*Andropogon gerardii*	Big Bluestem	Plugs	Spring Summer	BE,NM,CBW
Trays	ECO-LAWN	*Buchloe dactyloides 'Texoka'*	Eco Lawn	Seed	Spring Summer	BE
Trays	G-CA	*Carex appallachica*	Appallachian Sedge	Plugs	Spring Summer	BE,CBW,CBE,WR
Trays	G-CB	*Carex bromoides*	Bromlike Sedge	Plugs	Spring Summer	BE,CBE,CBW,WR
Trays	G-CP	*Carex pensylvanica*	Sedge	Plugs	Spring Summer	BE,CBE,CBW,WR
Trays	G-CL	*Chasmanthium latifolia*	Northern Sea Oats	Plugs	Spring Summer	BE,CBE,CBW,HCS
Trays	G-PV	*Panicum virgatum*	Indian Switchgrass	Plugs	Spring Summer	BE,NM,HCS
Trays	G-SS	*Schizachyrium scoparium*	Little Bluestem	Plugs	Spring Summer	BE,NM,HCS
HERBACEOUS						
Trays	H-AT	*Asclepias incarnata*	Swamp Milkweed	Plugs	Spring Summer	WR
Trays	H-AI	*Asclepias tuberosa*	Butterfly MilkWeed	Plugs	Spring Summer	NM,CBE,CBW
Trays	H-AT	*Amsonia tabernaemontana*	Common Bluestar	Plugs	Spring Summer	WR, NM
Trays	H-A	*Asters*	Aster(NY and Woodland)	Plugs	Spring Summer	WR, NM
Trays	H-IC	*Iris cristada*	Crested Iris	Plugs	Spring Summer	WR
Trays	H-PR	*Palemonium reptan*	Jacob's Ladder	Plugs	Spring Summer	WR, NM
Trays	H-S	*Solidago*	Goldenrod	Plugs	Spring Summer	WR,NM
Trays	H-T	*Trillium*	Trillium	Plugs	Spring Summer	WR
Trays	H-V	*Viola*	Violet	Plugs	Spring Summer	WR,BE,CBE,CBW
SHRUBS						
	S-AF	*Amorpha fructicosa*	Indigo Bush	5 gal	Spring Fall	WR,CBE,CBW
	S-AA	*Aronia arbutifolia*	Red Chokeberry	3 gal	Spring Fall	WR,BE
	S-AM	*Aronia melanocarpa*	Black Chokeberry	3 gal	Spring Fall	WR,BE
	S-CP	*Comptonia peregrina*	Sweetfern	1 gal	Spring Fall	ALL
	S-DL	*Diervilla lonicera*	Bush Honeysuckle	3 gal	Spring Fall	WR,NM,CBE,CBW
	S-Hvi	*Hamamelis virginiana*	Witch Hazel	10 gal	Spring Fall	CBE,CBW
	S-IG	*Ilex glabra*	Inkberry	10 gal	Spring Fall	BE,CBW,
	S-Ivf	*Ilex verticillata female*	Winterberry	7 gal	Spring Fall	WR,CNE,CBW,NM
	S-Ivm	*Ilex verticillata male*	Winterberry	7 gal	Spring Fall	WR,CBE,CBW,NM
	S-LB	*Lindera benzoin*	Spicebush	10 gal	Spring Fall	WR
	S-MP	*Myrica pensylvanica*	Bayberry	5 gal	Spring Fall	WR,BE,NM
	S-RA	*Rhus aromatica*	Aromatic sumac	3 gal	Spring Fall	BE,NM,HCS
	S-RC	*Rosa carolina*	Carolina Rose	3 gal	Spring Fall	CBE,CBW,NM
	S-RO	*Rubus odoratus*	Flowering Raspberry	3 gal	Spring Fall	CBE,NM,WR
	S-XS	*Xanthorhiza simplicissima*	Yellowroot	Plugs	Spring Fall	WR,NM,CBE,CBW
TREES						
	T-ACO	*Abies concolor*	White Fir	5-7'	Spring Fall	CBW,NM
	T-AR	*Acer rubrum*	Red Maple	5-7'	Spring Fall	WR,BE
	T-AC	*Amelanchier canadensis*	Serviceberry	5-6'	Spring Fall	WR,CBE,CBW,BE
	T-BL	*Betula lenta*	Black Birch	4-5'	Spring Fall	WR,CBW
	T-CS	*Catalpa speciosa*	Catalpa	5-6'	Spring Fall	ALL
	T-CC	*Carpinus caroliana*	American Hornbeam		Spring Fall	CBW,CBE
	T-CT	*Chamaecyparis thyoides*	Atlantic White Cedar	5-7'	Spring Fall	WR
	T-CF	*Carnus florida*	Flowering Dogwood	5-7'	Spring Fall	BE,NM
	T-CP	*Crataegus phaenopyrum*	Washington Hawthorn	5-7'	Spring Fall	BE
	T-IO	*Ilex opaca*	American Holly	5-7'	Spring Fall	BE,CBW
	T-JV	*Juniperus virginiana*	Eastern Red Cedar	5'	Spring Fall	BE,NM
	T-NS	*Nyssa sylvatica*	Blackgum	6-7'	Spring Fall	BE,NM
	T-MM	*Magnolia Macrophyll*	Magnolia	5-7'	Spring Fall	WR
	T-PR	*Picea rubens*	Red Spruce	5-9'	Spring Fall	BE,CBW
	T-PV	*Pinus virginiana*	Scrub Pine	5-9'	Spring Fall	BE,CBW
	T-PS	*Pinus strobus*	White Pine	5-9'	Spring Fall	BE,CBW
	T-PO	*Plantanus occidentalis*	American Sycamore	7'	Spring Fall	WR
	T-PA	*Prunus serotina*	Wild Black Cherry	3-4'	Spring Fall	NM,WR,CBE,CBW
	T-PP	*Prunus pensylanica*	Pin Cherry	3-4'	Spring Fall	NM,WR,CBE,CBW
	T-SD	*Salix discolor*	Pussy Willow	5'	Spring Fall	WR,CBE
	T-QC	*Quercus coccinea*	Scarlet Oak	8-10'	Spring Fall	NM,BE
	T-QP	*Quercus palustris*	Pin Oak	8-10'	Spring Fall	NM,BE
	T-VP	*Viburnum prunifolium*	Blackhaw	6-7'	Spring Fall	NM
VINES						
	V-PQ	*Parthenicissus quinquefolia*	Virginia Creeper	3 gal	Spring Fall	BE

SEED MIXES

lbs	ERNMX-105	Native Meadow	Northeastern Native Mix	Seed/Plug April-October	NM
lbs	ERNMX-120	Native Wetland Restoration	Northeastern Grass and Forb	Seed/Plug April-October	WR
lbs	ERNMX-126	Native Meadow	Retention Basin Low Maint Mix	Seed/Plug April-October	NM
lbs	ERNMX-140	Native Meadow	Partially Shaded Native Mix Deer Resist Native Meadow	Seed/Plug April-October	CBE,CBW
lbs	ERNSMX-155	Native Meadow	Mix	Seed/Plug April-October	NM
lbs	ERNMX-180-1	Native Meadow	Rain Garden Mix	Seed/Plug April-October	NM
lbs	ERNMX-181-1	Native Meadow	Native Steep Slope with Oats	Seed/Plug April-October	CBE,CBW
lbs	ERNMX-181-2	Native Meadow	Native Steep Slope with Rye	Seed/Plug April-October	WR
lbs	ERNMX-183	Native Meadow	Native Detention Area Mix	Seed/Plug April-October	NM
lbs	ERNMX	Custom Mix	Salt-tolerant, Shady Mix	Seed/Plug April-October	BE
lbs	ERNMX	Custom Mix	Native Low Meadow	Seed/Plug April-October	HCS

AREA LEGEND

	DESCRIPTION
BE	Building Envelope Conservation
CBE	Buffer EAST of GT(Greenway) Conservation
CBW	Buffer WEST of GT(Greenway)
HCS	Half Circle Seating Area
NM	Native Meadow
WR	Wetland Restoration

Trees, shrubs, vines, ferns, grasses, sedges, herbaceous flowering layer and ground cover

Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize

Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize

Short native meadow species(grasses and herbaceous flowering layer)

Grasses, sedges, herbaceous flowering layer and ground cover

Young trees, shrubs, ferns, grasses, sedges and herbaceous flowering layer and groundcover to stabilize

NOTE: FOR DETAILS OF SEED MIXES, REFER TO SEPARATE DOCUMENT ENTITLED "23-28 CREEK DRIVE SEED MIX COMPOSITION BREAKDOWN PER AREA"

NOTE: REFER TO SHEET 2 FOR LIGHTING AND LANDSCAPE DETAILS

Landscape Restorations
Practicing Ecological Landscape Design and Management Principles
P.O. Box 286 Beacon New York 12508

TREE PROTECTION

1. Tree Protection shall be built around all trees designated by Owner. See LEGEND. This task shall be performed and/or supervised by an arborist associated with Landscape Designer.
2. Tree Protection shall be honored by General Contractor, and all Contractors, and remain in place for life of project development.
3. A penalty for tree damage and non-compliance with Tree Protection shall be discussed at first Site Meeting and written into GC contract and each penalty shall be billed to General Contractor.
4. Tree Protection is defined as sturdy stakes every 4' connected by strong fencing (not orange nylon fencing) built outside each CRZ(Critical Root Zone), with KEEP OUT:PROTECTED TREE signs.
5. CRZ is defined as extending from the trunk to just outside the Drip Line, or a distance of 1.5' per inch of DSH(Diameter at Standard Height), whichever is greater.
6. Under Penalty, the following activities are not allowed within the CRZ:
   a. Stockpiling of construction materials or debris
   b. Vehicle or equipment parking
   c. Trenching for utility installation or repair(unless pre-approved)
   d. Changing soil grade by cutting or filling
   e. Damaging of roots by grading, tearing or grubbing
   f. Compaction of soil by equipment, vehicles, material storage and/or foot traffic
   g. Contaminating soil from washing out equipment(especially concrete) and vehicle maintenance
   h. Attaching anything to trees with nails, screws and/or spikes
   i. Wound or break tree trunks or branches through contact with vehicles and heavy equipment
   j. Wound trunks by string weed trimmers and lawn mowers
   k. Cause injury by fire or excessive heat
7. Most tree roots over 4" are likely to be structural roots. Cutting these roots could cause future catastrophic failure.
8. Make all needed cuts to tree roots cleanly with sharp tools to encourage good wound closure; never tear with a backhoe.
9. After project completion, maintain an "invisible" passive TPZ (Tree Protection Zone) around all important trees though-out their lives by maintaining a mulched, grass-free area around the tree so weed-trimmers and mowers are always kept at bay and foot traffic is kept off the inner CRZ.

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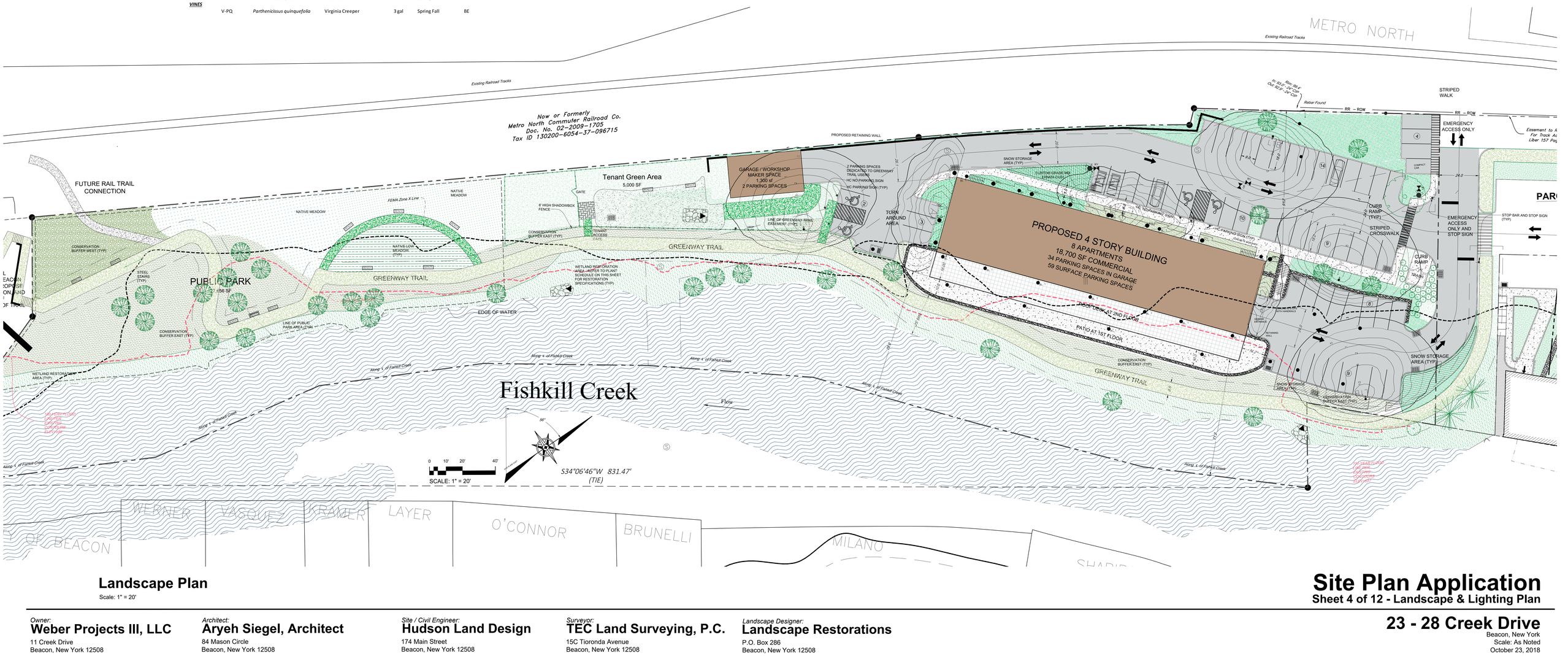
PLANTING and LANDSCAPE NOTES

1. Tree Protection shall be built prior to any site work and will be honored and respected during construction phase (see separate Tree Protection Notes), or penalties shall be incurred.
2. Woodland Area outside of work-scope shall be left intact other than the removal of dead, diseased and damaged trees in Phase One. In Phase Two (date to be determined), invasive management shall be implemented to begin select-removal of Black Locusts, Norway Maples, Ailanthus, Japanese Knotweed, Barberry, Rosa multiflora, Bittersweet and all invasive plant species, to allow for natives to regain a foothold. Native species will be planted as invasives are removed.
3. Utmost care will be undertaken to protect the integrity of Fishkill Creek banks and steep slopes.
4. Absolutely no materials or liquids shall be dumped into Fishkill Creek or drains.
5. No non-native plant species shall be introduced onto the site. All species shall be indigenous to the northeast region of North America.
6. Disturbance of wild areas on the bank of Fishkill Creek created by construction of Greenway Trail require Conservation Buffers in order to help the areas heal and revert to native habitats. These areas are labeled as CBE(Conservation Buffer east of GT) and CBW(Conservation Buffer west of GT) and WR(Wetland Restoration).
7. If a straight specie is specified, no cultivars will be accepted without prior approval of designer.
8. In level graded areas, soil shall be prepped by removing all construction debris, loose roots and stones larger than 3". In steep slope areas, do not remove any naturally-occurring stones or rocks, as these aid in stabilizing the slope. All duff, plant debris and material such as leaves, twigs,etc, shall remain in soil.
9. Areas to be planted shall be marked and labeled by designer.
10. Each new tree hole tree shall be twice the width of the rootball.
11. Plant all plants so top of rootball is slightly above surrounding native earth (or brought-in soil).
12. Burlap, wire, cords, ties and any wrapping materials must be removed from all rootballs before backfilling.
13. No planting shall be done in muddy, rainy or frozen conditions.
14. Test tree-pit for drainage before planting. Do not plant tree in pit if water is still evident after one hour. Contact site engineer or landscape designer if this condition is encountered.
15. No plants will be accepted that display mechanical injury or specie irregularities.
16. All plants must be labeled when delivered to site.
17. If planting is delayed for more than 6 hours after delivery, set plants in shade. Protect from weather and mechanical damage. Keep roots moist and cover with mulch.
18. All tree-planting to be coordinated with as-built utilities. Trees to be located minimum of 5' from active lines.
19. All trees shall be balled and burlap unless otherwise specified on Plant List.
20. Contractor shall stake all plant locations and orientations in the field and obtain approval prior to installation.
21. Contractors shall leave site neat and orderly during course of project, and store materials and equipment in owner-approved locations away from all trees and plants.
22. If site conditions conflict with intended design, contractor shall alert Owner.
23. Contractor shall enter and exit site through pre-approved routes only.
24. No substitutions are to be made without the written or verbal consent of landscape designer and owner
25. Create a size-specific water-well around each plant, 3' from center of tree, and mulch from the outside. Do not mulch crown.
26. Water thoroughly after planting each plant. Water schedule to be determined.
27. Spray for deer if planted in fall. Sometimes bucks mark their territory with their antlers.



Landscape Plan

Scale: 1" = 20'

Site Plan Application

Sheet 4 of 12 - Landscape & Lighting Plan

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

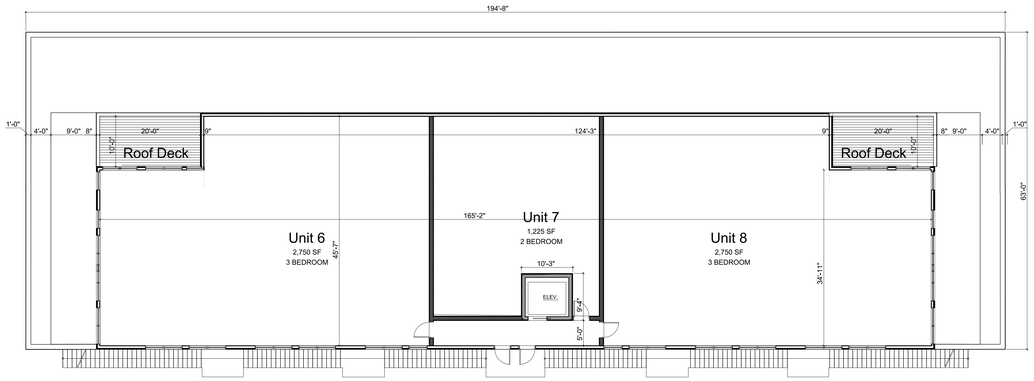
Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

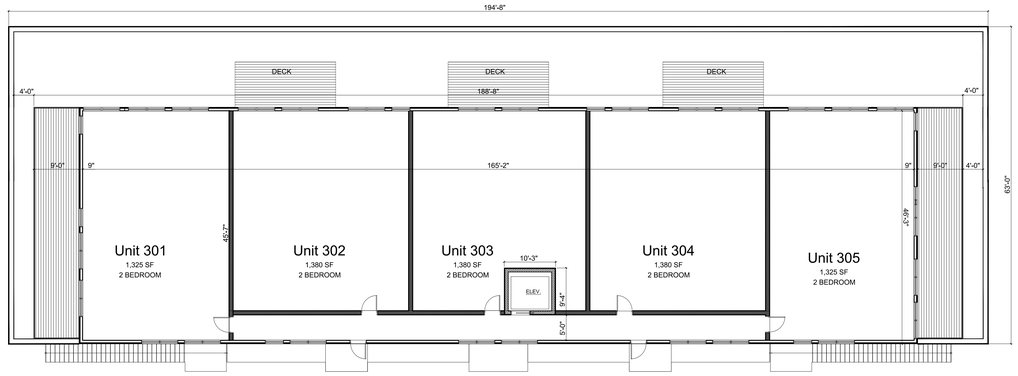
Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive
Beacon, New York
Scale: As Noted
October 23, 2018



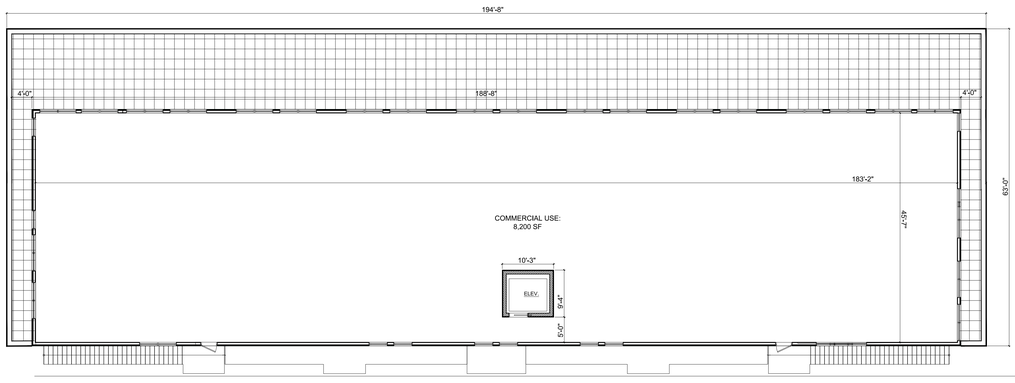
4th Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



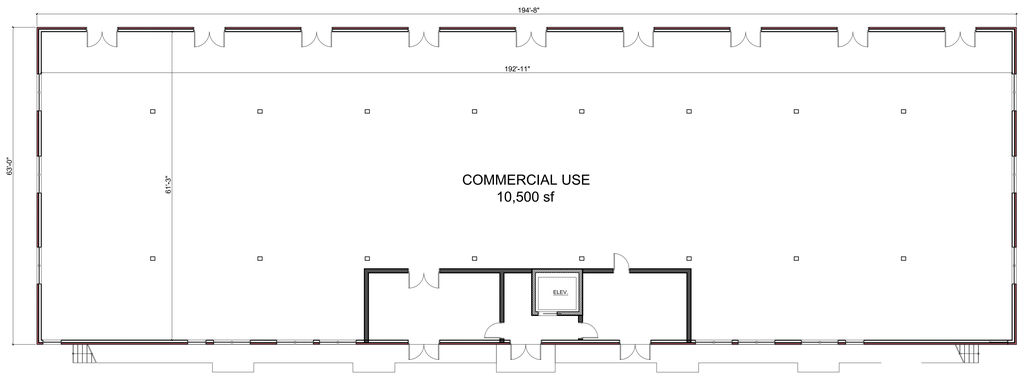
3rd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



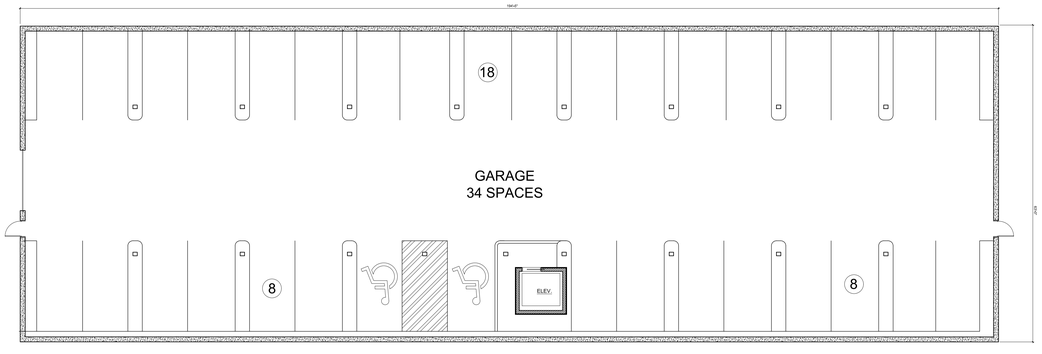
2nd Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



1st Floor Plan

Scale: $\frac{3}{32}$" = 1'-0"



Garage Plan

Scale: $\frac{3}{32}$" = 1'-0"

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 5 of 12 - Building Plans

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive
Beacon, New York
Scale: $\frac{3}{32}$" = 1'-0"
October 23, 2018

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/26/19	NO CHANGE	AJS
4	04/30/19	NO CHANGE	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS

View from Tioronda Avenue

Not to Scale

View of Garage / Workshop

Not to Scale

Elevation: North

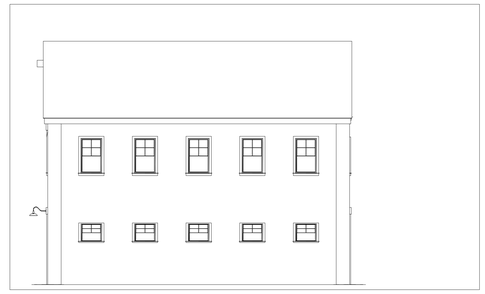
$\frac{1}{8}$" = 1'-0"

ROOF:
GALVALUME RIBBED ROOFING AND SHEET METAL EAVE. GALVALUME GUTTERS AND LEADERS

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK. PROVIDE WOOD LINTEL OVER WINDOWS IN BRICK WALLS.

GARAGE DOORS:
SECTIONAL GARAGE DOORS WITH CLEAR GLASS PANELS. COLOR: BLACK

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL



Elevation: West

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

Aerial View

Not to Scale

ROOF BULKHEADS:
CORTEN STEEL PANELS

TRIM:
PAINTED ALUMINUM PROFILES. COLOR: BLACK

RAILING:
42" HIGH PAINTED STEEL RAILING WITH 4" X 4" GRID BALUSTER

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK

SIDING:
GALVALUME VERTICAL RIBBED SIDING

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL

RETAINING WALL:
REDI-ROCK (OR APPROVED EQUAL) COBBLESTONE. COLOR: GRAY

Elevation: East

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

ROOF BULKHEADS:
CORTEN STEEL PANELS

TRIM:
PAINTED ALUMINUM PROFILES. COLOR: BLACK

RAILING:
42" HIGH PAINTED STEEL RAILING WITH 4" X 4" GRID BALUSTER

WINDOWS:
DOUBLE GLAZED INSULATED WINDOWS (ANDERSEN 400 SERIES OR APPROVED EQUAL). COLOR: BLACK

SIDING:
GALVALUME VERTICAL RIBBED SIDING

BRICK:
GLEN GARY 56DD OR APPROVED EQUAL

RETAINING WALL:
REDI-ROCK (OR APPROVED EQUAL) COBBLESTONE. COLOR: GRAY

BALCONY:
CONCRETE DECK WITH PAINTED STEEL EDGE AND COLUMNS. COLOR: BLACK

STAIR:
STEEL OPEN GRATE STAIR AND RAILING. COLOR: BLACK

GARAGE DOOR:
SECTIONAL GARAGE DOOR WITH OPAQUE GLASS PANELS. COLOR: BLACK

Elevation: North (South Similar)

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

Elevation: West

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

Site Plan Application

Sheet 6 of 12 - Renderings

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive
Beacon, New York
Scale: Not to Scale
October 23, 2018

LEGEND:

- EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- EXISTING PROPERTY LINE
- 100-YEAR FLOOD LINE
- 100-YEAR FLOODWAY LINE
- PROPOSED EASEMENT LINE
- PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- PROPOSED CLEANOUT
- PROPOSED SEWER SERVICE LINE
- PROPOSED WATER SUPPLY LINE
- PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- PROPOSED ROOF LEADER LOCATION
- PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE

INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES

CATCH BASINS AND PIPING:

ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED. ASSOCIATED PIPING SHALL BE INSPECTED ANNUALLY AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS NEEDED.

HYDRODYNAMIC DEVICES:

THE VORTEX UNITS SHALL BE INSPECTED QUARTERLY DURING THE FIRST YEAR OF OPERATION. THE MANUFACTURER RECOMMENDS THAT THE CDS UNITS BE INSPECTED BI-ANNUALLY (ONCE IN THE SPRING AND ONCE IN THE FALL). THE STRUCTURE SHALL BE VISUALLY INSPECTED FOR BLOCKAGES OR OBSTRUCTIONS IN THE INLET OR SEPARATION SCREEN. THE INSPECTION SHOULD ALSO QUANTIFY ACCUMULATION OF HYDROCARBONS, SEDIMENT AND TRASH WITHIN THE SYSTEM. INSPECTIONS AND MAINTENANCE SHALL BE PERFORMED BY QUALIFIED PERSONNEL WITH ADEQUATE TRAINING IN THESE TYPES OF UNITS. THE UNITS SHALL BE CLEANED BY VACUUM TRUCK ONCE A YEAR (EXCEPT FOR THE FIRST YEAR WHERE MORE FREQUENT CLEANINGS MAY BE REQUIRED).

INFILTRATION BASIN:

THE INFILTRATION BASIN SHALL BE INSPECTED MONTHLY FOR SEDIMENT AND DEBRIS ACCUMULATION. INFLOW PIPES, OUTLET STRUCTURES AND SPILLWAYS SHOULD ALSO BE INSPECTED FOR SEDIMENT AND DEBRIS MONTHLY. ANY ACCUMULATED SEDIMENT OR DEBRIS SHOULD BE REMOVED AS NECESSARY. PLANTINGS SHALL BE INSPECTED MONTHLY FOR HEIGHT, FERTILIZER, QUANTITY AND UNAUTHORIZED INVASIVE OR INAPPROPRIATE SPECIES. AFTER STORM EVENTS, THE INFILTRATION BASIN DEWATERING DURATION SHOULD ALSO BE MONITORED. THE BASIN FLOOR SHALL BE MOWED AS REQUIRED; HOWEVER, THE GRASS HEIGHT SHALL NOT EXCEED 18". SEDIMENT SHALL BE CLEANED OUT OF THE INFILTRATION BASIN ANNUALLY.

EXISTING UNDERGROUND UTILITY NOTES:

1. CONTRACTOR SHALL DIG TEST PITS TO VERIFY LOCATION, SIZE AND PIPE MATERIAL OF EXISTING UNDERGROUND UTILITIES. IF ANY EXISTING UTILITIES ARE NOT IN THE LOCATION WHERE THEY ARE SHOWN ON THE PLAN, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.

GENERAL CONSTRUCTION NOTES:

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

POST CONSTRUCTION NOTES:

1. UPON COMPLETION OF CONSTRUCTION OF THE STORMWATER FACILITIES, AS-BUILT DRAWINGS OF ALL STORMWATER PRACTICES AND AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON.

WATER AND SEWER MAIN RELOCATION NOTES:

1. THE SECTIONS OF SEWER MAIN TO REMAIN IN-PLACE ON SITE SHALL BE TV INSPECTED AND CLEANED TO VERIFY THE CONDITION OF THE PIPE. THIS WORK SHALL BE COORDINATED WITH THE CITY ENGINEER AND SEWER DEPARTMENT. THE PIPES TO REMAIN IN-PLACE SHALL THEN BE SLIP-LINED BETWEEN EXISTING MANHOLE 11 TO PROPOSED SEWER MANHOLE 12, AND BETWEEN PROPOSED SEWER MANHOLE 14 AND EXISTING SEWER MANHOLE 15.
2. UPON COMPLETION OF CONSTRUCTION OF THE WATER AND SEWER FACILITIES, AS-BUILT DRAWINGS OF FINAL WATER AND SEWER MAIN LOCATIONS SHALL BE PROVIDED TO THE CITY OF BEACON.
3. THE COMPLETED WATER MAIN EXTENSION AND SEWER MAIN RE-LOCATION SHALL BE CERTIFIED BY THE LICENSED PROFESSIONAL OBSERVING CONSTRUCTION TO THE CITY OF BEACON.
4. THE WATER AND SEWER MAINS SHALL BE DEDICATED TO THE CITY OF BEACON UPON ACCEPTANCE OF THE CERTIFICATION.

SNOW REMOVAL AND STORAGE NOTES:

1. THE SITE OWNER WILL UTILIZE A LOADER TO MOVE SNOW TO THE AREAS DESIGNATED FOR SNOW STORAGE.
2. SNOW SHALL BE REMOVED WITHIN 8 HOURS AFTER A SNOW EVENT.

SITE CLEARING NOTES:

1. SITE CLEARING SHALL OCCUR BETWEEN OCTOBER 1ST THROUGH MARCH 31ST IN ACCORDANCE WITH NYSDEC REGULATIONS.

ROCK REMOVAL NOTES:

1. ROCK REMOVAL (IF NECESSARY) SHALL BE ACCOMPLISHED BY MECHANICAL METHODS AS MUCH AS POSSIBLE AND SHALL ONLY BE PERMITTED BETWEEN 8:00AM AND 5:00 PM ON ANY DAY WHICH ROCK REMOVAL IS PERMITTED.
2. ACCEPTABLE ROCK REMOVAL METHODS ARE RIPPING, HYDRAULIC HAMMER OR DRILLING HOLES WITH USE OF EXPANSIVE TOOLS AND/OR WEDGES.
3. IF MECHANICAL METHODS BECOME INEFFECTIVE DUE TO HARD ROCK, AND IT IS DETERMINED THAT BLASTING IS REQUIRED, IT SHALL BE BROUGHT TO THE ATTENTION OF THE CITY OF BEACON BUILDING DEPARTMENT. NO BLASTING SHALL COMMENCE UNTIL A BLASTING PROTOCOL IS SUBMITTED TO THE CITY OF BEACON BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
4. BLASTING PROTOCOL SHALL BE IN ACCORDANCE WITH §111 OF THE CITY OF BEACON CODE.

PRESSURE REDUCING VALVE AND BACKFLOW PREVENTION NOTES:

1. HYDRANT FLOW TESTS IN THE VICINITY OF THE PROJECT REVEALED STATIC PRESSURES RANGING FROM 88 PSI TO 100 PSI. THEREFORE PRESSURE REDUCING VALVES WILL BE REQUIRED AT ALL PROPOSED DOMESTIC WATER CONNECTIONS TO BUILDINGS.
2. PRESSURE REDUCING VALVES (PRV) SHALL BE FURNISHED BY MUELLER OR WATTS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
3. SPECIFICATIONS FOR THE PROPOSED PRV SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING DEPARTMENT PRIOR TO INSTALLATION.
4. DOUBLE CHECK VALVES SHALL BE PROVIDED ON ALL SERVICE CONNECTIONS TO THE ON-SITE BUILDINGS.
5. DOUBLE CHECK VALVES SHALL BE WATTS SERIES 909 OR APPROVED EQUAL ON DOMESTIC CONNECTIONS AND COORDINATED WITH THE MECHANICAL ENGINEERING CONSULTANT AS TO TYPE AND SIZE.
6. SPECIFICATIONS FOR THE PROPOSED DOUBLE CHECK VALVES SHALL BE PROVIDED TO THE CITY OF BEACON PRIOR TO INSTALLATION.

RETAINING WALL NOTES:

1. ALL RETAINING WALLS SHOWN ON THIS PLAN SHALL BE DESIGNED BY A NEW YORK STATE LICENSED ENGINEER AND PLANS SHALL BE SUBMITTED TO THE BEACON BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.

LOT LINE RE-ALIGNMENT NOTES:

1. PARCEL 6054-37-066670 (7-15 CREEK DRIVE) IS CONVEYING 14,700.76 SQFT, (0.337 AC.) TO THIS PARCEL 6054-37-037625 (23-28 CREEK DRIVE).
2. THE RESULTANT AREA FOR PARCEL 6054-37-066670 (7-15 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±69,918.03 SQFT, OR ±1.605 AC.
3. THE RESULTANT AREA FOR PARCEL 6054-37-037625 (23-28 CREEK DRIVE) AFTER THE LOT LINE RE-ALIGNMENT IS ±136,953.88 SQFT, OR ±3.144 AC.

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 FOR EACH UNIT SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BEACON WATER DEPARTMENT REQUIREMENTS.
5. THE WATER MAIN EXTENSION SHALL BE 8"ø CLASS 52 DIP.
6. THE SEWER SERVICE LATERAL SHALL BE 6"ø SDR-35 PVC PIPE WITH PITCH AS SHOWN ON THE PLAN.
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 AND NORTH ELM STREET SHALL BE KEPT CLEAN AND SWEPT DURING CONSTRUCTION.
9. 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.
10. THE BUILDING DEPARTMENT SHALL HAVE THE RIGHT TO INSPECT THE EXISTING BUILDING TO CONFIRM THAT THERE ARE NOT EXISTING STORMWATER CONNECTIONS TO THE CITY'S SANITARY SEWER SYSTEM PRIOR TO THE MAP BEING SIGNED.
11. THE EXISTING WATER SERVICE LINE SHALL BE CUT, CAPPED AND ABANDONED IN-PLACE.
12. THE EXISTING SEWER SERVICE LATERAL SHALL BE REMOVED AND PLUGGED TO PREVENT ANY GROUNDWATER INFLOW INTO THE CITY SEWER SYSTEM.
13. THE EXISTING 24" SEWER MAIN SHALL BE TV INSPECTED AND THE RESULTS PROVIDED TO THE BEACON BUILDING DEPARTMENT.
14. THE EXISTING SECTIONS OF SEWER MAIN TO REMAIN IN USE ON THE PARCEL SHALL BE SLIP-LINED.

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB1	RIM = 95.31 SUMP = 92.20 PIPE 1 INV OUT = 93.20
CB2	RIM = 95.10 SUMP = 91.90 PIPE 1 INV IN = 93.00 PIPE 2 INV OUT = 92.90
CB3	RIM = 91.35 SUMP = 88.25 PIPE 2 INV IN = 88.40 PIPE 5 INV IN = 87.80 PIPE 3 INV OUT = 87.70
CB4	RIM = 88.81 SUMP = 82.90 PIPE 3 INV IN = 83.90 PIPE 4 INV OUT = 83.90
CB6	RIM = 91.14 SUMP = 87.10 PIPE 6 INV OUT = 88.10
WQ5	RIM = 88.66 SUMP = 82.00 PIPE 4 INV IN = 83.50 PIPE 5 INV OUT = 83.20

STORM SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
CB7	RIM = 97.01 SUMP = 93.90 PIPE 7 INV OUT = 93.60
CB8	RIM = 94.74 SUMP = 89.90 PIPE 7 INV IN = 91.00 PIPE 8 INV OUT = 89.90
CB9	RIM = 91.56 SUMP = 87.60 PIPE 8 INV IN = 88.70 PIPE 9 INV OUT = 88.60

SANITARY SEWER STRUCTURE TABLE

STRUCTURE	STRUCTURE DETAILS
EX. SMH 11	RIM = 99.23 PIPE 11 INV OUT = 82.90
EX. SMH 15	RIM = 89.23 PIPE 14 INV IN = 76.21
SMH 13	RIM = 94.24 PIPE 12 INV IN = 87.00 PIPE 13 INV OUT = 86.90
SMH 12	RIM = 91.56 PIPE 11 INV IN = 83.88 PIPE 12 INV OUT = 83.70
SMH 14	RIM = 92.00 PIPE 13 INV IN = 81.90 PIPE 14 INV OUT = 81.20

STORM SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 1	19 LF	15" ø CORR HDPE	1.03%
PIPE 2	31 LF	15" ø CORR HDPE	14.61%
PIPE 3	81 LF	15" ø CORR HDPE	4.67%
PIPE 4	57 LF	15" ø CORR HDPE	1.05%
PIPE 5	17 LF	15" ø CORR HDPE	1.18%
PIPE 6	22 LF	15" ø CORR HDPE	1.37%

STORM SEWER PIPE TABLE

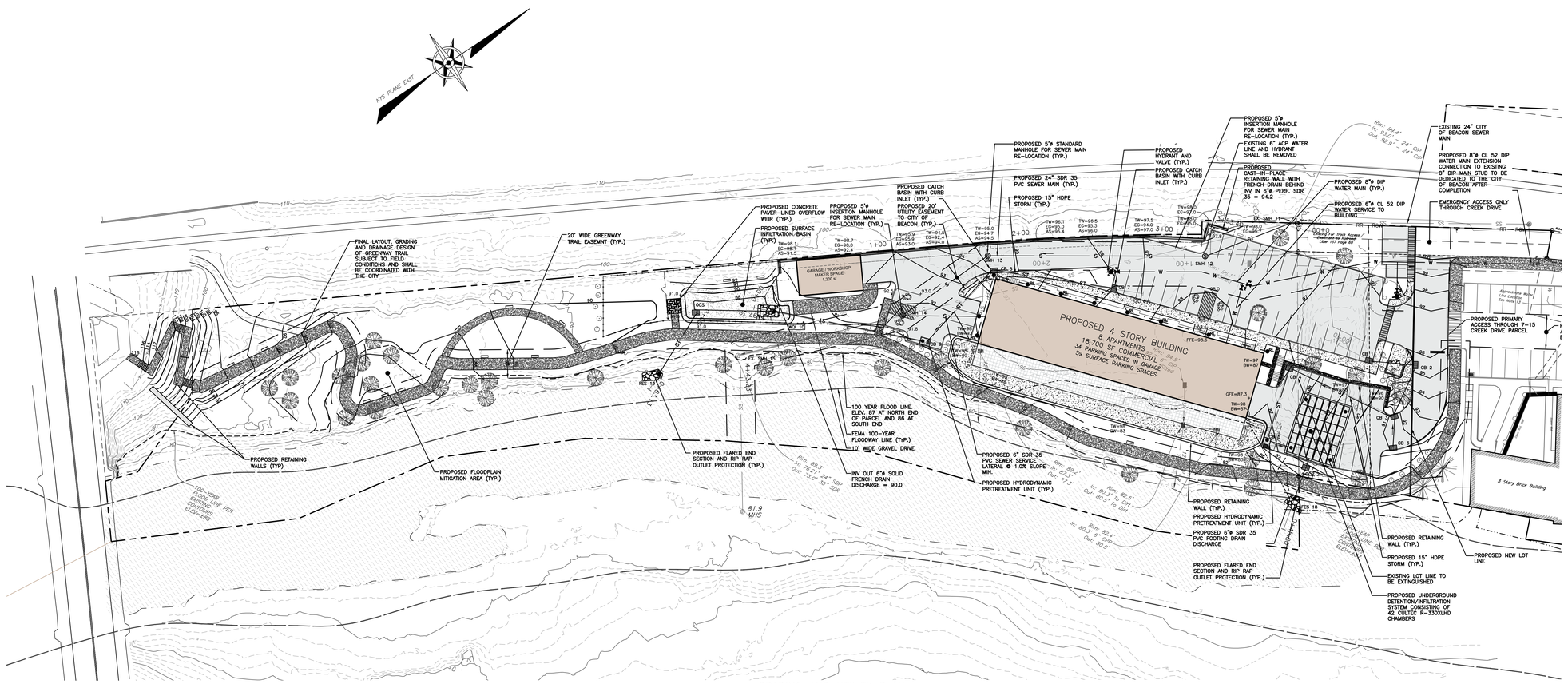
PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 7	85 LF	15" ø CORR HDPE	3.04%
PIPE 8	69 LF	15" ø CORR HDPE	1.73%
PIPE 9	106 LF	15" ø CORR HDPE	0.47%

SANITARY SEWER PIPE TABLE

PIPE NAME	LENGTH	SIZE AND MATERIAL	SLOPE
PIPE 11	85 LF	24 Inch PVC	4.62%
PIPE 12	152 LF	24 Inch PVC	1.78%
PIPE 13	73 LF	24 Inch PVC	6.86%
PIPE 14	117 LF	24 Inch PVC	4.25%

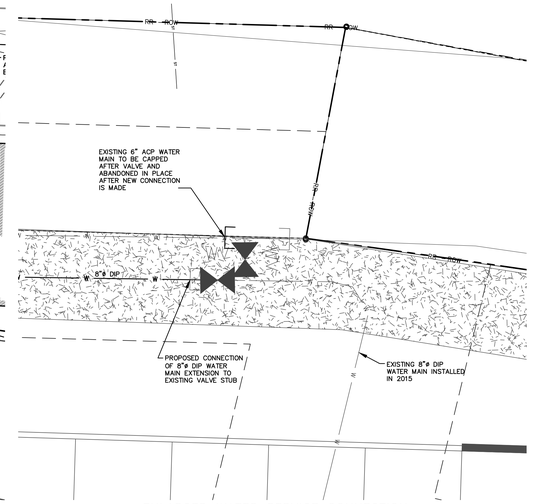
FLARED END SECTION TABLE

STRUCTURE	STRUCTURE DETAILS
FES 11	PIPE 9 INV IN = 88.10
FES 18	PIPE 15 INV IN = 80.00
FES 19	PIPE 16 INV IN = 79.50



GRADING AND UTILITY PLAN
SCALE: 1" = 30'
GRAPHIC SCALE

30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.



ENLARGED WATER SERVICE CONNECTION
SCALE: 1" = 5'
GRAPHIC SCALE

5 0 2.5 5 10 20
(IN FEET)
1 inch = 5 ft.

DUTCHESS COUNTY DEPARTMENT OF BEHAVIORAL & COMMUNITY HEALTH

STANDARD NOTES FOR PROJECTS W/CENTRAL WATER & SEWER

THE DESIGN, CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND GENERALLY ACCEPTED STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION WHICH INCLUDE:

"NEW YORK STATE DESIGN STANDARDS FOR INTERMEDIATE SIZED WASTEWATER TREATMENT SYSTEMS"; NYSDEC

"RECOMMENDED STANDARDS FOR SEWAGE TREATMENT WORKS, (TEN STATES)."

"RECOMMENDED STANDARDS FOR WATER WORKS, (TEN STATES)."

"NEW YORK STATE DEPARTMENT OF HEALTH AND DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION POLICIES, PROCEDURES AND STANDARDS."

"DUTCHESS COUNTY AND NEW YORK STATE SANITARY CODES."

"DUTCHESS COUNTY ENVIRONMENTAL HEALTH SERVICES DIVISION CERTIFICATE OF APPROVAL LETTER."

THIS PLAN IS APPROVED AS MEETING THE APPROPRIATE AND APPLIED TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES FOR ARRANGEMENT OF SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES.

UPON COMPLETION OF THE FACILITIES, THE FINISHED WORKS SHALL BE INSPECTED, TESTED, AND CERTIFIED COMPLETE TO THE DC EHSD BY THE NEW YORK STATE LICENSED PROFESSIONAL ENGINEER SUPERVISING CONSTRUCTION. NO PART OF THE FACILITIES SHALL BE PLACED INTO SERVICE UNTIL ACCEPTED BY THE DC EHSD.

APPROVAL OF ANY PLAN(S) OR AMENDMENT THERETO SHALL BE VALID FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF APPROVAL. FOLLOWING THE EXPIRATION OF SAID APPROVAL, THE PLAN(S) SHALL BE RE-SUBMITTED TO THE COMMISSIONER OF HEALTH FOR CONSIDERATION FOR RE-APPROVAL. RE-SUBMISSION OR REVISED SUBMISSION OF PLANS AND/OR ASSOCIATED DOCUMENTS SHALL BE SUBJECT TO COMPLIANCE WITH THE TECHNICAL STANDARDS, GUIDELINES, POLICIES AND PROCEDURES IN EFFECT AT THE TIME OF THE RE-SUBMISSION.

NO CELLAR, FOOTING, FLOOR, GARAGE, COOLER OR ROOF DRAINS SHALL BE DISCHARGED INTO THE SEWAGE COLLECTION SYSTEM.

ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE SEWAGE COLLECTION SYSTEM.

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY & QUANTITY CONTROL STRUCTURES, PERMANENT AND TEMPORARY, ARE SHOWN ON THE PLANS.

THE DC EHSD SHALL BE NOTIFIED SIXTY DAYS PRIOR TO ANY CHANGE IN USE; USE CHANGES MAY REQUIRE RE-APPROVAL BY THE DC EHSD.

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL A "COMPLETED WORKS APPROVAL" IS ISSUED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE SANITARY CODE (10NYCRR5).

NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

ALL SERVICE LINES ARE THE RESPONSIBILITY OF THE OWNER UP TO THE PROPERTY LINE. THE WATER AND SEWER COMPANIES SHALL BE RESPONSIBLE FOR ALL VALVES AND PIPES WHICH ARE NOT ON THE OWNER'S PROPERTY.

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

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
2	02/22/19	REVISED BUILDING USE	MAB				
3	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
4	03/26/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
5	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
6	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB				

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F: 845-440-6637

SEAL

GRADING AND UTILITY PLAN

23-28 CREEK DRIVE

23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	SCALE: AS SHOWN
TITLE:	GU-1
SHEET:	7 OF 12

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

LEGEND:

- RL● EXISTING ROOF LEADER LOCATION
- SEWER MANHOLE
- UNKNOWN MANHOLE
- GUY WIRE ANCHOR
- UTILITY POLE
- ELECTRIC BOX
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- COMMUNICATION BOX
- OVERHEAD WIRES
- FENCE
- DROP INLET
- GAS METER
- LAMP
- UNKNOWN VALVE
- EXISTING WATER EDGE
- EXISTING PROPERTY LINE
- 100- EXISTING FLOOD LINE
- 100- EXISTING FLOODWAY LINE
- PROPOSED EASEMENT LINE
- CB 3 PROPOSED CATCH BASIN WITH INLET PROTECTION
- PROPOSED CLEANOUT
- PROPOSED HYDRANT
- PROPOSED WATER VALVE
- PROPOSED SANITARY MANHOLE
- PROPOSED RETAINING WALL
- ST PROPOSED CULVERT
- PROPOSED UNDERDRAIN
- PROPOSED ROOF LEADER PIPE
- 92 PROPOSED MINOR CONTOUR
- 90 PROPOSED MAJOR CONTOUR
- ●92.5 PROPOSED SPOT ELEVATION
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- CO PROPOSED CLEANOUT
- S PROPOSED SEWER SERVICE LINE
- W PROPOSED WATER SUPPLY LINE
- x x PROPOSED FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- UTILITY CROSSING LOCATION
- RL● PROPOSED ROOF LEADER LOCATION
- WS PROPOSED WATER SERVICE LINE
- PROPOSED WATER SHUT-OFF VALVE

EROSION AND SEDIMENT CONTROL NOTES

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE PROVIDED ON THIS SHEET. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G., SWALES, CULVERTS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. SEDIMENT AND TRASH SHALL BE REMOVED, AS NECESSARY.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY EROSIVE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THE DETAIL SHEET.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE CITY SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS. THE NOTICE OF INTENT (NOI) MAY NEED TO BE UPDATED AS A RESULT OF THE CHANGES.
10. THE CONTRACTOR/OWNER SHALL MAINTAIN A RECORD OF ALL EROSION AND SEDIMENT CONTROL INSPECTION REPORTS AT THE SITE IN A LOG BOOK. THE SITE LOG BOOK SHALL BE MAINTAINED ON SITE AND BE MADE AVAILABLE TO THE PERMITTING AUTHORITY. THE OWNER/CONTRACTOR SHALL, ON A MONTHLY BASIS, POST AT THE SITE A SUMMARY OF THE SITE INSPECTION ACTIVITIES IN A PUBLICLY ACCESSIBLE LOCATION.
11. THE OWNER SHALL FILE A NOI WITH THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION (NYSDEC) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES AND A NOTICE OF TERMINATION (NOT) WITH THE NYSDEC FOLLOWING CONSTRUCTION ACTIVITIES.
12. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DEWATERING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL (AKA SUMP PIT) TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
13. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED PER THE APPROVAL OF THE CITY AND QUALIFIED PROFESSIONAL.
14. UPON COMPLETION OF CONSTRUCTION, THE PARCEL OWNER(S) AND SUBSEQUENTLY THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM. THE STORMWATER MANAGEMENT SYSTEM SHALL BE INSPECTED QUARTERLY AND AFTER EACH SIGNIFICANT RAINFALL EVENT. THE OWNER(S) SHALL MAINTAIN A RECORD OF INSPECTION AND MAINTENANCE REPORTS AT THE SITE. REFER TO THE SWPPP FOR INSPECTION REQUIREMENTS AND FUTURE MAINTENANCE.

SOIL RESTORATION NOTES:

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

CONSTRUCTION SEQUENCING NOTES:

DISTURBED AREA= 2.17 AC.

1. SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE CITY ENGINEER, OWNER OR OWNER'S REPRESENTATIVE, PROJECT ENGINEER, CONTRACTOR AND SUBCONTRACTORS (IF NECESSARY) WHO ARE TO PERFORM THE CONSTRUCTION.
2. ESTABLISH THE LIMIT OF DISTURBANCE FOR PROPOSED CLEARING AND GRADING ASSOCIATED WITH THE PROPOSED PARKING AREAS AND STORMWATER MANAGEMENT AREA.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE AS DEPICTED ON THE PLAN.
4. CLEAR LOCATIONS FOR INSTALLATION OF PROPOSED EROSION AND SEDIMENT CONTROL MEASURES.
5. INSTALL SILT FENCE AS SHOWN ON THIS PLAN AND IN OTHER AREAS THAT BECOME APPARENT FOLLOWING CLEARING ACTIVITIES.
6. PRIOR TO FURTHER CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER TO CONDUCT A PRE-CONSTRUCTION SITE ASSESSMENT TO VERIFY THAT THE APPROPRIATE EROSION AND SEDIMENT CONTROLS SHOWN ON THIS PLAN HAVE BEEN ADEQUATELY INSTALLED ENSURING OVERALL PREPAREDNESS OF THIS SITE FOR THE COMMENCEMENT OF CONSTRUCTION.
7. COMMENCE MASS GRADING ACTIVITIES ON PROJECT AREA.
8. INSTALL UNDERGROUND DETENTION SYSTEM. INSTALL SILT FENCE SURROUNDING UNDERGROUND DETENTION FOOTPRINT. USE ORANGE CONSTRUCTION FENCE IN ADDITION TO THE SILT FENCE IF NECESSARY.
9. CONSTRUCT STORM SEWER SYSTEM.
10. CONSTRUCT CURBING AND PARKING AREAS TO BINDER COURSE.
11. TILL SOIL IN ALL LANDSCAPED AREAS THAT HAVE PREVIOUSLY BEEN DISTURBED.
12. INSTALL ALL PROPOSED LANDSCAPING.
13. PAVE TOP COURSE ON PARKING AREAS.
14. INSTALL INFILTRATION BASIN.
15. REMOVE EROSION AND SEDIMENT CONTROLS WHEN CONTRIBUTING DRAINAGE AREAS HAVE BECOME STABILIZED.

GENERAL NOTE: EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AS NEEDED DURING CONSTRUCTION ACTIVITIES AND BASED ON THE MAINTENANCE SCHEDULE. ADDITIONAL EROSION CONTROL MEASURES BASED ON SITE CONDITIONS SHALL BE PROVIDED AS NECESSARY IN ORDER TO PROTECT ADJACENT PARCELS AND WATERS.

INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES

PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABLIZED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE:
INSPECT THE ENTRANCE PAD EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. CHECK FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. REGRADE PAD AS NEEDED FOR RUNOFF CONTROL. WASH AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED OFF SITE BY VEHICLES. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. REMOVE TEMPORARY CONSTRUCTION ENTRANCE AS SOON AS THEY ARE NO LONGER NEEDED TO PROVIDE ACCESS TO THE SITE AS DIRECTED BY PROJECT ENGINEER.

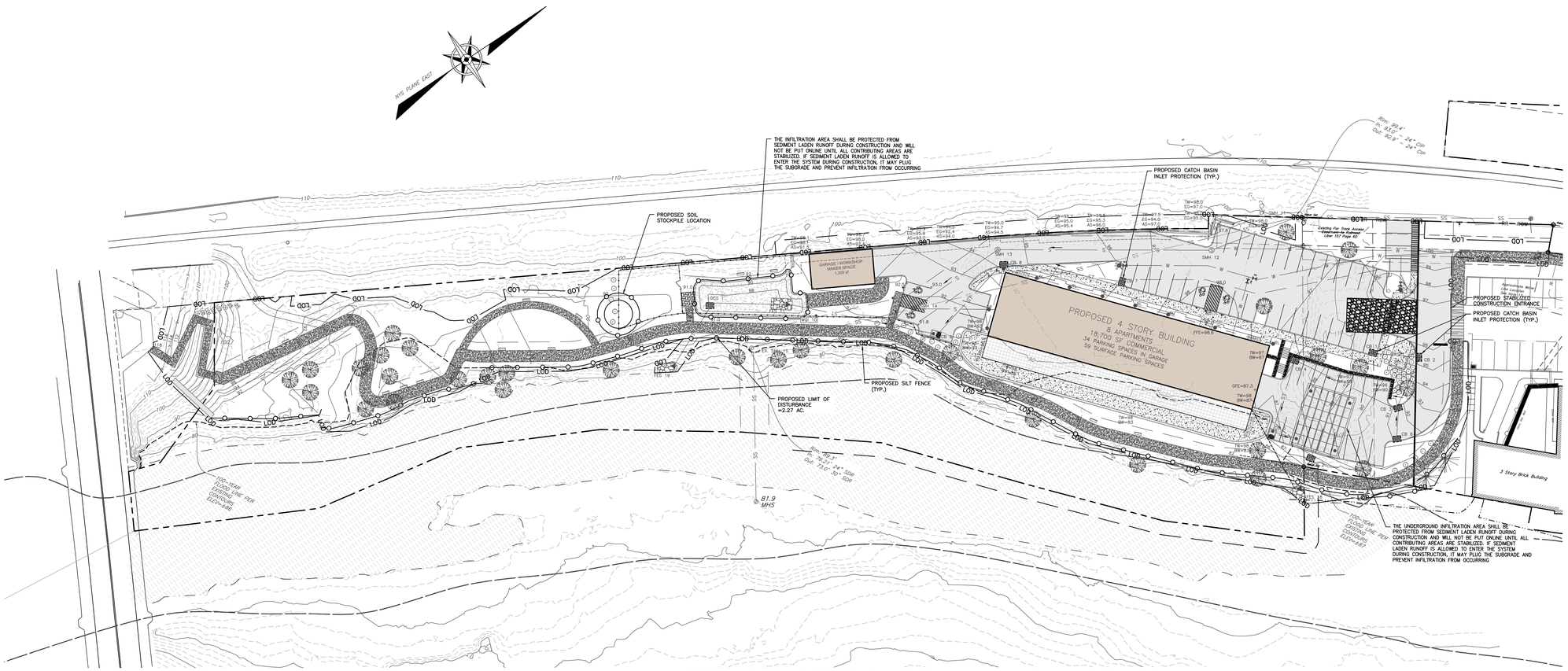
SILT FENCE:
INSPECT FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE FENCE. IF FENCE FABRIC TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF FENCE IMMEDIATELY.

SOIL STOCKPILE:
INSPECT SEDIMENT CONTROL BARRIERS (SILT FENCE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS AND AFTER EVERY STORM EVENT WITH RAINFALL THAT EQUALS OR EXCEEDS 0.5 INCH. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO ONE-QUARTER THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION OF SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCKPILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

DUST CONTROL:
SCHEDULE CONSTRUCTION OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREAS AT ANY ONE TIME DURING THE COURSE OF WORKS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING (WATER). STRUCTURAL MEASURES (MULCH, SEEDING) SHALL BE INSTALLED IN DISTURBED AREAS BEFORE SIGNIFICANT BLOWING PROBLEMS DEVELOP. WATER SHALL BE SPRAYED AS NEEDED. REPEAT AS NEEDED, BUT AVOID EXCESSIVE SPRAYING, WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

DEWATERING PITS:
(IF REQUIRED) – INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW. CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES CLOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND NEW PITS SHALL BE CONSTRUCTED AS NEEDED.

CATCH BASINS:
ALL CATCH BASINS SHALL BE INSPECTED AFTER EACH STORM EVENT FOR SEDIMENT ACCUMULATION, AND DEBRIS, AND REMOVE AS NECESSARY. THE INLET PROTECTION SHALL BE INSPECTED FOR SEDIMENT ACCUMULATION AND REPLACED AS NECESSARY. WHEN SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN SUMP REACHES 1/2 OF THE SUMP DEPTH, IT SHALL BE REMOVED.



EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 30'

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB				

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PH: 845-440-6926
F: 845-440-6637

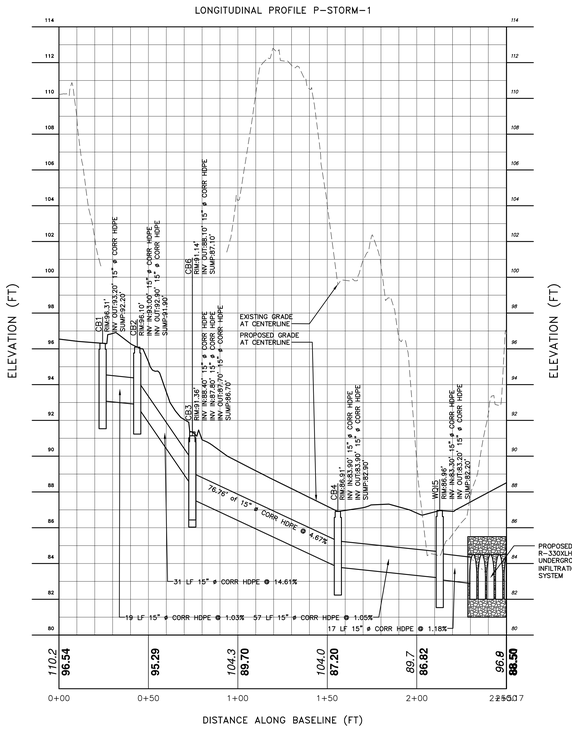
EROSION AND SEDIMENT CONTROL PLAN

23-28 CREEK DRIVE

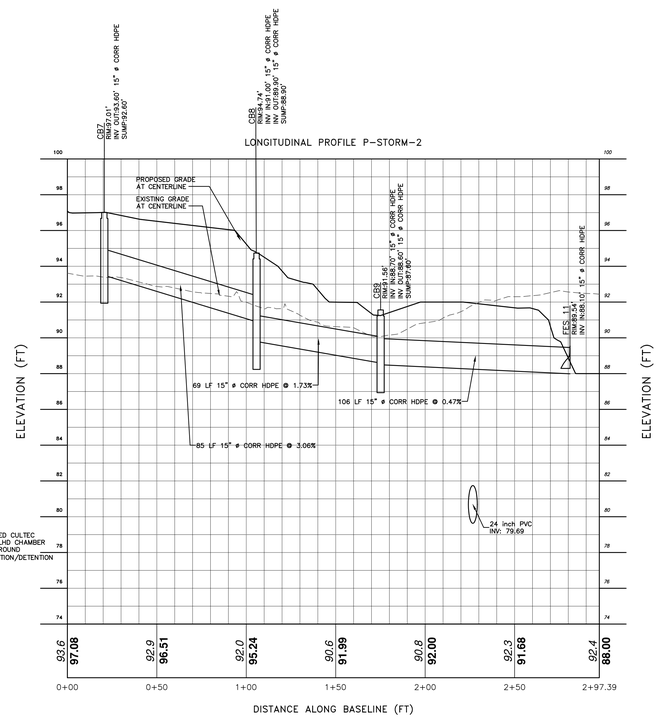
23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	SCALE: 1" = 30'
TITLE:	EC-1
SHEET:	8 OF 12

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



STORM LINE 1 PROFILE
SCALE: 1"= 3'V
1" = 30'H



STORM LINE 2 PROFILE
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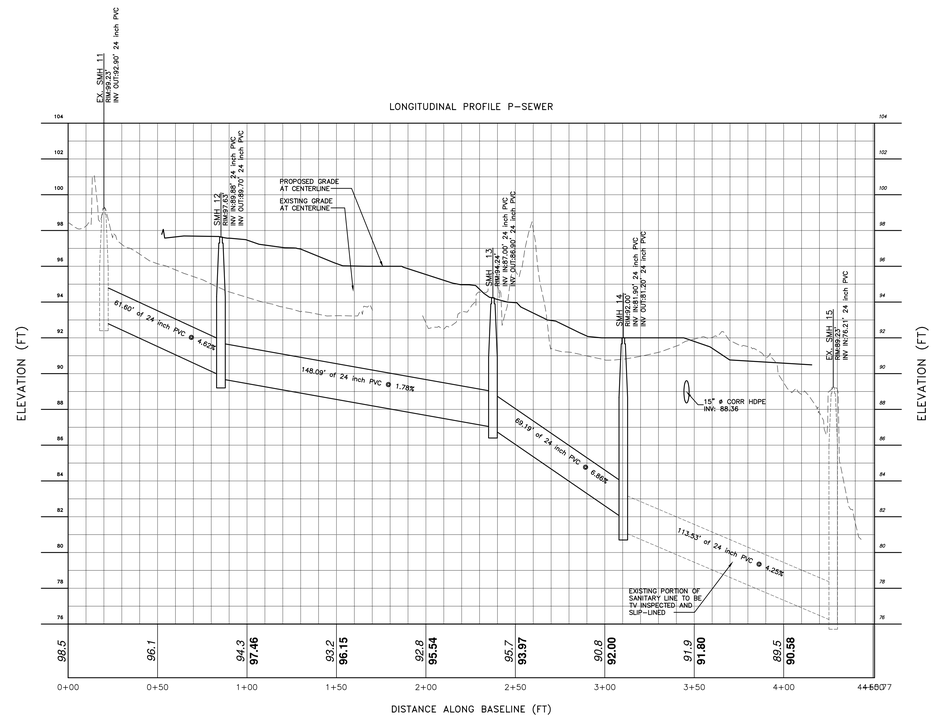
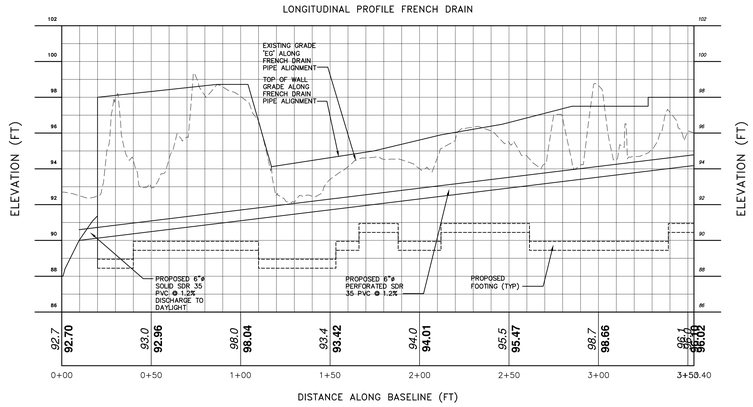
1" = 30'H



SEWER LINE PROFILE
SCALE: 1"= 3'V
1" = 30'H



FRENCH DRAIN/RETAINING WALL PROFILE
SCALE: 1"= 3'V
1" = 30'H

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
3	03/26/19	REVISED FOR PLANNING BOARD COMMENTS	MAB				
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB				

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PROFILES

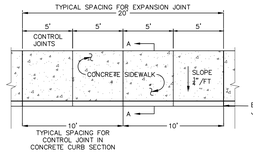
23-28 CREEK DRIVE

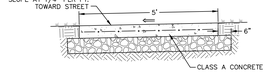
23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2018:029
DATE:	10/23/2018
SCALE:	AS SHOWN
TITLE:	P-1
SHEET:	9 OF 12

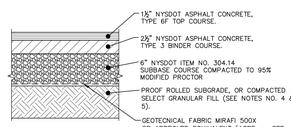
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS A VIOLATION OF SECTION 7209.2 OF THE NEW YORK EDUCATION LAW

SITE DETAILS



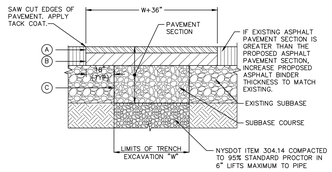


SECTION A–A



NOTES:
1. MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002.
2. SUBGRADE SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS.
3. TACK COAT WHEN SPECIFIED OR CALLED OUT IN THESE DRAWINGS OR REQUIRED BY THE REFERENCED SPECIFICATIONS SHALL CONFORM WITH SECTION 407–TACK COAT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSES OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMANCE WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
5. IT IS EXPECTED THAT THE EXISTING SITE SUB–SOILS ARE SAND AND GRAVEL IN NATURE (CALIFORNIA BEARING RATIO RANGE BETWEEN 40 AND 80) . IF UNSUITABLE SOILS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE ENGINEER FOR POSSIBLE MODIFICATIONS TO THE PAVEMENT DETAIL.

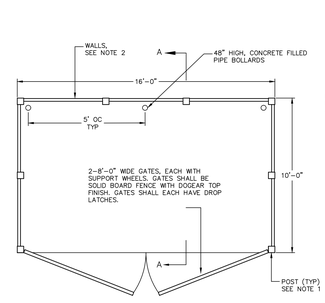
PAVEMENT SECTION DETAIL
NOT TO SCALE



LEGEND
- (A) 1–1/2" ASPHALT CONCRETE TOP COURSE– NYSDOT TYPE 6F
- (B) 2 1/2" ASPHALT CONCRETE BINDER COURSE– NYSDOT TYPE 3
- (C) 6" GRANULAR SUBBASE COURSE– NYSDOT ITEM 304.14

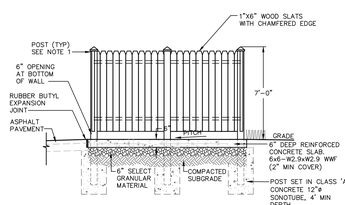
NOTES:
1. SAW CUT MIN. 18" BEYOND EXCAVATION WITH SMOOTH EDGES. 18" JOINT BETWEEN EXISTING AND NEW TOP COURSE TO BE MILLED. JOINT TO BE SEALED WITH POLYMER MODIFIED SEALER.
2. FURNISH, PLACE, AND COMPACT SUBBASE.
3. TACK COAT IN ACCORDANCE WITH NYSDOT STANDARD SPEC.
4. FURNISH AND PLACE ASPHALT CONCRETE PAVEMENT AS SPECIFIED.

PAVEMENT RESTORATION DETAIL
NOT TO SCALE



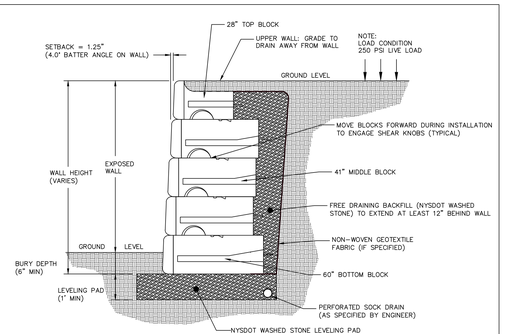
PLAN

TRASH ENCLOSURE DETAILS
NOT TO SCALE



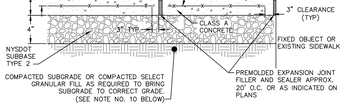
SECTION A–A

NOTES
1. POSTS SHALL HAVE A DECORATIVE CAP, CONSISTENT WITH THE ARTS & CRAFTS STYLE, AS APPROVED BY OWNER. POST SPACING SHALL BE AS REQUIRED BY WALL CONSTRUCTION.
2. WALLS OF DUMPSTER ENCLOSURE SHALL BE A SOLID WOOD PRIVACY FENCING NATURAL STAIL OR PAINT TO COMPLEMENT BUILDING.

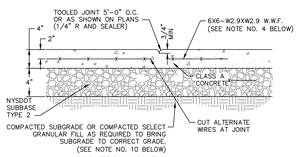


NOTES:
1. RETAINING WALL MANUFACTURED BY REDI–ROCK OR APPROVED EQUAL.
2. THIS DETAIL FOR SITE PLAN APPROVAL ONLY TO SHOW GENERAL WALL ASSEMBLY. FINAL DESIGN DOCUMENTS SHALL BE PROVIDED TO THE CITY OF BEACON FOR REVIEW PRIOR TO CONSTRUCTION.

TYPICAL REDI–ROCK GRAVITY WALL
NOT TO SCALE



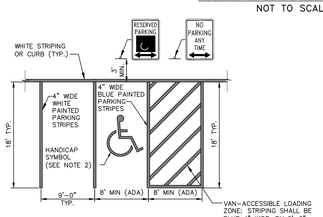
EXPANSION JOINT



CONTROL JOINT

NOTES:
1. 10' SPACING OF CONTROL JOINTS SHALL BE USED FOR CAST IN PLACE CONCRETE CURBS.
2. MATERIAL AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION (NYSDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS, DATED JANUARY 2, 2002, AND ALL ADDENDA THERETO; THE ONLY EXCEPTION BEING THAT THE WORK OF THIS CONTRACT SHALL BE MEASURED IN ENGLISH UNITS.
3. ALL CONCRETE SHALL BE 3,500 PSI CLASS A CONCRETE. CONCRETE MATERIALS, PLACEMENT, AND CONSTRUCTION SHALL CONFORM WITH SECTION 500 OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
4. REINFORCING STEEL FOR CONCRETE SHALL CONFORM WITH SECTION 556 – REINFORCING STEEL FOR CONCRETE STRUCTURES OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS AND AS SPECIFICALLY CALLED OUT IN THE DRAWINGS.
5. ALL EXPOSED SURFACED SHALL HAVE A BROOM TEXTURED FINISH.
6. EXPANSION JOINTS SHALL BE LOCATED A MAXIMUM OF 20' ON CENTER, OR AS INDICATED ON PLANS.
7. JOINTS SHALL NOT BE SAW CUT.
8. EXPOSED CONCRETE SURFACES SHALL BE TREATED WITH "SUREBOND"/"SAFEBOND"SB–7000 INTENSIFIER BRIGHT PROTECTOR AND SIDEWALK SEALER, OR EQUAL. RATE AND METHOD OF APPLICATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
9. SUBBASE MATERIAL SHALL CONFORM WITH SECTION 304 OF THE ABOVE REFERENCED NYSDOT STANDARD.
10. WHERE IT IS NECESSARY TO PLACE FILL FOR PURPOSE OF BRINGING THE SUBGRADE ELEVATION UP TO A SPECIFIED GRADE, THE FILL MATERIAL PLACED SHALL BE IN CONFORMATION WITH SECTION 203–EXCAVATION AND EMBANKMENT OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.
11. ALL WORK SHALL CONFORM WITH SECTION 608–SIDEWALK, DRIVEWAYS, AND BICYCLE PATHS OF THE ABOVE REFERENCED NYSDOT STANDARD SPECIFICATIONS.

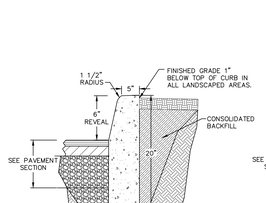
CONCRETE SIDEWALK DETAIL
NOT TO SCALE



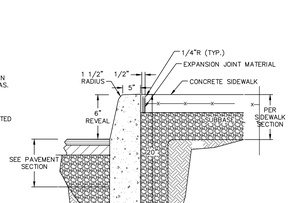
TYPICAL PARKING STRIPING | HANDICAP PARKING STRIPING

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

PARKING AND STRIPING DETAIL
NOT TO SCALE



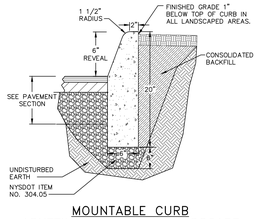
ABUTTING GRASS OR LANDSCAPE



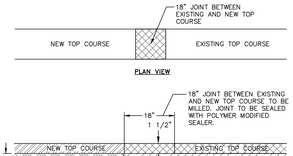
ABUTTING SIDEWALK

NOTES:
1. CONCRETE CURB SHALL BE 4,000 PSI CAST–IN–PLACE, AND IN ACCORDANCE WITH NYSDOT STANDARD SPECIFICATION SECTION 609.
2. EXPANSION JOINTS OF 1/2" CELLULOSE OR SIMILAR MATERIAL SHALL BE PLACED AT 10 FOOT INTERVALS.
3. FOR MOUNTABLE CURBS ABUTTING SIDEWALK OR OTHER HARDSCAPE, REFER TO "ABUTTING SIDEWALK" DETAIL.

CAST–IN–PLACE CONCRETE CURB DETAIL
NOT TO SCALE

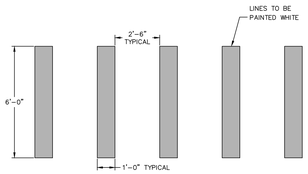


MOUNTABLE CURB
ABUTTING GRASS OR LANDSCAPE
NOT TO SCALE



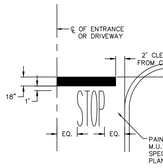
NOTES:
1. 3" BINDER COURSE AND 1½" TOP COURSE TO BE USED FOR RESTORATION OF PAVEMENT WITHIN CITY ROADS.
2. EXCAVATIONS ARE TO BE SAW CUT SMOOTH, ALL EDGES TACK COATED, AND ALL SEAMS SEALED WITH A HOT POLYMER MODIFIED CRACK SEALANT.
3. IF EXISTING ASPHALT PAVEMENT DEPTH IS GREATER THAN THE PROPOSED ASPHALT PAVEMENT SECTION, INCREASE PROPOSED ASPHALT BINDER THICKNESS TO MATCH EXISTING.

MILLED KEYWAY DETAIL
NOT TO SCALE

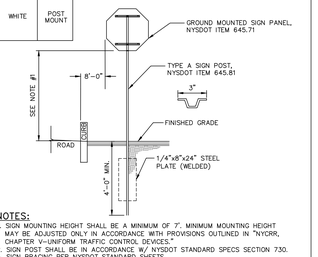


PAINTED CROSSWALK DETAIL
NOT TO SCALE

TEXT	APPROXIMTE SIZE OF SIGN	MUTCD NO.	COLOR		TYPE OF MOUNTING
			BACKGROUND	LEGEND	
STOP	30"x30"	R1–1	RED	WHITE	POST MOUNT

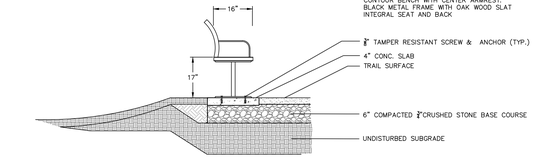


STOP BAR DETAIL
NOT TO SCALE

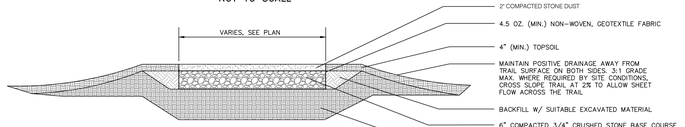


NOTES:
1. SIGN MOUNTING HEIGHT SHALL BE A MINIMUM OF 7'. MINIMUM MOUNTING HEIGHT MAY BE ADJUSTED ONLY IN ACCORDANCE WITH PROVISIONS OUTLINED IN "NYCRR, CHAPTER V–UNIFORM TRAFFIC CONTROL DEVICES."
2. SIGN POST SHALL BE IN ACCORDANCE W/ NYSDOT STANDARD SPECS SECTION 730.
3. SIGN BRACING PER NYSDOT STANDARD SHEETS.
4. SIGN POSTS WITHIN THE COUNTY RIGHT–OF–WAY SHALL BE BREAKAWAY TYPE MEETING THE REQUIREMENTS OF THE NYSDOT.

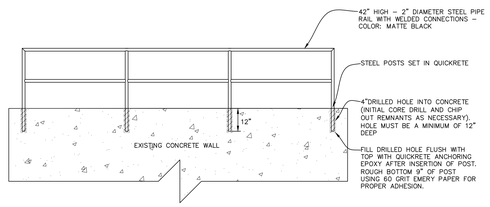
SINGLE POST SIGN DETAIL
NOT TO SCALE



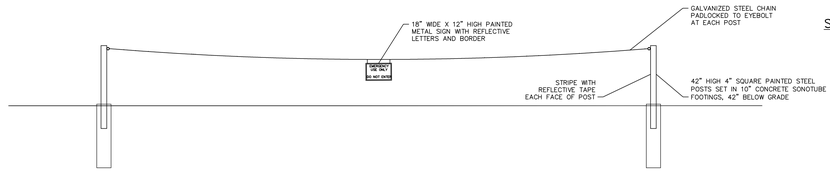
GREEN WAY TRAIL BENCH DETAIL
NOT TO SCALE



GREEN WAY TRAIL CROSS SECTION
NOT TO SCALE

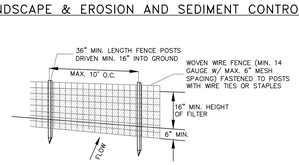


HAND RAIL DETAIL
NOT TO SCALE



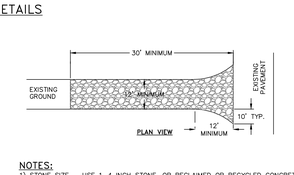
EMERGENCY GATE AT CREEK
DRIVE DETAIL
NOT TO SCALE

LANDSCAPE & EROSION AND SEDIMENT CONTROL DETAILS



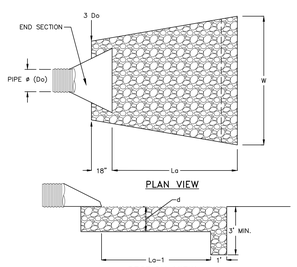
NOTES:
1. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
2. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER–LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED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

SILT FENCE DETAIL
NOT TO SCALE



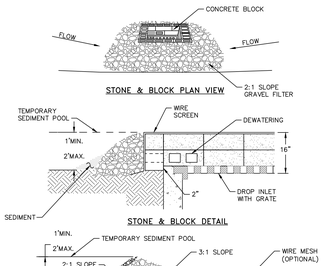
NOTES:
1) STONE SIZE – USE 1–4 INCH STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2) LENGTH – NOT LESS THAN 30 FEET FOR A SINGLE RESIDENCE LOT.
3) THICKNESS – NOT LESS THAN SIX (6) INCHES.
4) WIDTH – 12 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24 FOOT MINIMUM IF SINGLE ENTRANCE TO SITE.
5) GEOTEXTILE – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6) SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED BENEATH THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7) MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURE USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8) WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9) PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



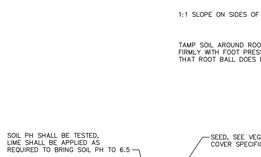
NOTES:
1. SIZING INFORMATION TAKEN FROM FIGURE 5B.12 (PAGE 5B.25) AND/OR FIGURE 5B.13 (PAGE 5B.26) OF THE "NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL" 2016 EDITION.
2. RIPRAP SHALL BE COMPOSED OF A WELL–GRADED MIXTURE OF STONE SIZE SO THAT 50% OF THE PIECES SHALL BE LARGER, BY WEIGHT, THAN THE SPECIFIED ⌀50. THE LARGEST STONE SIZE SHALL BE 1.5 TIMES ⌀50.
3. THE MINIMUM THICKNESS OF THE RIPRAP LAYER SHALL BE 1.5 TIMES THE MAXIMUM STONE DIAMETER FOR ⌀50 OF 15 INCHES OR LESS, AND 1.2 TIMES THE MAXIMUM STONE SIZE FOR ⌀50 GREATER THAN 15 INCHES.
4. A LAYER OF FILTER FABRIC (THICKNESS 20–60 MILS, GRAB STRENGTH 90–120 LBS, SHALL CONFORM TO ASTM D–1777 AND ASTM D–1682) SHALL BE PLACED BETWEEN THE RIPRAP AND THE UNDERLYING SOIL SURFACE. FILTER FABRIC SHALL HAVE A MINIMUM 1' OVERLAP AT ALL SEEMS.

ROCK OUTLET PROTECTION DETAIL
NOT TO SCALE



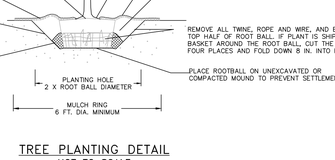
NOTES:
1. LAY ONE BLOCK ON EACH SIDE OF THE STRUCTURE ON ITS SIDE FOR DEWATERING. FOUNDATION SHALL BE 2 INCHES MINIMUM BELOW REST OF INLET AND BLOCKS SHALL BE PLACED AGAINST INLET FOR SUPPORT.
2. HARDWARE CLOTH OR 1/2" WIRE MESH SHALL BE PLACED OVER BLOCK OPENINGS TO SUPPORT STONE.
3. USE CLEAN STONE OR GRAVEL 1/2–3/4 INCH IN DIAMETER PLACED 2 INCHES BELOW TOP OF THE BLOCK ON A 2:1 SLOPE OR FLATTER.
4. FOR STONE STRUCTURES ONLY, A 1 FOOT THICK LAYER OF THE FILTER STONE WILL BE PLACED AGAINST THE 3 INCH STONE AS SHOWN ON THE DRAWINGS. MAXIMUM DRAINAGE AREA 1 ACRE

CATCH BASIN INLET PROTECTION DETAIL
NOT TO SCALE

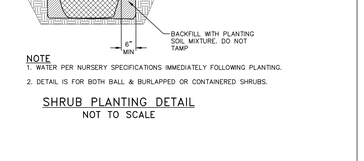


NOTES:
1. TOPSOIL, SEED, MULCH, AND FERTILIZE DISTURBED SOIL AREAS THAT WILL BE LEFT EXPOSED FOR 14 DAYS OR MORE.
2. SEED MIXTURE FOR USE ON LAWNS IN SUNNY AREAS:
   - 65% KENTUCKY BLUE GRASS BLEND — 114 POUNDS PER ACRE
   - 20% PERENNIAL RYEGRASS — 35 POUNDS PER ACRE
   - 15% FINE FESCUE — 26 POUNDS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

TOPSOIL, SEED AND MULCH DETAIL
NOT TO SCALE

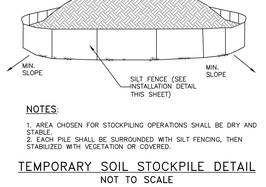


TREE PLANTING DETAIL
NOT TO SCALE



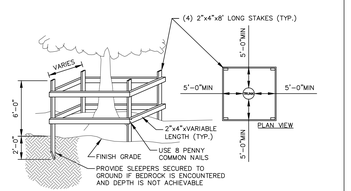
NOTE
1. WATER PER NURSERY SPECIFICATIONS IMMEDIATELY FOLLOWING PLANTING.
2. DETAIL IS FOR BOTH BALL & BURLAPPED OR CONTAINERED SHRUBS.

SHRUB PLANTING DETAIL
NOT TO SCALE



NOTES:
1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. EACH PILE SHALL BE SURROUNDED WITH SILT FENCING, THEN STABILIZED WITH VEGETATION OR COVERED.

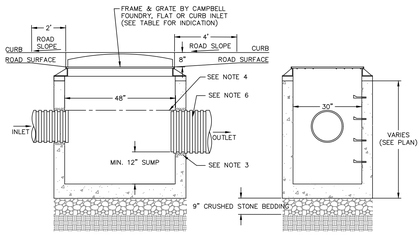
TEMPORARY SOIL STOCKPILE DETAIL
NOT TO SCALE



NOTES:
1. 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.
3. PROVIDE SLEEPERS SECURED TO GROUND IF BEDROCK IS ENCOUNTERED AND DEPTH IS NOT ACHIEVABLE

TEMPORARY TREE PROTECTION DETAIL
NOT TO SCALE

DRAWN BY: MAB				CHECKED BY: DGK			

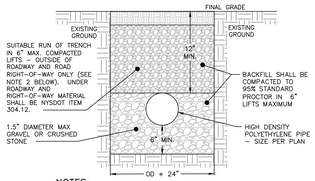


FRONT VIEW SIDE VIEW

NOTES:

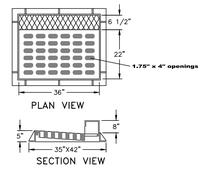
1. PRECAST CONCRETE CATCH BASIN WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE CATCH BASIN AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. CONNECTIONS MADE WITHIN 10 FEET OF A WATER MAIN (OR SERVICE LINE) OR A SEWER MAIN (OR SERVICE LATERAL), SHALL BE MADE WATERTIGHT.
4. PROVIDE A MINIMUM 0.1' DROP BETWEEN INLET AND OUTLET INVERTS (MATCH CROWNS FOR PIPES WITH DIFFERENT SIZE) UNLESS OTHERWISE NOTED ON THE PLAN.
5. CATCH BASINS WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.
6. HDPE PIPE SHALL BE PROVIDED WITH WATERTIGHT CONNECTIONS. ADS MODEL N12 WT IB OR APPROVED EQUAL.

CATCH BASIN DETAIL
NOT TO SCALE



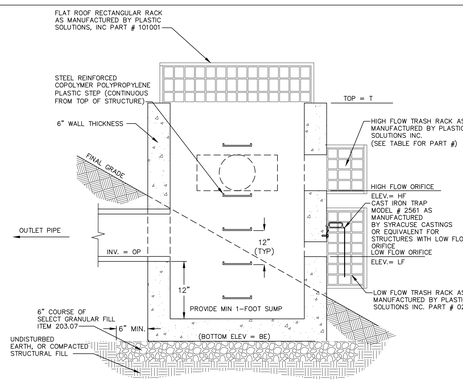
NOTES:
1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.

STORM LINE TRENCH DETAIL
NOT TO SCALE

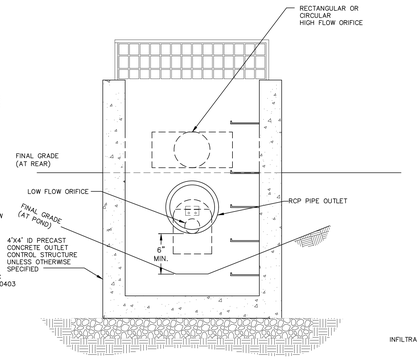


NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 2541, OR APPROVED EQUAL.
2. CATCH BASINS TO RECEIVE CURB INLETS ARE: CB 104, CB 301, CB 301A, CB 302, CB 303, CB 304, AND CB 305.

CAST IRON STORMWATER CURB INLET GRATE DETAIL
NOT TO SCALE



SIDE VIEW

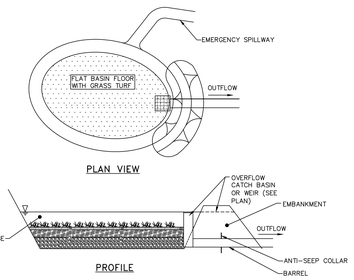


FRONT VIEW

OUTLET CONTROL STRUCTURE DATA										
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
1	4'X4' I.D.	3" ø	89.55	NONE	NONE	N/A	89.9	15	86.0	020601

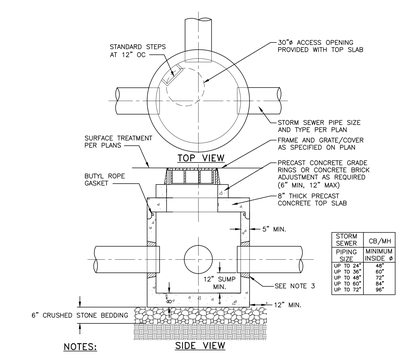
NOTES:
1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

INFILTRATION BASIN OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE



NOTES:
1. THE INFILTRATION BASIN SHALL NOT SERVE AS A SEDIMENT TRAP DURING CONSTRUCTION AND SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY.
2. RELATIVELY LIGHT TRACKED EQUIPMENT IS RECOMMENDED FOR CONSTRUCTION PURPOSES TO AVOID COMPACTION OF THE BASIN FLOOR.
3. A HIGHLY POROUS SURFACE TEXTURE SHALL BE RETAINED ALONG THE BASIN FLOOR, ESPECIALLY WITHIN THE AREA IDENTIFIED AS BEING USED FOR INFILTRATION.
4. ESTABLISH DENSE VEGETATION ON THE BASIN SIDE SLOPES AND FLOOR TO PREVENT EROSION AND SLOUGHING AND TO PROVIDE A NATURAL MEANS OF MAINTAINING RELATIVELY HIGH INFILTRATION RATES. GRASSES OF THE FESCUE FAMILY (ALTAI FESCUE, WESTERN FESCUE OR RED FESCUE) ARE SPECIFIED ON THIS PLAN, PRIMARILY DUE TO THEIR ADAPTABILITY TO DRY SANDY SOILS, DROUGHT RESISTANCE, HARDINESS, AND ABILITY TO WITHSTAND BRIEF INUNDATIONS. FESCUE WILL ALSO ALLOW FOR LONG INTERVALS BETWEEN MOWINGS, WHICH SHALL OCCUR TWICE PER YEAR MINIMUM, TYPICALLY IN JUNE AND SEPTEMBER IS SATISFACTORY.
5. THE BERMS SHALL BE SUFFICIENTLY COMPACTED AND OF SUCH MATERIAL TO PREVENT SEEPAGE.

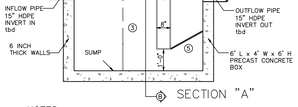
TYPICAL INFILTRATION BASIN DETAIL
NOT TO SCALE



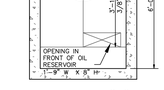
STORM SEWER PIPING SIZE	CB/MH MINIMUM INSIDE ø
UP TO 24"	48"
UP TO 36"	60"
UP TO 48"	72"
UP TO 60"	84"
UP TO 72"	96"

NOTES:
1. PRECAST CONCRETE MANHOLE WITH CONCRETE STRENGTH OF 4,000 PSI @ 28 DAYS.
2. THE ENDS OF ALL PIPES SHALL BE CUT OFF FLUSH WITH THE INSIDE SURFACE OF THE MANHOLE AND PARGED AROUND.
3. PIPES SHALL BE PARGED AROUND INTERIOR AND EXTERIOR PRIOR TO BACKFILLING OF STRUCTURE. 4. CONCRETE STRUCTURE AND CASTING SHALL BE RATED FOR H20 TRAFFIC LOADING.
5. INLET FRAME SHALL BE FULLY SUPPORTED ON THE CONCRETE STRUCTURE FOR H20 LOADING.
6. MANHOLES WITH AN INTERIOR DEPTH OF 4' AND GREATER SHALL BE FURNISHED WITH STEEL REINFORCED POLYPROPYLENE PLASTIC STEPS AT 12" INTERVALS.

STORMWATER MANHOLE DETAIL
NOT TO SCALE

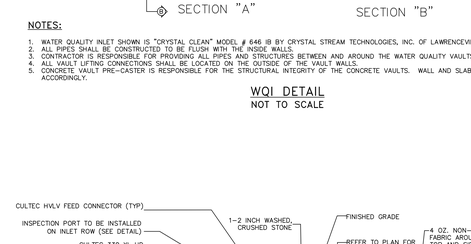


TOP VIEW (INTERNAL)



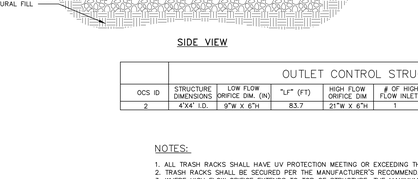
TOP VIEW (SLAB)

LEGEND
1. EXPANDED ALUMINUM BASKET W/ 1/4" MESH LINING, 1'-6" H x 2'-0" L x 4'-0" W, Upfit 3'-6 3/4" FROM SUMP
2. 2ND INTERNAL BAFFLE W/ 1" HOLES DRILLED AT 1 1/4" O.C., 4'-0" H.
3. SPILL PROTECTION RESERVOIR 5'-0" H. WITH A 1'-8" FRONT CUT.
4. 3/4"COCONUT FIBER FILTER IN ALUMINUM FRAME 1'-8" LONG.
5. 1/4"ALUMINUM PLATE, 9" H., 1'-11" WIDE.
6. 1/4"ALUMINUM PLATE, 9" H., 1'-11" WIDE.

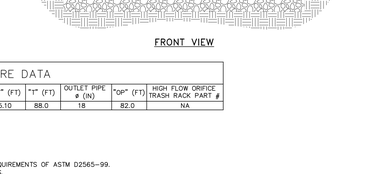


NOTES:
1. WATER QUALITY INLET SHOWN IS "CRYSTAL CLEAN" MODEL # 646 iB BY CRYSTAL STREAM TECHNOLOGIES, INC. OF LAWRENCEVILLE, GA., 1-800-648-6945.
2. ALL PIPES SHALL BE CONSTRUCTED TO BE FLUSH WITH THE INSIDE WALLS.
3. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL PIPES AND STRUCTURES BETWEEN AND AROUND THE WATER QUALITY VAULTS.
4. ALL VAULT LIFTING CONNECTIONS SHALL BE LOCATED ON THE OUTSIDE OF THE VAULT WALLS.
5. CONCRETE VAULT PRE-CASTER IS RESPONSIBLE FOR THE STRUCTURAL INTEGRITY OF THE CONCRETE VAULTS. WALL AND SLAB THICKNESSES SHALL BE ALTERED ACCORDINGLY.

WQI DETAIL
NOT TO SCALE



SIDE VIEW

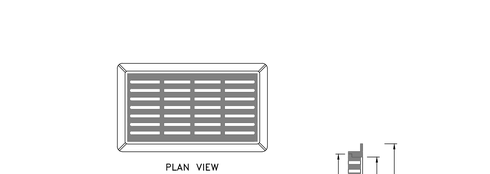


FRONT VIEW

OUTLET CONTROL STRUCTURE DATA										
OCS ID	STRUCTURE DIMENSIONS	LOW FLOW ORIFICE DIM. (IN)	"LF" (FT)	HIGH FLOW ORIFICE DIM	# OF HIGH FLOW INLETS	"HF" (FT)	"T" (FT)	OUTLET PIPE ø (IN)	"OP" (FT)	HIGH FLOW ORIFICE TRASH RACK PART #
2	4'X4' I.D.	9"W X 6"H	83.7	21"W X 6"H	1	85.10	88.0	18	82.0	NA

NOTES:
1. ALL TRASH RACKS SHALL HAVE UV PROTECTION MEETING OR EXCEEDING THE REQUIREMENTS OF ASTM D2565-99.
2. TRASH RACKS SHALL BE SECURED PER THE MANUFACTURER'S RECOMMENDATIONS.
3. WHERE HIGH FLOW ORIFICE EXTENDS TO TOP OF STRUCTURE, THE MAXIMUM ALLOWABLE GAP BETWEEN THE TRASH RACKS SHALL BE 4".

UNDERGROUND INFILTRATION/DETENTION OUTLET CONTROL STRUCTURE DETAIL
NOT TO SCALE

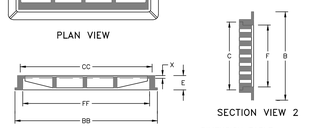


EMERGENCY OVERFLOW WEIR TABLE

SWM ID	OVERFLOW WEIR ELEVATION (FT)	DIMENSION A (FT)	DIMENSION B (FT)	DIMENSION D (IN)
BIORETENTION AREA 1	90.0	6	3	12

NOTES:
1. RIP RAP OUTLET PROTECTION SHALL BE 15" OF LIGHT STONE FILLING. STONE FILLING SIZE d50=6", RIVER ROCK MAY BE SUBSTITUTED FOR ANGULAR STONE.

EMERGENCY OVERFLOW WEIR DETAIL
NOT TO SCALE

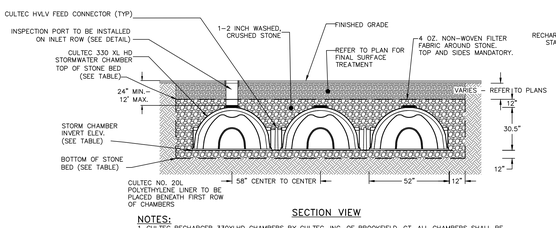


DIMENSION TABLE:

B	C	E	F	X	BB	CC	FF
32"	42"	4"	22"	3"	16"	24"	34"

NOTES:
1. HEAVY DUTY RECTANGULAR STORMWATER INLET GRATE TO BE CAMPBELL FOUNDRY MODEL 3433, OR APPROVED EQUAL.

CAST IRON STORMWATER FLAT INLET GRATE DETAIL
NOT TO SCALE

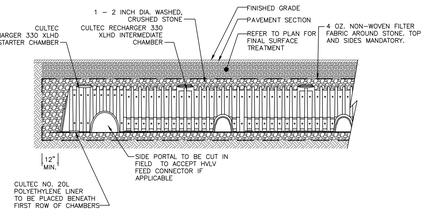


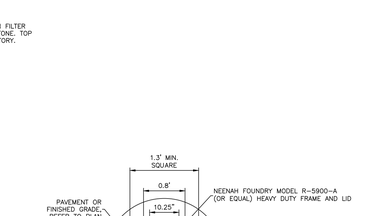
SECTION VIEW

NOTES:
1. CULTEC RECHARGER 330XLHD CHAMBERS BY CULTEC, INC. OF BROOKFIELD, CT. ALL CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH CULTEC INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES.
2. THE BED OF THE SYSTEM FOOTPRINT SHALL BE LAID NEARLY LEVEL.
3. EACH ROW OF CHAMBERS SHALL BE FED VIA A 12" MANIFOLD WITH TEE CONNECTIONS BY CULTEC OR EQUAL.
4. THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IF SUBSURFACE CONDITIONS IN THE AREAS OF THE INFILTRATOR TRENCHES IS NOT CONSISTENT WITH THE TEST PIT OR PERCOLATION DATA (E.G. GROUNDWATER OR BEDROCK ENCOUNTERED, SOIL PROPERTIES ARE NOT CONSISTENT, ETC.).
5. REFER TO THE INSPECTION SCHEDULE & LONG TERM MAINTENANCE OF STORMWATER STRUCTURES NOTES ON THE GRADING SHEET.
6. SEE ALSO CLAY KEY DETAIL THIS SHEET.

SYSTEM ID	BOTTOM OF STONE BED ELEVATION	CHAMBER INVERT	TOP OF STONE BED ELEVATION	STONE BED FOOTPRINT	STONE BED DIMENSIONS	NO. OF CHAMBERS
A	81.0	82.0	85.54	1,599 S.F.	44.84'X35.66	42

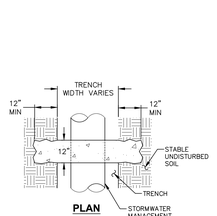
UNDERGROUND INFILTRATION/ DETENTION SYSTEM DETAIL
NOT TO SCALE





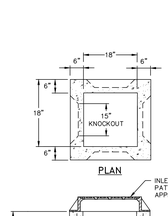
NOTES:
1. PROVIDE AN INSPECTION PORT FOR THE INITIAL AND FINAL CHAMBER OF EACH ROW, AND FOR ROWS WITH MORE THAN 10 CHAMBERS, ONE IN AN INTERMEDIATE CHAMBER.

UNDERGROUND DETENTION SYSTEM INSPECTION PORT DETAIL
NOT TO SCALE



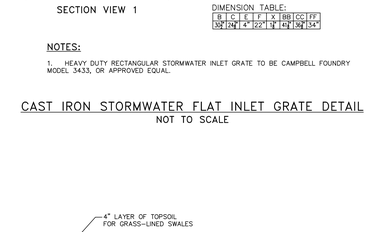
NOTES:
1. TO BE PROVIDED AT INFILTRATION BASIN A.

ANTI-SEEP COLLAR DETAIL
NOT TO SCALE



NOTES:
1. YARD INLET BASINS SHALL BE PRE CAST REINFORCED CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND SHALL BE IN CONFORMANCE WITH ASTM 478-68. WALLS AND BASE SHALL BE ONE PIECE CONSTRUCTION. YARD INLET BASIN SHOWN BY EXPANDED SUPPLY PRODUCTS (ESP), 3330 ROUTE 9, COLD SPRING, NY (845) 265-3771.
2. BACKFILL USING SELECT MATERIAL, COMPACTED IN 6" LIFTS.
3. SUMP SHALL BE 12".
4. FRAMES AND GRATES SHALL BE SET IN A FULL BED OF MORTAR.

PRE-CAST CONCRETE YARD INLET DETAIL
NOT TO SCALE



NOTES:
1. MINIMUM 1' DEPTH AND 1' WIDTH FOR ALL SWALES.
2. SWALE SHALL BE SEEDED WITH FAST GERMINATING RYE 15 TO 25 POUNDS PER 1,000 SQUARE FEET AND MULCHED.

TEMPORARY GRASS LINED SWALE/DIKE DETAIL
NOT TO SCALE

DRAWN BY: MAB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB				
3	03/26/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB				
5	05/28/19	NO CHANGE THIS SHEET	MAB				

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13 CHAMBERS ST., NEWBURGH, NEW YORK 12550
PH: 845-440-6926
F: 845-440-6637

STORMWATER DETAILS

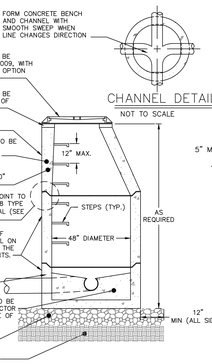
23-28 CREEK ROAD

23-28 CREEK ROAD
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 6054-37-037625

JOB #:	2016:029
DATE:	10/23/2018
SCALE:	AS SHOWN
TITLE:	D-2
SHEET:	11 OF 12

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

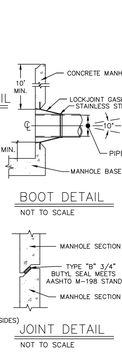
SEWER DETAILS

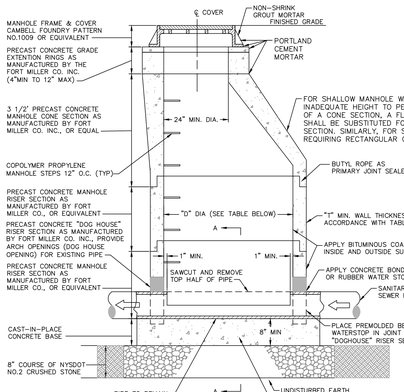


NOTES:

1. PIPE CONNECTION TO BE STANDARD "LOCKJOINT" BOOT 5" OFF BASE OF MANHOLE (SEE DETAIL).
2. CONCRETE STRENGTH OF MANHOLE COMPONENTS TO BE 4000 PSI @ 28 DAYS IN ACCORDANCE WITH ASTM C-478-86.
3. STEEL REINFORCEMENT OF MANHOLE COMPONENTS TO MEET ASTM A615-A497 REQUIREMENTS.
4. LOADING OF MANHOLE COMPONENTS TO MEET H-20 REQUIREMENTS.
5. CONCRETE USED IN MANHOLE COMPONENTS TO CONTAIN 6% AIR ENTRAINMENT.
6. 4" MAXIMUM FROM MANHOLE TO PIPE JOINT.

PRE-CAST CONCRETE SANITARY MANHOLE DETAIL
NOT TO SCALE





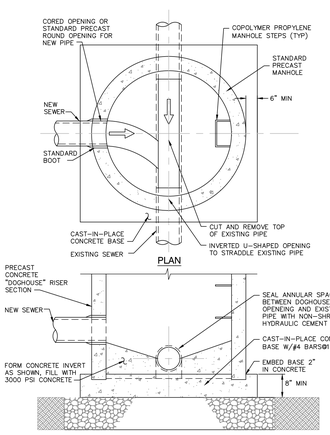
MANHOLE NOTES:

1. USE ONLY WET-CAST UNITS. DRY-CAST NOT ACCEPTABLE.
2. MANUFACTURER TO VERIFY REQUIRED "T" DIMENSION ASSOCIATED WITH DEPTH OF INDIVIDUAL MANHOLES.

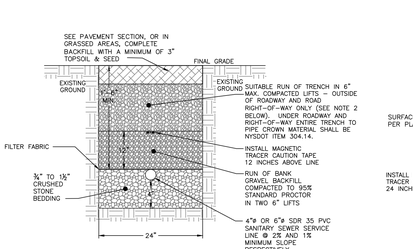
TABLE

OUTLET SEWER PIPE SIZE	"D" DIA MIN	"T" WALL THICKNESS MIN
8" THRU 21"	4'-0"	5"
24" THRU 30"	5'-0"	6"

PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL
NOT TO SCALE



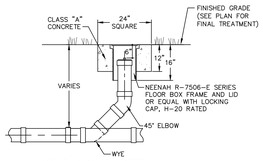
PRECAST CONCRETE INSERTION "DOGHOUSE" MANHOLE DETAIL
NOT TO SCALE



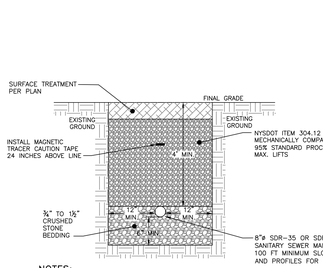
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



CLEANOUT DETAIL
NOT TO SCALE



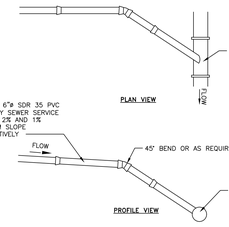
NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SEWER MAIN MATERIAL SHALL BE 8 DIAMETER SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.

SANITARY SEWER MAIN TRENCH DETAIL
NOT TO SCALE

SANITARY SEWER NOTES:

1. THE PROPOSED APARTMENTS ARE TO BE SERVED BY THE CITY OF BEACON MUNICIPAL SEWER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 179.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON CHIEF SEWER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE SEWER MAIN INSTALLATION.
4. SEWER MAIN MATERIAL SHALL BE 8" DIAMETER SDR-35 OR SDR-26 PVC BELL AND SPIGOT GRAVITY SEWER PIPE, WITH GASTIGHT AND WATERTIGHT JOINTS.
5. SEWER MAIN SHALL BE LAID IN STRAIGHT ALIGNMENT. MANHOLES SHALL BE CONSTRUCTED AT ALL CHANGES IN SLOPE, ALIGNMENT OR AT INTERVALS NOT EXCEEDING 400 LINEAR FEET. STRAIGHT ALIGNMENT SHALL BE VERIFIED BY DEFLECTION TESTING.
6. THE SEWER MAIN SHALL BE INSTALLED AND TESTED FOR EXFILTRATION PRIOR TO BEING PERMITTED TO OPERATE. ALL NEW SANITARY SEWER GRAVITY LINES SHALL PASS A LOW PRESSURE AIR TEST IN ACCORDANCE WITH ASTM C-828 AT A PRESSURE OF 3.5 PSI.
7. MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244. IF PRESSURE DROP EXCEEDS THE SPECIFIED AMOUNT, THE NECESSARY REPAIRS OR REPLACEMENTS REQUIRED SHALL BE MADE TO REDUCE THE PRESSURE DROP TO WITHIN THE SPECIFIED LIMIT, AND THE TESTS SHALL BE REPEATED UNTIL THE REQUIREMENT IS MET.
8. SERVICE LATERALS SHALL BE 4" DIAMETER SDR-35 PVC WITH A MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED ON THE PLAN.
9. ALL SANITARY SEWER MAINS AND MANHOLES UP TO, BUT NOT INCLUDING, THE EXISTING MANHOLE SHALL BE OWNED, OPERATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

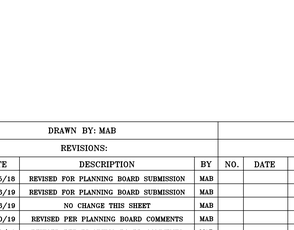


NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.

SANITARY SEWER SERVICE CONNECTION DETAIL
NOT TO SCALE

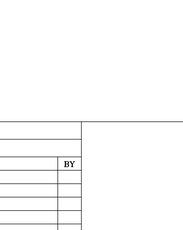
WATER DETAILS



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. IN AREAS WHERE 5' COVER REQUIREMENT CANNOT BE MET, THE CONTRACTOR SHALL PROVIDE PIPE INSULATION TO PREVENT FREEZING.

WATER SERVICE LINE TRENCH DETAIL
NOT TO SCALE



NOTES:

1. ALL VALVES SHALL OPEN BY TURNING LEFT (COUNTERCLOCKWISE) AND HAVE A 2-INCH SQUARE-OPERATING NUT PAINTED RED.
2. ALL VALVES SHALL BE M.J. RESILIENT WEDGE TYPE WITH "O" RING PACKING, DESIGNED FOR A WORKING PRESSURE OF 150 PSI AND BE IN FULL CONFORMANCE WITH AWWA C500.
3. TAPPING SLEEVE AND GATE VALVE SHOWN ARE MUELLER H-615, AND T-2630 RESPECTIVELY.

TAPPING SLEEVE DETAIL
NOT TO SCALE

NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.
2. CURB STOP TO BE COMPRESSION TYPE BY MUELLER.
3. AREA AROUND CURB BOX TO BE BACKFILLED WITH GRAVELLY MATERIAL.

WATER SHUT-OFF VALVE DETAIL
NOT TO SCALE

NOTES:

1. CONCRETE COLLAR TO BE PROVIDED IN AREAS THAT ARE NOT PAVED. THE COLLAR SHALL BE 6" FROM THE COVER AND SHALL EXTEND 6" BELOW FINAL GRADE.

GATE VALVE DETAIL
NOT TO SCALE

WATERMAIN DISINFECTION & TESTING

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT PRIOR TO TESTING AND SHALL ALSO COORDINATE HIS ACTIONS WITH THE CITY ENGINEER SO AS TO AVOID UNDUE DISTURBANCE OF THE WATER SUPPLY TO ANY EXISTING USERS.
2. THE CONTRACTOR SHALL INFORM THE DESIGN ENGINEER'S AND CITY ENGINEER'S OFFICE A MINIMUM OF 24 HOURS PRIOR TO TESTING SUCH THAT WITNESSING CAN TAKE PLACE AND PROPER CERTIFICATIONS CAN BE ISSUED.
3. ALL NEWLY INSTALLED WATER MAINS SHALL BE FLUSHED AT A MINIMUM VELOCITY OF 2.5 FT/SECOND BEFORE AND AFTER DISINFECTION.
4. ALL WATER LINES SHALL BE DISINFECTED WITH THE PROCEDURES DESCRIBED IN THE LATEST EDITION OF AWWA C651 SPECIFICATIONS FOR DISINFECTION OF WATER LINES (WITH THE EXCEPTION OF THE TABLET METHOD). WATER ENTERING THE NEW MAIN SHALL RECEIVE A DOSE OF CHLORINE FED AT A CONSTANT RATE SUCH THAT THE WATER WILL HAVE NOT LESS THAN 25 MG/L FREE CHLORINE. CHLORINE APPLICATION SHALL NOT CEASE UNTIL THE ENTIRE MAIN IS FILLED WITH HEAVILY CHLORINATED WATER.
5. DISINFECTED WATER SHALL REMAIN IN THE NEWLY INSTALLED WATER LINE FOR A MINIMUM OF 24 HOURS. AFTER THIS RETENTION PERIOD, THE HEAVILY CHLORINATED WATER SHALL BE FLUSHED FROM THE MAIN UNTIL CHLORINE MEASUREMENTS SHOW A CONCENTRATION IN THE WATER LEAVING THE MAIN HAS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. AT SUCH TIME, BACTERIOLOGICAL SAMPLING FOR SUBMITTAL TO STATE HEALTH LABORATORIES SHALL BE PERFORMED BY THE CONTRACTOR.
6. WATER SAMPLES SHALL BE TESTED FOR TOTAL COLIFORM, TPC (HETEROTROPHIC PLATE COUNT), TURBIDITY & COLOR.
7. CONTRACTOR WILL CONTINUE FLUSHING AND DISINFECTION OPERATION UNTIL ACCEPTABLE BACTERIOLOGICAL RESULTS ARE OBTAINED. TWO (2) SUCCESSIVE SAMPLES ARE TO BE TAKEN AT TWENTY-FOUR (24) HOUR INTERVALS.
8. THE ENVIRONMENT INTO WHICH THE HEAVILY CHLORINATED WATER IS TO BE DISCHARGED SHALL BE INSPECTED, AND IF THERE IS ANY LIKELIHOOD THAT THE CHLORINATED DISCHARGE WILL CAUSE DAMAGE, THEN A REDUCING AGENT SHALL BE APPLIED TO THE WATER TO BE WASTED TO THOROUGHLY NEUTRALIZE THE CHLORINE RESIDUAL IN THE WATER. PERMITS MAY BE REQUIRED. THE CITY ENGINEER SHALL BE NOTIFIED PRIOR TO DISPOSAL OF HIGHLY CHLORINATED WATER.

WATER NOTES:

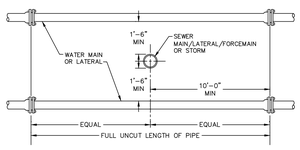
1. THE PROPOSED BUILDING IS TO BE SERVED BY THE CITY OF BEACON MUNICIPAL WATER SYSTEM. INSTALLATION OF ALL COMPONENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY CODE, CHAPTER 219.
2. REFER TO THE DUTCHESS COUNTY DEPARTMENT OF HEALTH STANDARD NOTES FOR ADDITIONAL PERTINENT INFORMATION.
3. THE WATER MAIN SHALL BE INSTALLED, PRESSURE TESTED AND LEAKAGE TESTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C600 (SEE NOTES BELOW).
4. THE DUTCHESS COUNTY DEPARTMENT OF HEALTH, CITY OF BEACON WATER OPERATOR, AND THE CERTIFYING PROFESSIONAL ENGINEER SHALL BE NOTIFIED PRIOR TO COMMENCEMENT OF THE WATER MAIN INSTALLATION.
5. THE WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C651 (SEE NOTES BELOW).
6. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51.
7. MEGALUG RESTRAINING SYSTEMS SHALL BE USED AT ALL FITTINGS, VALVES AND HYDRANTS (SEE SCHEDULE ON SHEET 14).
8. GATE VALVES SHALL BE MUELLER RESILIENT WEDGE, NON-RISING STEM, MECHANICAL JOINT.
9. HYDRANTS SHALL BE A-423 MUELLER CENTURION, WITH A MUELLER GATE VALVE BEFORE THE HYDRANT.
10. SERVICE LINES SHALL BE 3/4" COPPER UNLESS OTHERWISE NOTED ON THE PLAN.
11. THE CONTRACTOR SHALL VERIFY THE EXISTING WATER MAIN MATERIAL AND BE PREPARED TO PROVIDE A SPECIAL COUPLING FOR CONNECTION OF THE PROPOSED DUCTILE IRON WATER MAIN.
12. A PRESSURE REDUCING VALVE SHALL BE INSTALLED FOR EACH NEW TOWNHOME, WATTS MODEL 25AUB-Z3 OR EQUAL AS APPROVED BY THE CITY OF BEACON WATER DEPARTMENT.
13. THE CITY OF BEACON SHALL OWN, OPERATE AND MAINTAIN THE WATER MAIN THROUGHOUT THE SITE, INCLUDING ALL APPURTENANCES.
14. THE HOA OR OWNER SHALL ANNUALLY EXEROISE ALL WATER VALVES.

WATER MAIN PRESSURE & LEAKAGE TESTING

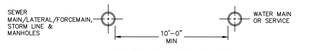
GENERAL: ALL PIPING SHALL BE TESTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE LATEST EDITION OF AWWA C600, EXCEPT AS ADDED OR AMENDED BELOW.
1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL REQUIRED PIPE TAPS FOR TESTING, AND AS NECESSARY FOR TESTING AS SPECIFIED. EQUIPMENT WILL BE SUCH THAT THE ENGINEER MAY INSTALL HIS OWN PRESSURE GAUGE.
2. A PRESSURE TEST AND LEAKAGE TEST ARE REQUIRED FOR ALL PIPE.
3. TESTING TO BE PERFORMED ONLY AFTER PARTIAL OR COMPLETE BACKFILL AND RESTRAINT BLOCKING (USING HIGH EARLY CEMENT) HAS HAD 36 HOURS TO CURE OR BLOCKING USING STANDARD CEMENT HAS HAD 7 DAYS TO CURE.
4. THE MAIN SHALL BE PARTIALLY BACKFILLED OR BRACED AGAINST MOVEMENT DURING THE TEST. ALL AIR MUST BE BLED OUT OF THE SECTION TO BE TESTED. IF NECESSARY, CONTRACTOR SHALL INSTALL CORPORATION STOPS AT THE HIGH POINTS, FOR BLOW-OFFS. AFTER ALL AIR HAS BEEN EXPELLED, THE CORPORATION COCKS SHALL BE CLOSED AND THE PRESSURE TEST APPLIED. AFTER EXAMINATION OF EXPOSED PARTS OF THE SYSTEM, THE TEST PRESSURE SHALL BE INCREASED TO 1 1/2 TIMES THE NORMAL PRESSURE, BASED UPON THE ELEVATION OF THE LOWEST POINT IN THE LINE OR SECTION UNDER THE TEST, BUT SUCH PRESSURE SHALL NOT BE LESS THAN 150 PSI NOR MORE THAN 200 PSI, AND EXPOSED PARTS AGAIN EXAMINED. THE MINIMUM DURATION OF THE LEAKAGE TEST SHALL BE TWO (2) HOURS.
5. ALLOWABLE SYSTEM LEAKAGE AS SPECIFIED IN THE REFERENCED STANDARDS. IF LEAKAGE IN SYSTEM IS GREATER THAN ALLOWABLE, CONTRACTOR WILL LOCATE AND REPAIR SYSTEM AT HIS EXPENSE AND RETEST, CONTINUE TO TEST AND REPAIR THE SYSTEM UNTIL LEAKAGE IS WITHIN ACCEPTABLE LIMITS.
6. NO DUCTILE IRON PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{SD\sqrt{P}}{148{,}000}$$

WHERE
L = LEAKAGE IN GALLONS PER HOUR
S = LENGTH OF PIPE TESTED, IN FEET
D = NOMINAL DIAMETER OF PIPE IN INCHES
P = AVERAGE TEST PRESSURE DURING LEAKAGE TEST, IN PSI (GAUGE)



VERTICAL SEPARATION

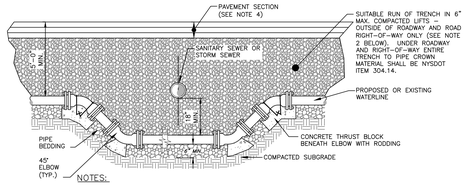


HORIZONTAL SEPARATION

NOTE:

1. NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH AND THE CITY OF BEACON. CONCRETE ENCASEMENT OF WATERLINE OR OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE MAINTAINED.

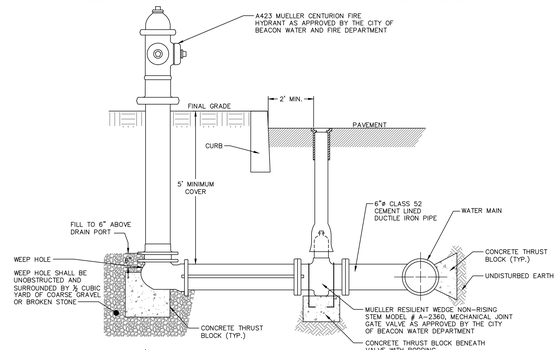
WATER LINE SEPARATION DETAIL
NOT TO SCALE



NOTES:

1. WHEN THE ELEVATION OF THE SANITARY OR STORM SEWER CAN NOT BE VARIED TO MEET THE ABOVE REQUIREMENTS, THE WATER 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.
2. SUITABLE RUN OF TRENCH SHALL NOT INCLUDE FROZEN MATERIALS, DEBRIS, ORGANIC MATERIALS, ENLOGATED PARTICLES, LARGE STONES OR OTHER UNSUITABLE MATERIALS. IF THE RUN OF TRENCH MATERIAL IS FOUND TO BE UNSUITABLE, A SUITABLE BACKFILL MATERIAL SHALL BE IMPORTED AND USED.
3. THE RELOCATED WATER MAIN/SERVICE LINE SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA, NYSDOH AND DCDOH STANDARDS.
4. PAVEMENT RESTORATION SHALL BE IN ACCORDANCE WITH THE PAVEMENT RESTORATION DETAIL.
5. ALL REPLACED WATERMAIN SHALL BE 12"ø CLASS 52 DUCTILE IRON.

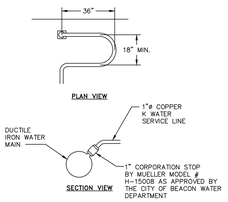
WATER LINE OFFSET DETAIL
NOT TO SCALE



NOTES:

1. THE GATE VALVE SHALL BE LOCATED THIRTY SIX (36) INCHES FROM THE HYDRANT CENTER LINE.
2. ½" STEEL TIE RODS TO BE PROVIDED BETWEEN THE GATE VALVE AND THE HYDRANT.

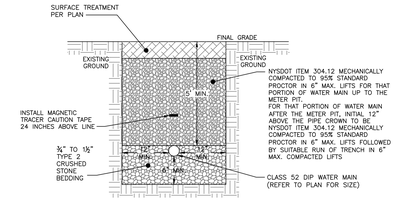
HYDRANT DETAIL
NOT TO SCALE



NOTES:

1. A MINIMUM 5' COVER SHALL BE PROVIDED ON THE WATER SERVICE LINE (CONDITIONED ON ACTUAL WATER MAIN DEPTH).
2. CORPORATION STOP TO BE COMPRESSION TYPE BY MUELLER.
3. WATER SERVICE LINE TO HAVE A "GOOSENECK" NEAR CORPORATION STOP.
4. CORPORATION STOP TO BE INSTALLED IN THE UPPER HALF OF THE WATER MAIN AT AN ANGLE OF APPROXIMATELY 45° FROM HORIZONTAL.

WATER SERVICE CONNECTION DETAIL
NOT TO SCALE



NOTES:

1. EXCAVATION AND TRENCHING SHALL MEET ALL OSHA REQUIREMENTS.
2. WATER MAIN MATERIAL SHALL BE CLASS 52 CEMENT LINED DUCTILE IRON PIPE WITH MECHANICAL JOINTS AND SHALL MEET THE REQUIREMENTS OF AWWA C150 AND ANSI A21.51, UNLESS NOTED OTHERWISE ON THE PLANS.

WATER MAIN TRENCH DETAIL
NOT TO SCALE

DRAWN BY: MAB | CHECKED BY: DGK

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED FOR PLANNING BOARD SUBMISSION	MAB
2	02/26/19	REVISED FOR PLANNING BOARD SUBMISSION	MAB
3	03/26/19	NO CHANGE THIS SHEET	MAB
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	MAB
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	MAB

REVISIONS:

NO.	DATE	DESCRIPTION	BY

Dig

City of Beacon Workshop Agenda
11/12/2019

Title:

248 Tioronda Avenue

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from the City Attorney Regarding 248 Tioronda Avenue	Cover Memo/Letter
Memorandum from the City Attorney Regarding Proposed Heights	Cover Memo/Letter
Memorandum from the City Planner Regarding 248 Tioronda Avenue	Cover Memo/Letter
Memorandum From City of Beacon Planning Board Referring 248 Tioronda Avenue to City Council	Cover Memo/Letter
Concept Plan Responses to City Planner Comments	Cover Memo/Letter
Concept Plan for 248 Tioronda Avenue	Plans
248 Tioronda Avenue Site Section Elevations	Backup Material
Letter from the Army Corps of Engineers Regarding 248 Tioronda	Cover Memo/Letter
Jurisdictional Determination	Backup Material
Photo Simulation I	Backup Material
Photo Simulation II	Backup Material
Photo Simulation III	Backup Material

KEANE & BEANE P.C.
ATTORNEYS AT LAW

- **Main Office**
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  White Plains, NY 10601
  Phone 914.946.4777
  Fax 914.946.6868
- **Mid-Hudson Office**
  200 Westage Business Center
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City Office**
  505 Park Avenue
  New York, NY 10022
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Casale and Members of the City Council of the City of Beacon**

FROM: **Keane & Beane, P.C.**

RE: **248 Tioronda Avenue**

DATE: **October 28, 2019**

---

248 Beacon Holdings LLC (the "Applicant") submitted an application to the City Council for Concept Plan Approval. The Applicant proposes to construct two multifamily buildings with a total of 64 dwelling units and a separate office building with 25,400 square feet along with a Greenway Trail on two parcels containing 9.18 acres located on property at 248 Tioronda Avenue in the Fishkill Creek Development ("FCD") District and LWRP area (the "Project" or "Proposed Action"). The subject property is located at the intersection of Wolcott Avenue and Tioronda Avenue, between the Fishkill Creek and the Metropolitan Transit Authority (MTA) railroad, and designated on the City tax maps as **Parcel Nos. 5954-16-993482** and **6054-45-012574** (the "Property"). The proposed residential and business office uses are principal uses permitted on the Property.

Review Completed by the Planning Board.

On January 22, 2019, the City Council referred the Concept Plan to the Planning Board for report and recommendation and requested the Planning Board serve as Lead Agency for the environmental review of the Project pursuant to the State Environmental Quality Review Act ("SEQRA") and to evaluate the application for consistency in accordance with the City's Local Waterfront Revitalization Program ("LWRP"). The Planning Board reviewed the application materials at its meetings on February 13, 2019, March 12, 2019, April 9, 2019, May 14, 2019 and June 11, 2019. The Proposed Action is an Unlisted Action pursuant to the State Environmental Quality Review Act (SEQRA) and on June 11, 2019 after hearing public comment and taking a "hard look" at the Environmental Assessment Form ("EAF") and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted its Local Waterfront Revitalization Program Consistency Determination and Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts.

The Planning Board submitted a report and recommendation on the Proposed Project to the City Council, dated June 12, 2019. The Planning Board advised that at its June 11, 2019 meeting all the Planning Board members present voted to issue a

positive recommendation to the Council on the proposed Concept Plan. The Planning Board found that the application is complete and satisfies the Concept Plan criteria of the Fishkill Creek Development District. The Planning Board will review specific architectural, landscaping, lighting, parking, and engineering details during the subsequent Site Plan review process.

Next Steps

The Concept Plan is shown on a 4-sheet conceptual plan, last revised April 2019, prepared by Chazen Companies.

The City Council shall render a decision on the application for Fishkill Creek Development Concept Plan approval after it has held the required public hearing, completed the SEQRA process, has made the requisite SEQRA determination of significance and has made the consistency determination required under the City's Local Waterfront Consistency Law. These steps have been completed and the City Council is free to now render its decision, with respect to the Concept Plan proposed for 248 Tioronda.

After approval of the Fishkill Creek Development Concept Plan by the City Council, the Planning Board shall review the proposed site plan.

Concept Plan Approval

The City Council may grant the Applicant Concept Plan approval it if finds that the following conditions and standards set forth in City Code § 223-41.13.F(3)(b) have been met:

[1] The proposed Fishkill Creek development project is consistent with the purposes and requirements of the Fishkill Creek Development District and is otherwise in the public interest.

[2] The proposed Fishkill Creek development project complies with § 223-41.13I(15), Fishkill Creek vegetative buffer, of this chapter.

[3] The proposed Fishkill Creek development project meets the Fishkill Creek development design standards set forth in § 223-41.13I, to the extent applicable at the concept plan stage.

[4] The proposed Fishkill Creek development project is consistent with the City's Comprehensive Plan, Local Waterfront Revitalization Program (if applicable), and Fishkill Creek Greenway and Heritage Trail Master Plan, and will not hinder or discourage the appropriate development and use of adjacent lands.

[5] The proposed Fishkill Creek development project is planned as a cohesive unit with a comprehensive plan for ingress, egress, open space, landscaping, signage, circulation and utility service and the land uses are complementary.

[6] The land uses in the proposed Fishkill Creek development project relate, visually and functionally, with surrounding land areas and land uses, and shall relate compatibly with other elements of the Fishkill Creek corridor.

[7] The Fishkill Creek development project shall be sensitive to the site's relationship to the Fishkill Creek and shall be designed accordingly.

[8] The FCD site is proposed to be developed in such a way as to maximize important views and view corridors throughout the development; and site layout and design has incorporated, protected and/or enhanced important views and view corridors, including those identified in the LWRP.

In approving any Fishkill Creek development concept plan, the City Council may attach such conditions, safeguards and mitigation measures as it deems necessary or appropriate to assure continual conformance to all applicable standards and requirements and to fulfill the intent and purposes of this chapter. An approved concept plan shall expire if site plan review is not pursued diligently and received. If site plan approval is granted, the concept plan approval shall expire at the time the site plan approval expires.

The Council should also be familiar with, and review the Fishkill Creek Development Design Standards set forth in City Code § 223-41.13I, which has been added to the agenda packet and is available at https://ecode360.com/15154785.

KEANE & BEANE P.C.
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  445 Hamilton Avenue
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  Phone 914.946.4777
  Fax 914.946.6868
- **Mid-Hudson Office**
  200 Westage Business Center
  Fishkill, NY 12524
  Phone 845.896.0120
- **New York City Office**
  505 Park Avenue
  New York, NY 10022
  Phone 646.794.5747

MEMORANDUM

TO: **Mayor Casale and the City Council of the City of Beacon**

FROM: **Keane & Beane, P.C.**

RE: **248 Tioronda Avenue - Concept Plan Approval**

DATE: **October 22, 2019**

---

248 Beacon Holdings LLC (the "Applicant") submitted an application to the City Council for Concept Plan Approval. The Applicant proposes to construct two multifamily buildings with a total of 64 dwelling units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres located on property at 248 Tioronda Avenue in the Fishkill Creek Development ("FCD") District and LWRP area. The buildings are three (3) stories when viewed from Tioronda Avenue and four (4) stories when viewed from Fishkill Creek.

On Monday, October 22, 2019, concerns were raised during the public hearing on the 248 Tioronda Avenue Concept Plan regarding the proposed height of the structures. In response to the public's concerns, our office was asked to confirm the proposed height of the structures. Based on the plans entitled "Site Plan 248 Tioronda Ave, Beacon NY," prepared by Chazen Engineering, last revised April 30, 2019, the maximum proposed building height is three (3) stories (36 feet), with the third floor setback. The proposed heights of Building 200 (Building A) and Building 300 (Building B) do not include the parking garages located underneath.

The height of each proposed structure is permitted under the Code of the City of Beacon, which provides that the maximum permitted building height in the FCD District is three (3) stories and 40 feet pursuant to Section 223-41.14.F of the Code of the City of Beacon. Under Section 223-41.14.F of the Code of the City of Beacon, maximum building height is measured from the average grade level of the side of the building facing the primary street view. The proposed parking underneath Building 200 and Building 300 may appear to create a fourth story when viewed from the east, however the parking is in fact located below the average grade level of the side of the building facing the primary street view, which is from Tioronda Avenue to the west side of the building. The parking garage level is not visible from the primary street. Therefore, the parking garage level is not included in the building height calculations.

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

To: John Gunn, Chair, and the City of Beacon Planning Board
Date: June 6, 2019
Re: **248 Tioronda Avenue, Concept Plan and Site Plan Application**

The proposed Concept Plan has been reviewed by the City Council and forwarded to the Planning Board for a SEQR determination, LWRP consistency review, and advisory recommendations. If the Council approves the Concept Plan, specific architectural, landscaping, lighting, and engineering details will be covered by the Planning Board during the subsequent Site Plan review process.

I have reviewed the May 24, 2019 response letter from The Chazen Companies, May 6, 2019 "No Adverse Impact" letter from NYS Office of Parks, Recreation and Historic Preservation, three letters from NYSDEC confirming the deletion of the site from the Registry of Inactive Hazardous Waste Disposal Sites, and a 4-sheet Concept Plan set with the first two sheets dated April 30, 2019, Sheet C130 dated May 24, 2019, and the C200 sheet dated February 26, 2019.

Proposal

The applicant is proposing to construct two multifamily buildings with a total of 64 units and a separate office building with 25,400 square feet on two parcels containing 9.18 acres in the Fishkill Creek Development district and the LWRP area. The two lots will need to be consolidated, and a Greenway Trail is proposed as part of the project.

Comments and Recommendations

1. The applicant has sufficiently addressed my previous planning-related questions to move forward on the LWRP and SEQR determinations and a positive recommendation to the City Council on the Concept Plan.

2. The applicant should be prepared to update the Board regarding any review of the wetland analysis by the Army Corps of Engineers.

If you have any questions or need additional information, please feel free to email 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
Larry Boudreau, RLA, Project Representative

Memorandum

Planning Board

TO: Mayor Randy Casale and City Council Members

FROM: Etha Grogan
for Planning Board Chairman Gunn and Planning Board Members

RE: 248 Tioronda Avenue Concept Plan

DATE: June 12, 2019

As requested by the City Council in its January 22, 2019 resolution, the Planning Board, acting as Lead Agency, reviewed the 248 Tioronda Avenue Concept Plan for significant environmental impacts under the State Environmental Quality Review Act (SEQRA) and also for consistency with the City's Local Waterfront Revitalization Program (LWRP).

A comprehensive review took place during the Planning Board's regular meetings on February 13, 2019, March 12, 2019, April 9, 2019, May 14, 2019, and June 11, 2019. After hearing from the public and considering all the associated materials prepared in connection with the proposed action, the Planning Board at its June 11, 2019 meeting adopted a Negative Declaration, finding that the proposal will not result in any significant environmental impacts. At the same meeting the Board adopted an LWRP Consistency Determination, finding that the Concept Plan is entirely consistent with the applicable LWRP policies.

The City Council resolution also requested a report and recommendations on the proposed Concept Plan. At its June 11, 2019 meeting all the Planning Board members present voted to issue a positive recommendation to the Council on the current Concept Plan. The applicant has been responsive to requests for additional information and changes to the plan from the Board, City consultants, and Greenway Trail Committee. From the Planning Board's perspective, the application appears complete and satisfies the Concept Plan criteria of the Fishkill Creek Development District.

It is important to note, however, that more specific architectural, landscaping, lighting, parking, and engineering details have not yet been reviewed by the Planning Board. These and other more detailed and technical issues will be covered during the subsequent Site Plan review process.

If you have any questions, please feel free to contact me.

ab architekten

62 Allen Street, 2nd Floor
New York, NY 10002
T: 212.334.1232
office@abarchitekten.com

Anthony J. Ruggiero, M.P.A.
City Administrator
City of Beacon
One Municipal Plaza
Beacon, New York 12508
Ph: 845-838-5009
Fx: 845-838-5012
www.cityofbeacon.org
aruggiero@cityofbeacon.org

Re: 248 Tioronda Avenue Concept Plan November 7th, 2019

Dear Mr. Ruggiero:

Thank you for forwarding us questions and concerns raised by the City Planner regarding the above-mentioned application. Our responses follow each of the questions below:

a. For Buildings A and B, why are the width dimensions of the rooftop structures not shown on the west elevations?
The dimensions have been added. Please see attached Page 4 "Detail Elevations"

b. Why do the dimensions look different on the east and west elevations?
Dimensions have been corrected. Please see attached Pages 4 and 5 "Detailed Elevations"

c. What are the adjacent gray boxes on the east elevations?
This is an elevator bulkhead. Please see attached Pages 4 and 5 "Detailed Elevations" for clarification.

d. For the commercial building, why are the rooftop structure dimensions not shown?
Please see attached Page 6 "Commercial Elevations" for dimensions on rooftop structures.

e. Why is the rooftop structure on the east elevation wider than on the residential buildings?
The rooftop structures on the commercial buildings and the residential buildings have identical dimensions.
Please see attached Pages 4 and 5 "Detailed Elevations" and Page 6 Commercial Elevations" for clarification.

f. Are the rooftop structures for stair access, elevator access, or both?
The rooftop structures are for both stair and elevator access to rooftop gardens.

g. Are these the only rooftop accessory structures?
These are the only rooftop structure, per se. There would also be some mechanical equipment located on the roof.
It would be screened from view by mechanical enclosures and plantings. The enclosures would be open to the sky.

Sincerely,

Alexander Blakely, RA
AB Architekten, PC

Enclosure:

248_Tioronda_Ave_Concept_Plan_Update_20191107

SITE SECTION

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

ab architekten

SITE SECTION BLDG 200 (A)

SITE SECTION BLDG 200 (A)

WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 300 (B)

SOUTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 300 (B)

EAST ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 100

EAST ELEVATION BLDG 100

SITE SECTION

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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SITE SECTION BLDG 200 (A)

SITE SECTION BLDG 200 (A)

SITE SECTION

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 300 (B)

SOUTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 300 (B)

RESIDENTIAL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

DETAIL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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EAST ELEVATION BLDG 300 (B)

EAST ELEVATION BLDG 200 (A)

DETAIL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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NORTH ELEVATION BLDG 100

EAST ELEVATION BLDG 100

COMMERCIAL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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DEPARTMENT OF THE ARMY
NEW YORK DISTRICT, CORPS OF ENGINEERS
JACOB K. JAVITS FEDERAL BUILDING
26 FEDERAL PLAZA
NEW YORK, NEW YORK 10278-0090

Regulatory Branch

SEP 30 2019

SUBJECT: Permit Application Number NAN-2019-00513-WNE
by Beacon 248 Holdings, LLC

Beacon 248 Holdings, LLC
C/o Berry Kahn
120 Route 59
Suite 201
Suffern, New York 10901

Dear Mr. Kahn:

On April 16, 2019, the New York District of the U.S. Army Corps of Engineers received a request for a Department of the Army jurisdictional determination for the above referenced project. This request was made by The Chazen Companies, as consultant for the Chai Builders Corp. The site consists of approximately 9.18 acres, in the Fishkill Creek watershed, in the City of Beacon, Dutchess County, New York. The proposed project would involve mixed use residential and commercial development.

In the letter received on April 16, 2019, your office submitted a proposed delineation of the extent of waters of the United States within the project boundary. A site inspection was conducted by representatives of this office on July 10, 2019, in which it was agreed that changes would be made to the delineation and that the modified delineation would be submitted to this office. On August 2, 2019, this office received the modified delineation.

Based on the material submitted and the observations of the representatives of this office during the site visit, this site has been determined to contain jurisdictional waters of the United States based on: the presence of a defined water body (e.g. stream channel, lake, pond, river, etc.) which is part of a tributary system; and the fact that the location includes property below the ordinary high water mark, as determined by the presence of physical markings including, but not limited to, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter or debris or other characteristics of the surrounding area.

These jurisdictional waters of the United States are shown on the drawing entitled "248 Tioronda Ave., Beacon, N.Y., Existing Conditions," prepared by The Chazen Companies, dated April 12. 2019. This drawing indicates that there are 1,941 linear feet of Fishkill Creek, encompassing a 1.55 acre area below the ordinary high water line on the project site which is part of a tributary system, and is considered to be waters of the United States.

This determination regarding the delineation shall be considered valid for a period of five years from the date of this letter unless new information warrants revision of the determination before the expiration date.

This determination was documented using the Interim Approved Jurisdictional Determination Form, promulgated by the Corps of Engineers on October 1, 2015. A copy of that document is enclosed with this letter, and will be posted on the New York District website at:
http://www.nan.usace.army.mil/Missions/Regulatory/JurisdictionalDeterminations/RecentJurisdictionalDeterminations.aspx

This delineation/determination has been conducted to identify the limits of the Corps Clean Water Act jurisdiction for the particular site identified in this request. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed is a combined Notification of Appeal Process (NAP) and Request For Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

James W. Haggerty, Regulatory Program Manager, CENAD-PD-OR
North Atlantic Division, U.S. Army Engineer Division
Fort Hamilton Military Community
General Lee Avenue, Building 301
Brooklyn, New York 11252-6700

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR Park 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit an RFA form, it must be received at the above address by NOV 2 9 2019. It is not necessary to submit an RFA form to the Division Office if you do not object to the determination in this letter.

This delineation/determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are USDA program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

It is strongly recommended that the development of the site be carried out in such a manner as to avoid as much as possible the discharge of dredged or fill material into the delineated waters of the United States. If the activities proposed for the site involve such discharges, authorization from this office may be necessary prior to the initiation of the proposed work. The extent of such discharge of fill will determine the level of authorization that would be required.

SUBJECT: Permit Application Number NAN-2019-00513-WNE
by Beacon Chai Builders Corp.

SEP 3 0 2019

In order for us to better serve you, please complete our Customer Service Survey located at http://www.nan.usace.army.mil/Missions/Regulatory/CustomerSurvey.aspx.

If any questions should arise concerning this matter, please contact Brendan Newell, of my staff, at (917) 790-8417.

Sincerely,

Rosita Miranda
Chief, Western Section

Enclosures

Regulatory Program

INTERIM APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers
This form should be completed by following the instructions provided in the Interim Approved Jurisdictional Determination Form User Manual.

SECTION I: BACKGROUND INFORMATION

A. COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (AJD): SEP 3 0 2019

B. ORM NUMBER IN APPROPRIATE FORMAT (e.g., HQ-2015-00001-SMJ): NAN-2019-00513-WNE

C. PROJECT LOCATION AND BACKGROUND INFORMATION:
State:NY County/parish/borough: Dutchess City: Beacon
Center coordinates of site (lat/long in degree decimal format): Lat. 41.495399, Long. -73.968139.
Map(s)/diagram(s) of review area (including map identifying single point of entry (SPOE) watershed and/or potential jurisdictional areas where applicable) is/are: ☒attached ☒ in report/map titled Map: "248 Tioronda Ave., Beacon, N.Y., Existing Conditions," prepared by The Chazen Companies, dated August 10, 2018 / Report: "Aquatic Resources Delineation Report, 248 - Beacon Chai Builders Corp., 248 Tioronda Avenue, Village of Beacon, Dutchess County, New York," prepared by The Chazen Companies, dated April 12, 2019.
☐ Other sites (e.g., offsite mitigation sites, disposal sites, etc.) are associated with this action and are recorded on a different jurisdictional determination (JD) form. List JD form ID numbers (e.g., HQ-2015-00001-SMJ-1): .

D. REVIEW PERFORMED FOR SITE EVALUATION:
☐ Office (Desk) Determination Only. Date: .
☒ Office (Desk) and Field Determination. Office/Desk Dates: September 20, 2019 Field Date(s): July 10, 2019.

SECTION II: DATA SOURCES
Check all that were used to aid in the determination and attach data/maps to this AJD form and/or references/citations in the administrative record, as appropriate.
☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant. Title/Date: "248 Tioronda Ave., Beacon, N.Y., Existing Condtions," prepared by The Chazen Companies, dated August 10, 2018.
☐ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
  ☐ Data sheets/delineation report are sufficient for purposes of AJD form. Title/Date: .
  ☐ Data sheets/delineation report are not sufficient for purposes of AJD form. Summarize rationale and include information on revised data sheets/delineation report that this AJD form has relied upon: .
  Revised Title/Date: .
☐ Data sheets prepared by the Corps. Title/Date: .
☐ Corps navigable waters study. Title/Date: .
☐ CorpsMap ORM map layers. Title/Date: .
☐ USGS Hydrologic Atlas. Title/Date: .
☐ USGS, NHD, or WBD data/maps. Title/Date: .
☒ USGS 8, 10 and/or 12 digit HUC maps. HUC number: 020200080306.
☐ USGS maps. Scale & quad name and date: .
☒ USDA NRCS Soil Survey. Citation: Web soil survey - project location .
☒ USFWS National Wetlands Inventory maps. Citation: NWI Mapper - project location .
☐ State/Local wetland inventory maps. Citation: .
☐ FEMA/FIRM maps. Citation: .
☒ Photographs: ☐ Aerial. Citation: Submitted by consultant. or ☐ Other. Citation: .
☐ LiDAR data/maps. Citation: .
☐ Previous JDs. File no. and date of JD letter: .

☐ Applicable/supporting case law:
☐ Applicable/supporting scientific literature:
☐ Other information (please specify):

SECTION III: SUMMARY OF FINDINGS

Complete ORM "Aquatic Resource Upload Sheet" or Export and Print the Aquatic Resource Water Droplet Screen from ORM for All Waters and Features, Regardless of Jurisdictional Status – Required

A. RIVERS AND HARBORS ACT (RHA) SECTION 10 DETERMINATION OF JURISDICTION:

☐ "*navigable waters of the U.S.*" within RHA jurisdiction (as defined by 33 CFR part 329) in the review area.

- **Complete Table 1 - Required**

NOTE: If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Section 10 navigable waters list, DO NOT USE THIS FORM TO MAKE THE DETERMINATION. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Section 10 RHA navigability determination.

B. CLEAN WATER ACT (CWA) SECTION 404 DETERMINATION OF JURISDICTION: "*waters of the U.S.*" within CWA jurisdiction (as defined by 33 CFR part 328.3) in the review area. **Check all that apply.**

☐ (a)(1): All waters which are currently used, were used in the past, or may be susceptible to use in interstate or foreign commerce, including all waters which are subject to the ebb and flow of the tide. (Traditional Navigable Waters (TNWs))

- **Complete Table 1 - Required**

☐ This AJD includes a case-specific (a)(1) TNW (Section 404 navigable-in-fact) determination on a water that has not previously been designated as such. Documentation required for this case-specific (a)(1) TNW determination is attached.

☐ (a)(2): All interstate waters, including interstate wetlands.

- **Complete Table 2 - Required**

☐ (a)(3): The territorial seas.

- **Complete Table 3 - Required**

☐ (a)(4): All impoundments of waters otherwise identified as waters of the U.S. under 33 CFR part 328.3.

- **Complete Table 4 - Required**

☒ (a)(5): All tributaries, as defined in 33 CFR part 328.3, of waters identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

- **Complete Table 5 - Required**

☐ (a)(6): All waters adjacent to a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3, including wetlands, ponds, lakes, oxbows, impoundments, and similar waters.

- **Complete Table 6 - Required**

☐ Bordering/Contiguous.
Neighboring:
☐ (c)(2)(i): All waters located within 100 feet of the ordinary high water mark (OHWM) of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3.
☐ (c)(2)(ii): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3 and not more than 1,500 feet of the OHWM of such water.
☐ (c)(2)(iii): All waters located within 1,500 feet of the high tide line of a water identified in paragraphs (a)(1) or (a)(3) of 33 CFR part 328.3, and all waters within 1,500 feet of the OHWM of the Great Lakes.

☐ (a)(7): All waters identified in 33 CFR 328.3(a)(7)(i)-(v) where they are determined, on a case-specific basis, to have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

- **Complete Table 7 for the significant nexus determination. Attach a map delineating the SPOE watershed boundary with (a)(7) waters identified in the similarly situated analysis. - Required**

☐ Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

☐ (a)(8): All waters located within the 100-year floodplain of a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3 not covered by (c)(2)(ii) above and all waters located within 4,000 feet of the high tide line or OHWM of a water identified in paragraphs (a)(1)-(a)(5) of 33 CFR part 328.3 where they are determined on a case-specific basis to have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

- **Complete Table 8 for the significant nexus determination. Attach a map delineating the SPOE watershed boundary with (a)(8) waters identified in the similarly situated analysis. - Required**

☐ Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

C. NON-WATERS OF THE U.S. FINDINGS:

Check all that apply.

☐ The review area is comprised entirely of dry land.

☐ Potential-(a)(7) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

- **Complete Table 9 and attach a map delineating the SPOE watershed boundary with potential (a)(7) waters identified in the similarly situated analysis. - Required**

☐ Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

☐ Potential-(a)(8) Waters: Waters that DO NOT have a significant nexus to a water identified in paragraphs (a)(1)-(a)(3) of 33 CFR part 328.3.

- **Complete Table 9 and attach a map delineating the SPOE watershed boundary with potential (a)(8) waters identified in the similarly situated analysis. - Required**

☐ Includes water(s) that are geographically and physically adjacent per (a)(6), but are being used for established, normal farming, silviculture, and ranching activities (33 USC Section 1344(f)(1)) and therefore are not adjacent and require a case-specific significant nexus determination.

☐ Excluded Waters (Non-Waters of U.S.), even where they otherwise meet the terms of paragraphs (a)(4)-(a)(8):

- **Complete Table 10 - Required**

☐ (b)(1): Waste treatment systems, including treatment ponds or lagoons designed to meet the requirements of the CWA.

☐ (b)(2): Prior converted cropland.

☐ (b)(3)(i): Ditches with ephemeral flow that are not a relocated tributary or excavated in a tributary.

☐ (b)(3)(ii): Ditches with intermittent flow that are not a relocated tributary, excavated in a tributary, or drain wetlands.

☐ (b)(3)(iii): Ditches that do not flow, either directly or through another water, into a water identified in paragraphs (a)(1)-(a)(3).

☐ (b)(4)(i): Artificially irrigated areas that would revert to dry land should application of water to that area cease.

☐ (b)(4)(ii): Artificial, constructed lakes and ponds created in dry land such as farm and stock watering ponds, irrigation ponds, settling basins, fields flooded for rice growing, log cleaning ponds, or cooling ponds.

☐ (b)(4)(iii): Artificial reflecting pools or swimming pools created in dry land.[1]

☐ (b)(4)(iv): Small ornamental waters created in dry land.[1]

☐ (b)(4)(v): Water-filled depressions created in dry land incidental to mining or construction activity, including pits excavated for obtaining fill, sand, or gravel that fill with water.

☐ (b)(4)(vi): Erosional features, including gullies, rills, and other ephemeral features that do not meet the definition of tributary, non-wetland swales, and lawfully constructed grassed waterways.[1]

☐ (b)(4)(vii): Puddles.[1]

☐ (b)(5): Groundwater, including groundwater drained through subsurface drainage systems.[1]

☐ (b)(6): Stormwater control features constructed to convey, treat, or store stormwater that are created in dry land.[1]

☐ (b)(7): Wastewater recycling structures created in dry land; detention and retention basins built for wastewater recycling; groundwater recharge basins; percolation ponds built for wastewater recycling; and water distributary structures built for wastewater recycling.

☐ Other non-jurisdictional waters/features within review area that do not meet the definitions in 33 CFR 328.3 of (a)(1)-(a)(8) waters and are not excluded waters identified in (b)(1)-(b)(7).

- **Complete Table 11 - Required.**

D. ADDITIONAL COMMENTS TO SUPPORT AJD: Onsite waters include the main stem of Fishkill Creek and a small oxbow. The OHW was delineated as the OWH of Fishkill Creek by the consultant and is being included as part of one (a)(5) water onsite, which is Fishkill Creek above the head of tide.

[1] In many cases these excluded features will not be specifically identified on the AJD form, unless specifically requested. Corps Districts may, in case-by-case instances, choose to identify some or all of these features within the review area.

Jurisdictional Waters of the U.S.

Table 1. (a)(1) Traditional Navigable Waters

(a)(1) Waters Name	(a)(1) Criteria	Rationale to Support (a)(1) Designation Include High Tide Line or Ordinary High Water Mark indicators, when applicable.
N/A	Choose an item.	N/A

Table 2. (a)(2) Interstate Waters

(a)(2) Waters Name	Rationale to Support (a)(2) Designation
N/A	N/A

Table 3. (a)(3) Territorial Seas

(a)(3) Waters Name	Rationale to Support (a)(3) Designation
N/A	N/A

Table 4. (a)(4) Impoundments

(a)(4) Waters Name	Rationale to Support (a)(4) Designation
N/A	N/A
N/A	N/A

Table 5. (a)(5)Tributaries

(a)(5) Waters Name	Flow Regime	(a)(1)-(a)(3) Water Name to which this (a)(5) Tributary Flows	Tributary Breaks	Rationale for (a)(5) Designation and Additional Discussion. Identify flowpath to (a)(1)-(a)(3) water or attach map identifying the flowpath; explain any breaks or flow through excluded/non-jurisdictional features, etc.
19-513	Perennial	Tidal portion of Fishkill Creek	Yes	Water includes mainsteam and oxbox portion of Fishkill Creek approximately 2000 linear feet upstream of the tidal portion of Fishkill Creek. Tidal influence in Fishkill Creek ends at the dam at South Avenue.
N/A	Choose an item.	N/A	Choose an item.	N/A
N/A	Choose an item.	N/A	Choose an item.	N/A
N/A	Choose an item.	N/A	Choose an item.	N/A

Table 6. (a)(6) Adjacent Waters

(a)(6) Waters Name	(a)(1)-(a)(5) Water Name to which this Water is Adjacent	Rationale for (a)(6) Designation and Additional Discussion. Identify the type of water and how the limits of jurisdiction were established (e.g., wetland, 87 Manual/Regional Supplement); explain how the 100-year floodplain and/or the distance threshold was determined; whether this water extends beyond a threshold; explain if the water is part of a mosaic, etc.
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Table 7. (a)(7) Waters

SPOE Name	(a)(7) Waters Name	(a)(1)-(a)(3) Water Name to which this Water has a Significant Nexus	Significant Nexus Determination Identify SPOE watershed; discuss whether any similarly situated waters were present and aggregated for SND; discuss data, provide analysis, and summarize how the waters have more than speculative or insubstantial effect on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water, etc.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Table 8. (a)(8) Waters

SPOE Name	(a)(8) Waters Name	(a)(1)-(a)(3) Water Name to which this Water has a Significant Nexus	Significant Nexus Determination Identify SPOE watershed; explain how 100-yr floodplain and/or the distance threshold was determined; discuss whether waters were determined to be similarly situated to subject water and aggregated for SND; discuss data, provide analysis, and then summarize how the waters have more than speculative or insubstantial effect the on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water, etc.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Non-Jurisdictional Waters

Table 9. Non-Waters/No Significant Nexus

SPOE Name	Non-(a)(7)/(a)(8) Waters Name	(a)(1)-(a)(3) Water Name to which this Water DOES NOT have a Significant Nexus	Basis for Determination that the Functions DO NOT Contribute Significantly to the Chemical, Physical, or Biological Integrity of the (a)(1)-(a)(3) Water. Identify SPOE watershed; explain how 100-yr floodplain and/or the distance threshold was determined; discuss whether waters were determined to be similarly situated to the subject water; discuss data, provide analysis, and summarize how the waters did not have more than a speculative or insubstantial effect on the physical, chemical, or biological integrity of the (a)(1)-(a)(3) water.
N/A	N/A	N/A	N/A
N/A	N/A	N/A	N/A

Table 10. Non-Waters/Excluded Waters and Features

Paragraph (b) Excluded Feature/Water Name	Rationale for Paragraph (b) Excluded Feature/Water and Additional Discussion.
N/A	N/A
N/A	N/A

Table 11. Non-Waters/Other

Other Non-Waters of U.S. Feature/Water Name	Rationale for Non-Waters of U.S. Feature/Water and Additional Discussion.
N/A	N/A

ORM Field	Waters_Name	State	Cowardin Code	Hgm Code	Meas Type	Amount	Units	Waters_Type	Latitude	Longitude	Local Waterway	Ohwm Chg In Plant Community	Ohwm Bed And Banks	Ohwm Break In Slope	Ohwm Chg In Character Of Soil	Ohwm Chg In Veg Density Maturity	Ohwm Chg In Sediment Texture	Ohwm Line Impressed On Bank	Ohwm Destr Of Terrestrial Veg	Ohwm Leaf Litter Disturbed	Ohwm Multiple Flow Events	Ohwm Scour
Data Entered	19-513-River 1	NY	R3UB-RIVERINE, UPPER PEREN, UNCONSOL BOT		LINEAR	1941	FEET	AS	41.49557	-73.96762	Fishkill Creek	YES	YES	YES		YES		YES		YES		YES
ORM Field	Ohwm Sediment Deposition	Ohwm Sediment Sorting	Ohwm Shelving	Ohwm Litter And Debris Presen t	Ohwm Wrack Line Present	Ohwm Veg Matted Bent Or Absent	Ohwm Water Staining	Ohwm Other	Ohwm Other Text	Similarly Situated	Sim Situated Aggregated Spce	Adjcent Waters Sbjct 33usc1344	Func I Sediment Trapping	Func II Nutrient Recycling	Func III Pollutant Managem ent	Func Iv Retntn Attenu Fld Wtrs	Func V Runoff Storage	Func VI Contributio n Of Flow	Func VII Export Organic Matter	Func VIII Export Food Rsources	Func Ix Prov Life Cycle Depdnt	
Data Entered																						

TITLE REPORT SCHEDULE B-1

REGARDING CHICAGO TITLE INSURANCE COMPANY POLICY #3706-00688, EFFECTIVE OCTOBER 15, 2006:

ITEM 14. EASEMENT GRANTED IN FAVOR OF C.H.G.& E. LIBER 959 PAGE 376. DOCUMENT STATES THAT C.H.G. &E. RESERVES A RIGHT TO HAVE CLEARANCE OF 10 FEET BETWEEN ALL WIRES AND CONDUCTORS OF ELECTRICITY AND ANY STRUCTURE HEREAFTER CONSTRUCTED. (EASEMENT SHOWN HEREON).

ITEM 15. EASEMENTS CONTAINED IN LIBER 1042 PAGE 205, AS REPEATED IN LIBER 1328 PAGE 118. (TOGETHER WITH RIGHTS RESERVED TO THE GRANTOR, (NEW YORK RUBBER COMPANY), THE RIGHT TO CONSTRUCT, MAINTAIN AND USE DRIVEWAYS AND FOOT WALKS OVER THE PARCEL HEREBY CONVEYED. (EXISTING DRIVES SHOWN HEREON). TOGETHER WITH POWER AND LIGHT SUBSTATION, TRANSFORMERS, PLUMBING, HEATING AND LIGHTING EQUIPMENT ON THE PREMISES. CANNOT IDENTIFY SUBSTATION LOCATION.)

ITEM 16. RESERVATION TO THE NEW YORK RUBBER CORPORATION IN LIBER 1328 PAGE 118. (DOCUMENT NOT INCLUDED IN SCHEDULE B-1). SEE ITEM 15 FOR SUMMATION OF EASEMENTS IN LIBER 1042 PAGE 205.

ITEM 17. EASEMENTS AND RECITALS CONTAINED IN LIBER 1936 PAGE 229:

RIGHTS OF WAY IN GRANTED TO THE NEW YORK RUBBER COMPANY BY THE DUTCHESS AND COLUMBIA RAILROAD COMPANY LIBER 257 PAGE 32, (DOCUMENT REFERS TO THE GRANTING OF MULTIPLE CROSSINGS OVER AND UNDER SAID RAILROAD. AFFECTS SUBJECT PARCEL. ACCESS EASEMENTS NOT PROTRACTIBLE).

RIGHT OF WAY GRANTED TO THE CITY OF BEACON IN LIBER 556 PAGE 508, (DOES NOT AFFECT SUBJECT PARCEL).

LIBER 959 PAGE 373,)EXCEPTS AND RESERVES FROM THE C.H.G. & E. PARCEL TO THE NORTH OF THE SUBJECT PARCEL. " THE SHOULDERS AND OTHER PARTS OF THE ACCESS ROAD LYING ON THE WESTERLY SIDE OF SAID PARCEL". (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ITEM 18. PERMANENT AND TEMPORARY EASEMENTS CONTAINED IN APPROPRIATION NOTICE RECORDED IN LIBER 2002 PAGE 516. (PERMANENT EASEMENT MAP NO. 18, PARCEL NO. 26 AFFECTS SUBJECT PARCEL AND SHOWN HEREON. TEMPORARY EASEMENTS SHOWN ON MAP NO. 19 ,PARCEL NO. 27 AND 28 WERE TERMINATED ON NOVEMBER 16, 1999.)

ITEM 19. ACCESS EASEMENT OVER PARCEL 1B, (F.M. 10970), GRANTED IN FAVOR OF PARCEL 1A. (F.M. # 10970). EASEMENT IS SHOWN ON FILED MAP # 10970. AFFECTS SUBJECT PARCEL AND SHOWN HEREON.

ITEM 20. NOTES AND EASEMENTS SHOWN ON FILED MAP # 10970;

MAP DEPICTS 6 FOOT WIDE "GREENWAY EASEMENT", GRANTED IN FAVOR OF THE CITY OF BEACON FOR PUBLIC ACCESS AND IS LOCATED ALONG THE FISHKILL CREEK, (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).

ACCESS EASEMENT GRANTED IN FAVOR OF PARCEL 1A, OVER PARCEL 1B. AFFECTS SUBJECT PARCEL AND SHOWN HEREON-SEE ITEM 19.

ITEM 21. LEASE AND EASEMENT RECORDED IN DOCUMENT #02-2003-9779, AS MODIFIED IN DOCUMENT #02-2005-7447, AS ASSIGNED AND ASSUMED IN DOCUMENT #02-2005-7449, AS MODIFIED IN DOCUMENT #02-2005-7448 AND AS MODIFIED IN DOCUMENT #02-2005-7450.

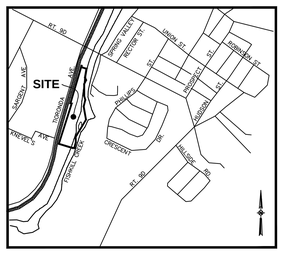
DOCUMENT #02-2003-9779 RESERVES TO THE LANDLORD THE RIGHT TO PASS THROUGH AND ACROSS THE LEASED PREMISES TO TIORANDA AVENUE. THE LEASE PARCEL IS SHOWN ON A PORTION OF A MAP PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., (BEING AN UNRECORDED MAP). (AFFECTS SUBJECT PARCEL AND SHOWN HEREON.)

DOCUMENT #02-2005-7447 DESCRIBES CONSENT TO ASSIGNMENT OF LEASE TO "SISTERS PROPERTIES, LLC" AS ASSIGNEE.

DOCUMENT #02-2005-7449 AS ASSIGNED AND ASSUMED BY "SISTERS PROPERTIES, LLC".

DOCUMENT #02-2005-7448, BEING A MODIFICATION OF THE LEASE AGREEMENT.

DOCUMENT #02-2005-7450 PROVIDES A METES AND BOUNDS DESCRIPTION OF THE LEASE PARCEL. (AFFECTS SUBJECT PARCEL AND SHOWN HEREON).



VICINITY MAP
SCALE: 1"= 1000'±
SOURCE:USGS WEST POINT QUADRANGLE

LEGEND:

- NO PHYSICAL BOUNDS
- ADJACENT PROPERTY LINE
- EDGE OF CREEK
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING OVERHEAD WIRES
- EXISTING WATER LINE
- EXISTING UNDERGROUND SEWER LINE
- EXISTING UNDERGROUND STORM LINE
- EXISTING RAILROAD TRACKS
- EXISTING SIGN
- EXISTING BENCHMARK
- EXISTING BOLLARD
- EXISTING CATCH BASIN
- EXISTING DECIDUOUS TREE
- EXISTING GUY WIRE
- EXISTING GAS VALVE
- EXISTING HYDRANT
- EXISTING MONUMENT
- EXISTING SANITARY MANHOLE
- EXISTING UNKNOWN MANHOLE
- EXISTING UTILITY POLE
- EXISTING UTILITY POLE W/ LIGHT
- EXISTING WATER VALVE
- EXISTING MONITORING WELL
- EXISTING TELEPHONE MANHOLE
- EXISTING TELEPHONE PEDESTAL

NEW YORK STATE PLANE MERIDIAN +02°20'50" TO FILED MAP 10970

DEED REFERENCE
JOSEPH RENDEIRO
– TO –
BEACON 248 DEVELOPMENT, LLC
DOC. # 02-2006-4859
FILED JUNE 20, 2006

TAX PARCEL NUMBER
130200-5954-16-993482-00

AREA: 8.175 ACRES
356,099 SQ.FT.

MAP REFERENCE

REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY & WATSON SURVEYING & ENGINEERING P.C., DATED APRIL 16, 1991 AND FILED IN THE DUTCHESS COUNTY CLERK'S OFFICE ON FEBRUARY 22, 2000 AS FILED MAP #10970.

MAP REFERENCE

1. SUBJECT PROPERTY IS DESIGNATED AS PARCEL 1B AS SHOWN ON A MAP ENTITLED, "SUBDIVISION PLAT PREPARED FOR ADVANTAGE MORTGAGE", PREPARED BY BADEY AND WATSON SURVEYING AND ENGINEERING, P.C., FILED IN THE DUTCHESS COUNTY CLERKS OFFICE AS FILED MAP # 10970 ON FEBRUARY 22, 2000.

2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 248 DEVELOPMENT, LLC, MAP OF BOUNDARY & TOPOGRAPHIC SURVEY OF LANDS OF CENTRAL HUDSON GAS & ELECTRIC CORP." DATED 02/25/2013, PREPARED BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C.

FLOOD ZONE NOTE:

THE FLOODWAY LINE AND FLOOD ZONE LINE "ZONE X OTHER FLOOD AREAS" SHOWN HEREON ARE AS SCALED FROM FLOOD INSURANCE RATE MAPPING (FIRM) LISTED BELOW, THE "ZONE AE" 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85.9(NGVD29) PER THE TOPOGRAPHY SHOWN HEREON.
PARCEL SHOWN HEREON LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" ZONE AE, WITHIN "OTHER FLOOD AREAS, ZONE X", "OTHER AREAS, ZONE X", AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) MAPPING FOR THE CITY OF BEACON COMMUNITY NUMBER 360217 MAP NUMBER 36027C0577E, HAVING AN EFFECTIVE DATE OF MAY 2, 2012.
"ZONE AE" BEING DESCRIBED THEREON AS "BASE FLOOD ELEVATIONS DETERMINED", THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), WHICH TRANSLATES TO ELEVATION 85.9 NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON.
"OTHER FLOOD AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD".
"OTHER AREAS, ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
"FLOODWAY AREAS IN ZONE AE" BEING DESCRIBED THEREON AS "THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS."

VERTICAL DATUM NOTE

TOPOGRAPHY IS BASED REFERENCE MARK (RM 4, ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP, CITY OF BEACON COMMUNITY PANEL #360217-0003-B, DATED MARCH 1, 1984. VERTICAL DATUM IS NGVD 1929. CONTOUR INTERVAL IS 2 FEET.

NOTES

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

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS, THEIR SUCCESSORS AND/OR ASSIGNS, OR SUBSEQUENT OWNERS, EXCEPT AS INDICATED HEREON.

UNDERGROUND FACILITIES AND STRUCTURES SHOWN HEREON WERE TAKEN FROM DATA OBTAINED FROM PERVIOUS MAPS AND RECORD DRAWINGS. ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY UNLESS OTHERWISE NOTED. THERE MAY BE OTHER UNDERGROUND UTILITIES, THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE UNDERSIGNED. SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION MUST BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION.

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SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION.

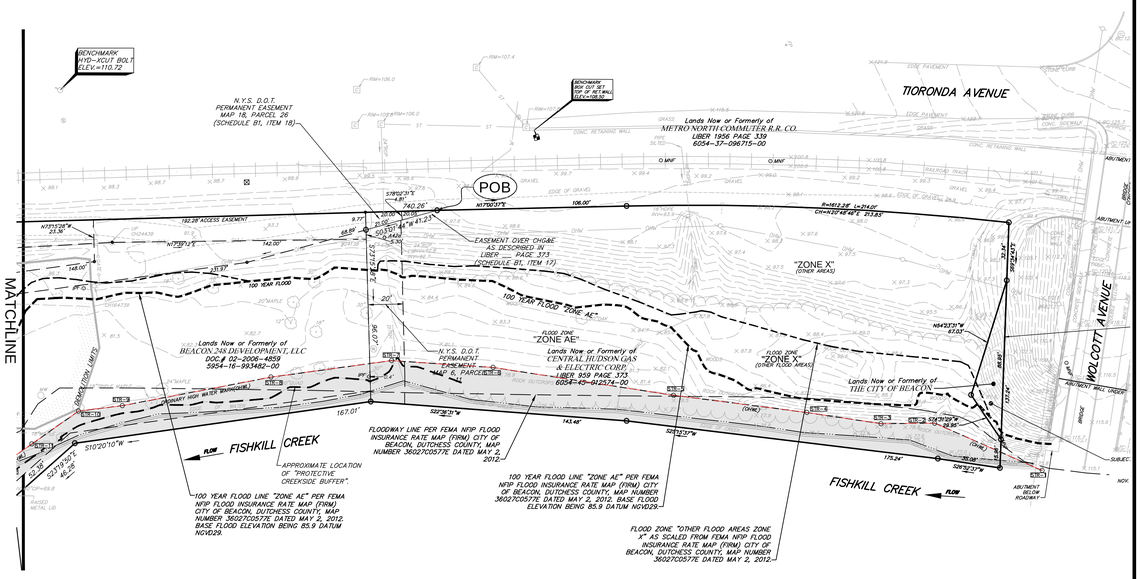
THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006.
BOUNDARY SURVEY FIELD UPDATED APRIL 6, 2011.

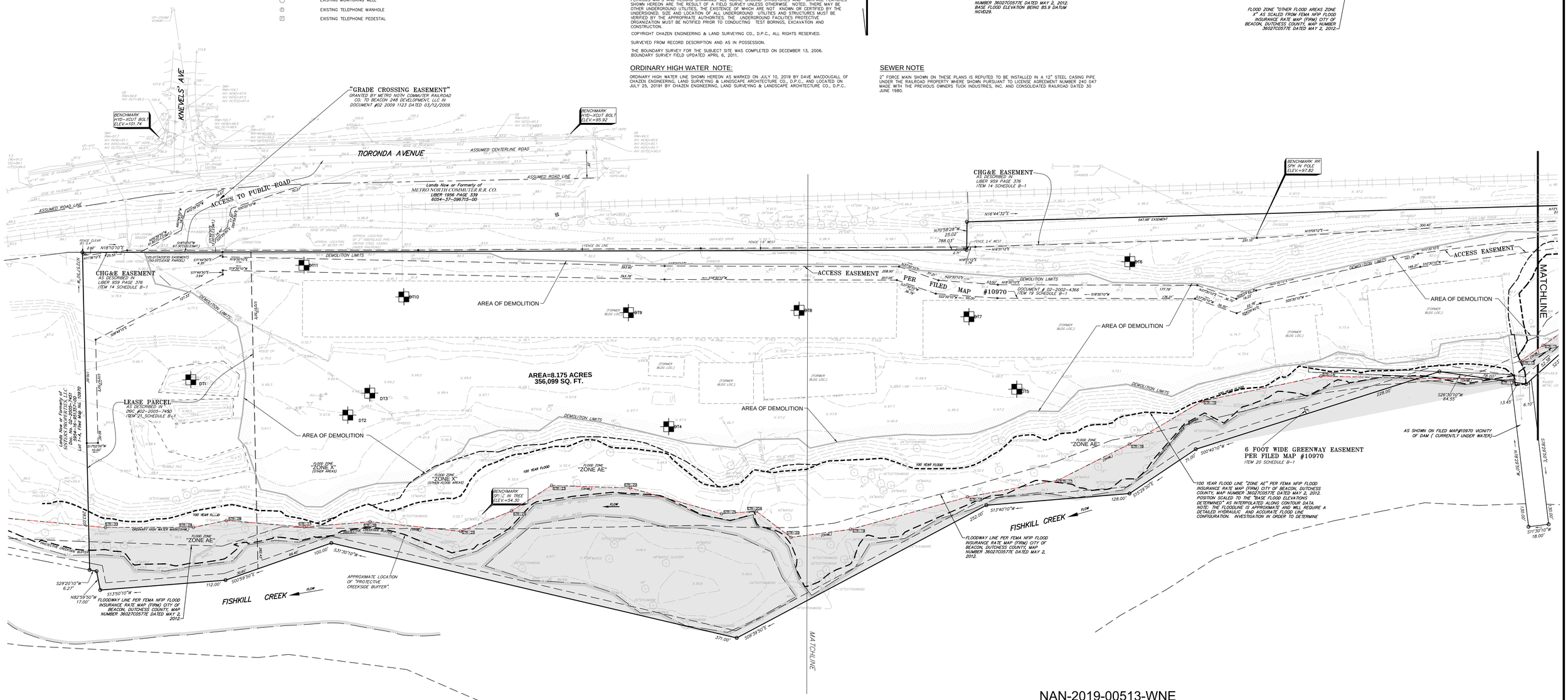
ORDINARY HIGH WATER NOTE:

ORDINARY HIGH WATER LINE SHOWN HEREON AS MARKED ON JULY 10, 2019 BY DAVE MACDOUGALL OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C., AND LOCATED ON JULY 25, 20191 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C..

SEWER NOTE

2" FORCE MAIN SHOWN ON THESE PLANS IS REPUTED TO BE INSTALLED IN A 12" STEEL CASING PIPE UNDER THE RAILROAD PROPERTY WHERE SHOWN PURSUANT TO LICENSE AGREEMENT NUMBER 240,047 MADE WITH THE PREVIOUS OWNERS TUCK INDUSTRIES, INC. AND CONSOLIDATED RAILROAD DATED 30 JUNE 1980.





NAN-2019-00513-WNE
Approved Jurisdictional Determination issued September 30, 2019

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Wait The Required Time
Confirm Utility Response
Respect The Marks
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0 1 2 3
ORIGINAL SCALE IN INCHES

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Engineers
Land Surveyors
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Environmental & Safety Professionals
Landscape Architects

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Capital District Office: 547 River Street, Troy, New York 12180, Phone:(518) 273-0055
North Country Office: 20 Elm Street (Suite 110), Glens Falls, New York 12801, Phone:(518) 812-0513
Westchester NY Office: 1 North Broadway, Suite 803, White Plains, New York 10601, Phone: (914) 997-8510
Nashville Tennessee Office: 2416 21st Ave S. (Suite 103), Nashville, Tennessee 37212, Phone: (615) 380-1359
Chattanooga Tennessee Office: 427 E. 5TH ST, (Suite 201), Chattanooga, Tennessee 37403, Phone: (423) 241-6575

rev.	date	description
1	11/22/13	REVISED PER PLANNING BOARD COMMENTS DATED SEPTEMBER 2013

248 TIORONDA AVE., BEACON, N.Y.

EXISTING CONDITIONS

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	APB
checked	LAB
date	09/10/18
scale	1"=30'
project no.	61750.00
sheet no.	C101

Drawing Name: Z:\projects\61700-61799\61750.00 CHAI Builders 8-245\DWG\Dr_C101_61750-00_EXIST.dwg
Xrefs Attached: XBASE-SVY_61096-00, XTB_61750-00_3bASE, XBASE-ENG_61750-00
Date Printed: Aug 02, 2019, 4:12pm

SITE SECTION

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

ab architekten

SITE SECTION BLDG 200 (A)

SITE SECTION BLDG 200 (A)

SITE SECTION

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

ab architekten

WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 200 (A)

EAST ELEVATION BLDG 300 (B)

SOUTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 200 (A)

NORTH ELEVATION BLDG 300 (B)

RESIDENTIAL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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WEST ELEVATION BLDG 300 (B)

WEST ELEVATION BLDG 200 (A)

DETAIL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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EAST ELEVATION BLDG 300 (B)

EAST ELEVATION BLDG 200 (A)

DETAIL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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NORTH ELEVATION BLDG 100

EAST ELEVATION BLDG 100

COMMERCIAL ELEVATIONS

248 TIORONDA AVENUE

BEACON, NEW YORK

PROPOSED REVISIONS

JAN 17, 2019

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City of Beacon Workshop Agenda
11/12/2019

Title:

Traffic and Safety Committee Recommendations

Subject:

Background:

ATTACHMENTS:

Description	Type
Memorandum from the City Administrator Regarding Traffic and Safety Issues	Cover Memo/Letter

CITY OF BEACON
New York

TRAFFIC SAFETY COMMITTEE 845-838-5010

MEMORANDUM

TO: **Mayor Casale and Members of the City Council of the City of Beacon**

FROM: **Anthony Ruggiero, MPA, City Administrator**

RE: **Proposed Changes to the City Code**

DATE: **November 7, 2019**

The Traffic and Safety Committee (the "Committee") reviewed a number of Traffic and Safety related issues and make the following recommendations to the City Council.

1. **Cross Street and West Church Street:** The Committee received a request to review the intersection at Cross Street and West Church Street. Over the course of the next three months the City Police Department monitored the location. At their October 24th meeting, the Committee made the following recommendations:

    - Codify existing *No Parking* signs on the east side of Cross Street from Main Street to West Church Street.

    - Codify and install *No Parking* signs on the east side of Cross Street 65 feet north from West Church Street.

2. **Grove Street and Liberty Street:** The Committee received a request to study the intersection of Grove Street and Liberty Street from a resident on September 25th. The Police Department monitored the area and the Committee examined crash data. At their October 24th meeting, the Committee made the following recommendations:

    - Add *Stop* signs on Liberty Street at the northwest and southeast corners of the Grove Street and Liberty Street intersection. Doing so would make this intersection a 3-way stop.

    - Codify the existing *Stop* sign on Grove Street at the Grove Street and Liberty Street intersection.

3. **East End of Main Street:** The Committee received a request to review the east end of Main Street. After studying the City Code and examining crash data, the Committee made the following four recommendations that will result in a net gain of one parking space.

    - Codify existing *No Parking* signs on the east side of Main Street from a point 105 feet north of the intersection of East Main Street to the intersection of Herbert Street.

    - Extend the *No Parking* zone, by 25 feet, on the west side of Main Street from Verplanck Avenue to a point 145 north. In practice, parking is not prohibited on the entire block because there is a sign that reads *No Parking Between Sign*s and another at the other end of the block that reads *No Parking Here* to Corner. The accompanying sign that reads *No Parking Between Signs* was removed when Melzingah Tap House constructed a parking lot and it was taken down and never replaced. By extending the No Parking zone beyond the parking lot entrance, the City would create three new parking spaces between the second sign that reads *No Parking Between Signs* and the sign that reads *No Parking Here to Corner*.

    - Codify existing *No Parking* signs on the west side of Main Street to a point 103 feet north of North Street.

    - Add *No Parking* signs on the west side of Main Street from Verplanck Avenue to a point 95 feet south in order to improve limited visibility. Doing so would remove two parking spaces.

4. **Commerce Street Parking:** The Committee reviewed a complaint from a resident regarding parking on Commerce Street during their September 30th meeting. In order to improve obstructed ingress and egress to a driveway, the Committee made the following recommendation at their October 24th meeting:

    - Extend the No Parking zone on the south side of Commerce Street from 75 feet east of fire hydrant No. 11 Commerce Street to a point 110 feet west. Doing so would eliminate three parking spaces.

City of Beacon Workshop Agenda
11/12/2019

Title:

Personnel

Subject:

Background: