

SITE PLAN

BEACON 248 DEVELOPMENT

PREPARED FOR

CHAI BUILDERS

CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: JANUARY 2019

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1.THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2.LARGER TREES WILL BE RETAINED. 3.TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4.TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING. 5.ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF. 6.THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

BEST MANAGEMENT PRACTICES FOR BALD EAGLES
1.BALD EAGLES ARE KNOWN TO WINTER AND ROOST NEAR DENNING'S POINT. DENNING'S POINT IS WITHIN ONE MILE OF THE SITE, AT THE MOUTH OF FISHKILL CREEK. 2.THE NYSDEC HAS ASKED THAT THE NATIONAL BALD EAGLE MANAGEMENT GUIDELINES BE APPLIED TO THE PROJECT. 3.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE ANY COMMERCIAL BOATING ACTIVITIES. HOWEVER, SHOULD THOSE BE DESIRED IN THE FUTURE, THE PROJECT WILL NOT IMPLEMENT BOAT RAMP, MARINAS, RECREATIONAL FISHING, OR COMMERCIAL BOATING WITHOUT THE EXPRESS WRITTEN PRIOR APPROVAL OF THE NYSDEC. 4.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE DISRUPTIVE ACTIVITIES BETWEEN THE PROJECT SITE AND THE MOUTH OF FISHKILL CREEK. SHOULD DISRUPTIVE ACTIVITIES BE PROPOSED IN THE FUTURE IN THIS LOCATION, THE PROJECT SHOULD CONSULT WITH THE NYSDEC. 5.THE PROJECT WILL AVOID RETAIN MATURE TREES AND OLD GROWTH STANDS AND LIMIT TREE CUTTING TO THE MAXIMUM EXTENT PRACTICABLE. LARGER TREES WILL BE RETAINED. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING AND CONTRACTORS WILL BE INFORMED ABOUT TREE CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 6.ANNUALLY, THE SITE WILL BE REVIEWED FOR ANY BALD EAGLE NEST SITES. IF A BALD EAGLE NEST SITE IS OBSERVED, IT WILL BE REPORTED TO THE NYSDEC.

CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2015.

CHAIRMAN _____

CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT _____ DATE _____

OWNER _____ DATE _____

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	01/17/19	TITLE SHEET
2	SP1	01/17/19	EXISTING CONDITIONS
3	C100	01/17/19	ENVIRONMENTAL CONDITIONS/CONSTRAINTS
4	C130	01/17/19	CONCEPT PLAN
5	C200	01/17/19	VEHICLE MANEUVERING PLAN

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:	REQUIRED	PROVIDED
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 5 ACCESSIBLE SPACES, 15 SURFACE SPACES, AND 74 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =127 SPACES	127 SPACES TOTAL (WHICH INCLUDES 2 ACCESSIBLE SPACES AND 40 LAND BANKED SPACES)
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	216 SPACES 9 ACCESSIBLE SPACES PROVIDED

Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	3.29 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	5.89 acres
4	Maximum dwelling units (line 3 x 11)	64 units*
*Subject to change with new jurisdictional determination by Army Corps.		

OWNER'S CERTIFICATION
FOR ALL SHEETS

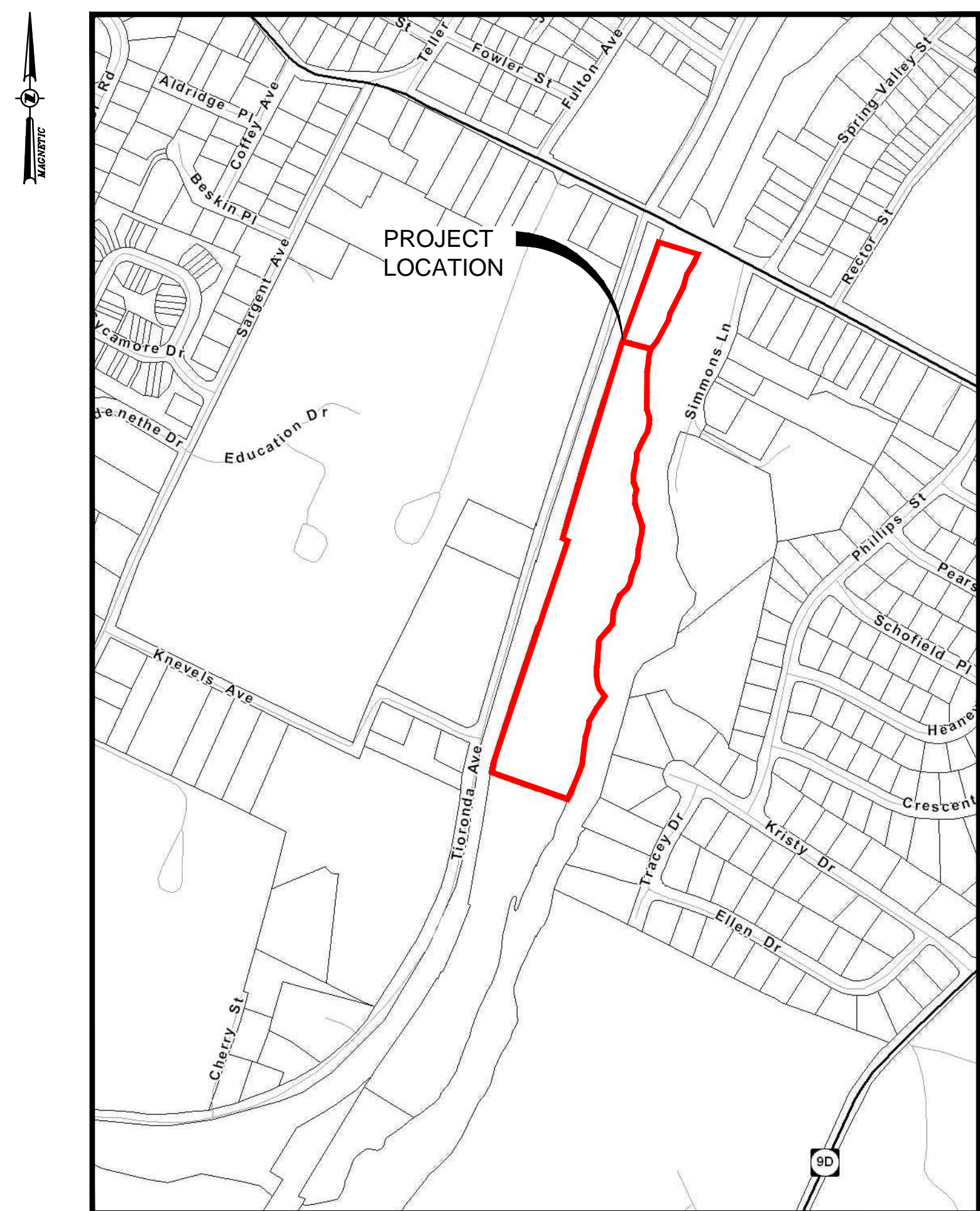
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

BEACON 248 DEVELOPMENT, LLC _____ DATE _____

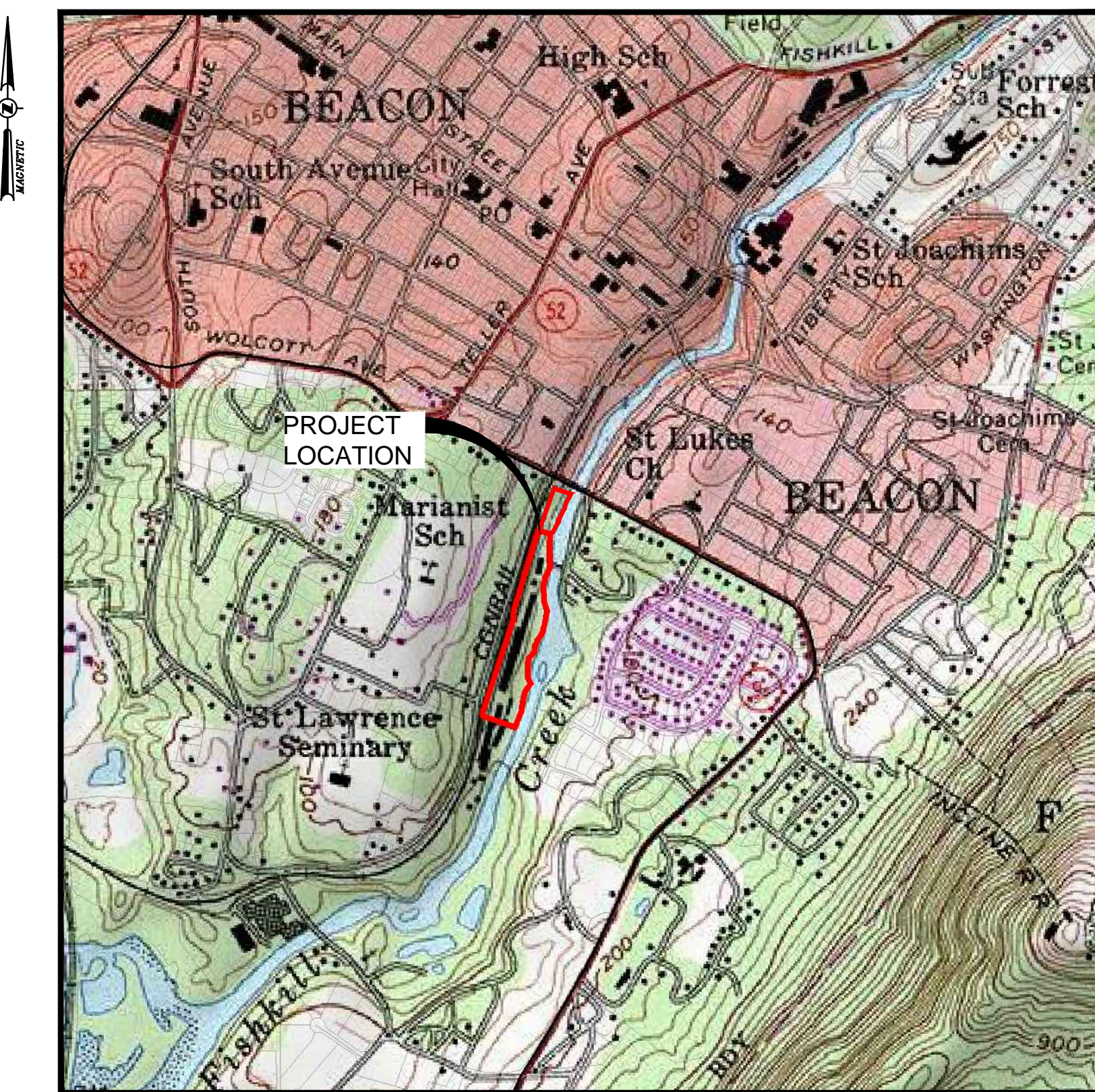
DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR _____ IN THE _____ WERE APPROVED ON _____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS, IN THE OFFICE OF THE COUNTY CLERK OF DUTCHESS COUNTY IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW, AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW AND ARTICLE 11 OF DUTCHESS COUNTY SANITARY CODE.

SUPERVISING PUBLIC HEALTH ENGINEER



AREA PARCEL MAP
SCALE: 1"=400'



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-D8-1F-024)

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL	
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	220

UNIT SCHEDULE				
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT
RES.	64	28	36	76,202
NON-RES.	-	-	-	25,400
TOTAL	64	28	36	101,602

DEVELOPMENT NOTE:
THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE AND TWO BEDROOM UNITS. TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE-WORKFORCE HOUSING, OF THE ZONING LAW.

SITE ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITECTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.
21 FOX STREET, POUGHKEEPSIE, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 696-4402

OWNER INFORMATION:
BEACON 248 DEVELOPMENT, LLC.
248 TIORONDA AVENUE
CITY OF BEACON, NY 12508

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5054, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON

TIORONDA AVENUE & 465 WOLCOTT AVENUE / CHAI BUILDERS

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
GAL	LAD
date	scale
09/10/18	AS NOTED
project no.	17750.00
sheet no.	
G001	

REV.	DATE	DESCRIPTION
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
2	11/26/18	REVISED PER CITY COUNCIL COMMENTS
1	10/12/18	REVISED PER TOWN COMMENTS

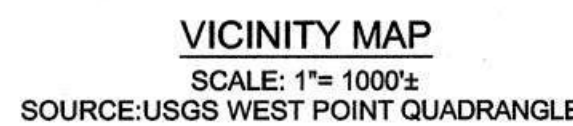


Figure 10-10 shows a technical drawing of a stepped block. The block has a total width of 10 units, indicated by a dimension line at the bottom labeled '10"'. The block is divided into two sections: a left section that is 4 units wide and a right section that is 6 units wide. The height of the block is 3 units, indicated by a dimension line on the right labeled '3"'. The block is labeled 'X' at the bottom left and 'Y' at the bottom right. The drawing is on a grid with horizontal and vertical lines.

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

[illegible]

DEED REFERENCE JOSelyn RENDERO BEACON 24 DEVELOPMENT, LLC FILED JUNE 20, 2006

TAX PARCEL NUMBER 130220-5054-16-993482-40

AREA: 8.75 ACRES 356.099 SQ.FT.

REFERENCE REFERENCE IS HEREBY MADE TO A MAP ENTITLED "SUBDIVISION PLAN PREPARED FOR ADVANTAGE ARCHITECTURE CO., P.C." FILED IN NEW YORK COUNTY CLERKS OFFICE ON FEBRUARY 11, 1991 AND FILED IN THE DISTRICT COURT'S 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 PLAN PREPARED FOR ADVANTAGE ARCHITECTURE," PREPARED BY BADEY AND WATSON SURVEYING INC. FILED IN NEW YORK COUNTY CLERKS OFFICE ON FEBRUARY 11, 1991 AND FILED IN THE DISTRICT COURT'S CLERK'S OFFICE ON FEBRUARY 22, 2000. 2. REFERENCE IS HEREBY MADE TO A CERTAIN MAP ENTITLED "BEACON 24 DEVELOPMENT, LLC AND TOPOGRAPHIC SURVEY COMMUNITY NUMBER 360277 OF COUNTRY CLUB ESTATES 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") HEREIN ARE AS SHOWN ON THE ATTACHED FLOOD ZONE MAP (FZM) LISTED UNDER THE "ZONE X" AT 100 YEAR FLOOD LINE WITHIN THE SUBJECT PARCEL WAS DRAWN AT ELEVATION 85(NVD+92) PER THE PARCEL SHOWING HEREIN LIES WITHIN "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD COMMUNITY NUMBER 360277 OF COUNTRY CLUB ESTATES CORP." AND WITHIN FLOODWAY AREAS IN ZONE AE, AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (IRM) BEACON 24 DEVELOPMENT, LLC COMMUNITY NUMBER 360277 MAP NUMBER 360277C0707TE, HAVING AN EFFECTIVE DATE OF MAY 2, 2012. "BASE FLOOD ELEVATIONS DETERMINED": THE BASE FLOOD ELEVATION BEING SHOWN THEREON AS ELEVATIONS 85 NORTH AMERICAN VERTICAL DATUM OF 1988 (NVD+85), OR EQUIVALENT THEREOF, HAS BEEN DETERMINED FROM A SCATTERED VARIETY OF DATA (NVD+92) BEING THE DATUM OF TOPOGRAPHY SHOWN HEREON. "CHANCE FLOOD": THE "ZONE X" BEING DESCRIBED THEREON AS "AREAS OF 0.2% ANNUAL CHANCE FLOODS: AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR MORE BUT NOT GREATER THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD." "OTHER FLOOD AREAS": THE "ZONE X" BEING DESCRIBED THEREON AS "AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN." "FLOODWAY AREAS": THE "ZONE X" 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 DAMAGE."

VERTICAL DATUM NOTE TOPOGRAPHY IS BASED REFERENCE MARK (LHA 4 ELEVATION 3.92'), AS SHOWN ON FLOOD INSURANCE RATE MAP CITY OF BEACON COMMUNITY NUMBER 360277 OF COUNTRY CLUB ESTATES CORP. VERTICAL DATUM IS NVD 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 SEAL OR SIGNATURE WILL BE CONSIDERED VALID. TRUE COPIES. CERTIFICATIONS INDICATED HEREIN SIOIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS ADOPTED BY THE NEW YORK STATE BOARD OF SURVEYING AND MAPPING. THESE CERTIFICATIONS DO NOT APPLY ONLY TO THE PERSON SO NOTED. CERTIFICATIONS ARE NON TRANSFERABLE TO ADDITIONAL PERSONS OR PROJECTS UNLESS SPECIFICALLY INDICATED OTHERWISE, EXCEPT AS INDICATED HEREIN. EXISTING BUILDINGS AND FACILITIES AND STRUCTURES SHOWN WERE TAKEN FROM DATA OBTAINED FROM PVIOUS MAPS AND RECORD DRAWINGS, ALL ABOVE GROUND STRUCTURES AND SURFACE FEATURES WERE FIELD VERIFIED BY MEANS OF PHOTOGRAPHY AND VISUAL OBSERVATION. ALL SUBSURFACE AND OTHER UNDERGROUND UTILITIES THE EXISTENCE OF WHICH ARE NOT KNOWN OR CERTIFIED BY THE SURVEYOR HAVE BEEN ASSUMED TO BE NON EXISTENT. ALL INFORMATION MUST BE VERIFIED BY THE APPROPRIATE AUTHORITIES. THE UNDERGROUND FACILITIES PROTECTED BY THE SURVEYOR WILL NOT BE NOTIFIED PRIOR TO CONDUCTING TEST BORINGS, EXCAVATION AND CONSTRUCTION. COPYRIGHT CHAZEN ENGINEERING & LAND SURVEYING CO., P.C., ALL RIGHTS RESERVED. SURVEYED FROM RECORD DESCRIPTION AND AS IN POSSESSION. THE BOUNDARY SURVEY FOR THE SUBJECT SITE WAS COMPLETED ON DECEMBER 13, 2006. THE BOUNDARY FIELD UPDATES WERE COMPLETED ON JANUARY 11, 2007.

WETLANDS NOTE:
WETLANDS SHOWN HEREON AS DELINEATED ON MARCH 31, 2011 BY NICK BASILE OF CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C., AS SURVEYED APRIL 6, 2011 BY CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., P.C..



