

# 1182 NORTH AVENUE SITE PLAN AND SPECIAL USE PERMIT

1182 NORTH AVENUE  
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK  
TAX ID: 5955-19-738049 & 5955-19-747060  
LOT AREA: ±0.68 ACRES TOTAL  
R1-7.5 ZONING DISTRICT AND HISTORIC  
DISTRICT AND LANDMARK OVERLAY

**GENERAL NOTES:**

- THE PROPOSAL CALLS FOR CONSTRUCTION OF A NEW STRUCTURE ON THE EASTERN LOT, AS MODIFIED BY A CONCURRENT LOT LINE REALIGNMENT APPLICATION. THE STRUCTURE IS GENERALLY BROKEN DOWN AS FOLLOWS:
- A. 2,272 SQFT OF SINGLE FAMILY RESIDENTIAL.
  - B. 626 SQFT GARAGE.
  - C. 646 ACCESSORY APARTMENT.
  - D. 728 ARTIST STUDIO.
  - E. 211 SQFT COMMON FOYER.
- SINGLE FAMILY RESIDENTIAL USE IS PERMITTED BY RIGHT IN THE R1-7.5 ZONING DISTRICT. ACCESSORY APARTMENTS AND ARTIST STUDIOS ARE SPECIALLY PERMITTED USES IN THE HISTORIC OVERLAY AND LANDMARK DISTRICT AND REQUIRES SITE PLAN APPROVAL FROM THE PLANNING BOARD AND SPECIAL USE PERMIT ISSUANCE FROM THE CITY COUNCIL.
1. THE ARTIST STUDIO WILL BE LIMITED IN USE BY THE ARTIST, AND WILL NOT BE USED AS A GALLERY FOR EXHIBITS. THE HOURS FOR THE ARTIST STUDIO ARE AS FOLLOWS:  
MONDAY THROUGH FRIDAY: 10 AM TO 8 PM  
SATURDAY AND SUNDAY: 11 AM TO 8 PM
  2. EXISTING PLANIMETRIC INFORMATION FOR THE OVERALL SITE WAS TAKEN FROM A MAP PREPARED BY DECKER SURVEYING, P.C. IN MARCH OF 2019.
  3. THE SITE DOES NOT CONTAIN ANY WETLANDS OR FLOODPLAINS PER AVAILABLE GIS MAPPING.
  4. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON WATER AND SEWER DISTRICTS, RESPECTIVELY.

**GENERAL CONSTRUCTION NOTES:**

1. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UPPO @ 1-800-962-7962.
2. WATER, SEWER AND STORM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS. ALL OTHER UTILITIES (TELEPHONE, ELECTRIC, GAS, CABLE, ETC.) SHALL BE INCORPORATED FOLLOWING SITE PLAN APPROVAL. ALL SUCH UTILITY DESIGNS SHALL BE DEVELOPED IN COOPERATION WITH THE RESPECTIVE UTILITY COMPANIES.
3. THE CONTRACTOR SHALL FIELD VERIFY THE SIZE, LOCATION, DEPTH AND CONDITION OF ALL UTILITIES AND REPORT ANY DISCREPANCIES TO THE ENGINEER. THE CONTRACTOR SHALL NOT ASSUME THAT ALL LOCATIONS AS SHOWN ON THE PLAN ARE CORRECT.
4. THE CONTRACTOR SHALL CONSTRUCT ALL IMPROVEMENTS AS SHOWN ON PLANS. ANY FIELD CONDITIONS THAT MAY RESULT IN A VARIATION FROM THE PLAN SET SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IN WRITING. VARIATIONS FROM THE PLAN WITHOUT APPROVAL FROM THE ENGINEER WILL BE CONSIDERED DEFICIENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON-SITE OR OFF-SITE DAMAGES TO VEGETATION OR PROPERTY CAUSED BY HIS OPERATIONS. SUCH DAMAGES SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS COST TO THE SATISFACTION OF THE ENGINEER, PROPERTY OWNER OR AGENCY HAVING JURISDICTION.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL SECURE THE WORK LIMITS OF THE SITE BY INSTALLATION OF CONSTRUCTION FENCING AND OTHER MEASURES, AS NECESSARY TO PREVENT NON-AUTHORIZED ENTRY.
8. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
9. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE REMAINDER OF THE SITE.
10. THERE IS NO DISTURBANCE WITHIN THE RIGHT-OF-WAY OF NYS ROUTE 9D, THEREFORE, THERE ARE NO PERMITS REQUIRED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION.
11. THE INSTALLED EXPANSION JOINTS IN THE CONCRETE SIDEWALK RESTORATION AREAS SHALL MATCH THE EXISTING EXPANSION JOINT SPACING ON THE EXISTING SIDEWALK ON RALPH STREET.

**SPECIAL ARTIST STUDIO NOTES:**

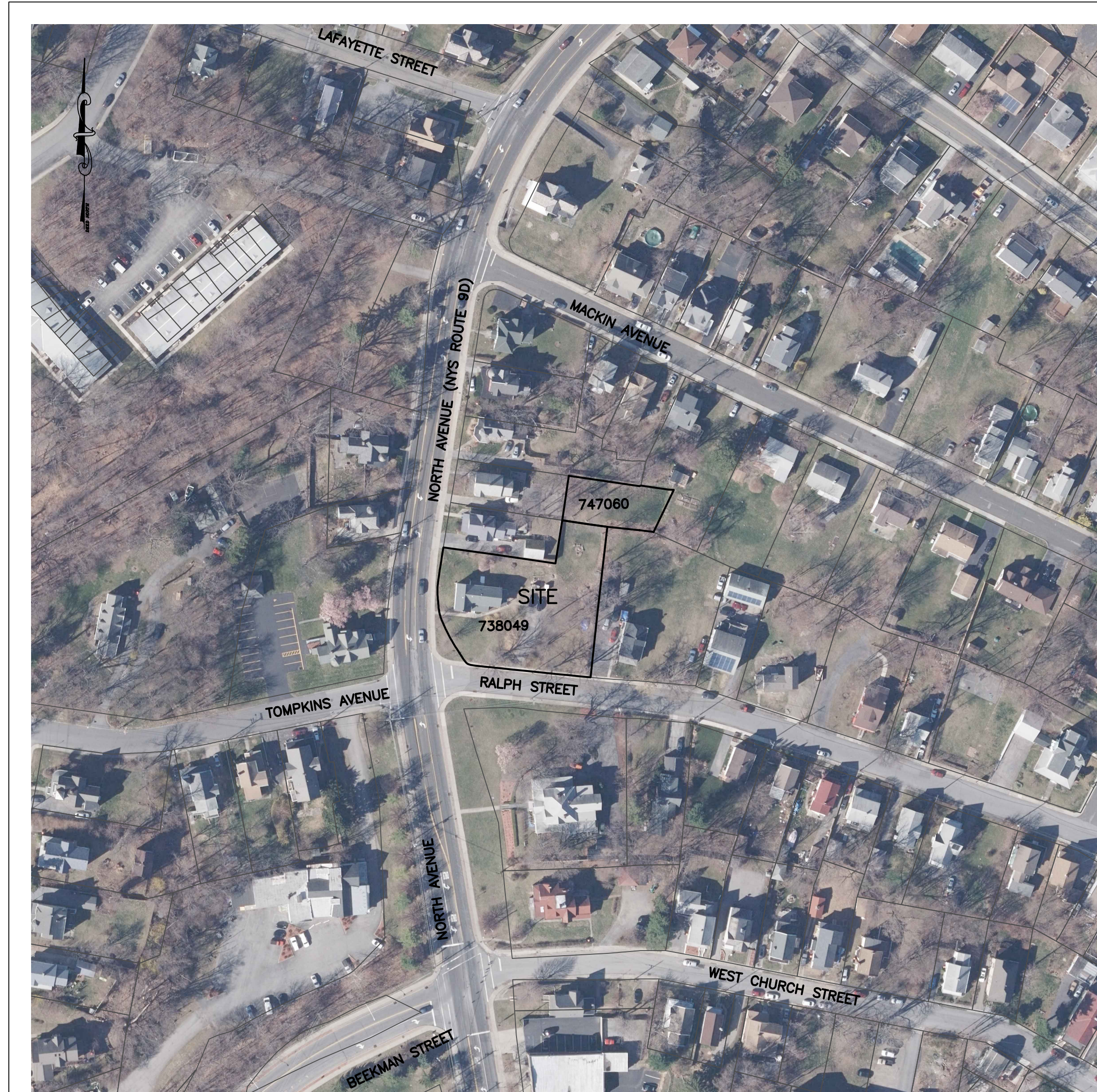
1. THE ARTIST STUDIO SHALL BE INSPECTED EVERY TWO YEARS BY THE BUILDING DEPARTMENT IN ORDER TO DETERMINE WHETHER THE ARTIST STUDIO REMAINS IN COMPLIANCE. UPON SATISFACTORY INSPECTION, THE ARTIST STUDIO OWNER SHALL BE REISSUED A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE ARTIST STUDIO IS NO LONGER IN COMPLIANCE, THE CERTIFICATE OF OCCUPANCY SHALL BE REVOKED UNTIL THE VIOLATIONS ARE CURED.

**SPECIAL ACCESSORY APARTMENT NOTES:**

1. THE OWNER OF THE SINGLE-FAMILY LOT UPON WHICH AN ACCESSORY APARTMENT IS LOCATED SHALL OCCUPY AT LEAST ONE THE DWELLING UNITS.
2. THE MINIMUM FLOOR AREA FOR AN ACCESSORY APARTMENT SHALL BE 400 SQFT. THE MAXIMUM FLOOR AREA SHALL BE 650 SQFT, BUT IN NO CASE SHALL THE FLOOR AREA OF THE APARTMENT EXCEED 30% OF THE TOTAL FLOOR AREA OF THE DWELLING BUILDING IN WHICH IT IS LOCATED. THE PROPOSED ACCESSORY APARTMENT IS 646 SQFT, OR APPROXIMATELY 16.7% OF THE TOTAL FLOOR AREA OF THE DWELLING BUILDING (CALCULATION DOES NOT INCLUDE GARAGE FLOOR AREA).
3. FOR ACCESSORY APARTMENTS LOCATED IN A DETACHED SINGLE-FAMILY DWELLINGS, THE ENTRY TO SUCH UNIT AND ITS DESIGN SHALL BE SUCH THAT, TO THE DEGREE REASONABLY FEASIBLE, THE EXTERIOR APPEARANCE OF THE BUILDING WILL RETAIN THAT OF A SINGLE-FAMILY RESIDENCE. THE PLAN CALLS FOR A SINGLE ENTRY LEADING TO A COMMON FOYER, THEREBY PROVIDING AN EXTERIOR APPEARANCE OF A SINGLE-FAMILY RESIDENCE.
4. THE ACCESSORY APARTMENT SHALL BE INSPECTED BY THE BUILDING DEPARTMENT EVERY TWO YEARS IN ORDER TO DETERMINE WHETHER THE APARTMENT REMAINS IN COMPLIANCE. UPON A SATISFACTORY INSPECTION REPORT, THE ACCESSORY APARTMENT OWNER SHALL BE REISSUED A CERTIFICATE OF OCCUPANCY. IN THE EVENT THAT THE INSPECTION INDICATES THAT THE ACCESSORY APARTMENT IS NOT IN COMPLIANCE, THE CERTIFICATE OF OCCUPANCY SHALL BE REVOKED UNTIL THE VIOLATIONS ARE CURED.

**DRAWING INDEX:**

- SHEET 1: COVER SHEET: CV-1  
SHEET 2: EXISTING CONDITIONS & REMOVALS PLAN: XC-1  
SHEET 3: SUBDIVISION & SITE PLAN: SP-1  
SHEET 4: EROSION & SEDIMENT CONTROL PLAN & GRADING AND UTILITY PLAN: GU-1  
SHEET 5: CONSTRUCTION DETAILS: CD-1  
SHEET 6: CONSTRUCTION DETAILS: CD-2



AREA MAP

SCALE: 1" = 100'

**OWNER & APPLICANT:**  
ANDREW MACDONALD  
97 ROOSEVELT DRIVE  
POUGHQUAG, NY 12570  
PHONE: 914-645-4351

**PROJECT SURVEYOR:**  
DECKER SURVEYING  
JOHN H. DECKER LS  
290 FRALEIGH LANE  
RED HOOK, NEW YORK 12571  
PH: 845-758-4442

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

**PROJECT ARCHITECT:**  
D M FLORANCE ARCHITECTURE PLLC  
DOUGLAS M. FLORANCE R.A A.I.A.  
6 GRIFFIN STREET  
POUGHQUAG, NY 12570  
PH: 845-227-8516

**CONSTRUCTION SEQUENCING SCHEDULE:**  
(FOR STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL PURPOSES)

1. ROUGH GRADE AS NECESSARY TO ESTABLISH DRIVEWAY GRADE. PREPARE A STABILIZED CONSTRUCTION ENTRANCE AS SHOWN.
2. INSTALL SILT FENCE PER THE PLAN AND AS NEEDED TO PROTECT THE ADJACENT PROPERTIES.
3. CONSTRUCT THE HOUSE AND ALL ASSOCIATED UTILITY SERVICE CONNECTIONS. FINE GRADE AROUND THE HOUSE TO ESTABLISH FINISHED GRADES.
4. TOPSOIL, SEED AND MULCH THE DISTURBED AREAS TO ESTABLISH VEGETATION.
5. REMOVE THE STABILIZED CONSTRUCTION ENTRANCE AND CONSTRUCT THE DRIVEWAY TO FINAL TOP TREATMENT.
6. REMOVE SILT FENCE WHEN 80% STABILIZATION IS ACHIEVED.

**PARKING NOTES:**

1. REQUIRED PARKING = 2 SPACES PER SINGLE FAMILY RESIDENTIAL, PLUS 2 SPACES FOR PER ACCESSORY APARTMENT, PLUS 1 SPACE PER 500 SQFT OF ARTISTS STUDIO = 5.5 SPACES REQUIRED.
2. THE PROPOSED PARKING ARRANGEMENT CONSISTS OF 6 SPACES IN THE PARKING AREA TO THE NORTH OF THE PROPOSED STRUCTURE AND 2 SPACES IN THE PROPOSED GARAGE FOR A TOTAL OF 8 SPACES.

**UTILITY NOTES:**

1. ALL WATER & SEWER CONNECTIONS SHALL COMPLY WITH CITY WATER AND SEWER DISTRICT REQUIREMENTS.
2. THE PROPOSED BUILDING SHALL BE SET AT SUCH ELEVATION TO ENSURE GRAVITY FLOW FROM THE RAW SEWER LINE TO THE POINT OF CONNECTION WITH THE EXISTING SEWER MAIN, WHILE MAINTAINING PROPER EARTH COVER ABOVE ALL PIPING.
3. NO CELLAR, ROOF, OR FOOTING DRAINS SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.

**EROSION AND SEDIMENT CONTROL NOTES:**

1. ALL EROSION CONTROL MEASURES EMPLOYED DURING THE CONSTRUCTION PROCESS SHALL BE INSPECTED BY THE CONTRACTOR IN ACCORDANCE WITH THE MAINTENANCE SCHEDULE. ALL EROSION CONTROL STRUCTURES SHALL BE REPAIRED AND MAINTAINED AS NECESSARY BY THE CONTRACTOR.
2. ALL STORMWATER MANAGEMENT STRUCTURES (E.G. CATCH BASINS) SHALL BE REGULARLY INSPECTED FOR SEDIMENT ACCUMULATIONS. CATCH BASINS SHALL BE CLEANED WHEN SEDIMENT DEPTH REACHES A MAXIMUM OF ONE-HALF THE AVAILABLE SUMP DEPTH.
3. ALL EROSION CONTROL INSTALLATION AND MAINTENANCE MEASURES SHALL MEET THE REQUIREMENTS OF THE NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
4. ANY PILE OF POTENTIALLY ERODIBLE MATERIAL TEMPORARILY STOCKPILED ON THE SITE DURING THE CONSTRUCTION PROCESS SHALL BE LOCATED IN AN AREA AWAY FROM STORM DRAINAGE AND SHALL BE PROPERLY PROTECTED FROM EROSION BY A SURROUNDING SILT FENCE.
5. PERMANENT SEEDED AREAS FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH DETAIL AND SPECIFICATIONS ON THIS PLAN.
6. AREAS UNDERGOING CLEARING OR GRADING AND WHERE WORK IS DELAYED OR COMPLETED AND WILL NOT BE REDISTURBED FOR A PERIOD OF 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE COVER WITHIN 14 DAYS.
7. ON-SITE DUST CONTROL SHALL BE ACCOMPLISHED BY STANDARD METHODS OF LIGHTLY WATERING ALL EXPOSED SOIL AND RAPIDLY STABILIZING THE REGRADED AREAS WITH TOPSOIL, LOAM AND/OR SEEDING.
8. THE CITY ENGINEER AND PROJECT ENGINEER SHALL BE NOTIFIED NO LESS THAN 48 HOURS PRIOR TO THE START OF ANY SITE WORK, AND BY SUCH NOTIFICATION, SHALL BE PROVIDED WITH THE NAME AND TELEPHONE NUMBER OF THE GENERAL CONTRACTOR RESPONSIBLE FOR SUCH WORK.
9. THE CITY AND/OR ITS REPRESENTATIVES MAY INSPECT EROSION AND SEDIMENT CONTROL PRACTICES ON THE SITE DURING CONSTRUCTION AND RECOMMEND THAT THE CONTRACTOR INSTALL ADDITIONAL EROSION CONTROL MEASURES IF DEEMED NECESSARY TO PROTECT ANY UNDISTURBED AREAS OF THE SITE. ANY SUCH REQUESTS SHALL BE MADE DIRECTLY TO THE CONTRACTOR AND QUALIFIED PROFESSIONAL AND FOLLOWED UP WITH A WRITTEN NOTIFICATION TO THE DEVELOPER. IN ADDITION, THE PROJECT ENGINEER SHALL BE CONSULTED ON ANY SPECIAL ADDITIONS OR DELETIONS OF EROSION CONTROL MEASURES WARRANTED BY CHANGING FIELD CONDITIONS.
10. IF GROUNDWATER IS ENCOUNTERED DURING CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL CONSTRUCT A DETERIORATING PIT IN ACCORDANCE WITH NEW YORK STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL TO FILTER WATER FOR PUMPING TO A SUITABLE LOCATION.
11. WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED.

**INSPECTION SCHEDULE & MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES**

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

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

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

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

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

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

\_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ SUBJECT TO ALL REQUIREMENTS AS STATED THEREIN.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_

CHAIRMAN, CITY PLANNING BOARD \_\_\_\_\_ DATE \_\_\_\_\_

**OWNER'S CONSENT:**

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

ANDREW G. MACDONALD \_\_\_\_\_ DATE \_\_\_\_\_

DRAWN BY: CMB				CHECKED BY: DGK			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	11/26/19	PER PLANNING BOARD COMMENTS	AG				

BEFORE UNDERTAKING ANY DIGGING, DRILLING, BLASTING OR DISTURBANCE TO THE GROUND IN ANY WAY, FOR ANY REASON, ALL INDIVIDUALS MUST CONTACT  
DIG SAFELY NEW YORK  
AT  
811 OR WWW.CALL811.COM



SEAL



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

COVER SHEET

1182 NORTH AVENUE  
1182 NORTH AVENUE (NYS ROUTE 9D)  
CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK  
TAX ID: 5955-19-738049 & 5955-19-747060

JOB #: 2019-021

DATE: 10/29/19

SCALE: AS SHOWN

TITLE: CV-1

SHEET: 1 OF 6