

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

VIA HAND DELIVERY

October 23, 2017
Beacon City Planning Board
1 Municipal Center
Beacon, NY 12508

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

Dear Members of the Beacon City Planning Board:

Enclosed please find the following documents:

- Post light literature (3 Pages)
- Exterior wall sconce light literature (1 Page)
- As built sketches provided by the City of Beacon Water Department (2 Pages)
- Five (5) folded paper copies of drawing pages 1 - 9
- Five (5) folded paper copies of drawing pages A1 - A4
- Full Environmental Assessment Form
- Local Waterfront Revitalization Program Consistency Study
- One (1) electronic copy of the above items on CD

The above listed items are being submitted for the Planning Board's review and consideration at your next available regularly scheduled Planning Board meeting.

In regards to the comments received from the City of Beacon's consultants, please find the following response:

John Clark Planning and Design missive dated August 4, 2017:

1. Aerial of surrounding buildings is provide on Drawing 1 of 9. A table of Linkage Zone Standards is provide on Drawing 3 of 9.

2. Stamped and signed survey will be provided in the next submission.
3. There are no significant trees or trees greater than eight (8) inches to be removed.
4. A sight distance plan is provided on Drawing 7 of 9.
5. A five (5') foot wide sidewalk along Beekman Street and along the north side of the proposed driveway has been provided. Street trees and plantings along the sidewalk are not indicated due to sight distance obstruction. All townhouses have front entrance stoops and walkway connections to the sidewalk.
6. LED lighting has been provided. Porch lighting is included along the front sidewalk area. Please see enclosed post light literature and exterior wall sconce light literature.
7. It has always been our intention to provide prospective purchasers with an option to convert the front garage area to finished living space. The northern most parking area has increased maneuvering area.
8. Floor heights, overall building height, colors, and materials are noted on Drawing A4 of 4. All buildings have greater than 30% glass on the first floor. All individual window proportions are greater in height than in width. Floor plans are still being developed.
9. A Local Waterfront Revitalization Program Consistency Study is enclosed.

Lanc & Tully Engineering and Surveying, P.C. missive dated August 1, 2017:

General Comments:

1. A Local Waterfront Revitalization Program Consistency Study is enclosed.
2. A Full Environmental Assessment Form is enclosed.
3. A five (5') foot wide sidewalk along Beekman Street and along the north side of the proposed driveway has been provided.
4. A sight distance plan is provided on Drawing 7 of 9.
5. Erosion and sediment control plan and details are provide on Drawing 4 of 9.
6. A utility profile plan is provided on Drawing 6 of 9.

7. Please provide a standard detail of the City of Beacon's required double check valve. This detail will then be included in the next submission.

Sheet 1 of 9:

1. The information on the plan has been revised to read "Ferry Landing at Beacon, Ltd.".

Sheet 2 of 9:

1. There are no easements of record. Proposed easements will be provided with the next submission.
2. The existing waterline is now located on Drawing 2 of 9.
3. There are no significant trees or trees greater than eight (8) inches to be removed.

Sheet 3 of 9:

1. The plant schedule is updated.
2. For clarity the proposed plantings are now indicated on the Utilities Plan which is Drawing 6 of 9.
3. The existing street light pole is clearly indicated on Drawing 3 of 9.

Sheet 4 of 9:

1. The rock removal is minor and will be done with a hydraulic hammer mounted on a backhoe or excavator.
2. Garage floor elevation (GFE) and ground floor elevation (FFE) is noted on Drawing 4 of 9.

Sheet 5 of 9:

1. The catch basins and storm drains have been revised. No portion of the collection system is now located in the right of way.
2. The City of Beacon Water Department was contacted to provide a detailed mark out for all the water mains and valves in this area. The Water Department did not want to provide this type of time consuming detailed mark out because they felt it was not relevant to the proposed water service connections. The water Department did provide two (2) copies of as built sketches (copies enclosed) for the water mains and valves on Beekman Street and Ferry Street.
3. The down spout collection system has been removed from the front of the building.

4. The sanitary sewer is now located entirely within the property. Manholes have not been provided due to space constraints, however four (4) cleanouts have been provided for maintenance.

5. The storm drain has been increased to 12" in diameter.

6. Note 4 and 5 have been revised to state "Heavy duty, H20 load rating".

Sheet 6 of 9:

1. The curb details have been revised from NYSDOT Item No. 304.02 to "NYSDOT Item No. 304.12".

2. The curb detail has been revised to note "4000 psi concrete".

3. The trench details have been revised to state "All backfill material within the City's right of way to be NYSDOT Item No. 304.12".

4. Construction details have been added for catch basins, erosion and sediment control measures, traffic control signs, and planting details.

5. The water service detail has been revised to show the corporation at the 1 o'clock position.

4 (6). This note appears to be in error.

5(7). Construction details have been added for all curbing, concrete walks, and parking lot striping.

We look forward to discussing the proposed project with you.

If you have any questions or if you require any additional information, please feel free to call me at 845-464-0460.

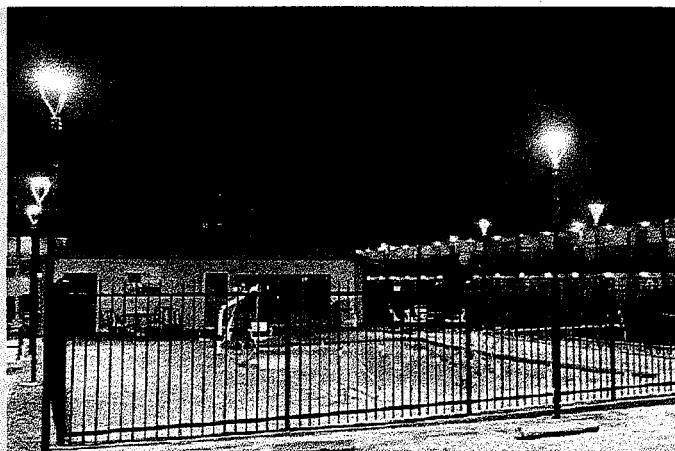
Thank you.

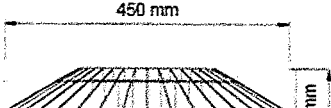
Sincerely,

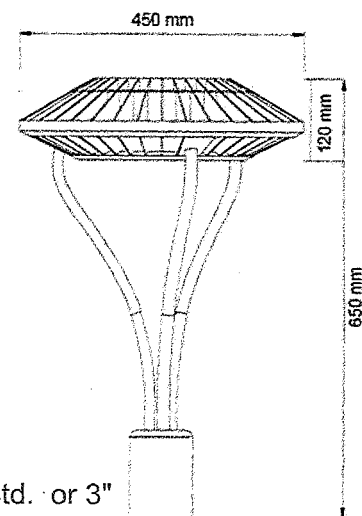
Thomas Elias

LED Circular Area Light

**USAVE
LED**



DLC ETL	USPTSL50WRL		USPTSL75WRL		USPTSL100WRL		USPTSL170WRL	
Input Watts	50W		75W		100W		170W	
Lumens (lm)	5673 lm		8321 lm		9806.8 lm		17218 lm	
L70 Life (Hours)	54000hours		54000hours		60400hours		60400hours	
Efficacy (lm/w)	120 lm/w		116.58 lm/w		104.63 lm/w		107.14 lm/w	
CCT	5700 K		5700 K		5279 K		5284 K	
Equivalent Wattage (MH/HID)	100W MH		150W MH		300W MH		600W MH	
Power Factor	0.9952		0.9952		0.9776		0.9952	
Colour Rendering Index (CRI)	>70		>70		>70		>70	
Operation Temperature	-30°C to +50°C		-30°C to +50°C		-30°C to +50°C		-30°C to +50°C	
Operation Voltage	100-277Vac		100-277Vac		100-277Vac		100-277Vac	
Dimmable (3 in 1) (1-10VDC/PWM/Resistor)	NO		Optional (Type: NO Dim)		NO		NO	
LED Wattage	NWT	G.W	20GP	40GP	40HQ	Package		
50W	5.0KG	6.8KG	500PCS	1080PCS	1370PCS	51*51*18cm/CTN/PC		
75W	5.0KG	6.8KG	500PCS	1080PCS	1370PCS			
100w	5.7KG	7.2KG	500PCS	1080PCS	1370PCS			
170W	6.4KG	7.8KG	500PCS	1080PCS	1370PCS			
								



Post Top Tenon Fit: 2-3/8" std. or 3"

Replaces conventional wall lights and floodlights
Precision die cast aluminum housing with 5 conduit entries
Durable chip and fade resistant powder coat finish
Clear transparent glass
Mean Well Driver with 5 years warranty
IP65 waterproof

Easy installation
High Quality LEDs
Cast aluminum thermal management for optimal heat sinking
Tamperproof hardware



COMMERCIAL LED EXPERTS

Filename: USPTSL50WRL(120V)

Manufacturer: uSaveLED LLC

Luminaire: USPTSL50WRL(120V)

Lamp Output: Total luminaire Lumens: 5380.7

Max Candela: 1,987.9 at Horizontal: 225°, Vertical: 28°

Input Wattage: 51.2

Luminous Opening: Point

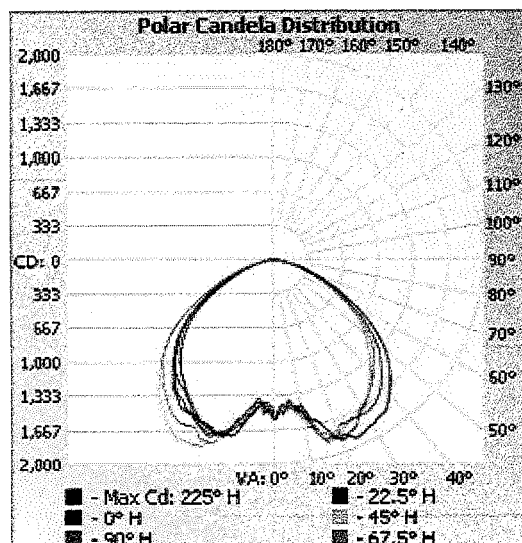
Test Date: 2016-04-17

Test Lab: uSaveLED LLC

Photometry : Type C

Cutoff Class: Cutoff

Nema Type: 7 X 7



Flood Summary

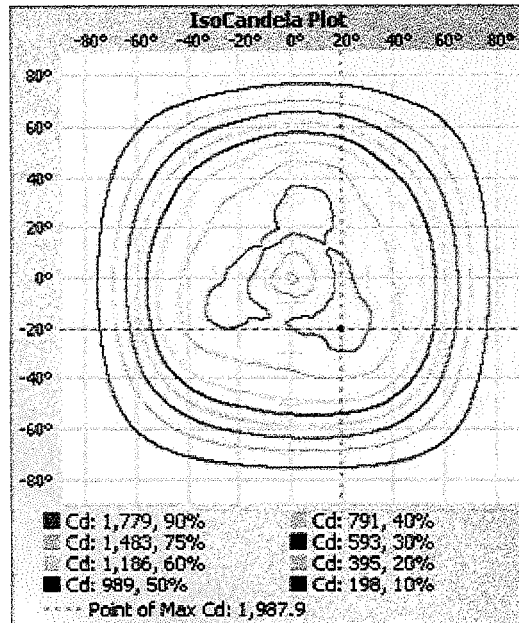
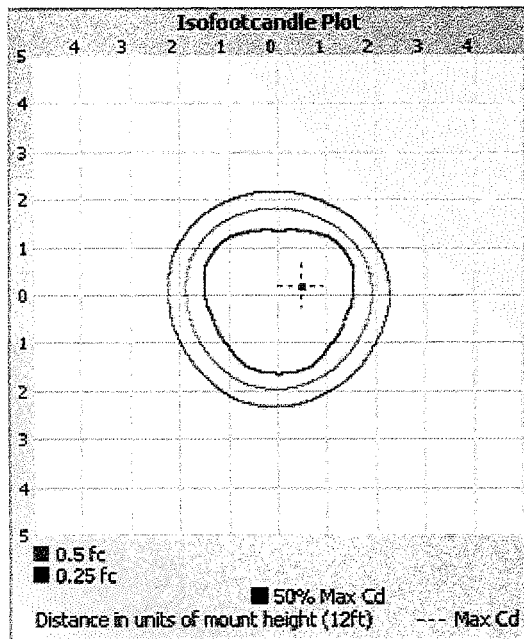
	Efficiency	Lumens	Horizontal Spread	Vertical Spread
Field (10%):	97.7%	5,255.7	150.6	151.7
Beam (50%):	77.6%	4,175.1	109.8	109.8
Total:	100%	5,379.3		

Zonal Lumen Summary

Zone	Lumens	% Luminaire
0-30	1,456.6	27.1%
0-40	2,488.4	46.2%
0-60	4,497.2	83.6%
60-90	875.8	16.3%
70-100	299.7	5.6%
90-120	3.0	0.1%
0-90	5,372.9	99.9%
90-180	7.7	0.1%
0-180	5,380.7	100%

Lumens Per Zone

Zone	Lumens	% Total	Zone	Lumens	% Total
0-10	140.6	2.6%	90-100	1.6	0%
10-20	490.7	9.1%	100-110	0.7	0%
20-30	825.3	15.3%	110-120	0.7	0%
30-40	1,031.8	19.2%	120-130	1.0	0%
40-50	1,078.5	20.0%	130-140	1.1	0%
50-60	930.3	17.3%	140-150	1.1	0%
60-70	577.6	10.7%	150-160	0.9	0%
70-80	246.0	4.6%	160-170	0.5	0%
80-90	52.2	1.0%	170-180	0.2	0%



Illuminance at a Distance

	Center Beam fc	Beam Width	
2.0ft	392 fc	5.7 ft	5.7 ft
4.0ft	98.1 fc	11.4 ft	11.4 ft
6.0ft	43.6 fc	17.1 ft	17.1 ft
8.0ft	24.5 fc	22.7 ft	22.8 ft
10.0ft	15.7 fc	28.4 ft	28.5 ft
12.0ft	10.9 fc	34.1 ft	34.1 ft

■ Vert. Spread: 109.8°
 ■ Horiz. Spread: 109.8°

Luminaire Report Summary

IESNA:LM-63-2002

[TEST]

[TESTLAB] uSaveLED LLC

[TESTDATE] 2016-04-17

[ISSUEDATE] 2016-04-17 22:40:30

[LAMPPOSITION] 0,0

[OTHER]

[MANUFAC] uSaveLED LLC

[LUMINAIRE] USPTSL50WRL(120V)

[OTHER]

[OTHER] Gamma(deg) Fz(lm) Ft(lm) %Lum %Lamp

[OTHER] 0- 10 140.59 140.59 2.61 2.61

[OTHER] 10- 20 490.60 631.19 11.73 11.73

[OTHER] 20- 30 825.29 1456.47 27.07 27.07

[OTHER] 30- 40 1032.01 2488.48 46.24 46.24

[OTHER] 40- 50 1078.72 3567.20 66.29 66.29

[OTHER] 50- 60 930.47 4497.68 83.58 83.58

[OTHER] 60- 70 577.62 5075.30 94.32 94.32

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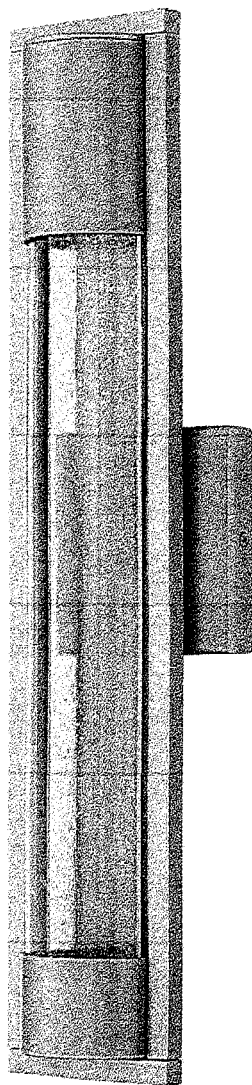
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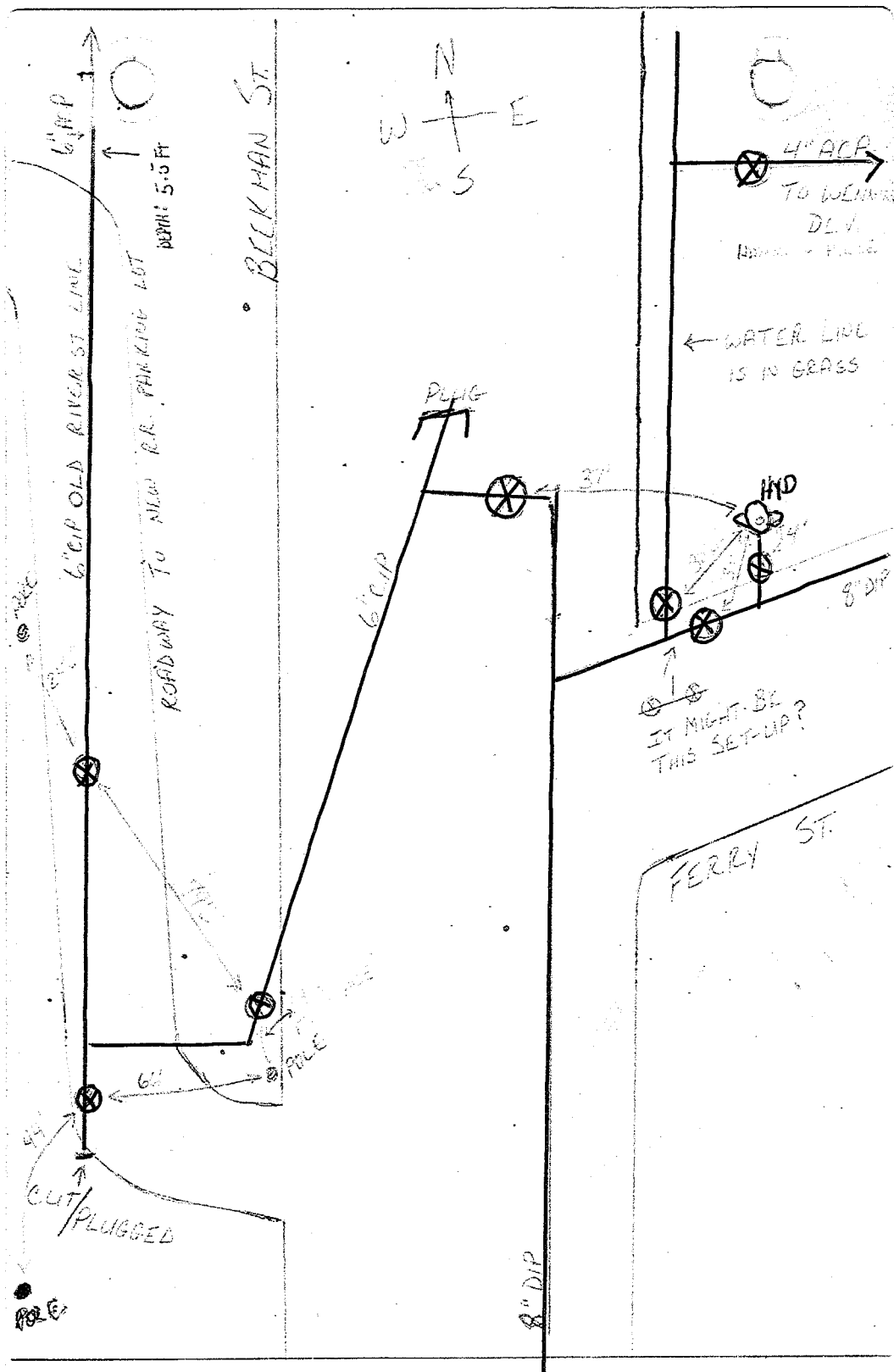
MIST 1224TT

TITANIUM

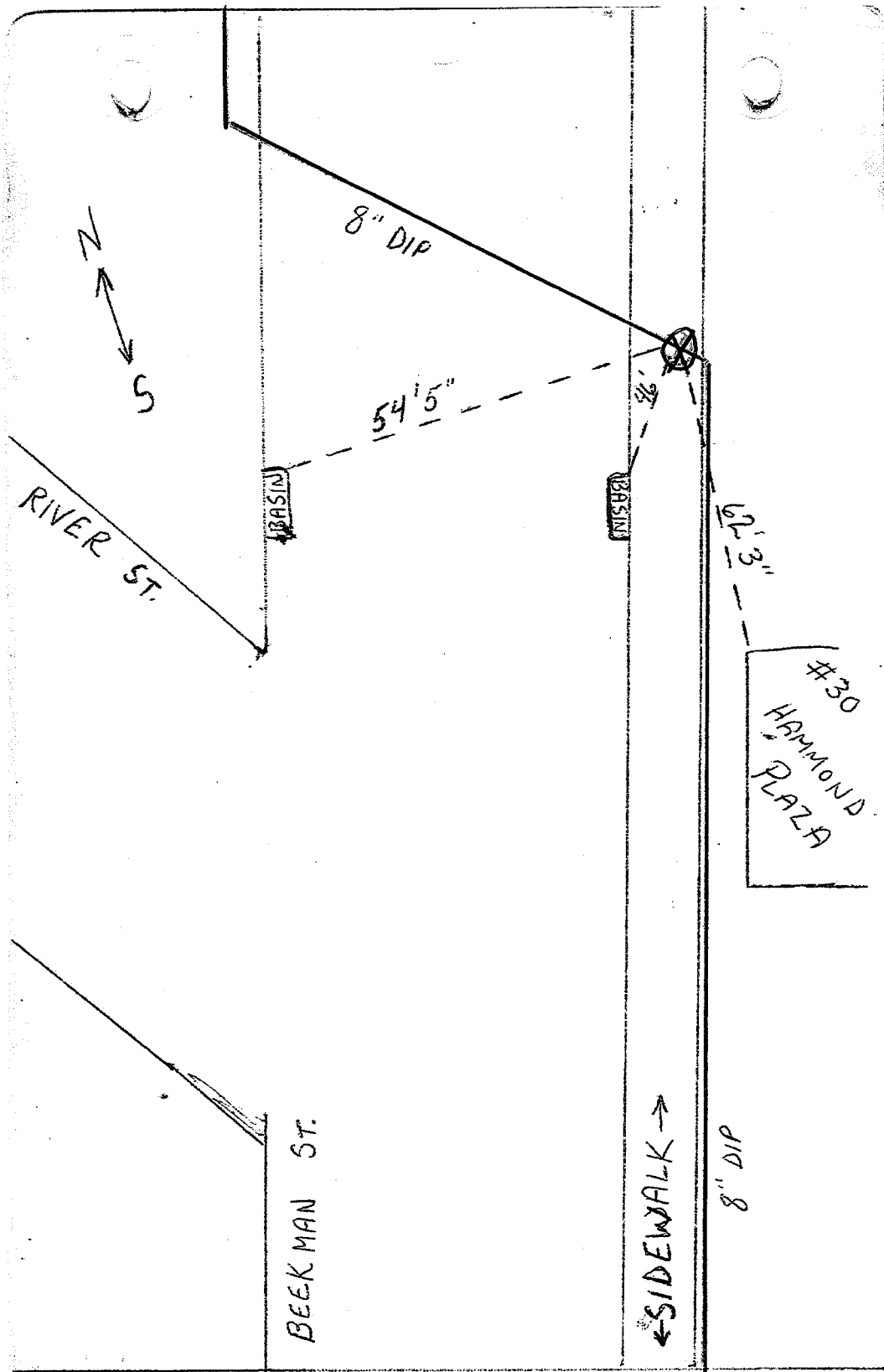
WIDTH:	4.8"
HEIGHT:	22.0"
WEIGHT:	5.0 LBS
MATERIAL:	ALUMINUM
GLASS:	CLEAR ACRYLIC OUTSIDE CYLINDER & SEEDY GLASS INSIDE PANEL
BACKPLATE WIDTH:	4.8"
SOCKET:	1-35W GU-10
DARK SKY:	YES
EXTENSION:	4.0"
TTO:	11.0"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665122459

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*life*AGLOW®



(NEW) BEEKMAN AT FERRY ST.



(NEW) BEEKMAN AT HAMMOND PLAZA
+ RIVER ST.