LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJOINER LINE
- EXISTING TREE
- 30 EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 130 PROPOSED MAJOR CONTOUR
- 128 PROPOSED MINOR CONTOUR
- PROPOSED SILT FENCE
- X EXISTING FENCE
- W EXISTING WATER MAIN
- WS EXISTING WATER SERVICE LINE
- WS PROPOSED WATER SERVICE LINE
- SEWER MANHOLE
- UTILITY POLE
- HYDRANT
- WATER VALVE
- ROUND DROP INLET
- ELECTRIC METER
- UTILITY POLE WITH LIGHT
- OH EXISTING OVERHEAD WIRES
- DROP INLET
- GAS METER
- PROPOSED CATCH BASIN
- IL PROPOSED INLINE DRAIN
- PROPOSED RETAINING WALL
- EXISTING CATCH BASIN
- PROPOSED SILT FENCE
- IMPERVIOUS SURFACE
- PROPOSED RIP RAP
- ST PROPOSED STORMWATER LINE
- RH PROPOSED ROOF DRAINAGE HEADER
- S PROPOSED SEWER LINE
- W PROPOSED WATER LINE

GENERAL CONSTRUCTION SCHEDULE:

THE FOLLOWING SCHEDULE IS SUBJECT TO CHANGE BASED ON ENCOUNTERED FIELD CONDITIONS AND/OR THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION.

1. PREPARE THE SITE FOR CONSTRUCTION BY INSTALLING THE PRELIMINARY EROSION AND SEDIMENT CONTROL MEASURES AS SHOWN ON THE EROSION AND SEDIMENT CONTROL PLAN.
2. CLEAR AND GRUB NORTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE NORTH.
3. CONSTRUCT PORTION OF RETAINING WALL FROM THE POURED CONCRETE SECTION (STAIRS) AND TO THE NORTH. FILL BEHIND WALL (EAST SIDE) AS WALL IS BEING BUILT.
4. MASS EARTHWORK AND UTILITY INSTALLATION ON THE NORTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD NORTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 8–18). UTILITIES TO INCLUDE METER PIT, THAT PORTION OF WATER MAIN TO THE NORTH (STUB AND CAP SECTION TO THE SOUTH OF THE TEE), INDIVIDUAL WATER SERVICES UNITS 8–18, SANITARY SEWER TO THE CONNECTION POINT ON THE SOUTH SIDE OF THE SITE, SANITARY SEWER MAIN AND MANHOLES, SANITARY SEWER SERVICE CONNECTIONS UNITS 8–18, STORMWATER CATCH BASINS AND PIPING ON NORTHERN PORTION OF SITE AND STORM MANHOLES 1 & 2 TO THE EXISTING CATCH BASIN ON THE SOUTH SIDE OF THE SITE (STORM SYSTEM ON NORTH TO DISCHARGE TO TEMPORARY SEDIMENT TRAPS ON THE SOUTH PORTION OF THE SITE, WITH TEMPORARY OVERFLOW TO THE STORM MANHOLE 2).
5. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 8–18, AND BRING PARKING/ROADWAY TO BINDER COURSE.
6. CONSTRUCT UNITS
7. CLEAR AND GRUB SOUTHERN PORTION OF THE SITE FROM THE ACCESS ROAD TO THE RETAINING WALL TO THE WEST AND UP TO THE LIMITS OF CONSTRUCTION ON THE SOUTH.
8. INSTALL STAIRS FROM FERRY STREET TO WOLCOTT AVENUE.
9. CONSTRUCT RETAINING WALL FROM THE SOUTH UP TO THE POURED WALL SECTION. FILL BEHIND WALL (EAST SIDE) AS WALL IS BUILT.
10. MASS EARTHWORK AND UTILITY INSTALLATION ON THE SOUTHERN PORTION OF THE SITE (FROM THE ACCESS ROAD SOUTH, INCLUDING THE ROAD, PARKING AREAS, FOUNDATION AREAS FOR UNITS 1–7). UTILITIES TO INCLUDE THAT PORTION OF WATER MAIN TO THE SOUTH, INDIVIDUAL WATER SERVICES UNITS 1–7, SANITARY SEWER SERVICE CONNECTIONS UNITS 1–7, STORMWATER CATCH BASINS AND PIPING ON SOUTHERN PORTION OF SITE, UNDERGROUND INFILTRATION SYSTEM.
11. CONSTRUCT BUILDING FOUNDATIONS FOR UNITS 1–7, AND BRING PARKING/ROADWAY TO BINDER COURSE.
12. FINALIZE SITE LANDSCAPING AND INSTALL TOP ASPHALT COURSE.

SIGHT DISTANCE NOTE:

PER THE TRAFFIC IMPACT STUDY PREPARED BY MASER CONSULTING AND DATED AUGUST 2, 2017:
THE SIGHT DISTANCES AT THE PROPOSED DRIVEWAY LOCATION WERE ANALYZED. BASED ON FIELD MEASUREMENTS, THE EXISTING SIGHT DISTANCES ARE APPROXIMATELY 350 FEET LOOKING BOTH LEFT (NORTH) AND RIGHT (SOUTH) FROM THE PROPOSED ACCESS. BASED ON AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) CRITERIA THE STOPPING SIGHT DISTANCE (200 FEET) AND INTERSECTION SIGHT DISTANCE (335 FEET) FOR THE 30 MPH POSTED SPEED LIMIT ALONG ROUTE 9D WILL BE SATISFIED. AVAILABLE NYSDOT SPEED DATA FOR ROUTE 9D IN THIS AREA INDICATES THAT THE 85th PERCENTILE SPEEDS ARE APPROXIMATELY 37 TO 38 MPH. FOR A 40 MPH DESIGN SPEED, AASHTO REQUIRES A MINIMUM 305 FOOT STOPPING SIGHT DISTANCE TO ALLOW FOR THE SAFE OPERATION OF THE INTERSECTION. THIS REQUIRED STOPPING SIGHT DISTANCE WILL ALSO BE SATISFIED. IT SHOULD BE NOTED THAT SOME PRUNING/CLEARING OF VEGETATION IMMEDIATELY NORTH OF THE PROPOSED DRIVEWAY LOCATION ON THE WEST SIDE OF ROUTE 9D SHOULD BE COMPLETED IN ORDER TO MAXIMIZE THE SIGHT DISTANCE LOOKING TO THE NORTH FROM THE SITE DRIVEWAY.

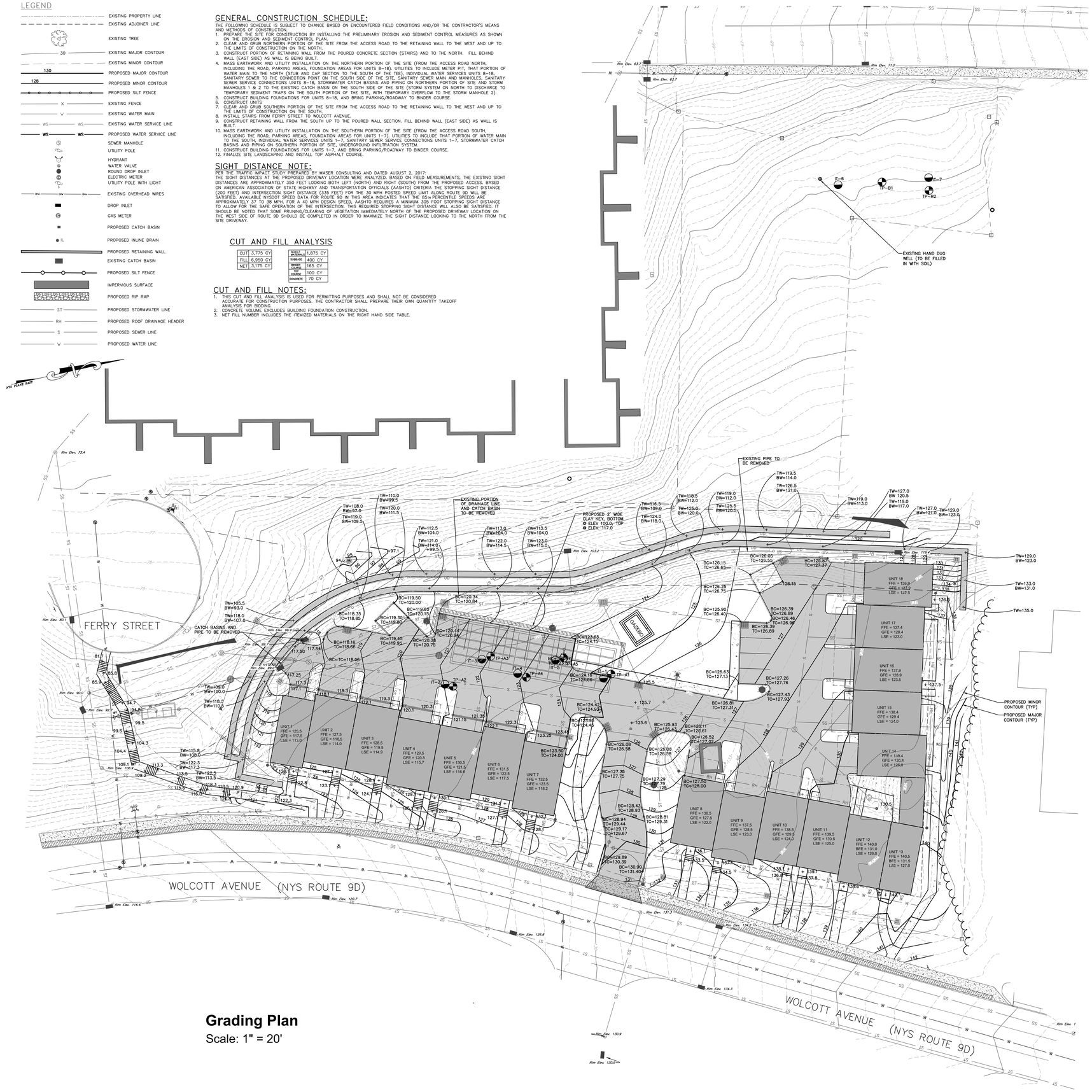
CUT AND FILL ANALYSIS

CUT	3,775 CY
FILL	6,950 CY
NET	3,175 CY

SELECT MATERIAL SUBBASE	1,875 CY
	400 CY
BINDER COURSE	165 CY
TOP COURSE	100 CY
CONCRETE	70 CY

CUT AND FILL NOTES:

1. THIS CUT AND FILL ANALYSIS IS USED FOR PERMITTING PURPOSES AND SHALL NOT BE CONSIDERED ADEQUATE FOR CONSTRUCTION PURPOSES. THE CONTRACTOR SHALL PREPARE THEIR OWN QUANTITY TAKEOFF ANALYSIS FOR BIDDING.
2. CONCRETE VOLUME EXCLUDES BUILDING FOUNDATION CONSTRUCTION.
3. NET FILL NUMBER INCLUDES THE ITEMIZED MATERIALS ON THE RIGHT HAND SIDE TABLE.



Grading Plan
Scale: 1" = 20'

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 DEVICE:

THE CDS STORMWATER TREATMENT SYSTEM IS A HIGH-PERFORMANCE HYDRODYNAMIC SEPARATOR AND REQUIRES REGULAR INSPECTION AND MAINTENANCE TO ENSURE OPTIMAL PERFORMANCE. THE MAINTENANCE FREQUENCY WILL BE DRIVEN BY SITE CONDITIONS. THE MANUFACTURER SUGGESTS QUARTERLY VISUAL INSPECTIONS TO DETERMINE THE ACCUMULATION OF POLLUTANTS, AND SUGGESTS ANNUAL REMOVAL OF ACCUMULATED POLLUTANTS. VORTEX UNITS SHALL BE INSPECTED QUARTERLY, GENERALLY AROUND THE CHANGE OF EACH SEASON. 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. ADDITIONAL CLEANINGS SHOULD BE ANTICIPATED DURING THE FIRST YEAR OF OPERATION. THE RECOMMENDED CLEANOUT OF SOLIDS WITHIN THE CDS UNIT'S SUMP SHOULD OCCUR AT 75% OF THE SUMP CAPACITY.

UNDERGROUND DETENTION/INFILTRATION:

BEST MANAGEMENT PRACTICE FOR MAINTAINING OPTIMUM PERFORMANCE OF THE UNDERGROUND INFILTRATION SYSTEM IS A COMBINATION OF THE FOLLOWING:

1. PROPER MAINTENANCE OF THE PRETREATMENT HYDRODYNAMIC DEVICE,
2. REMOVAL OF ACCUMULATED SEDIMENT FROM THE UPSTREAM CATCH BASIN AND STORMWATER COLLECTION SYSTEM, AND
3. MAINTAINING THE SITE IMPERVIOUS AND LAWN AREAS IN A STABLE CONDITION. ANY FUTURE LAND DISTURBANCE ASSOCIATED WITH MAINTENANCE OF THE BUILDINGS AND GROUNDS SHALL CAREFULLY PREPARE AN EROSION AND SEDIMENT CONTROL PLAN TO LIMIT TRANSPORT OF SEDIMENT LADEN RUNOFF TO THE COLLECTION SYSTEM.

THE CULTEC SYSTEM SHALL BE EQUIPPED WITH AN INSPECTION PORT LOCATED ON THE INLET ROW. THE INSPECTION PORT IS A CIRCULAR CAST BOX PLACED IN A RECTANGULAR CONCRETE COLLAR, WHEN THE LID IS REMOVED, A 6-INCH PIPE WITH A SCREW-IN PLUG WILL BE EXPOSED. REMOVE THE PLUG. THIS WILL PROVIDE ACCESS TO THE CULTEC CHAMBER ROW BELOW. FROM THE SURFACE, THROUGH THIS ACCESS, THE SEDIMENT MAY BE MEASURED AT THIS LOCATION. A STADIA ROD MAY BE USED TO MEASURE THE DEPTH OF SEDIMENT IF ANY IN THIS ROW. ADDITIONALLY, CCTV INSPECTION OF THIS ROW CAN BE DEPLOYED THROUGH THIS ACCESS PORT TO DETERMINE IF ANY SEDIMENT HAS ACCUMULATED. IF THE DEPTH OF SEDIMENT IS IN EXCESS OF 3 INCHES, THEN THIS ROW SHOULD BE CLEANED WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THIS WOULD BE CARRIED OUT THROUGH THE UPSTREAM PRETREATMENT DEVICE. THE ACCESS POINT THROUGH THE HYDRODYNAMIC DEVICE REQUIRES A TECHNICIAN TRAINED IN CONFINED SPACE ENTRY WITH PROPER GAS DETECTION EQUIPMENT. THIS INDIVIDUAL MUST BE EQUIPPED WITH PROPER SAFETY EQUIPMENT FOR ENTRY INTO THE HYDRODYNAMIC DEVICE. THE INLET ROW IS PLACED ON A POLYETHYLENE LINER TO PREVENT SCOURING OF THE WASHED STONE BENEATH THIS ROW. THIS FACILITATES THE FLUSHING OF THIS ROW WITH HIGH PRESSURE WATER THROUGH A CULVERT CLEANING NOZZLE. THE NOZZLE IS DEPLOYED THROUGH THE HYDRODYNAMIC DEVICE AND EXTENDED TO THE END OF THE ROW. THE WATER IS TURNED ON AND THE INLET ROW IS BACK-FLUSHED INTO THE HYDRODYNAMIC DEVICE WHERE IT IS REMOVED BY USING A VACUUM TRUCK.

MAINTENANCE GUIDELINES:

1. THE OWNER SHALL KEEP A MAINTENANCE LOG WHICH SHALL INCLUDE DETAILS OF ANY EVENTS WHICH WOULD HAVE AN EFFECT ON THE SYSTEM'S OPERATIONAL CAPACITY.
2. THE OPERATION AND MAINTENANCE PROCEDURE SHALL BE REVIEWED PERIODICALLY AND CHANGED TO MEET SITE CONDITIONS.
3. MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE PERFORMED BY QUALIFIED WORKERS AND SHALL FOLLOW APPLICABLE OCCUPATIONAL HEALTH AND SAFETY REQUIREMENTS.
4. DEBRIS REMOVED FROM THE STORMWATER MANAGEMENT SYSTEM SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

SUGGESTED MAINTENANCE SCHEDULE (TO BE RE-ASSESSED BY THE OPERATOR PERIODICALLY BASED ON SITE CONDITIONS AND EVALUATION OF SYSTEM FUNCTIONALITY):

1. YEAR 1: INSPECT INLETS AND OUTLETS MONTHLY FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
2. YEAR 2 AND AFTER: INSPECT INLETS AND OUTLETS EVERY SPRING AND FALL FOR ANY CLOGGING, AND REMOVE DEBRIS AS MAY BE NECESSARY. INSPECT THE SURFACE AROUND THE CHAMBERS FOR ANY DEPRESSIONS.
3. 2 YEARS AFTER COMMISSIONING: INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
4. 9 YEARS AFTER COMMISSIONING, AND EVERY 9 YEARS THEREAFTER (OR AS MAY BE NEEDED): CLEAN STORMWATER MANAGEMENT CHAMBERS AND FEED CONNECTORS OF ANY DEBRIS. INSPECT THE INTERIOR OF THE STORMWATER MANAGEMENT CHAMBERS THROUGH INSPECTION PORT FOR DEFICIENCIES USING CCTV OR COMPARABLE TECHNIQUE.
5. 45 YEARS AFTER COMMISSIONING: A PROFESSIONAL ENGINEER SHALL ASSESS THE REMAINING LIFE EXPECTANCY OF THE STORMWATER MANAGEMENT CHAMBERS AND RECOMMEND ACTIONS TO REHABILITATE, RESTORE OR REPLACE THE STORMWATER MANAGEMENT CHAMBERS AS MAY BE REQUIRED.
6. ANNUALLY: CONFIRM THAT NO UNAUTHORIZED MODIFICATIONS HAVE BEEN PERFORMED TO THE SITE THAT MAY IMPACT THE ADEQUATE FUNCTIONING OF THE SYSTEM.
7. PERIODICALLY: MONITOR WATER LEVELS IN THE CHAMBER SYSTEM FOLLOWING SIGNIFICANT STORM EVENTS. DEWATERING OF THE SYSTEM SHOULD TAKE NO LONGER THAN 24 HOURS.

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 UTILITES (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.
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.
2. 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.
3. 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. RECORD DRAWINGS OF THE PROJECT INCLUDING ALL UTILITIES WILL BE PROVIDED TO THE BUILDING INSPECTOR AFTER CONSTRUCTION IS COMPLETE.
2. AN OPERATION AND MAINTENANCE PLAN MANUAL SHALL BE PROVIDED TO THE CITY OF BEACON BUILDING INSPECTOR FOLLOWING COMPLETION OF THE STORMWATER FACILITIES.

RETAINING WALL NOTES:

1. CONTRACTOR TO REFER TO PLANS AND SPECIFICATIONS FOR THE RETAINING WALL AS PREPARED BY CIVIL DESIGN PROFESSIONALS.
2. CLAY KEY AND/OR STONE CHIMNEY DRAIN TO BE INSTALLED AT THE DIRECTION OF THE FINAL DESIGN AS APPROVED BY THE CITY OF BEACON.
3. RETAINING WALL UNDERDRAINS TO BE INSTALLED AND DIRECTED TO THE CATCH BASINS ON THE DOWNHILL SIDE OF THE WALL AS SHOWN ON THE UTILITY PLAN.

INFILTRATION TEST TABLE:
INFILTRATION TESTS RESULTS ESTABLISHED ON 9/17/2017
ALL TESTS PRESOAKED 24 HOURS PRIOR

TEST ID	TEST HOLE BOTTOM ELEVATION	RESULTS
IT1	110	>5" PER HOUR; >5" PER HOUR; >5" PER HOUR
IT2	108	>5" PER HOUR; >5" PER HOUR; >5" PER HOUR
IT3	108.5	>5" PER HOUR; >5" PER HOUR; >5" PER HOUR
IT4	107.5	>5" PER HOUR; >5" PER HOUR; >5" PER HOUR
IT5	108	>5" PER HOUR; >5" PER HOUR; >5" PER HOUR
IT6	85	5/8" PER HOUR; 1/8" PER HOUR
IT7	85	1-7/8" PER HOUR; 1-1/2" PER HOUR; 1-1/2" PER HOUR

DEEP TEST HOLE TABLE:
DEEP TEST HOLE RESULTS ESTABLISHED ON 9/11/2017

TEST PIT ID	EX. ELEVATION	DESCRIPTION
TP1	125	0'-8' NON-NATIVE SILTY LOAM FILL WITH BRICKS, CONCRETE AND BOULDERS; 8'-15' BROWN SILTY-CLAY LOAM WITH COBBLES; NO GROUNDWATER, NO MOTTLING, NO BEDROCK
TP2	123.5	0'-8' NON-NATIVE SILTY LOAM FILL WITH BRICKS, CONCRETE AND BOULDERS; 8'-16.5' BROWN SILTY-CLAY LOAM WITH COBBLES; NO GROUNDWATER, MOTTLING AT 15', NO BEDROCK
TP3	122.5	0'-9' NON-NATIVE SILTY LOAM FILL WITH BRICKS, CONCRETE AND BOULDERS; 8'-15' BROWN SILTY-CLAY LOAM WITH COBBLES; NO GROUNDWATER, NO MOTTLING, NO BEDROCK
TP4	124	0'-8' NON-NATIVE SILTY LOAM FILL WITH BRICKS, CONCRETE AND BOULDERS; 8'-17.5' BROWN SILTY-CLAY LOAM WITH COBBLES; NO GROUNDWATER, NO MOTTLING, NO BEDROCK
TP5	124	0'-8' NON-NATIVE SILTY LOAM FILL WITH BRICKS, CONCRETE AND BOULDERS; 8'-15' BROWN SILTY-CLAY LOAM WITH COBBLES; NO GROUNDWATER, NO MOTTLING, NO BEDROCK
TP6	90	0'-1' TOPSOIL; 1'-6' BROWN SILTY LOAM WITH GRAVEL; NO GROUNDWATER, NO MOTTLING, BEDROCK @ 6'
TP7	91	0'-1' TOPSOIL; 1'-4' BROWN SILTY LOAM WITH GRAVEL; NO GROUNDWATER, NO MOTTLING, BEDROCK @ 4'

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

SIGNED THIS _____ DAY OF _____ 20_____ BY

_____ CHAIRMAN

_____ SECRETARY

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

SEAL

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

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/29/2017	PER PLANNING BOARD COMMENTS	DGK
2	9/26/2017	PER PLANNING BOARD COMMENTS	DGK
3	10/31/2017	REVISED RETAINING WALL	DGK
4	11/28/2017	REVISED STAIRWAY TO FERRY STREET	DGK
5	12/22/2017	REMOVED INTERNAL PATH AND POCKET PARK	DGK
6	01/30/2018	PER PLANNING BOARD COMMENTS	DGK
7	02/27/2018	PER PLANNING BOARD COMMENTS	DGK

Grading Plan
Sheet 7 of 15

River Ridge Townhouses

Beacon, New York
Scale: As Noted
July 25, 2017

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 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