BEACON PLANNING BOARD One Municipal Plaza - Courtroom BEACON, NEW YORK 12508

Phone (845) 838-5002 Fax (845) 838-5026

The Planning Board will meet on **Tuesday, February 11, 2020** in the Municipal Center Courtroom. A work session will take place at 7:00 PM for a training workshop, discussion of agenda items and/or topics of interest to the Planning Board. The regular meeting will begin immediately thereafter, but not later than 7:30 p.m.

• Regular Meeting

1. 248 Tioronda Avenue

Continue public hearing on application for Subdivision and Site Plan Approval relative to Concept Plan Approval, Mixed Use Development, 248 Tioronda Avenue, submitted by Chai Builders Corp

296 Main Street

Continue review of application for Site Plan Approval relative to Special Use Permit Approval, Bar and Arcade, 296 Main Street, submitted by Happy Valley Arcade, LLC

3. 16 West Main Street

Continue review of application for Site Plan Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

Miscellaneous Business

1. Zoning Board of Appeals

Zoning Board of Appeals - February agenda

2. One Forrestal Heights

One Forrestal Heights - Existing Wireless Telecommunications Facility Equipment Upgrades

3. Review Local Law

City Council request to review proposed Local Law regarding three month extension of Water Moratorium on residential and commercial development

4. Traffic Safety Committee Appointment

Consider adoption of a Resolution appointing a Planning Board member to the Traffic and Safety Planning Committee

Edgewater

Consider request for a six (6) month extension of Subdivision and Site Plan Approval - Edgewater

Architectural Review

1. 10 Duncan Street

Single Family House - Duncan Street

St. Luke's Place

Single Family House – St. Luke's Place Subdivision, Lot 3

3. 188 Main Street

Certificate of Appropriateness - Sign; 188 Main Street

4. 418-420 Main Street

Certificate of Appropriateness - Façade Improvements & Sign; 418-420 Main Street

City of Beacon Planning Board 2/11/2020

Title:

248 Tioronda Avenue

Subject:

Continue public hearing on application for Subdivision and Site Plan Approval relative to Concept Plan Approval, Mixed Use Development, 248 Tioronda Avenue, submitted by Chai Builders Corp

Background:

ATTACHMENTS:

Description	Type
248 Tioronda Cover Letter	Cover Memo/Letter
248 Tioronda - Sheet 1 Title	Plans
248 Tioronda - Sheet 2 Existing Conditions	Plans
248 Tioronda - Sheet 3 Site Plan	Plans
248 Tioronda - Sheet 4 Grading	Plans
248 Tioronda - Sheet 5 Erosion & Sediment Control	Plans
248 Tioronda - Sheet 6 Utility Plan	Plans
248 Tioronda - Sheet 7 Utility Profiles 1	Plans
248 Tioronda - Sheet 8 Utility Profiles 2	Plans
248 Tioronda - Sheet 9 Landscape Plan	Plans
248 Tioronda - Sheet 10 Photometric Lighting Plan	Plans
248 Tioronda - Sheet 11 Vehicle Maneuvering	Plans
248 Tioronda - Sheet 12 Site Details	Plans
248 Tioronda - Sheet 13 Storm Sewer Details	Plans
248 Tioronda - Sheet 14 Erosion Control Details	Plans
248 Tioronda - Sheet 15 Water System Details	Plans
248 Tioronda - Sheet 16 Sanitary Sewer	Plans
248 Tioronda - Sheet 17 Landscaping Notes	Plans
Engineer Review Letter	Consultant Comment
Planner Review Letter	Consultant Comment
DOCS-#699825-v2- 248_Tioronda_Subdivision_Site_Plan_Resolution	Resolution

HUDSON VALLEY OFFICE

21 Fox Street Poughkeepsie, NY 12601 P: 845.454.3980 or 888.539.9073 www.chazencompanies.com

January 28, 2020

Mr. John Gunn, Chairman and Members of the Beacon Planning Board Beacon City Hall 1 Municipal Center Beacon, New York 12508

VIA HAND DELIVERY

Re: Response to John Clarke Comments dated 01/10/2020, and Lanc & Tully Comments dated 01/08/2020, 248 Beacon Holdings LLC - Fishkill Creek Development Site Plan for 248 Tioronda Avenue (Formerly Beacon 248 Development, LLC, Multifamily Development) 248 Tioronda Avenue, City of Beacon, Dutchess County, NY Chazen Project #81750.00

Dear Chairman Gunn and Members of the Beacon Planning Board:

The following is a point-by-point response to the above referenced comments.

JOHN CLARKE COMMENTS DATED January 10, 2020

- 1. On the Site Plan Sheet C130:
 - a. The walkway along the green and above the retaining wall was supposed to be the ADA-compliant section of the Greenway Trail. The short set of stairs that has now been relocated to this path close to Building 100 should be removed to preserve this desirable feature.

Response: The stairs have been relocated accordingly.

- b. The Greenway Trail surface material should be included in the Legend and as a detail.
 - Response: Greenway trail surface material is in Legend, and a Detail 25/C530 is provided.
- c. I recommend a sidewalk along the upper parking area between buildings 100 and 200, so that employees and residents do not have to walk in the main vehicle access lanes. Lighting and landscaping should be adjusted to accommodate an interconnected sidewalk system.

Response: This adjustment has been incorporated into the plan.

d. The applicant should coordinate the placement of the northern emergency access gate and the type of proposed barrier on the southern end of the emergency access lane with the Fire Chief and Board.

Response: Per the guidance of the fire chief, the gate has been moved as close to Wolcott Ave. as possible to prevent cars from parking and blocking the gate.

2. On the Landscape Plan Sheet C180:

The number of proposed trees has been reduced since the last version of the Landscape Plan, particularly evident on the central green and in front of Building 100. The fronts of all the buildings should have more trees and shrubs, rather than just riverstone beds with a scattering of smaller plantings.

Response: The number of proposed trees has been increased to reflect the plantings displayed in the architectural simulations, both in front of Building 100 as well as the residential buildings. A mix of native trees, shrubs, and perennial grasses has also been included.

b. I suggest that bioretention area 2 be a somewhat more naturalistic shape.

Response: Bioretention area 2 has been reshaped.

3. For the Lighting Plan Sheet 190, the fixture specifications should be provided to show compliance the standards in the recently amended Section 223-14 B, including color temperature and color rendering index.

Response: The color temperature and the color rendering index have been added to the lighting schedule on sheet C190.

- 4. For the previously submitted building plans:
 - a. The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in Section 223-41.13 I. For example, individual window panes shall be greater in height than width and tinted glass shall not be permitted.

Response: Architectural Review Subcommittee meeting has been set up for February 14, 2020 at 11:00 a.m.

b. The City Council Concept Plan approval included a condition that the Planning Board review rooftop structures, including the stair and elevator bulkheads, to ensure that they are designed to the minimum dimensions necessary and that all rooftop structures have appropriate screening.

Response: These features are shown on the most recent architectural submittal.

c. Any fixed roof and terrace plantings and any rooftop accessory equipment should be described on the plans.

Response: These features are shown on the most recent architectural submittal.

LANC AND TULLY COMMENTS DATED January 8, 2020

 We have reviewed the recently submitted Stormwater Pollution Prevention Plan (SWPPP) for the project and have found it to be acceptable.

Response: Comment noted.

2. Dutchess County Department of Health (DCDOH) approvals will be required for the water and sewer systems. Applicant has stated that the plans have been submitted to DCDOH.

Response: Comment noted.

Sheet C130 - Site Plan:

1. As previously mentioned, we would recommend that emergency access gates also be provided along the emergency access road in front of Building 200 to prevent vehicular traffic from parking along the emergency access road. A leader has been provided, but there is no gate shown on the plans. This shall be updated to show a gate.

Response: Flexible bollards are proposed near the ADA parking for the residential buildings and were reviewed with the fire chief for this location.

2. There are two proposed FFE's for Building 100. This should be fixed accordingly on all sheets.

Response: The terrace elevation is now labeled as terrace instead of FFE.

Sheet C140 - Grading Plan:

1. The water elbow and tees shown on the plan should be removed where not needed and lightened else where to match the line weight and color of the proposed water main shown.

Response: Elbows hand tees have been lightened

Sheet C160 - Utility Plan:

1. As previously mentioned, stationing should be provided on the plan for the water, sewer and storm drainage pipe runs.

Response: Stationing has been added, as well as storm water profiles

2. The size, material and slope of the drainage line proposed between drainage structures CB-14 and DMH-3, and DMH-3 to FES-6, should be labeled on the plan.

Response: Labels have been added to the plan.

3. The rim elevations, and pipe invert elevations for drainage lines into and out of drainage structures CB-14, DMH-3 and FES-6 should be labeled on the plan.

Response: Labels have been added to the plan.

4. The size of the water service lines to Building 100 should be labeled on the plan.

Response: Labels have been added to the plan.

Sheet C161- Utility Profiles:

1. The watermain size and material shall be called out on the profile.

Response: Callouts have been added to the profile.

2. Stationing for any valves, service line connections, tees, bends and watermain crossings shall be included on the watermain profile.

Response: Callouts have been added to the profile.

3. The watermain profile should be updated to show the crossing between CB-11 and CB-2.

Response: The crossings have been added to the profile.

4. Stationing for any sewer crossings and proposed manholes shall be included on the sewer profile.

Response: The stationing of crossings are included in the sewer profile.

5. The storm crossing on the sewer profile prior to Building 100 should be labeled as to the pipe size and pipe invert elevation.

Response: The crossing has been labeled.

Sheet C530 - Site Details:

The emergency access gate detail should be reviewed with the building department and fire department to ensure it will meet with their acceptance. Applicant states this will be reviewed.

Response: We have coordinated and will continue to coordinate w/ building/fire inspector.

The following items are enclosed:

Site Plan Set revised January 28, 2020 (8 copies)

If you have any questions or need anything further, please call me at 845-486-1510. Thank you.

Sincerely,

Larry Boudreau, RLA (GA & NY), MBA Director of Land Development

ay bourhear

PRACTICES FOR

1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT 2.LARGER TREES WILL BE RETAINED. 3.TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY 4.TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN 5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF. 6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY

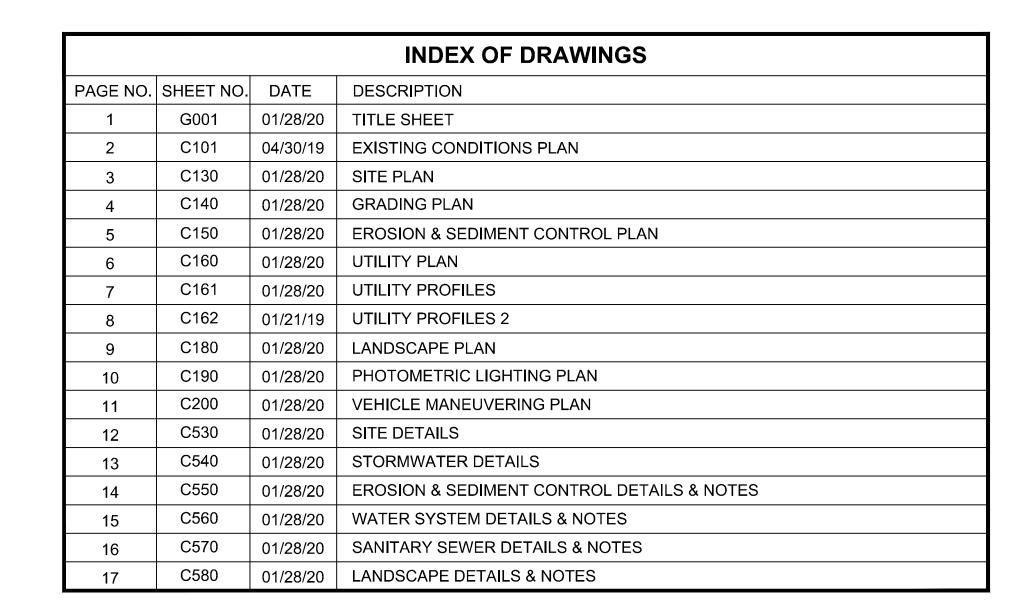
SITE PLAN 248 TIORONDA AVE, BEACON NY

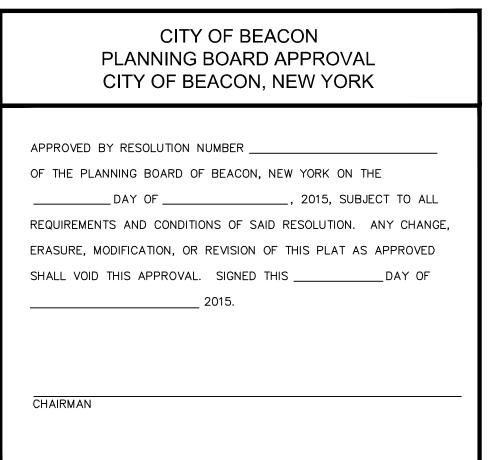
PREPARED FOR

CHAI BUILDERS

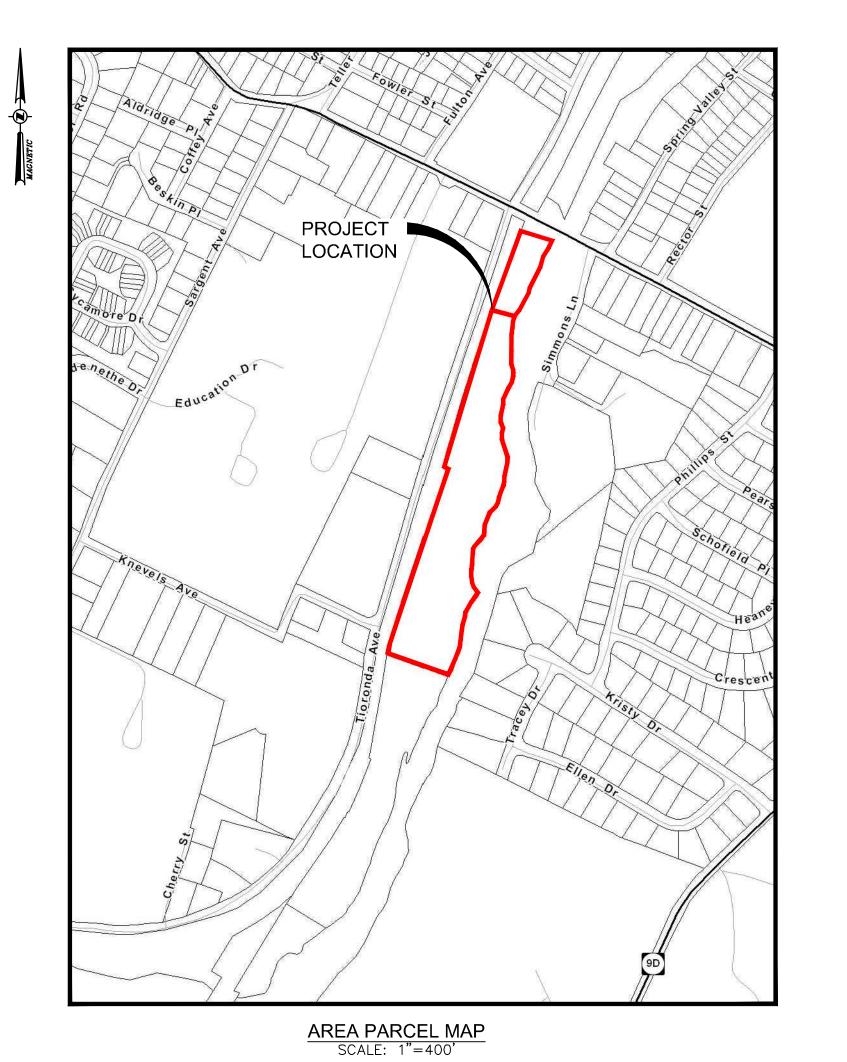
CITY OF BEACON DUTCHESS COUNTY, NEW YORK

> SEPTEMBER 2018 LAST REVISED: JANUARY 2020





CITY OF BEACON PLANNING BOARD A OWNER / APPLICANT SIGNATU	
THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND TUNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONSTATED HEREON.	STATE THAT CONTENTS,
THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGAT CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL B PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PERFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEME	Y THE CITY UNDERSTAND REMISES
APPLICANT	DATE
OWNER	DATE



FISHKILL CREEK DEVELOPMENT DIS	STRICT: 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 FC SITE ON PUBLIC STREET ROW	D 50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WID ALONG FISHKILL CREEK	TH 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		
RESIDENTIAL. F	SPACE PER DWELLING UNI PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	T 89 SPACES TOTAL (WHICH INCLUDES 16 SURFACE SPACES, AND 73 SPACES BELOW BUILDING)
F	SPACE PER 200 SF GROST LOOR AREA EXCLUDING UTILITY AREAS =127 SPACE	
LAND BANKED:) SPACES	24 SPACES
· - · · · - ·	216 SPACES ACCESSIBLE SPACES REQUIRED	216 SPACES 13 ACCESSIBLE SPACES PROVIDED 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

	м	SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL			
	F	PROPOSED USE MULTIFAMILY HOUSUING & NON-RESIDENTIAL			
	Z	ZONING DISTRICT FISHKILL CREEK DEVELOPMENT		EEK DEVELOPMENT	
		OTAL BU OOR ARE			1,602 SF ON RESIDENTIAL USE)
	PA	RKING PF	ROVIDED		216
DEVELOPI	MENT SCHE	<u>DULE</u>		ADDDOV	W 05 DD0 1507
	MENT SCHEI	OULE 1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
BUILDING RES.			2-BR 36	76,202	AREA 75
BUILDING	UNITS	1-BR		SQUARE FT	AREA

Allowable Residential Units Total lot area

(line 1 - line 2)

Lot area with slopes over 25%, covered by surface water, within a federal regulatory

floodway, or within a state or federally

4 Maximum dwelling units (line 3 x 11)

Remaining lands for dwelling unit calculation

*Subject to change with new jurisdictional determination by Army Corps.

9.18 acres

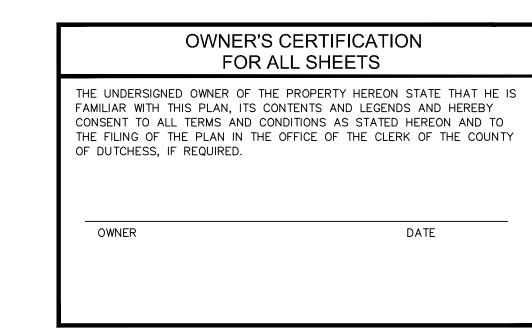
2.98 acres

6.2 acres

DEVELO	DEVELOPMENT SCHEDULE				
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	76,202	75
NON-RES	S	-	-	25,400	25
TOTAL	64	28	36	101,602	100

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 ARCHITEKTEN 62 ALLEN STREET, 2ND FLOOR NEW YORK, NY 10002 PHONE: (212) 334-1232

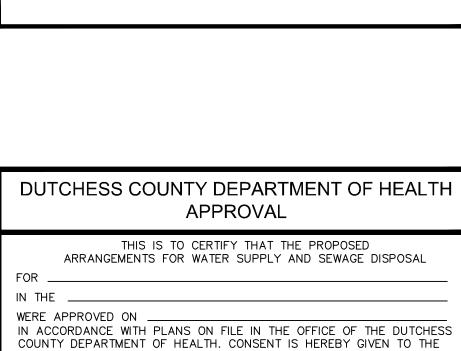
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DEVELOPER / APPLICANT: CHAI BUILDERS 120 ROUTE 59, SUITE 201 SUFFERN, NY 10901 (917) 696-4402 OWNER(S) INFORMATION:

BERRY KOHN

BEACON 248 HOLDINGS, LLC. 15 SYCAMORE LANE SUFFERN, NY 10901 TAX MAP INFORMATION: CITY OF BEACON, NEW YORK SECTION 5954, BLOCK 10, LOT 993482 (8.18 ACRES) SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

ZONING DISTRICT: FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT WATER & SEWER DISTRICT: CITY OF BEACON



SUPERVISING PUBLIC HEALTH ENGINEER.

COUNTY SANITARY CODE.

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

TOTAL PROJECT AREA: 9.18± ACRES



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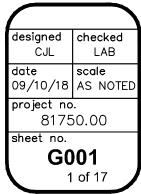
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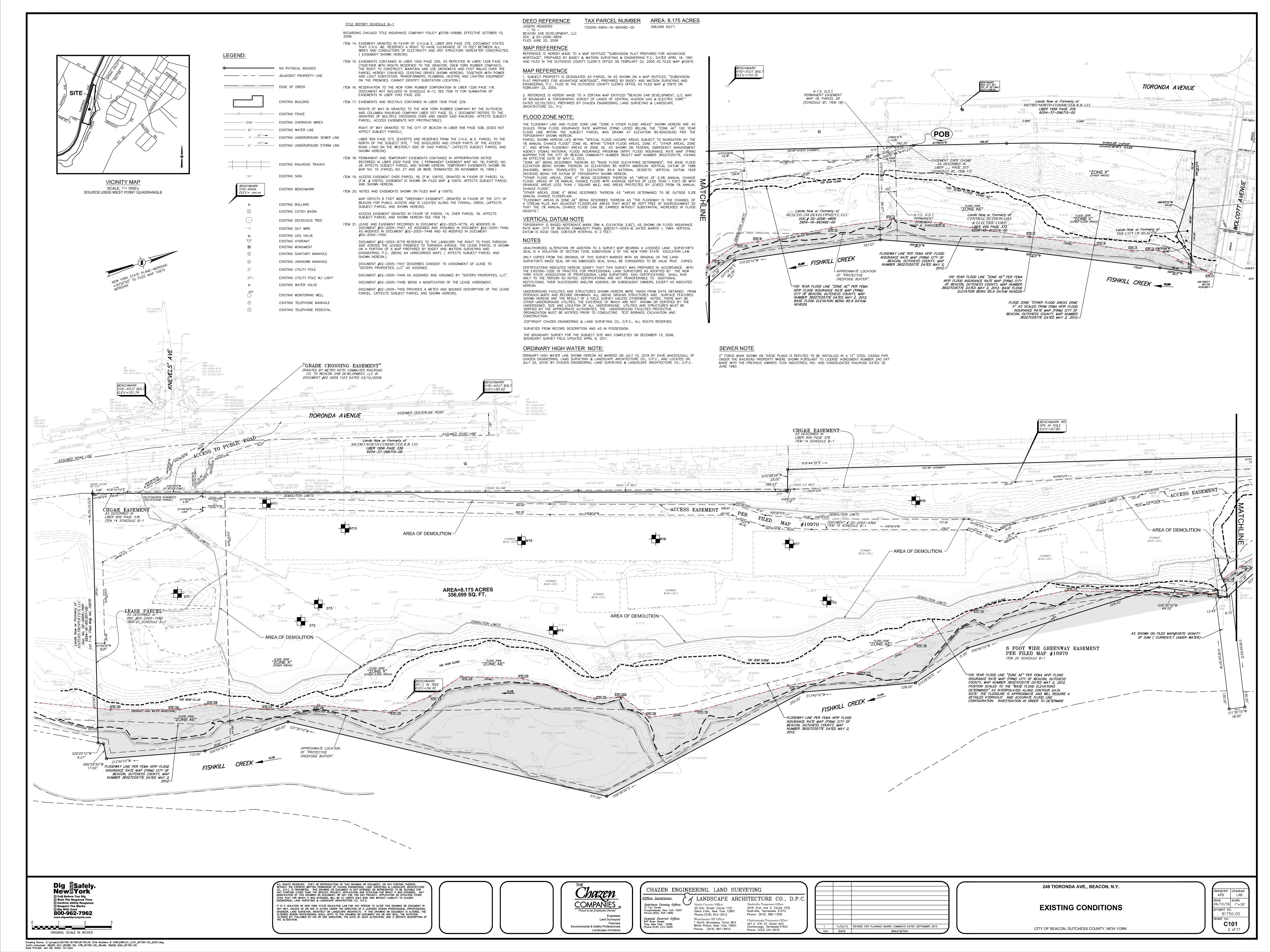
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5	04/30/19	REVISED PER PLANNING BOARD COMMENTS
4	02/26/19	REVISED PER CITY COUNCIL COMMENTS
3	01/17/19	REVISED PER CITY COUNCIL COMMENTS
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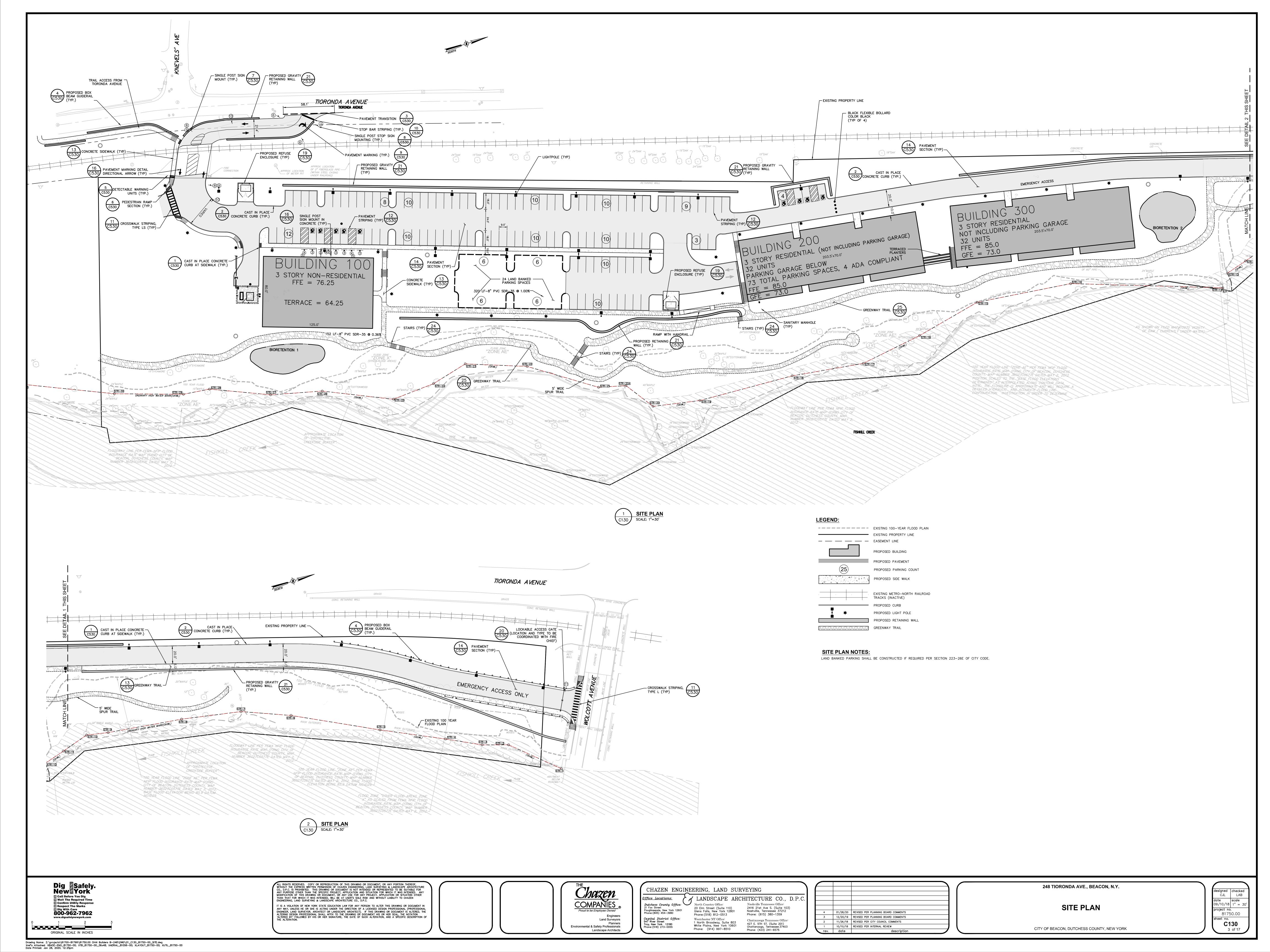
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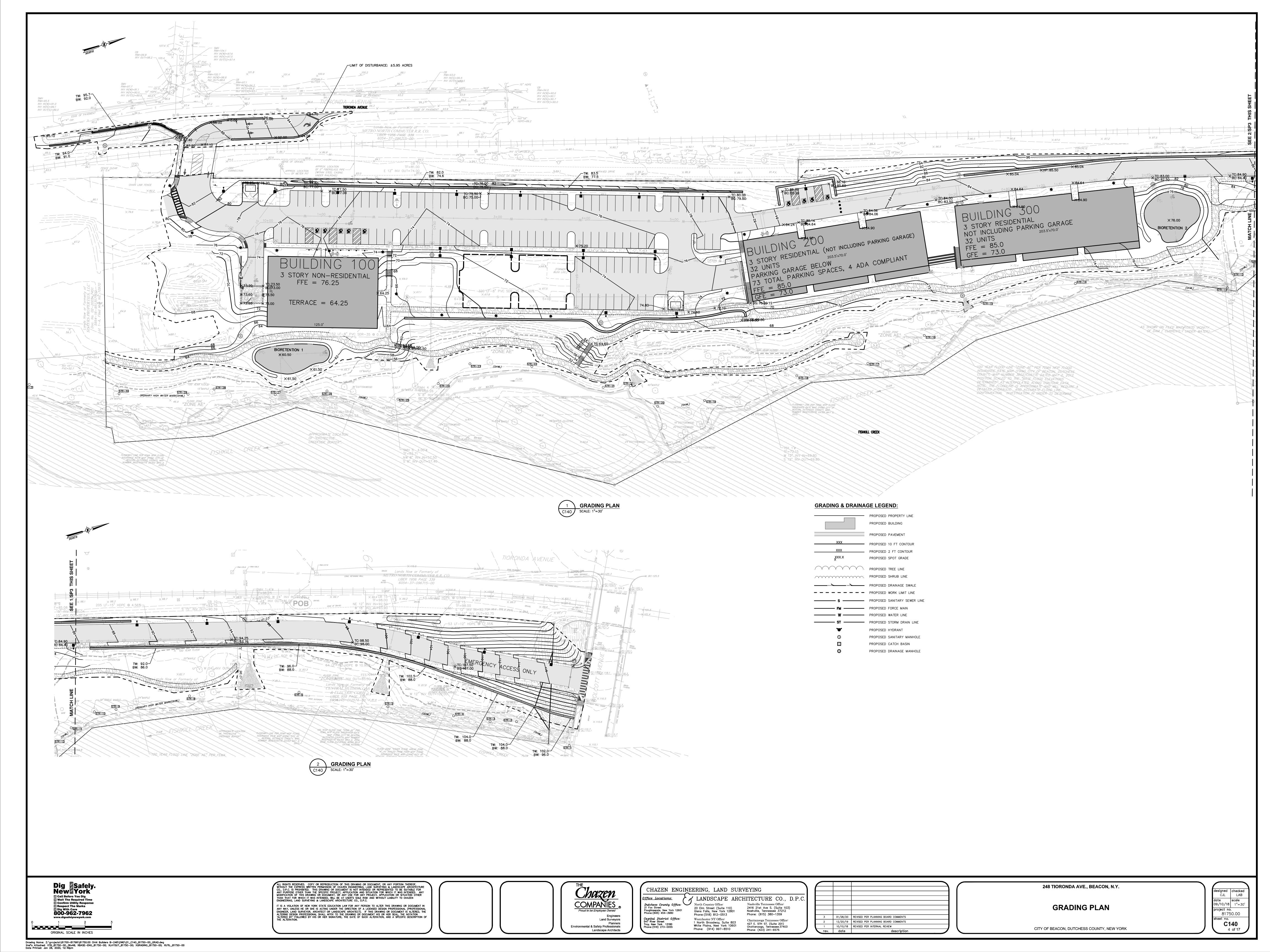
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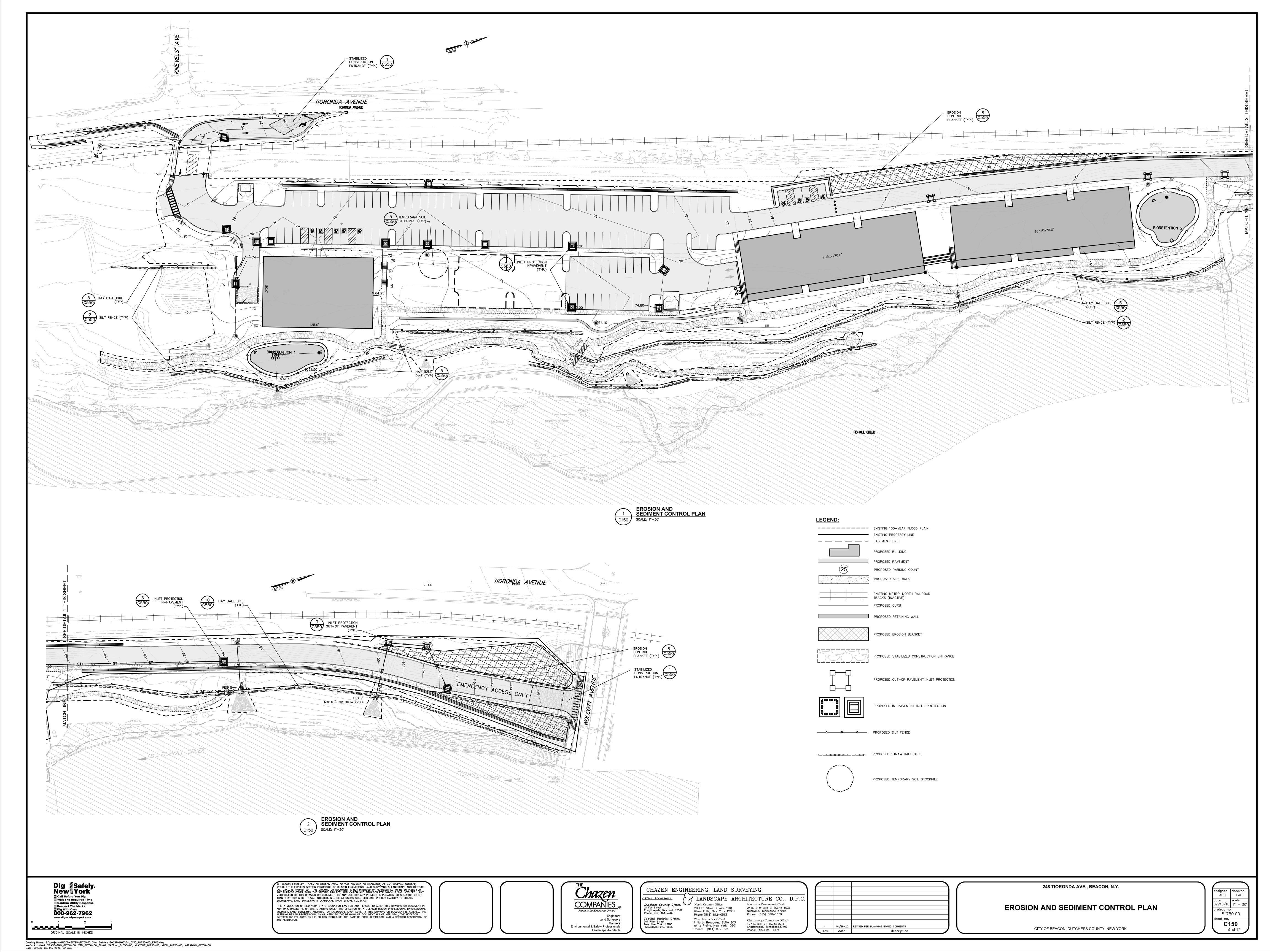
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

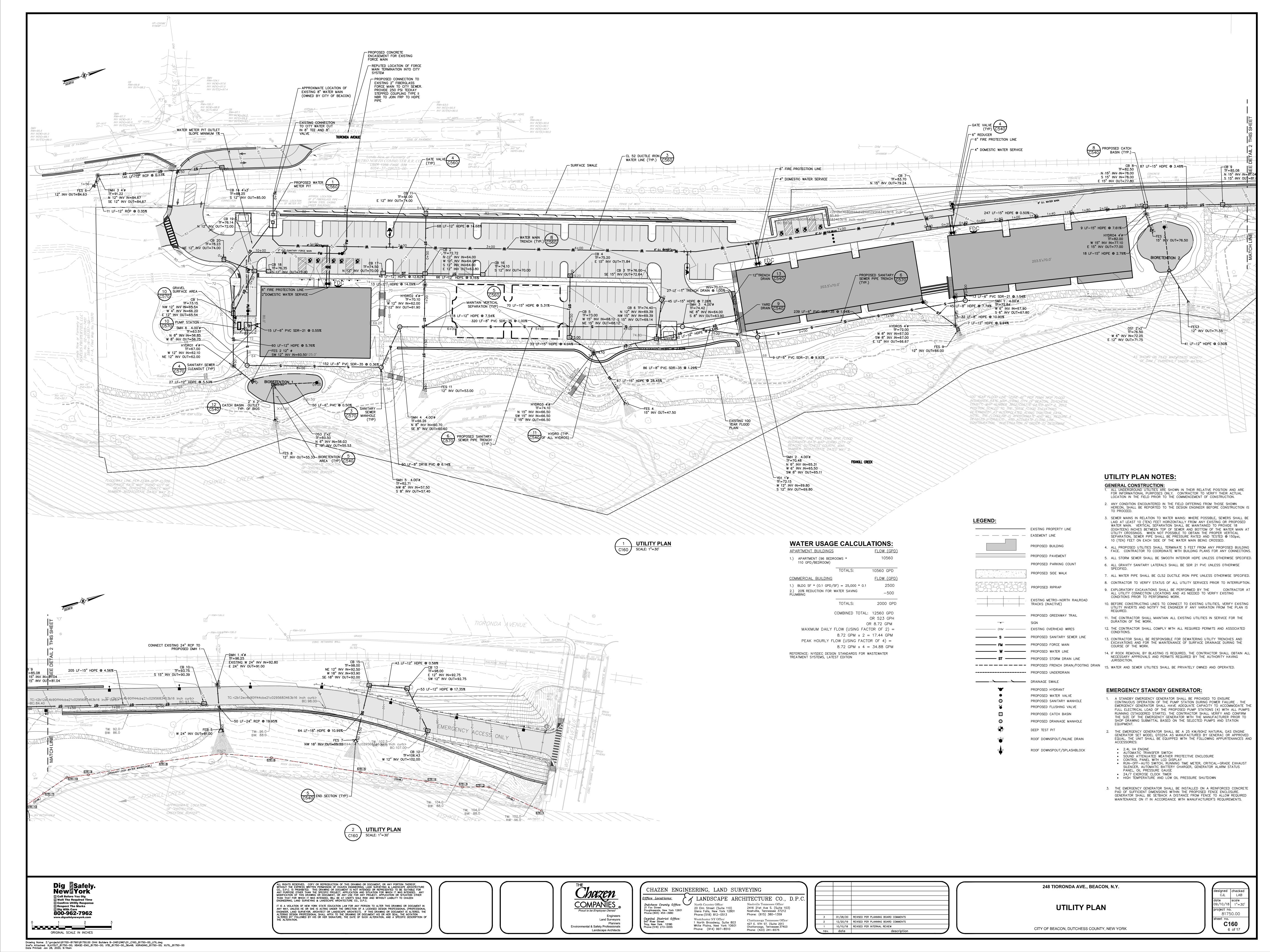


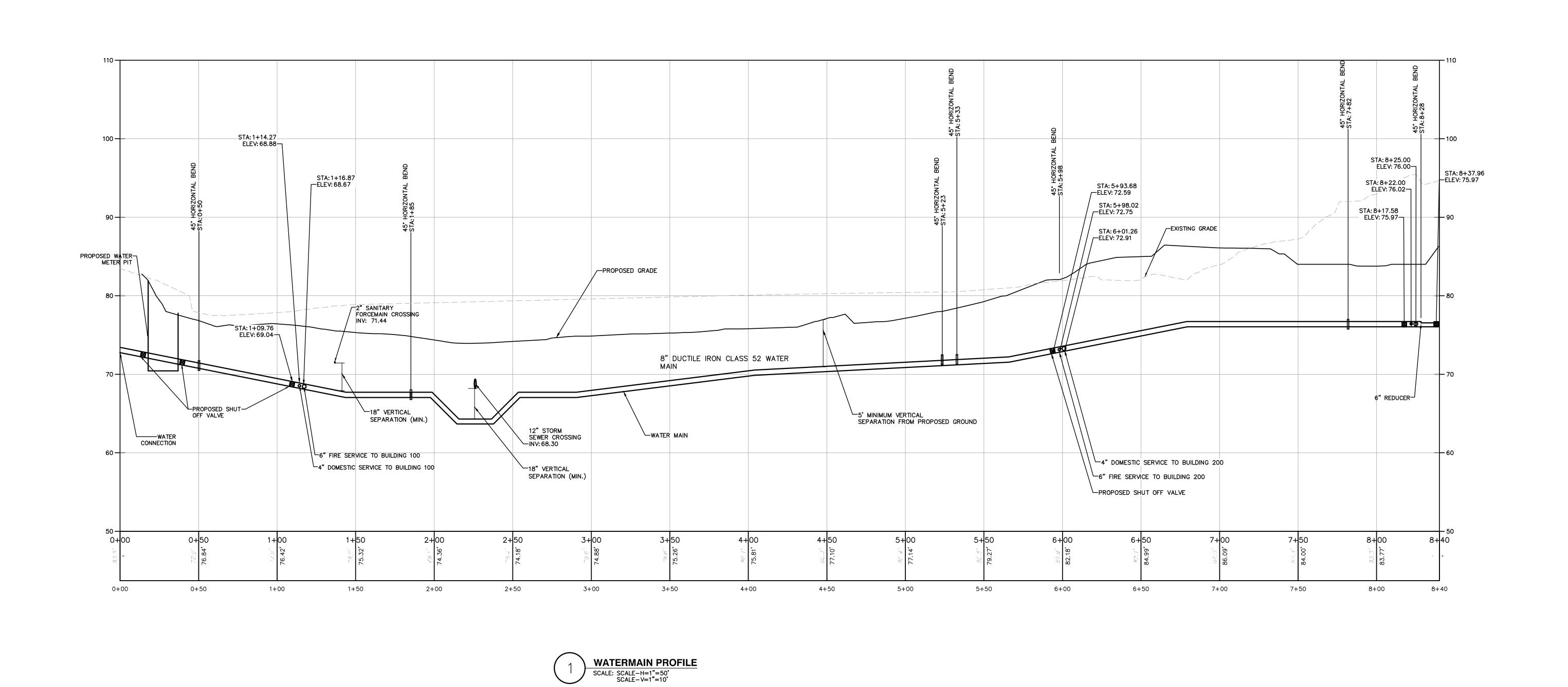


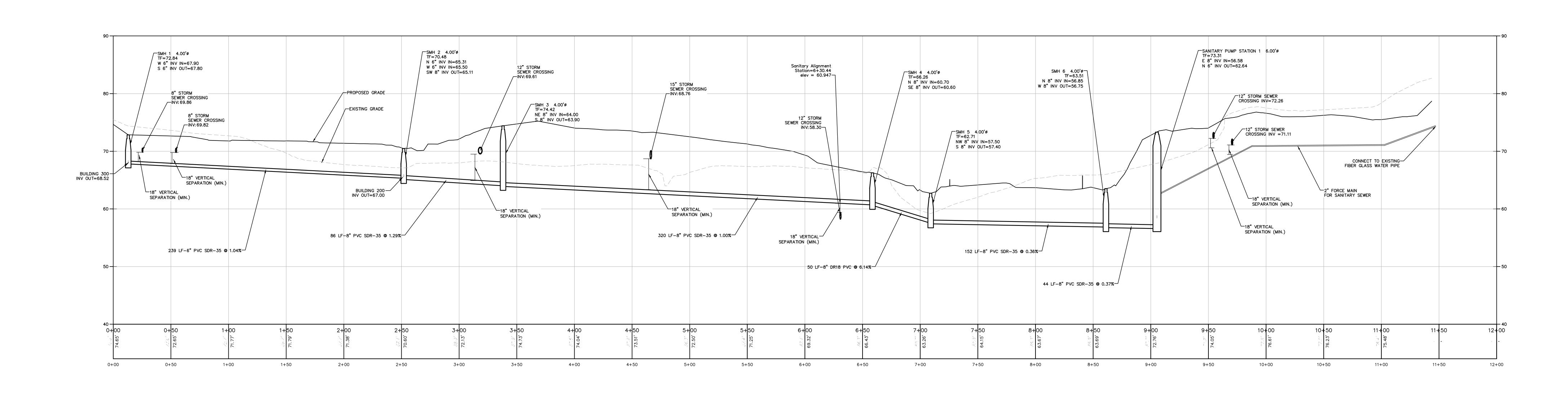












SCALE: SCALE-H=1"=50' SCALE-V=1"=10'

Dig Safely. New York □ Call Before You Dig
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800-962-7962 ORIGINAL SCALE IN INCHES

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Nashville Tennessee Office:

Phone: (615) 380–1359

2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212

Chattanooga Tennessee Office:

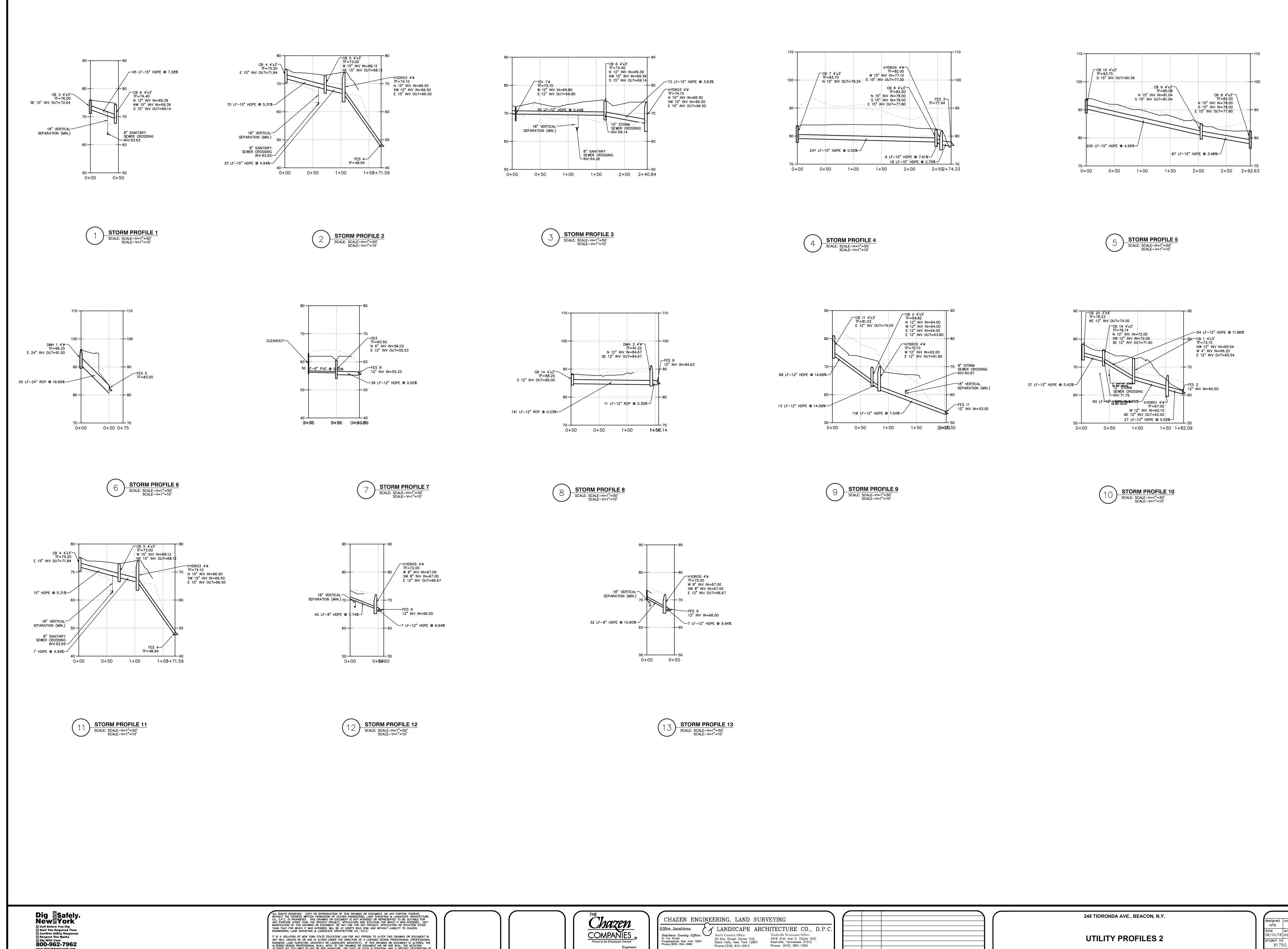
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01/28/20 | REVISED PER PLANNING BOARD COMMENTS 12/20/19 REVISED PER PLANNING BOARD COMMENTS

248 TIORONDA AVE., BEACON, N.Y. **UTILITY PROFILES** CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed checked
APB LAB

date scale
09/10/18 AS SHOWN
project no.
81750.00 sheet no. C161 7 of 17



Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\01_C162_81750-00_UTIL_PROFILES_2.dwg
Xref's Attached: XTB_81750-00_36x48; XUTIL_81750-00
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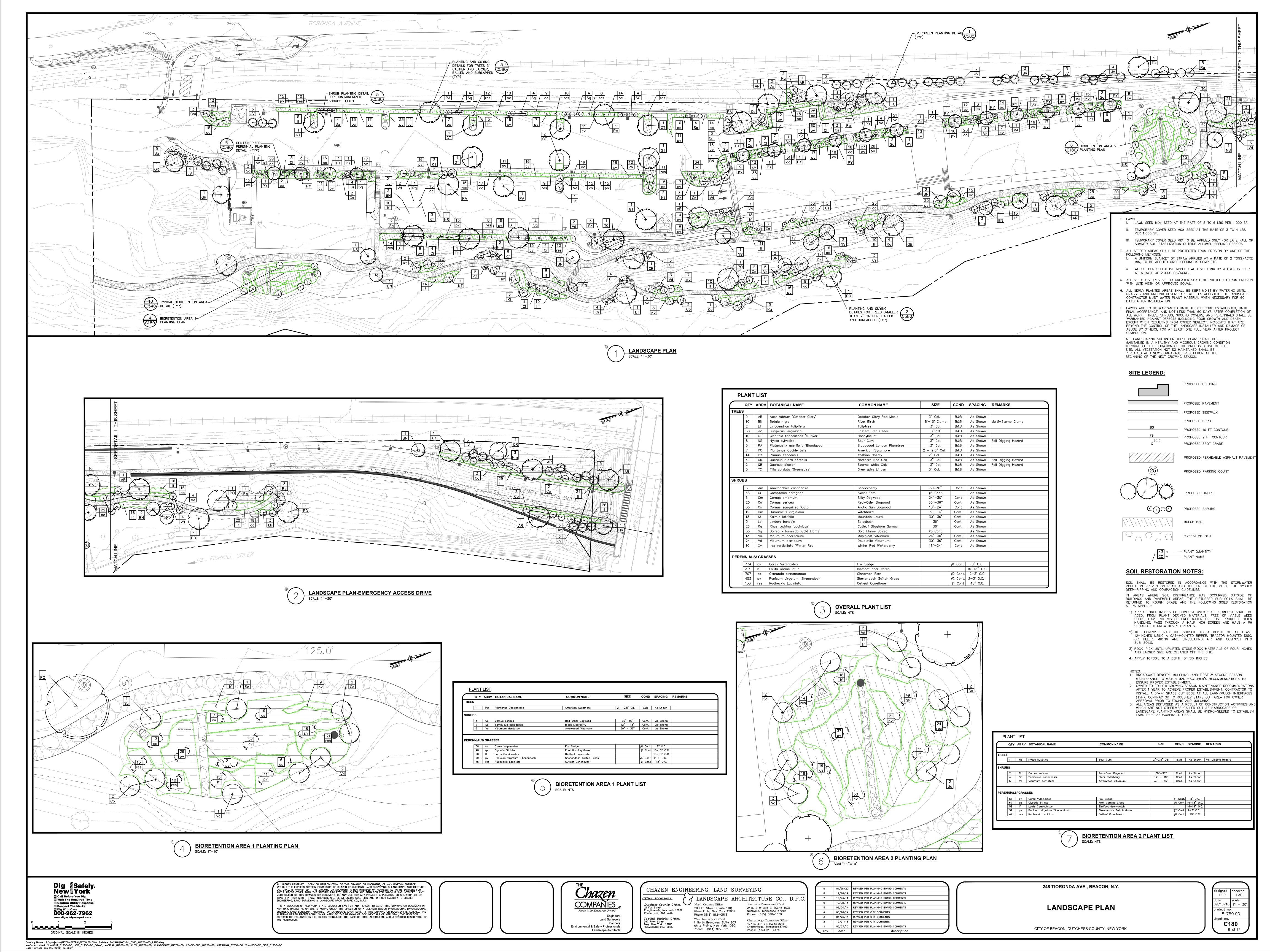
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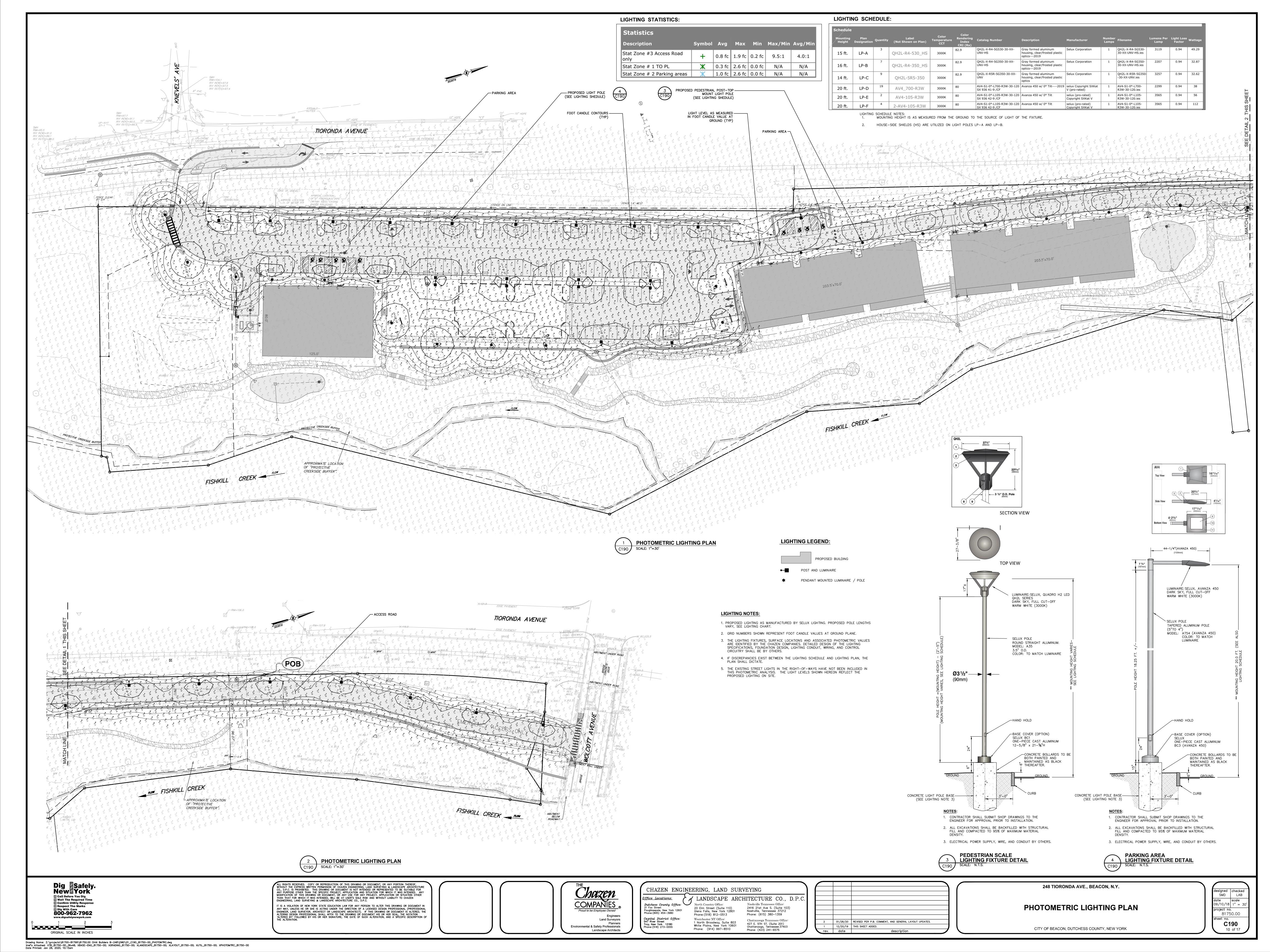
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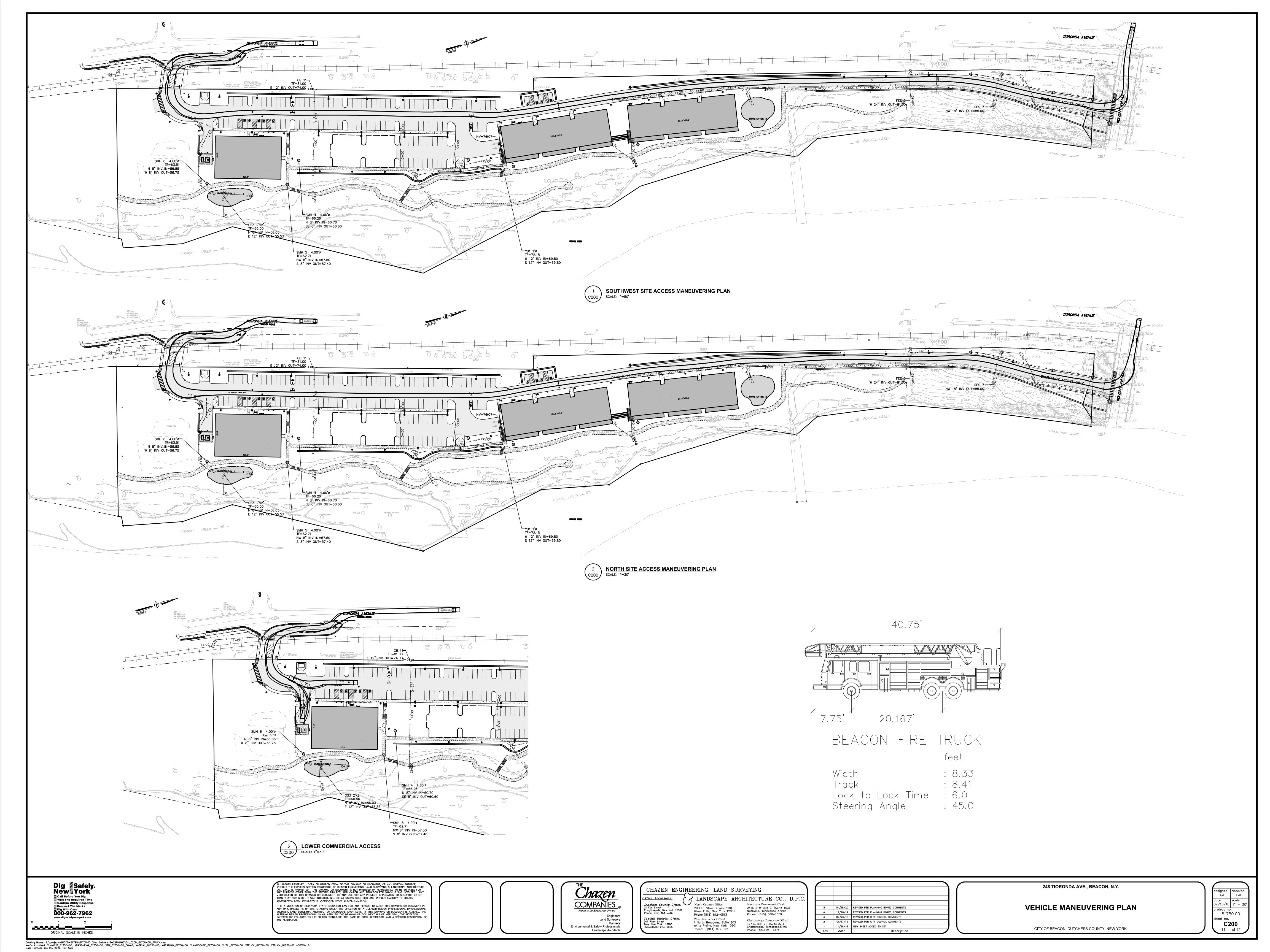
UTILITY PROFILES 2

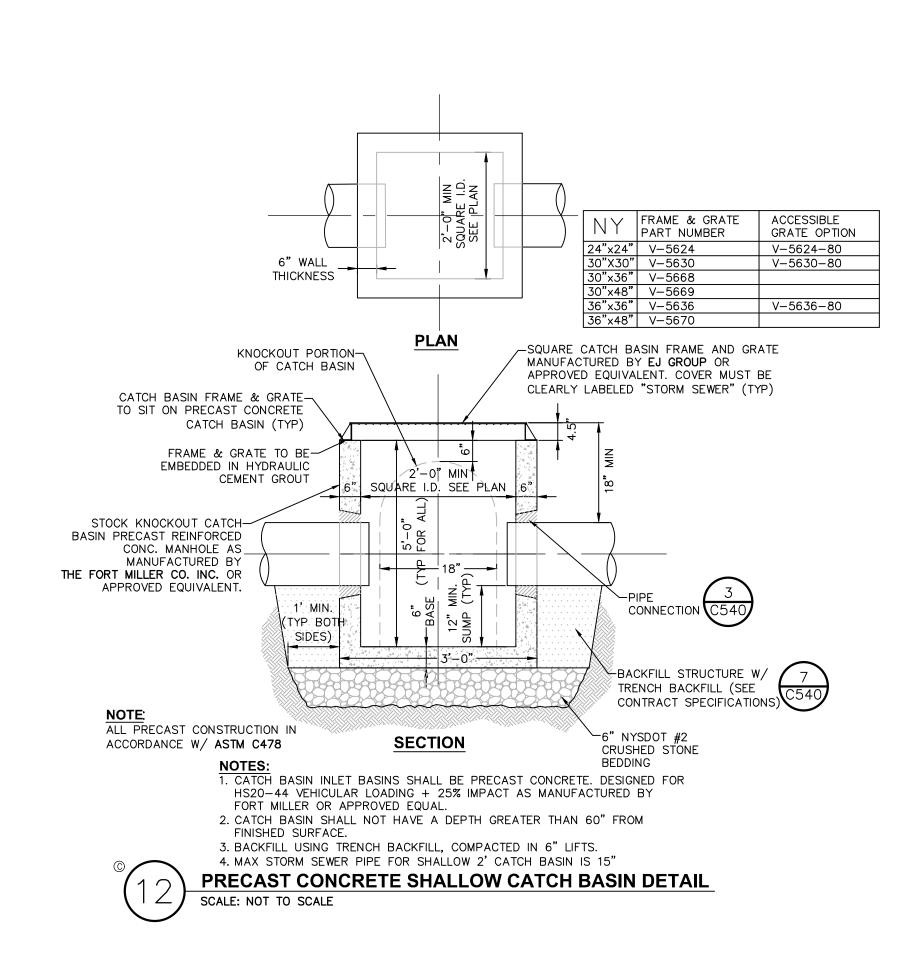
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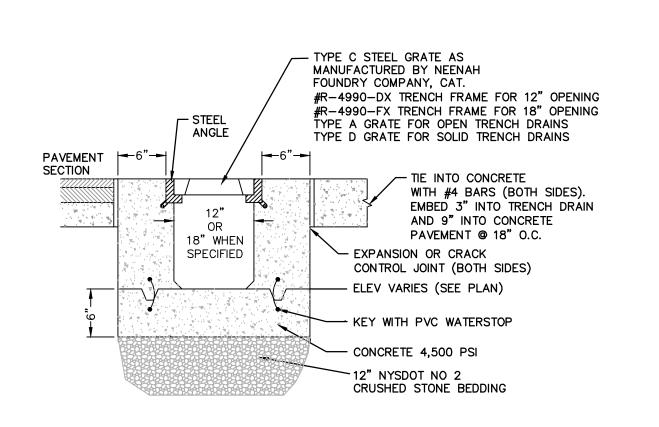
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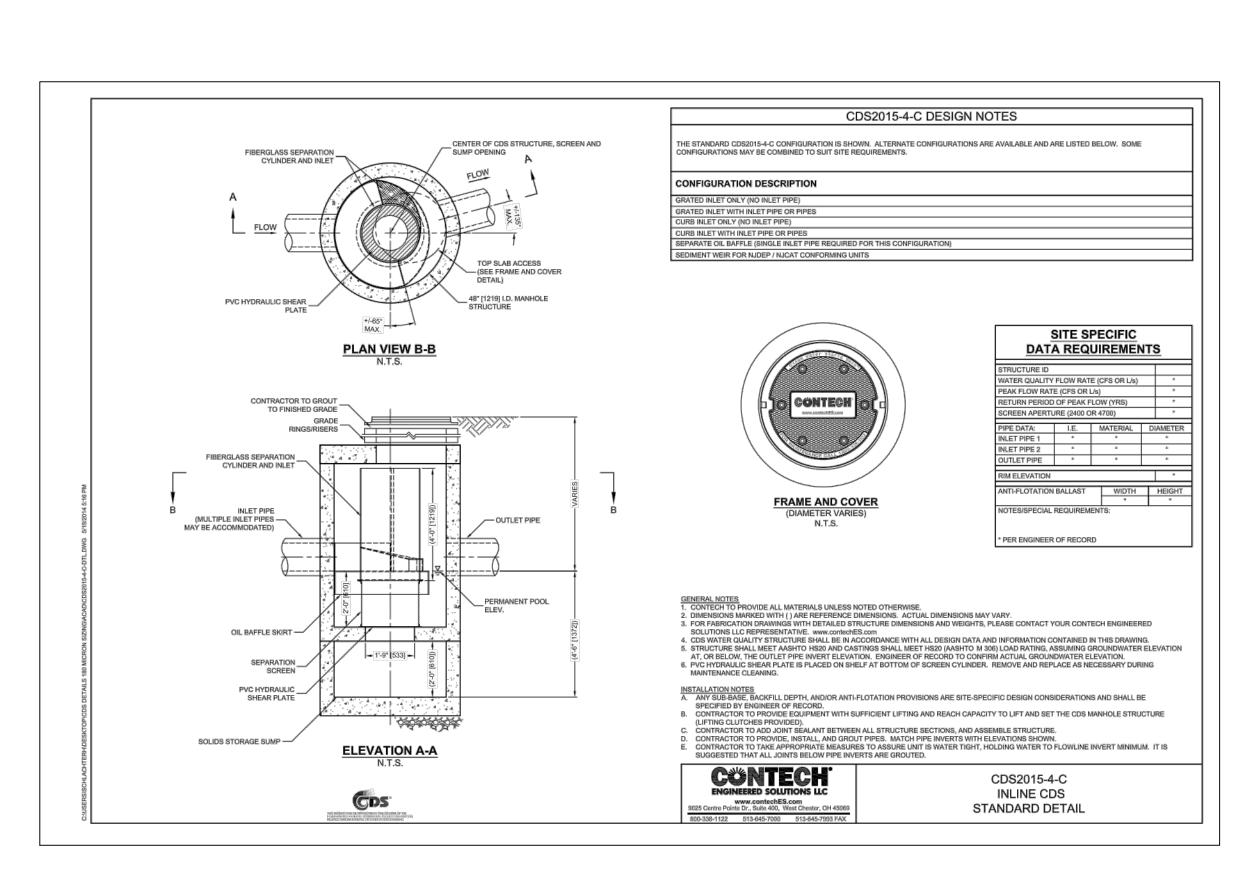




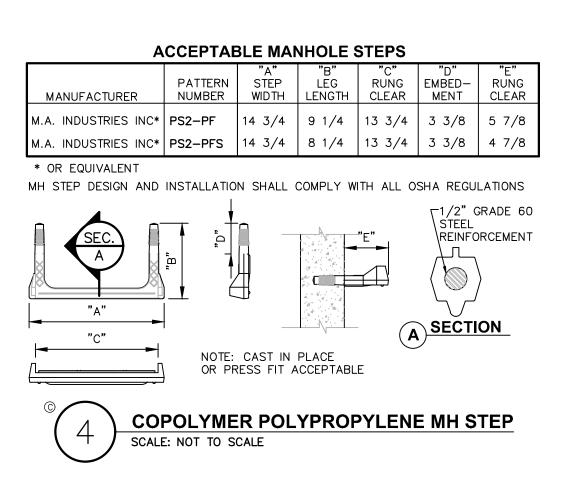
- DEPTH OF TRENCH DRAINS VARY. SEE GRADING AND DRAINAGE PLAN FOR DIMENSIONS OF EACH INDIVIDUAL TRENCH DRAIN.
 ALL GRATES SHALL BE "BICYCLE SAFETY" APPROVED.
- ALL GRATES SHALL BE BICTCLE SAFETT APPROVED.

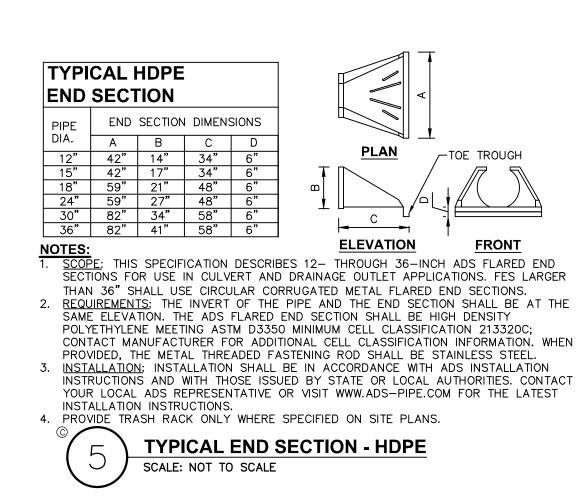
 3. PROVIDE HORIZONTAL OUTLET END PLATES AT DOWNSTREAM END OF EACH TRENCH DRAIN.
- TRENCH DRAIN DETAIL

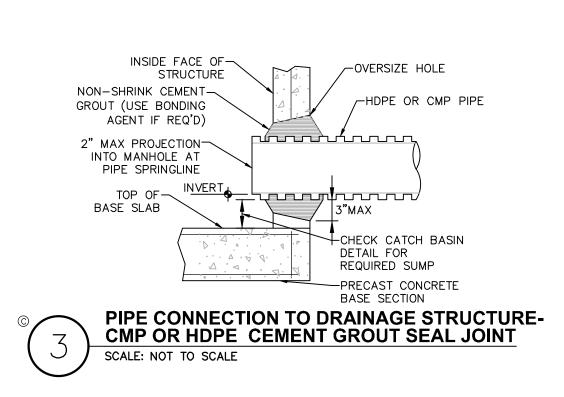
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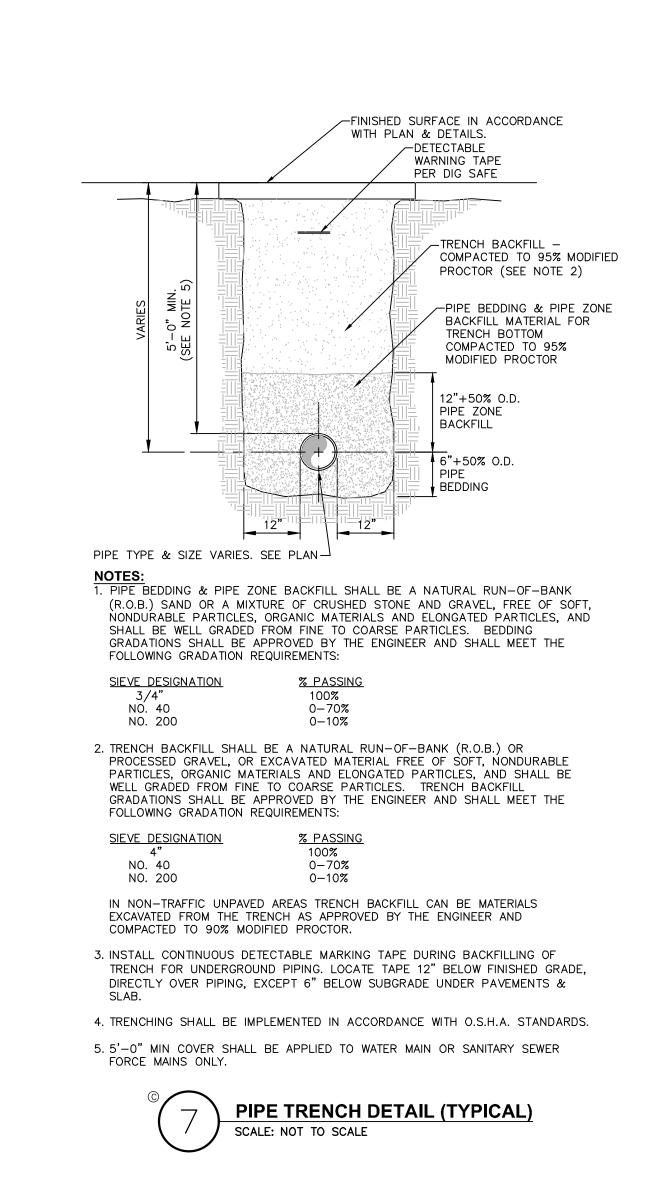


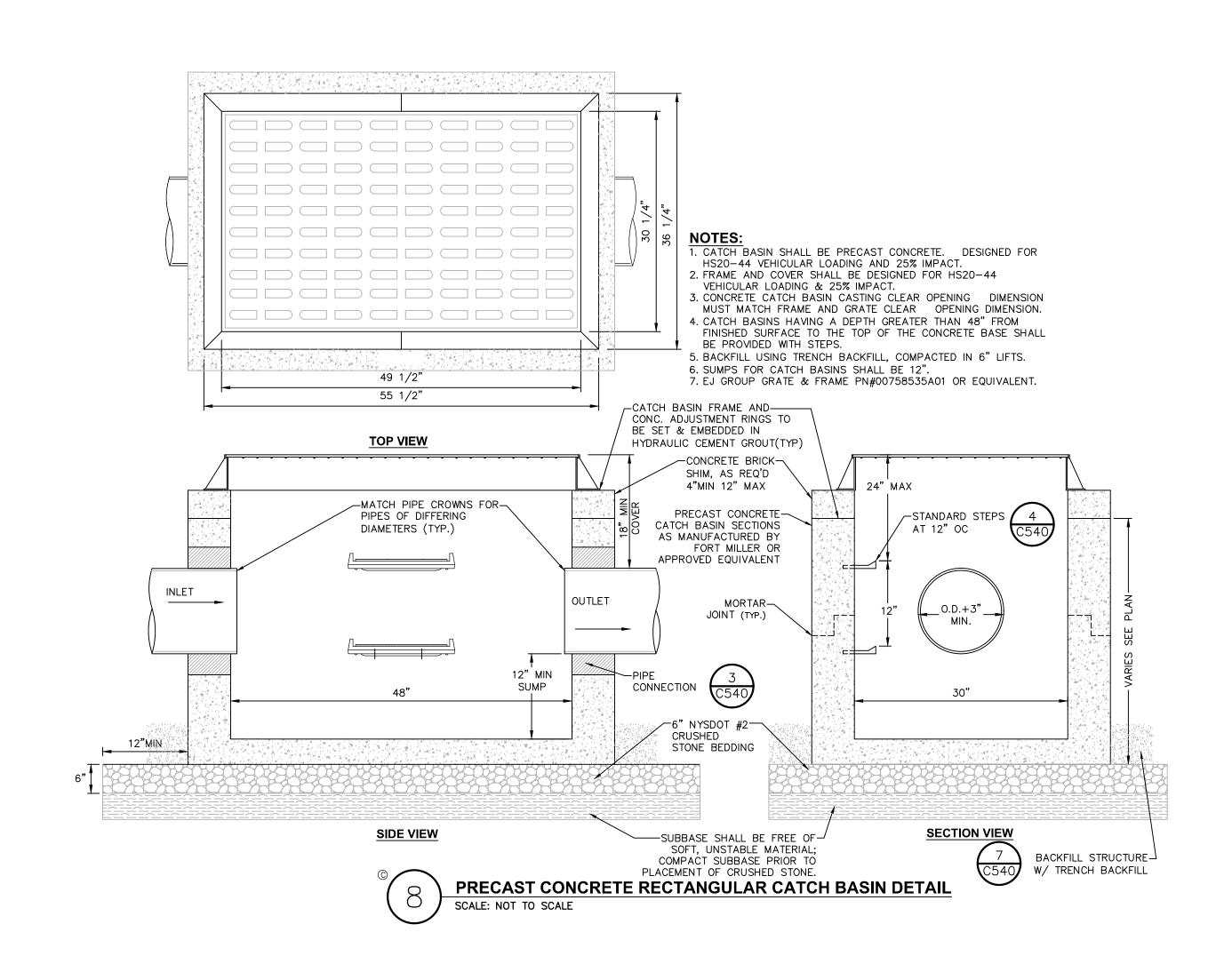


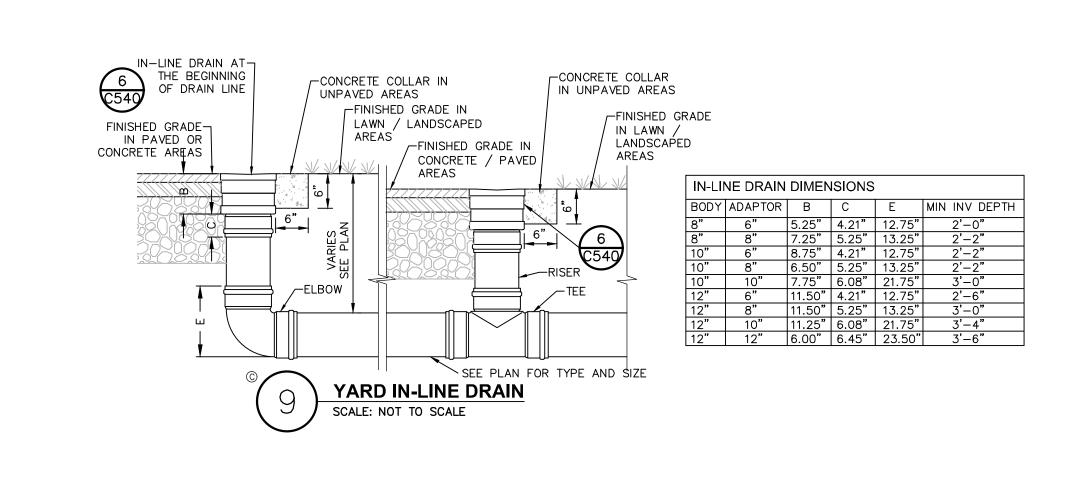


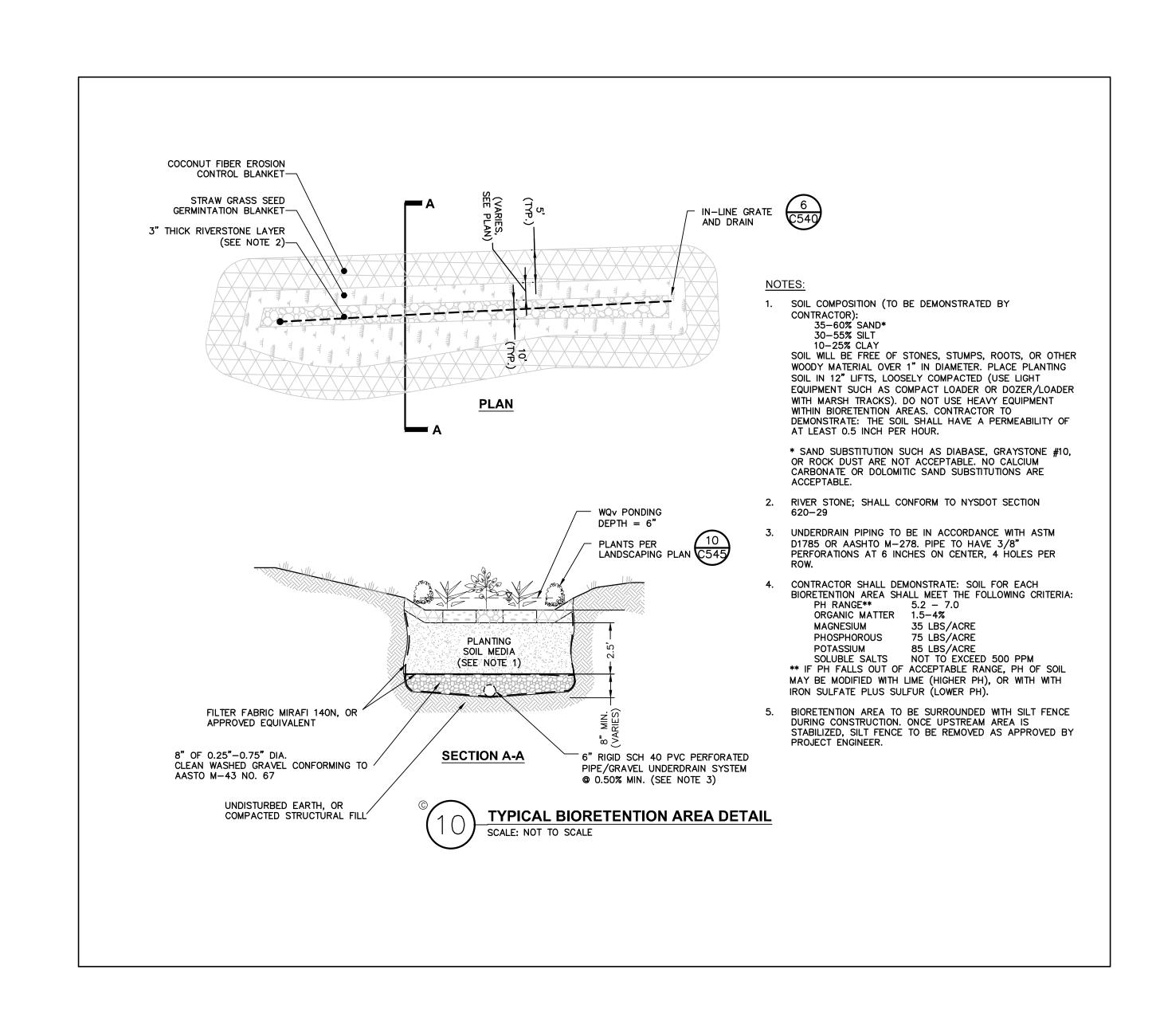








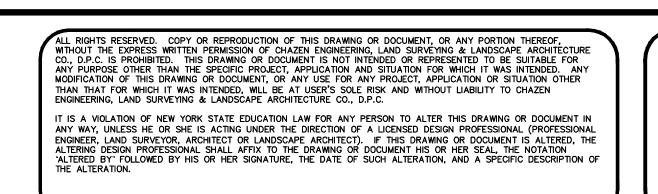




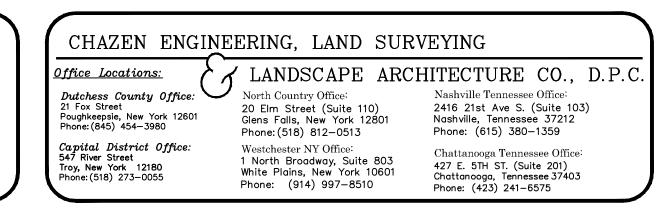


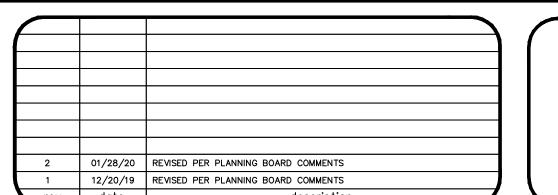
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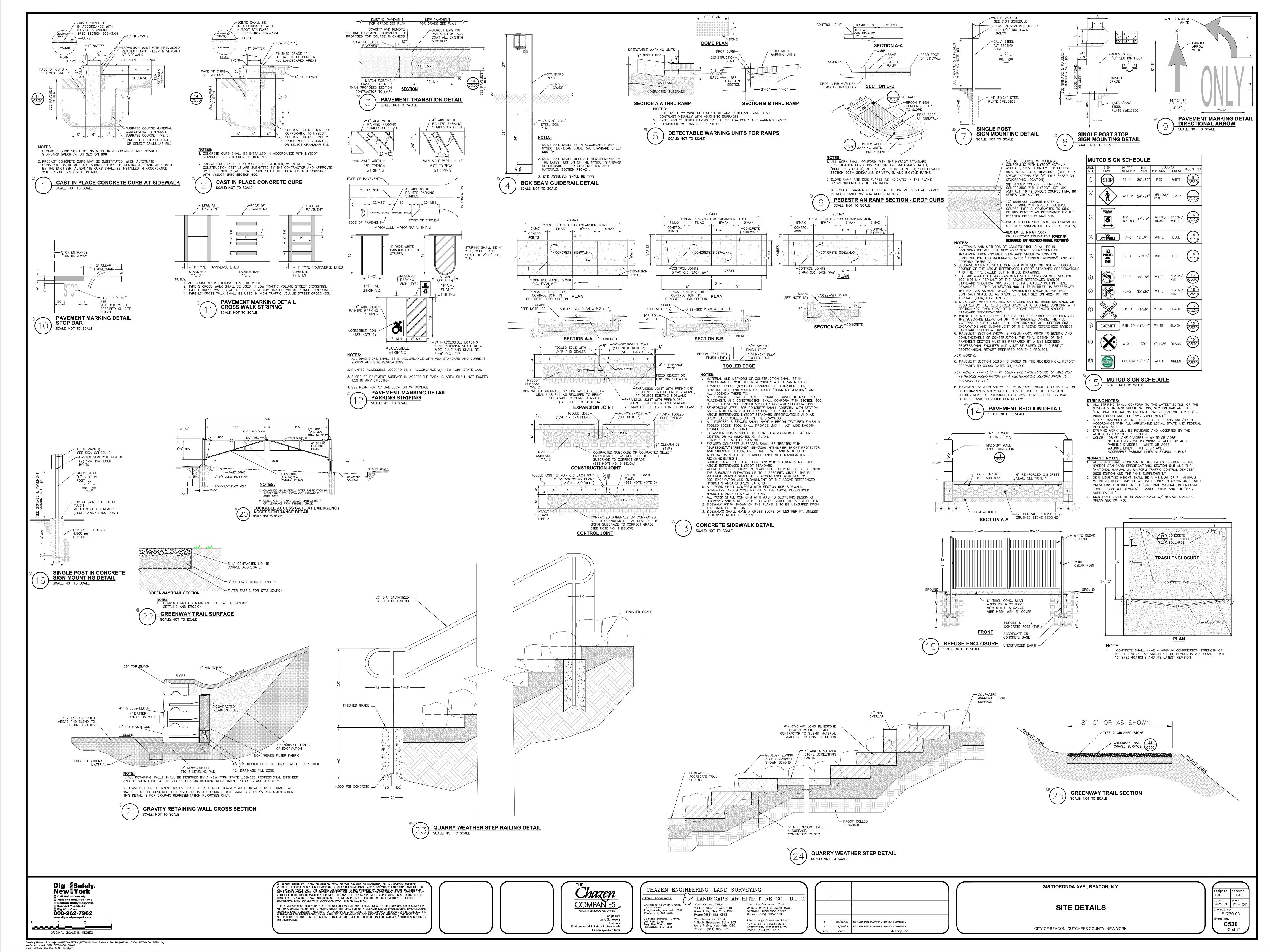


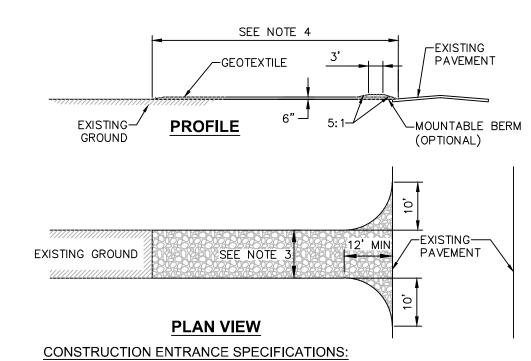












1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. 2. THICKNESS - NOT LESS THAN SIX (6) INCHES. 3. WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY FOUR (24) FEET IF SINGLE ENTRANCE TO SITE. 4. LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY). 5. GEOTEXTILE - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO 6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS 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 MEASURES USED TO TRAP SEDIMENT, ALL SEDIMENT SPILLED, DROPPED. WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. 8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. 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

CONSTRUCTION ENTRANCE DETAIL

PROVIDED AFTER EACH RAIN.

STABILIZED

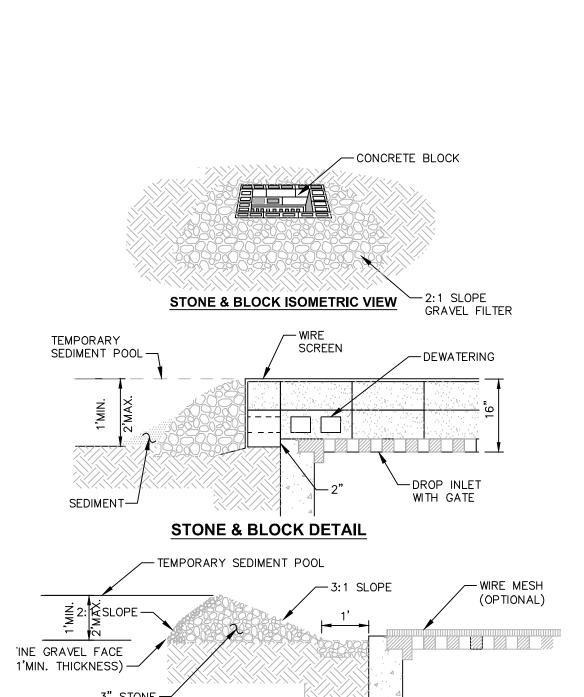
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STABILINKA T140N, FILTER OR MIRAFI 100X PREFABRICATED SILT FENCE WITH POSTS OF APPROVED EQUIVALENT -CROSS BRACES AS NEEDED -2"X4" FRAME AROUND CREST OF FABRIC -2"X4" WOODEN STAKES -FILTER FABRIC FASTEN SECURELY <u>PLAN</u> TO STAKES -2"X4" WOODEN STAKES -BACKFILL EXISTING/ PROPOSED -EMBED FILTER INTO GROUND STRUCTURE

1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. 2. CUT FABRIC FROM CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, OVERLAP TO THE NEXT STAKE. 3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT, WITH A MINIMUM LENGTH OF 3 FEET.

4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND FABRIC FOR SUPPORT. 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME. 6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVERFLOW STABILITY.

7. MAXIMUM DRAINAGE AREA IS 1 ACRE. 8. INLET PROTECTION SHALL REMAIN IN-PLACE UNTIL SITE HAS BEEN STABILIZED. 9. ONCE BINDER COURSE IS PLACED INLET PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH DETAIL 6, SHEET SD3, "CATCH BASIN STONE AND BLOCK INLET **OUT-OF PAVEMENT**



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

"DOUGHNUT" DETAIL

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. 5. MAXIMUM DRAINAGE AREA IS 1 ACRE.

IN PAVEMENT

-4" LAYER OF TOPSOIL

SECTION VIEW

1. MINIMUM DEPTH OF SWALE SHALL BE 12".

SLOPE OF SWALE SHALL BE MINIMUM 2%.

TEMPORARY GRASS

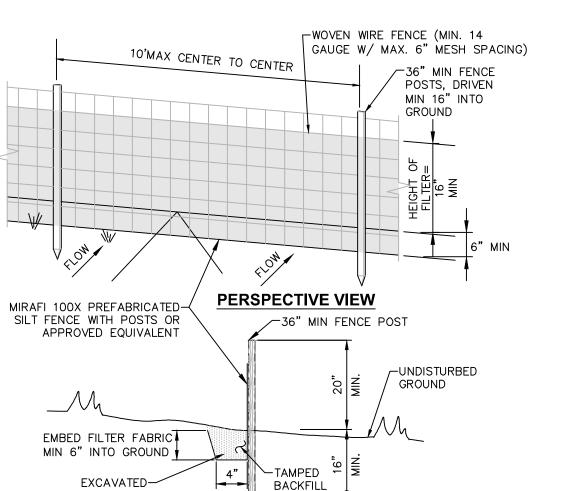
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2. SWALE SHALL BE AT LEAST 6 FEET WIDE AT TOP.

3. SWALE SHALL BE SEEDED AND MULCHED WITH FAST

GERMINATING RYE 15 LBS. TO 25 LBS. PER 1,000

LINED DIVERSION SWALE DETAIL



. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL "T" OR "U" TYPE OR HARDWOOD. 2. FILTER FABRIC TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" 3. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6" AND FOLDED. 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIALS REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE. 5. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A SILT FENCE SHALL NOT EXCEED 1/4 ACRE PER 100 FEET OF FENCE. 6. SILT FENCE SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF 7. SILT FENCE SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING 8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING RUN-OFF TO A SILT FENCE ARE: SLOPE STEEPNESS MAXIMUM SLOPE LENGTH(FT)

SILT FENCE INSTALLATION DETAIL

SPDES GENERAL PERMIT GP-0-15-002 COMPLIANCE NOTES:

PRIOR TO COMMENCING ANY CLEARING, GRUBBING, EARTHWORK ACTIVITIES,

FENCES, TREE PROTECTION/BARRIER FENCES, STABILIZED CONSTRUCTION

ENTRANCES, STORM DRAIN SEDIMENT FILTERS, DRAINAGE DITCH SEDIMENT

ETC.AT THE SITE. THE CONTRACTOR SHALL FLAG THE WORK LIMITS AND SHALL

INSTALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES (I.E. SILT

FILTERS, ETC.) INDICATED ON THE PROJECT DRAWINGS. TEMPORARY EROSION

2. THE CONTRACTOR SHALL CLEAR AND GRUB THE AREA OF THE STORMWATER

FXTENT WITHOUT TEMPORARY STABILIZATION.

DURING THE CONSTRUCTION OF THE SEDIMENT BASIN

RIP-RAP AT LOCATIONS SHOWN ON THE PLANS.

THE AREAS DISTURBED DURING THEIR REMOVAL.

SEDIMENT FROM CONSTRUCTION SITE DISCHARGES.

DURATION OF SOIL DISRUPTION.

EROSION AND SEDIMENT CONTROL MEASURES

FINALIZE PAVEMENT SUB-GRADE PREPARATION.

SILT AND SEDIMENT.

MANAGEMENT FACILITIES. THIS AREA SHALL NOT EXCEED FIVE (5) ACRES IN

3. PRIOR TO COMMENCING CLEARING, GRUBBING AND/OR EARTHWORK ACTIVITIES IN

OUTLET PROTECTION MEASURES (RIPRAP OVERFLOW WEIR(S), CULVERT

4. THE CONTRACTOR SHALL INSTALL TEMPORARY DIVERSION MEASURES WITH

ASSOCIATED STABILIZATION MEASURES (I.E., VEGETATIVE COVER, DRAINAGE

DITCH SEDIMENT FILTERS, STORM DRAIN SEDIMENT FILTERS, ETC.)TO ASSURE

5. TEMPORARY DIVERSION MEASURES SHALL BE LOCATED IN A MANNER THAT WILL

FIVE (5) ACRES. THESE TEMPORARY DIVERSION MEASURES SHALL BE INSPECTED

CLEARING & GRADING OF THE PROPOSED AREA OF DISTURBANCE AS REQUIRED.

ASSURE THAT THE AREA TRIBUTARY TO EACH DIVERSION DOES NOT EXCEED

6. THE CONTRACTOR SHALL COMMENCE SITE CONSTRUCTION ACTIVITIES INCLUDING

. INSTALL PROTECTIVE MEASURES AT THE LOCATIONS OF ALL GRATE INLETS,

CURB INLETS, AND AT THE ENDS OF ALL EXPOSED STORM SEWER PIPES.

8. CONSTRUCT ALL UTILITIES, CURB AND GUTTER, GUTTER INLETS, AREA INLETS,

10. REMOVE PROTECTIVE MEASURES AROUND INLETS AND MANHOLES NO MORE

12. PRIOR TO FINALIZING CONSTRUCTION OF THE STORMWATER MANAGEMENT

FINALIZE CONSTRUCTION OF THE STORMWATER MANAGEMENT FACILITY.

WET POOL(S) AND STABILIZE AS INDICATED IN THE PROJECT DRAWINGS.

14. THE CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION AND SEDIMENT

THAN 24 HOURS PRIOR TO PLACING STABILIZED BASE COURSE.

1. INSTALL SUB-BASE MATERIAL AS REQUIRED FOR PAVEMENT.

AND STORM SEWER MANHOLES, AS SHOWN ON THE PLANS. INLET PROTECTION

MAY BE REMOVED TEMPORARILY FOR THIS CONSTRUCTION. PLACE REQUIRED

13. UPON COMPLETION OF SITE CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL

CONTRACTOR SHALL FINISH GRADE THE FORBAY(S), AQUATIC BENCHES, AND

CONTROL MEASURES AND IMMEDIATELY ESTABLISH PERMANENT VEGETATION ON

DAMAGE TO SURFACE WATERS RESULTING FROM EROSION AND SEDIMENTATION

FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF

CONVENIENCE" SHALL BE AVOIDED. STABILIZED CONSTRUCTION ENTRANCES SHALL

3. SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND

SHALL BE MINIMIZED BY STABILIZING DISTURBED AREAS AND BY REMOVING

2. AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED.

4. PERMANENT TRAFFIC CORRIDORS SHALL BE ESTABLISHED AND "ROUTES OF

BE INSTALLED AT ALL POINTS OF ENTRY ONTO THE PROJECT SITE.

THE SITE, PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL

DAILY AND REPAIRED/STABILIZED AS NECESSARY TO MINIMIZE EROSION.

ANY OTHER AREA OF THE SITE, THE CONTRACTOR SHALL INSTALL INLET AND

INLET/OUTLET PROTECTION, ETC.) AND SHALL STABILIZE THE AREAS DISTURBED

THAT STORMWATER RUNOFF IS CONVEYED TO THE TEMPORARY SEDIMENT BASIN.

AND SEDIMENT CONTROL MEASURES MUST BE CONSTRUCTED, STABILIZED, AND

FUNCTIONAL BEFORE SITE DISTURBANCE BEGINS WITHIN THEIR TRIBUTARY AREAS.

HAVE BEEN SUBMITTED AS A SET. THESE ENGINEERING DRAWINGS ARE CONSIDERED AN INTEGRAL PART OF THE SWPPP, THEREFORE THE PLAN SET IS NOT CONSIDERED COMPLETE WITHOUT THE SWPPP.

<u>ABILIZED CONSTRUCTION ENTRANCE:</u> SPECT THE ENTRANCE PAD EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. CHECK 1. THIS PROJECT HAS REQUESTED WRITTEN APPROVAL FROM _______ (INSERT NYSDEC OR MUNICIPALITY (IF MS4)) ALLOWING THE DISTURBANCE OF FOR MUD, SEDIMENT BUILD-UP AND PAD INTEGRITY. MAKE DAILY INSPECTIONS DURING WET WEATHER. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. WASH MORE THAN FIVE (5) ACRES OF LAND AT ANY ONE TIME. CONTRACTOR SHALL AND REPLACE STONE AS NEEDED. THE STONE IN THE ENTRANCE SHOULD BE WASHED NOT DISTURB MORE THAN FIVE (5) ACRES UNTIL SUCH TIME THAT THE WAIVER OR REPLACED WHENEVER THE ENTRANCE FAILS TO REDUCE MUD BEING CARRIED IS GRANTED AND WRITTEN AUTHÒRIZATION IS RECEIVED FROM NYSDEC. DFF-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 CONSTRUCTION SEQUENCING NOTES

> INSPECT FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE FENCE BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE FENCE. I 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 OR HAY BALE) AND VEGETATION FOR DAMAGE EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. MAKE ALL REPAIRS IMMEDIATELY. REMOVE SEDIMENT FROM THE UP-SLOPE FACE OF THE SEDIMENT CONTROL BARRIER BEFORE IT ACCUMULATES TO A HEIGHT EQUAL TO 1/3 THE HEIGHT OF THE SEDIMENT CONTROL BARRIER. IF SEDIMENT CONTROL BARRIER TEARS, BEGINS TO ECOMPOSE, OR IN ANYWAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED SECTION F SEDIMENT CONTROL BARRIER IMMEDIATELY. REVEGETATE DISTURBED AREA TO STABILIZE SOIL STOCK PILE. REMOVE THE SEDIMENT CONTROL BARRIER WHEN THE SOIL STOCKPILE HAS BEEN REMOVED.

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

FROSION CONTROL BLANKET:

NSPECT THE BLANKET EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. REPLACE WIRE STAPLES AS REQUIRED. REPAIR AND RESEED WHERE CRACKS AND DAMAGED VEGETATION S EVIDENT. WHEN DAMAGED BEYOND REPAIR OR NO LONGER FUNCTIONING, THE BLANKET SHALL BE REPLACED.

TEMPORARY SWALE: INSPECT ALL EARTH DIKES EVERY SEVEN DAYS & AFTER EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION SHALL BE REPAIRED IMMEDIATELY. STORM DRAIN INLET PROTECTION:
INSPECT ALL STORM DRAIN INLET PROTECTION DEVICES EVERY SEVEN DAYS & AFTER FACILITY, ALL CATCH BASINS AND DRAINAGE LINES SHALL BE CLEANED OF ALL EVERY RAIN EVENT. MAKE REPAIRS AS NEEDED, REMOVE SEDIMENT FROM THE POOL

AREA AS NECESSARY.

CLEAR INLET AND DISCHARGE PIPES OF OBSTRUCTIONS. IF A FILTER MATERIAL BECOMES ELOGGED WITH SEDIMENT, PIT SHALL BE DISMANTLED AND CONSTRUCT NEW PITS AS SNOW AND ICE CONTROL:
PARKING LOTS, ROADWAYS, AND DRIVEWAYS ADJACENT TO WATER QUALITY FILTERS

SHALL NOT BE SANDED DURING SNOW EVENTS DUE TO HIGH POTENTIAL FOR CLOGGING

FREQUIRED) — INSPECT DAILY DURING OPERATION FOR CLOGGING OR OVERFLOW.

SENERAL EROSION AND SEDIMENT CONTROL NOTES ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE IN STRICT COMPLIANCE

FROM SAND IN SURFACE WATER RUNOFF. USE SALT ONLY FOR SNOW AND ICE

WITH "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL", NOVEMBER 2016. . EXCESS SOIL TO BE STOCKPILED WITHIN THE LIMITS OF SITE DISTURBANCE IF NOT USED IMMEDIATELY FOR GRADING PURPOSES. INSTALL SILT FENCE AROUND SOIL APPLY SURFACE STABILIZATION AND RESTORATION MEASURES. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS DELAYED SUSPENDED OR INCOMPLETE AND WILL NOT BE REDISTURBED FOR 21 DAYS OR MORE SHALL BE STABILIZED WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED. (SEE SPECIFICATIONS FOR TEMPORARY VEGETATIVE COVER). AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE WORK IS COMPLETE AND WILL NOT BE REDISTURBED SHALL BE STABILIZED AND RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE. (SEE SPECIFICATIONS FOR PERMANENT VEGETATIVE COVER). SEEDING FOR PERMANENT VEGETATIVE COVER SHALL BE WITHIN THE SEASONAL LIMITATIONS. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE

PERMITTED SEEDING PERIODS. 4. SEEDED AREAS TO BE MULCHED WITH STRAW OR HAY MULCH IN ACCORDANCE WITH VEGETATIVE COVER SPECIFICATIONS 5. THE CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE COURSE OF

WHEN ALL DISTURBED AREAS ARE STABLE, ALL TEMPORARY EROSION AND SEDIMENT

6. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST BY SPRINKLING EXPOSED SOIL AREAS PERIODICALLY WITH WATER AS REQUIRED. THE CONTRACTOR IS TO SUPPLY ALL EQUIPMENT AND WATER.

CONTROL MEASURES SHALL BE REMOVED.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES: EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES PERMANENT AND TEMPORARY VEGETATION:
INSPECT ALL AREAS THAT HAVE RECEIVED VEGETATION EVERY SEVEN DAYS & AFTER SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS. EVERY RAIN EVENT. ALL AREAS DAMAGED BY EROSION OR WHERE SEED HAS NOT ESTABLISHED SHALL BE REPAIRED AND RESTABILIZED IMMEDIATELY.

OMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5% . REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER

NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA: A. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C C. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION % PASSING NO 200 20-60

APPLICATION AND GRADING TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN, MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING WATER. 2. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.

VEGETATIVE COVER SPECIFICATIONS: TEMPORARY VEGETATIVE COVER (DURING CONSTRUCTION) SITE PREPARATION

(SAME AS PERMANENT VEGETATIVE COVER) . SEED MIX: (APPLY AT RATE OF 3 TO 4 LBS PER 1000 SF) MINIMUM %

WEIGHT SPECIES OR VARIETY PURITY GERMINATION 98% 90% ANNUAL RYEGRASS 3. SEEDING

(SAME AS PERMANENT VEGETATIVE COVER) PERMANENT VEGETATIVE COVER (AFTER CONSTRUCTION):

SITE PREPARATION A. BRING AREA TO BE SEEDED TO REQUIRED GRADE. A MINIMUM OF 4" OF TOPSOIL IS

B. PREPARE SEEDBED BY LOOSENING SOIL TO A DEPTH OF 4 INCHES. REMOVE ALL STONES OVER 1 INCH IN DIAMETER, STICKS AND FOREIGN MATTER FROM THE

D. LIME TO PH OF 6.5. FERTILIZER: USE 5-10-5 (NPK) OR EQUIVALENT. APPLY AT RATE OF 4 LBS/1000 SF. INCORPORATE LIME AND FERTILIZER IN THE TOP 4 INCHES OF TOPSOIL.

SMOOTH AND FIRM THE SEEDBED. PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND STATE STANDARDS. LAWN SEED MIX: (APPLY AT RATE OF 5 TO 6 LBS PER 1000 SF)

SUN AND PARTIAL SHADE: MINIMUM % WEIGHT SPECIES OR VARIETY
50% KENTUCKY BLUE GRASS PURITY GERMINATION PERENNIAL RYE 90%

97% CREEPING RED FESCUE 85% *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

MINIMUM % PERENNIAL RYE CREEPING RED FESCUE CHEWINGS RED FESCUE 97%

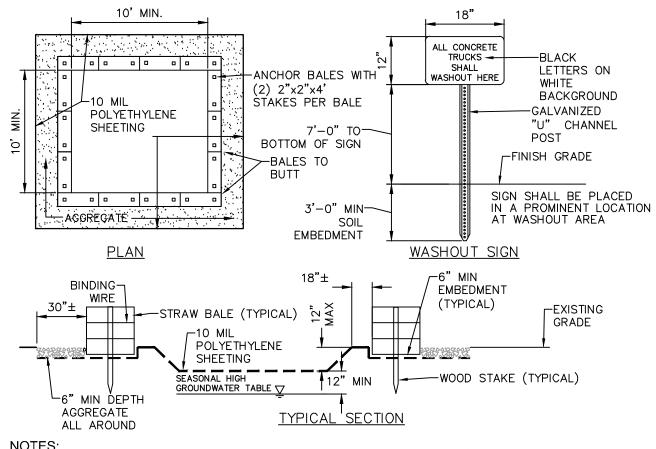
**SHADE TOLERANT VARIETY A. APPLY SEED UNIFORMLY BY CYCLONE SEEDER CULTI-PACKER OR HYDRO-SEEDER AT RATE B. ALL SEEDED AREAS SHALL BE PROTECTED FROM EROSION BY ONE OF THE FOLLOWING i. A UNIFORM BLANKET OF STRAW APPLIED AT A RATE OF 2 TONS /ACRE MIN., TO BE i. WOOD FIBER CELLULOSE APPLIED WITH SEED MIX BY HYDROSEEDER AT RATE OF 2,000

ALL SEÉDED SLOPES 3:1 OR GREATER SHALL BE PROTECTED FROM EROSION WITH JUTE MESH OR APPROVED EQUAL. IRRIGATE TO FULLY SATURATE SOIL LAYER, BUT NOT TO DISLODGE PLANTING SOIL. UNLESS OTHERWISE DIRECTED IN WRITING, SEED FROM MARCH 15TH TO JUNE 15TH, AND FROM AUGUST 15TH TO OCTOBER 15TH.

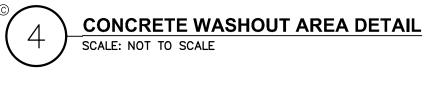
COMPACTION REQUIREMENTS

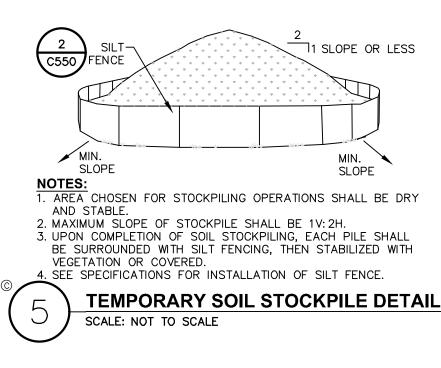
COMPACTION TESTING FREQUENCY LOCATION SERIES OF TESTS FOR EACH 95% ASTM PIPE TRENCH BACKFILL 150 FT OR LESS OF TRENCH (IN PAVED AREAS) LENGTH SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE. 1 SERIES OF TESTS FOR EACH PIPE TRENCH BACKFILL 150 LF OR LESS OF TRENCH (IN UNPAVED AREAS) LENGTH. SERIES INCLUDE 3 COMPACTION TESTS SPREAD EVENLY ALONG TRENCH PROFILE TEST FOR EACH 150 FT OR ZONE BACKFILL ESS OF TRENCH LENGTH. PAVEMENT SUBBASE AND 95% ASTM TEST FOR EVERY 2,000 SQ FT OF LIFT AREA BUT NO FEWER LAST LIFT OF SELECT THAN TWO TESTS PER LIFT GRANULAR FILL (FILL BETWEEN SHEET PILES)

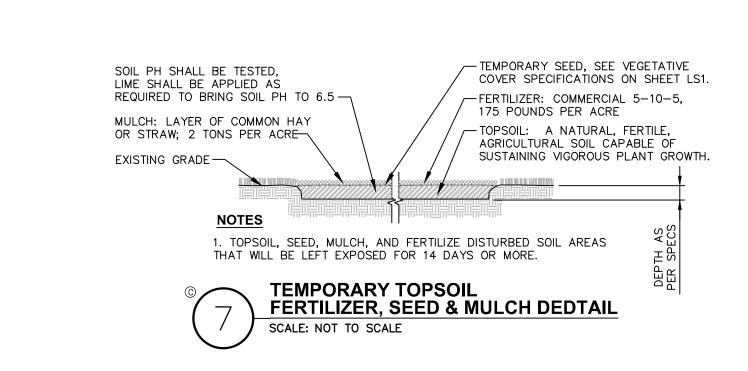
INLET PROTECTION DETAIL SCALE: NOT TO SCALE

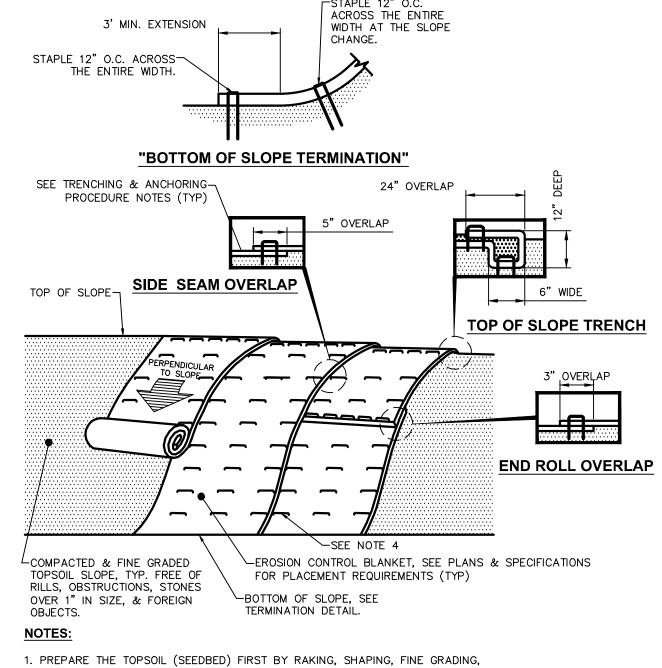


4. WASHOUT AREA(S) SHALL BE INSTALLED IN A CONTAINMENT MUST BE STRUCTURALLY SOUND LOCATION EASILY ACCESSIBLE BY CONCRETE AND LEAK FREE AND CONTAIN ALL LIQUID ONE OR MORE AREAS MAY BE INSTALLED ON 2. CONTAINMENT DEVICES MUST BE OF SUFFICIENT THE CONSTRUCTION SITE AND MAY BE QUANTITY OR VOLUME TO COMPLETELY CONTAIN RELOCATED AS CONSTRUCTION PROGRESSES. THE LIQUID WASTES GENERATED. 6. AT LEAST WEEKLY, REMOVE ACCUMULATION OF 3. WASHOUT MUST BE CLEANED OR NEW SAND AND AGGREGATE AND DISPOSE OF FACILITIES CONSTRUCTED AND READY TO USE PROPERLY. ONCE WASHOUT IS 75% FULL. THIS INCLUDES REPLACEMENT OF THE 10 MIL POLYETHLENE







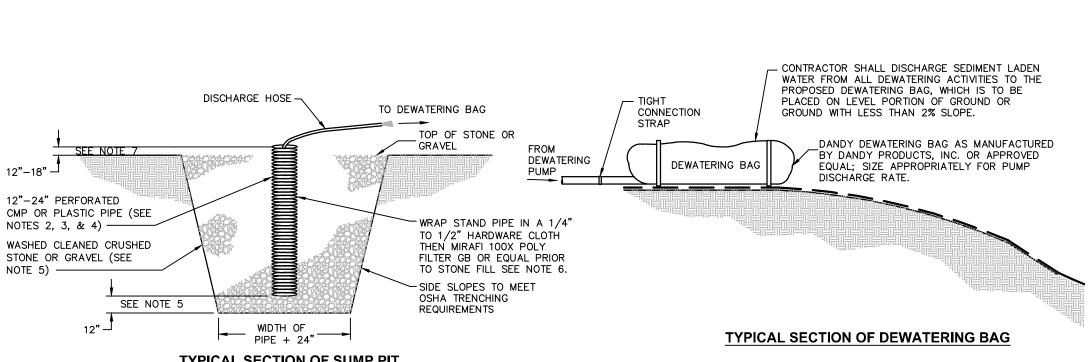


COMPACTING, SEEDING & FERTILIZING THE SLOPES. 2. USE THE TRENCHING & ANCHORING PROCEDURES DETAILED HEREIN TO SECURE ANY EXPOSED MATERIAL ENDS. SECURE ALL PRODUCT OVERLAPS. OVERLAP IN THE DIRECTION OF WATER FLOW, PERPENDICULAR TO THE SLOPE. 3. KEEP EROSION CONTROL BLANKET IN SOLID CONTACT WITH THE TOPSOIL. 4. USE THE REQUIRED NUMBER OF STAPLES/STAKES TO SECURELY FASTEN THE EROSION CONTROL BLANKET TO THE SLOPE. IN LOOSE SOIL CONDITIONS. THE USE OF STAPLES/STAKES LENGTHS GREATER THAN 6" MAYBE NECESSARY FOR PROPER SECURING. STAPLE PATTERNS & OVERLAPS ARE DEPENDENT ON SITE CONDITIONS & MANUFACTURER'S REQUIREMENTS. CONTRACTOR SHALL CONSULT WITH MANUFACTURER FOR ACTUAL SITE SPECIFIC REQUIREMENTS.

TRENCHING & ANCHORING PROCEDURE NOTES:

SCALE: NTS

SIDE SEAM OVERLAP: THE EDGES OF PARALLEL BLANKETS SHALL BE STAPLED WITH A 5" OP OF SLOPE TRENCH: BEGIN AT THE TOP OF SLOPE BY ANCHORING THE EROSION CONTROL BLANKET IN A 6"D x 6"W TRENCH WITH A 12" OVERLAP EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR WITH A ROW OF STAPLES/STAKES 12" O.C. IN THE BOTTOM OF THE TRENCH. BACKFILL & COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO THE COMPACTED SOIL & FOLD THE REMAINING 12" PORTION OF THE EROSION CONTROL BLANKET BACK OVER THE SEED & COMPACTED SOIL. SECURE THE EROSION CONTROL BLANKET OVER THE COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED 12" O.C. ACROSS THE ENTIRE WIDTH. END ROLL OVERLAP: CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE SHALL BE PLACED END OVER END (SHINGLE-STYLE) WITH A 3" OVERLAP. STAPLE THRU OVERLAPPED AREAS, 12" APART ACROSS THE ENTIRE WIDTH. **EROSION CONTROL BLANKET INSTALLATION DETAIL**



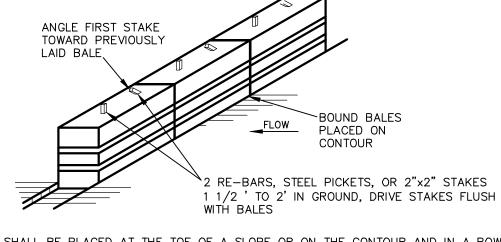
TYPICAL SECTION OF SUMP PI 1. SUMP PIT QUANTITY SHALL BE DETERMINED BY CONTRACTOR.

2. OVERALL SUMP PIT DIMENSIONS SHALL BE COMPATIBLE WITH ANTICIPATED SEEPAGE RATES AND PUMP SIZE TO BE USED. 3. THE STANDPIPE DIAMETER AND NUMBER OF PERFORATIONS SHALL BE COMPATIBLE WITH THE PUMP SIZE BEING USED. 4. PERFORATIONS IN THE STANDPIPE SHALL BE EITHER CIRCULAR OR SLOTS. PERFORATION SIZE SHALL NOT EXCEED 1/2" INCH DIAMETER.

DEWATERING DETAIL SCALE: NOT TO SCALE

5. CRUSHED STONE OF GRAVEL SHALL BE NYSDOT #2 SIZE OR EQUAL. CRUSHED STONE SHALL EXTEND A MINIMUM OF 12" BELOW THE BOTTOM OF THE STANDPIPE AND SHALL BE WASHED PRIOR TO 6. WRAP STAND PIPE WITH HARDWARE WIRE CLOTH AND FILTER FABRIC. 7. THE STANDPIPE SHALL EXTEND A MINIMUM OF 12" ABOVE THE SURROUNDING GROUND.

8. DISCHARGE SHALL BE THROUGH A DEWATERING BAG. 9. DEWATERING TO BE EMPTIED ON-SITE AT A LOCATION APPROVED BY ENGINEER OR OFF-SITE AT SHOULD DEWATERING BE REQUIRED DURING SOIL REMEDIATION, SUCH DISCHARGE SHALL BE DIRECTED TO A PORTABLE TANK AND REMOVED FROM THE SITE IN ACCORDANCE WITH STARS 1.



1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. 2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF (4)INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL. 3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN

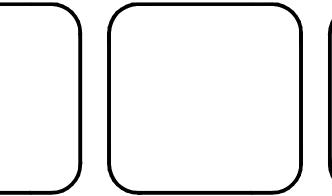
THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH

4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS 5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE. 6. HAY OR STAW BALE DIKES SHALL BE USED WHERE EROSION COULD OCCUR IN THE FORM OF SHEET 7. HAY OR STRAW BALE DIKES SHALL NOT BE USED WHEN A CONCENTRATION OF WATER IS FLOWING TO THE BARRIER. 8. MAXIMUM ALLOWABLE SLOPE LENGTHS CONTRIBUTING TO A HAY OR STAW BALE DIKE ARE: MAXIMUM SLOPE LENGTH(FT)

9. MAXIMUM DRAINAGE AREA FOR OVERLAND FLOW TO A HAY OR STRAW BALE DIKE SHALL NOT EXCEED 0.25 ACRES PER 100 FEET OF DIKE FOR SLOPES < 25%. HAY OR STRAW BALE DIKE DETAIL

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Capital District Office: 547 River Street Troy, New York 12180 Phone: (518) 273–0055	Westchester NY Office: 1 North Broadway, Suite 803 White Plains, New York 10601 Phone: (914) 997—8510	Chattanooga Tennessee Office: 427 E. 5TH ST. (Suite 201) Chattanooga, Tennessee 37403 Phone: (423) 241–6575

2	01/28/20	REVISED PER PLANNING BOARD COMMENTS	
1	12/20/19	REVISED PER PLANNING BOARD COMMENTS	1
rov	date	description	

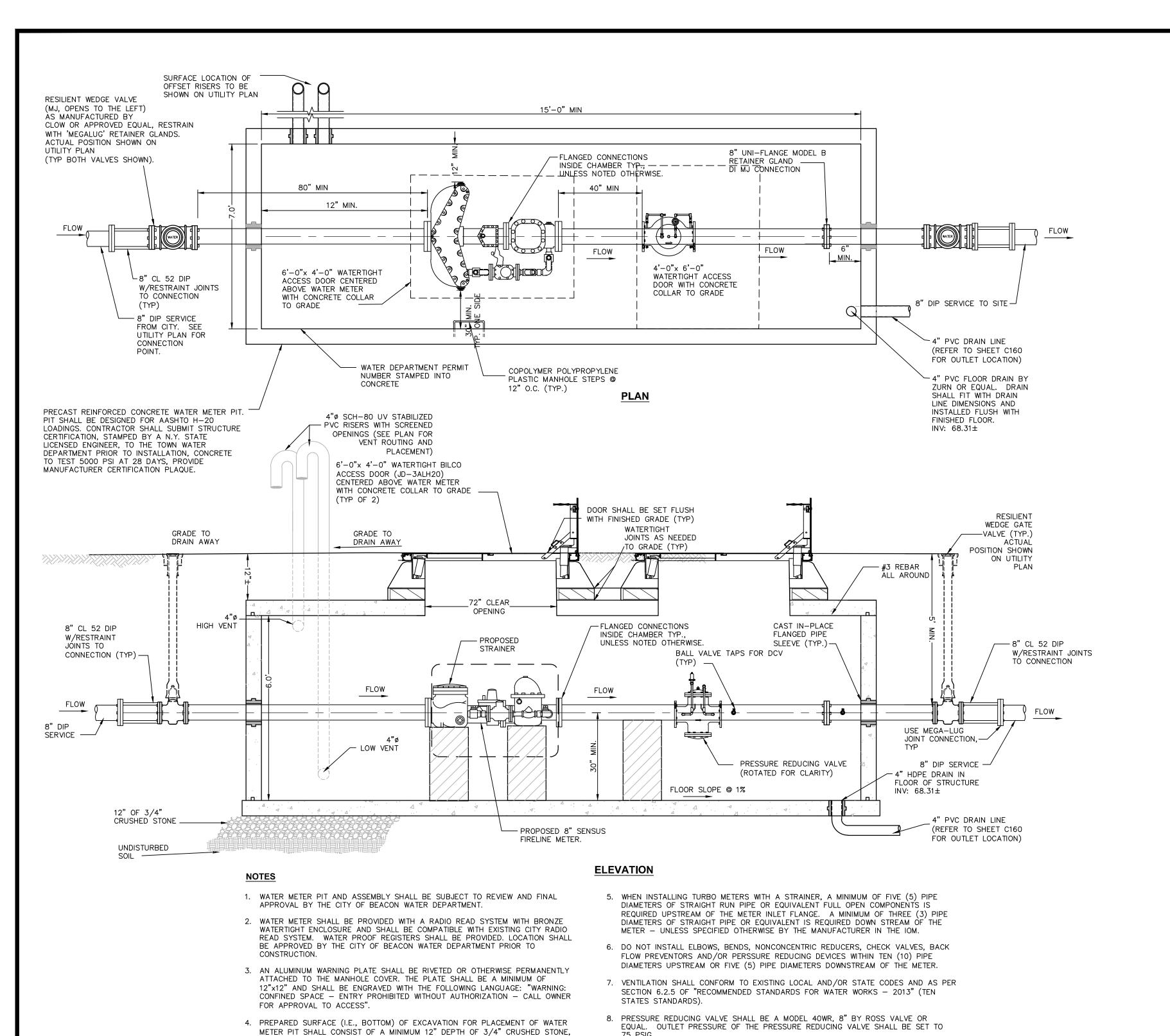
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EROSION & SEDIMENT CONTROL DETAILS & NOTES

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

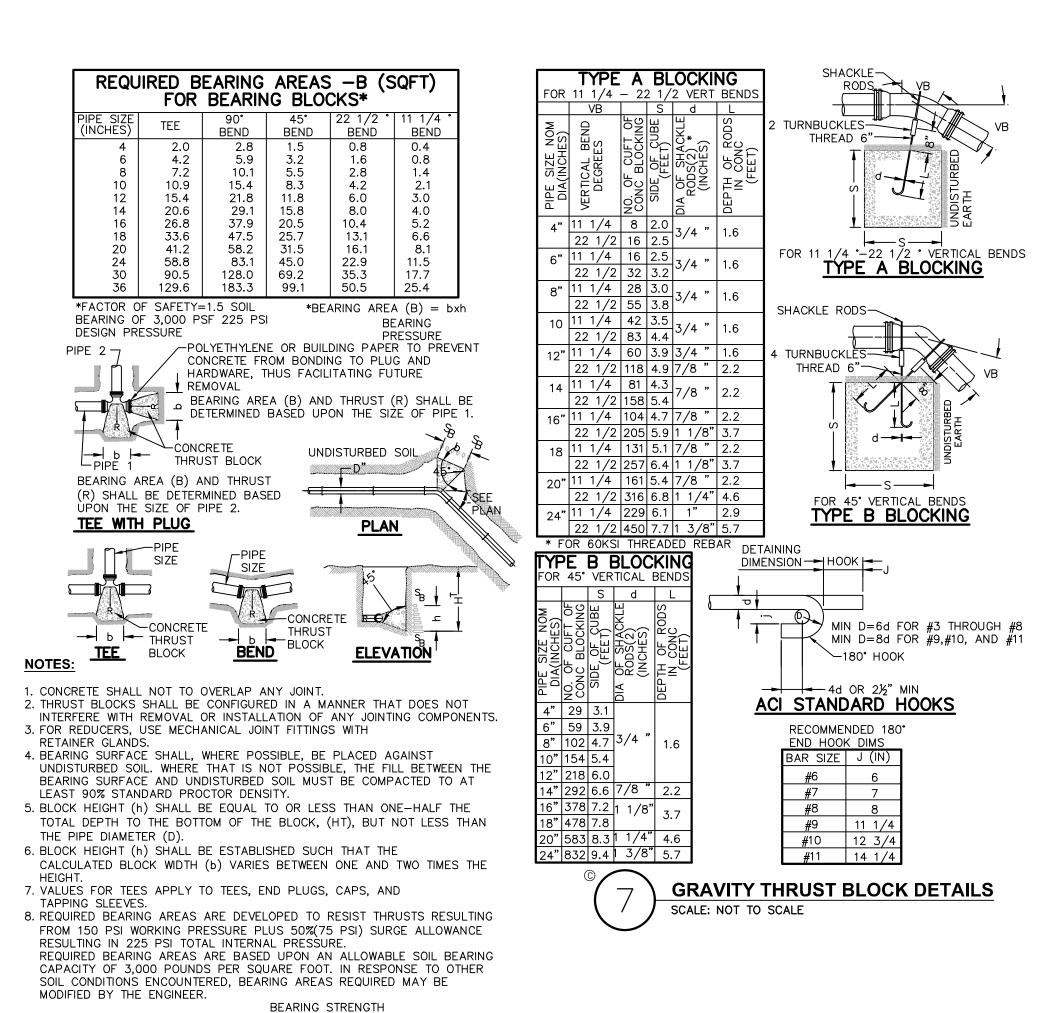
CJL 09/10/18 1" = 30 project no. 81750.00 sheet no. C550 14 of 17

ORIGINAL SCALE IN INCHES Drawing Name: Z:\projects\81700-81799\81750.00 CHAI Builders B-248\DWG\01_C550_81750-00_ER0SD.dwg Xref's Attached: XTB_81750-00_36x48 Date Printed: Jan 28, 2020, 10:10am

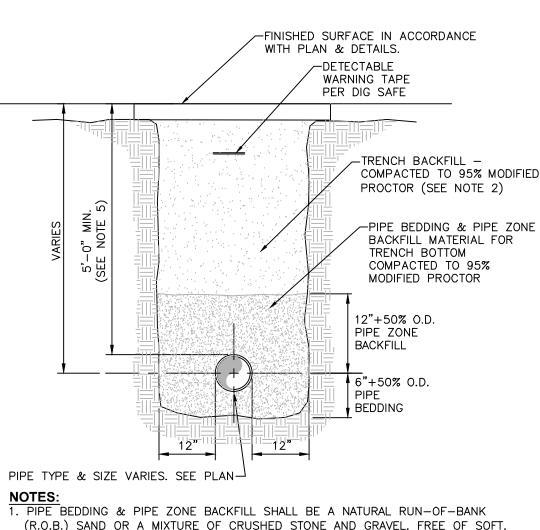


LEVELED AND LAID OVER STABLE NATIVE SOIL. IF EXCAVATION REVEALS UNSTABLE SOIL MATERIAL, THIS BEDDING REQUIREMENT SHALL BE MODIFIED BY

TYPICAL WATER SERVICE - 1" MAX



THE PROJECT ENGINEER.



(R.O.B.) SAND OR A MIXTURE OF CRUSHED STONE AND GRAVEL, FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. BEDDING GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS: SIEVE DESIGNATION % PASSING 100% 0-70% 2. TRENCH BACKFILL SHALL BE A NATURAL RUN-OF-BANK (R.O.B.) OR PROCESSED GRAVEL, OR EXCAVATED MATERIAL FREE OF SOFT, NONDURABLE PARTICLES, ORGANIC MATERIALS AND ELONGATED PARTICLES, AND SHALL BE WELL GRADED FROM FINE TO COARSE PARTICLES. TRENCH BACKFILL GRADATIONS SHALL BE APPROVED BY THE ENGINEER AND SHALL MEET THE FOLLOWING GRADATION REQUIREMENTS: SIEVE DESIGNATION <u>% PASSING</u>

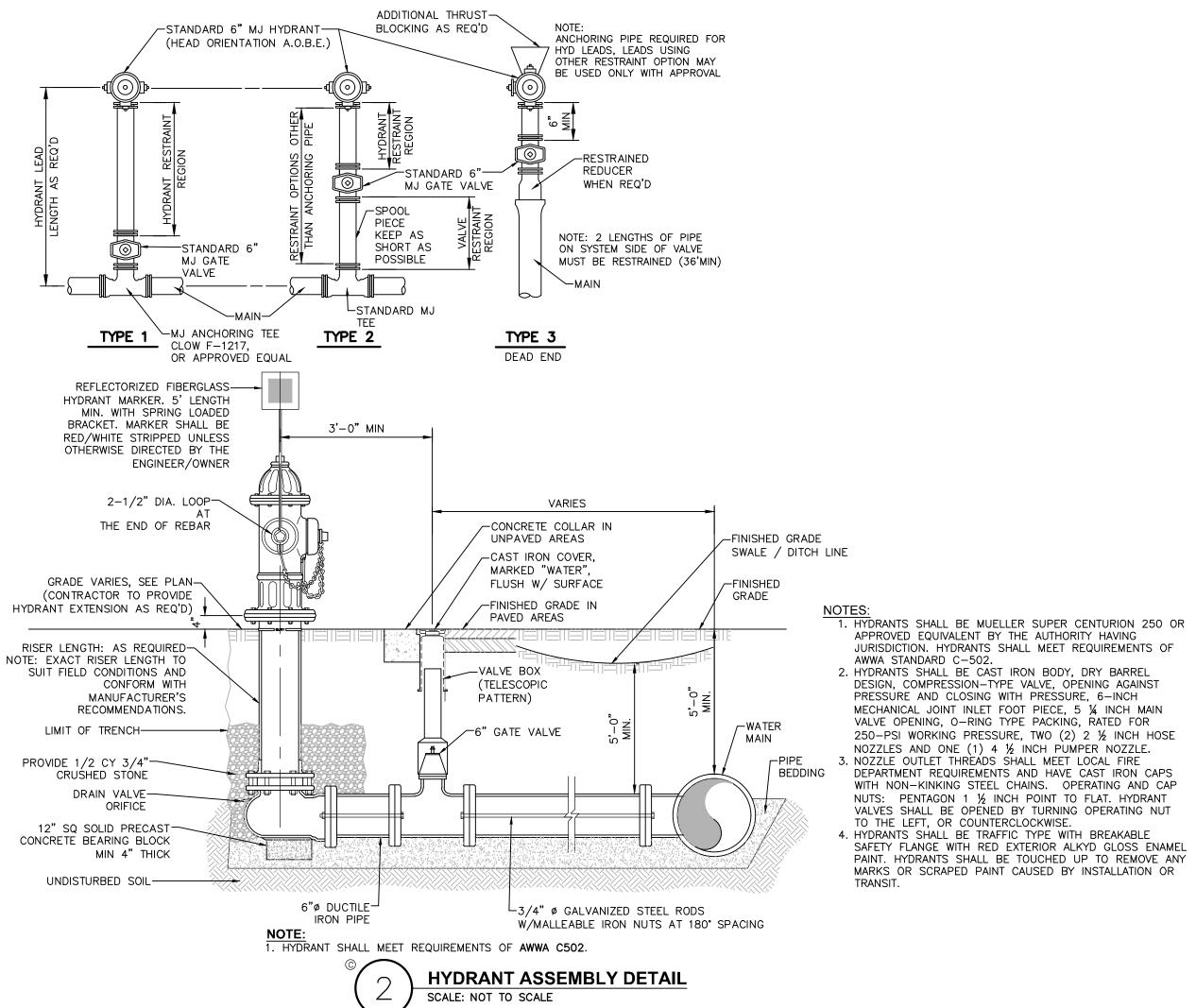
IN NON-TRAFFIC UNPAVED AREAS TRENCH BACKFILL CAN BE MATERIALS EXCAVATED FROM THE TRENCH AS APPROVED BY THE ENGINEER AND COMPACTED TO 90% MODIFIED PROCTOR. 3. INSTALL CONTINUOUS DETECTABLE MARKING TAPE DURING BACKFILLING OF TRENCH FOR UNDERGROUND PIPING. LOCATE TAPE 12" BELOW FINISHED GRADE,

0-70%

4. TRENCHING SHALL BE IMPLEMENTED IN ACCORDANCE WITH O.S.H.A. STANDARDS. 5. 5'-0" MIN COVER SHALL BE APPLIED TO WATER MAIN OR SANITARY SEWER

DIRECTLY OVER PIPING, EXCEPT 6" BELOW SUBGRADE UNDER PAVEMENTS &

FORCE MAINS ONLY. PIPE TRENCH DETAIL (TYPICAL) SCALE: NOT TO SCALE



RESTRAINED

SHALL BE RESTRAINED

HORIZONTAL BENDS

RESTRAINED -

DEAD ENDS

(Lr)FULL PIPE

TEE BRANCH -

SHALL BE RESTRAINED

ALL JOINTS WITHIN LENGTH "L"

LENGTH (10ft MIN.RUN) LENGTH (10ft MIN.RUN)

ALL JOINTS WITHIN LENGTH "L"

RESTRAINED

SCALE: NOT TO SCALE

SHALL BE RESTRAINED ON THE TEE

JOINT PIPE DIAGRAMS

SHALL BE RESTRAINED

_ JOINTS WITHIN LENGTH

ALL JOINTS WITHIN LENGTH "L"

LENGTH

REDUCERS

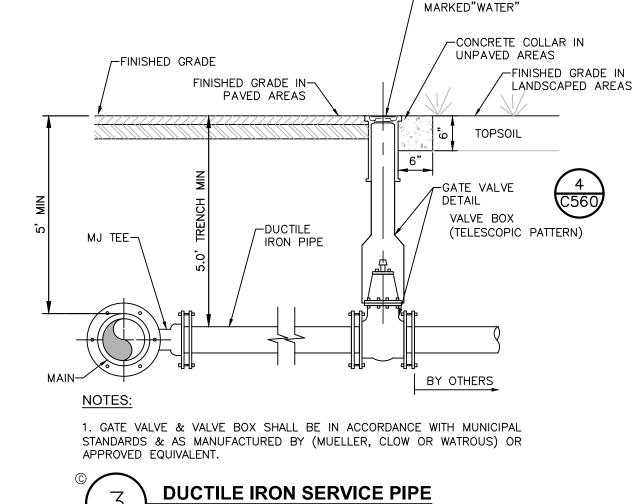
RESTRAINED

T=THRUST FORCE

↑ T=THRUST FORCE

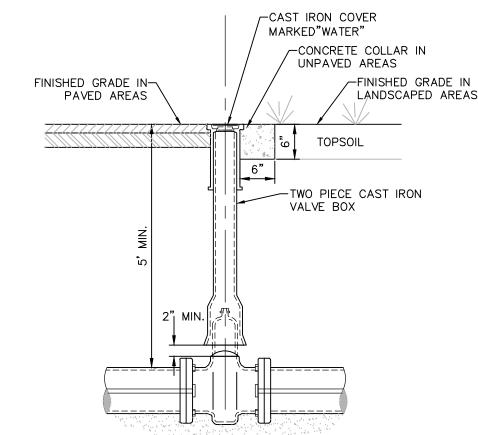
(Lr)FULL PIPE

T=THRUST FORCE



MAIN/LATERAL OR STORM MAIN OR LATERAL EQUAL FULL UNCUT LENGTH OF PIPE VERTICAL SEPARATION SANITARY SEWER MAIN/LATERAL OR STORM DRAIN

HORIZONTAL SEPARATION . NO DEVIATION IN THE SEPARATION REQUIREMENTS WILL BE PERMITTED WITHOUT THE EXPRESS APPROVAL OF THE NYS HEALTH DEPARTMENT. OFFSETTING OF WATERLINE SHALL BE REQUIRED WHERE SEPARATION DISTANCES CANNOT BE 2. WHEN IT IS IMPOSSIBLE TO OBTAIN VERTICAL SEPARATION AS INDICATED ABOVE, BOTH THE WATER MAIN AND THE SEWER MAIN SHALL BE CONSTRUCTED OF MECHANICAL JOINT, DUCTILE IRON PIPE OR PVC WATER WORKS GRADE PRESSURE PIPE FOR 10' EACH SIDE OF CROSSING AND SHALL BE PRESSURE TESTED TO 150psi TO ASSURE WATER TIGHTNESS. SANITARY/STORM SEWER AND WATERMAIN SEPARATION DETAIL SCALE: NOT TO SCALE



1. NON-RISING STEM GATE VALVE, OPERATING DIRECTION SHALL BE COUNTERCLOCKWISE TO OPEN. 2. MINIMUM DISTANCE TO JOINTS, FITTINGS, OR OTHER WET TAPS OR STOPS 3. IF VALVE IS TO BE RODDED, PROVIDE VALVE WITH RODDING FLANGES OR EYEBOLTS. TWO (2) 3/4" GALVANIZED STEEL RODS WITH MALLEABLE IRON NUTS AT 180° SPACING SHALL BE USED FOR RODDING VALVES. FOR 12" DIA. PIPE OR LESS. FOR LARGER PIPE SIZES, SEE TABLE FOR NUMBER OF TIE RODS REQUIRED—"JOINT RESTRAINT OPTION DETAILS.) 4. GATE VALVE & VALVE BOX SHALL BE IN ACCORDANCE WITH MUNICIPAL STANDARDS & AS MANUFACTURED BY (MUELLER, CLOW OR WATROUS) OR APPROVED EQUIVALENT.

TYPICAL GATE VALVE DETAIL

POTABLE WATER NOTES

- 1. THE CONTRACTOR SHALL CONTACT THE CITY OF BEACON WATER DEPARTMENT 48 HOURS BEFORE STARTING WORK AS WELL AS 48 HOURS PRIOR TO CONNECTIONS TO THE CITY WATER SYSTEM.
- 2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY EXISTING WATER CONNECTION AND ALL PROPOSED UTILITY CROSSINGS AND IF NECESSARY EXCAVATE TEST PITS TO DETERMINE DEPTH AND CONDITION OF EXISTING UTILITIES. 3. THE CONTRACTOR SHALL EXPOSE THE EXISTING WATER MAIN AT THE CONNECTION POINT FOR WATER DEPARTMENT INSPECTION. THE CONTRACTOR SHALL UTILIZE A RESTRAINED JOINT METHOD AS APPROVED BY
- 4. ALL WATER LINES SHALL BE DUCTILE IRON PIPE, CLASS 52 TYTON PUSH ON GASKETED JOINT BY U.S. PIPE OR EQUAL; UNLESS OTHERWISE SPECIFIED BY OR APPROVED BY THE WATER DEPARTMENT. RESTRAINED JOINTING SHALL EMPLOY "MEGALUG" CONNECTIONS, LOCK-JOINT PIPE, OR AS ALTERNATIVELY SPECIFIED BY THE WATER DEPARTMENT AND ACCORDING TO THE RESTRAINT SCHEDULE HEREIN. ALL WATER PIPING CONSTRUCTION SHALL BE TO THE SPECIFICATIONS OF THE WATER DEPARTMENT.
- 5. THE WATER LINE MAY BE FLEXED WITHIN PIPE SPECIFICATIONS OR LAID DEEPER IN AREAS WHERE CROSSINGS WITH THE SANITARY LINE OCCUR, TO ACHIEVE THE REQUIRED 1.5' VERTICAL SEPARATION DISTANCE. IF THIS DISTANCE CANNOT BE REASONABLY ACHIEVED. THE CONTRACTOR SHALL CUT AND JOINT THE PIPE LINES 10' IN EACH DIRECTION. (SEE WATERLINE OFFSET DETAIL FOR FURTHER
- 6. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER AWWA STANDARD O 600(LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF
- '. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER AWWA SECTION C651, AS DIRECTED BY THE WATER DEPARTMENT AND ENGINEER. THE TABLET METHOD FOR DISINFECTION SHALL NOT BE
- 8. THE FACILITY WILL BE CONSTRUCTED WITH WATER CONSERVING PLUMBING FIXTURES. 9. THE WATERMAIN IS TO BE INSTALLED AT A CONTINUOUS GRADE WITH NO ABRUPT HIGH OR LOW POINTS.
- 10. RELOCATE HYDRANT, WATER VALVES, AND PIPING AS REQUIRED BY FINAL FIELD CONDITIONS AND AS APPROVED BY THE WATER DEPARTMENT. POTENTIAL CONFLICTS WITH PROPOSED DRAINAGE IMPROVEMENTS OR OTHER UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER. 11. ALL POTABLE WATERMAIN PIPES SHALL BE 8" DIAMETER-CLASS 52 DUCTILE IRON PIPE. ALL 4" DIAMETER
- WATER SERVICE LINES SHALL BE CLASS 52 DUCTILE IRON AND ALL 2" DIAMETER WATER SERVICE LINES SHALL BE TYPE K COPPER, UNLESS OTHERWISE NOTED. SERVICE MAIN CONNECTION SIZE SHALL BE AS 12. REGULATORY AGENCY SHALL BE DEFINED, UNLESS OTHERWISE INDICATED, AS THE CITY OF BEACON WATER
- DEPARTMENT, THE DUTCHESS COUNTY DEPARTMENT OF HEALTH (DCDOH), AND CITY ENGINEER. 13. POTABLE WATER LINES IN BUILDING SHALL BE PROTECTED FROM FIRE SERVICE LINES WITH APPROPRIATE BACKFLOW PREVENTION PER DOH, NFPA, OR OTHER APPLICABLE CODE AND SHALL BE APPROVED SEPARATELY FROM THESE PLANS.
- **DUTCHESS COUNTY STANDARD NOTES FOR WATER SYSTEMS:**

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 HEATH 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 ALL BUILDINGS SHALL BE CONSTRUCTED AT AN ELEVATION HIGH ENOUGH TO ENSURE GRAVITY FLOW TO THE

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 NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WATER SYSTEM SHALL NOT BE PLACED INTO SERVICE, UNTIL

A "COMPLETED WORKS APPROVAL" IS USED UNDER SECTION 5-1.22(D) OF PART 5 OF THE NEW YORK STATE

ALL REQUIRED EROSION & SEDIMENT CONTROL AND STORMWATER POLLUTION PREVENTION WATER QUALITY &

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 STATES HEREON.

WATER MAIN DISINFECTION NOTES

- 1. APPROVED AND TESTED WATER MAIN SHALL BE DISINFECTED PER A.W.W.A. SECTION C651. 2. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT AND THE PROJECT ENGINEER 48 HOURS PRIOR TO DISINFECTING THE SERVICE LINES. 3. DISINFECTED WATER MUST REMAIN IN THE MAINS FOR A MINIMUM OF 24 HOURS BEFORE BEING
- 4. WATER SERVICE LINES SHALL BE DISINFECTED AS PER AWWA SECTION C651 WHERE: A. CHLORINE CONCENTRATION IN WATER LINES SHALL BE NO LESS THAN 50 MG/L AT START OF 24-HOUR TEST.

B. CHLORINE RESIDUAL SHALL BE NO LESS THAN 10 MG/L AT END OF TEST.

- 5. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, A TOTAL OF TWO (2) SETS OF MICRO BIOLOGICAL SAMPLES SHALL BE COLLECTED. EACH SET SHALL BE FROM BOTH ENDS AND THE MIDDLE OF THE NEW DISTRIBUTION SYSTEM. SAMPLING OF SETS SHALL BE 24 HOURS APART. ALL LINES SHALL NOT BE USED UNTIL ALL MICRO BIOLOGICAL SAMPLES ARE ACCEPTED BY THE DUTCHESS COUNTY HEALTH DEPARTMENT. RESULTS OF ALL MICRO BIOLOGICAL TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF COMPLETION. ADDITIONAL NOTES FOR RESIDENTIAL
- WITH CENTRAL UTILITIES 1. THAT, 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 SANITARY CODE (10NYCRR5) 2. THAT, NO BUILDINGS ARE TO BE OCCUPIED AND THE NEW WASTEWATER COLLECTION SYSTEM SHALL

UNDER SECTION 19.7 OF ARTICLE 19 OF THE DUTCHESS COUNTY SANITARY CODE.

NOT BE PLACED INTO SERVICE UNTIL, A "CERTIFICATE OF CONSTRUCTION COMPLIANCE" IS ISSUED

AND THE PROJECT ENGINEER 48 HOURS PRIOR TO TESTING THE SERVICE LINES.

WATER MAIN PRESSURE TESTING NOTES

2. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR ANY AND ALL PIPE TAPS REQUIRED FOR TESTING AS SPECIFIED.

1. THE CONTRACTOR SHALL NOTIFY THE CITY OF BEACON WATER DEPARTMENT, THE CITY ENGINEER

- 3. ALL NEW WATER MAIN INSTALLATIONS SHALL BE HYDROSTATICALLY TESTED PER A.W.W.A. STANDARD C600 (LATEST REVISION) AT A PRESSURE OF 150 PSI, OR 1.25 TIMES THE WORKING PRESSURE OF THE SYSTEM AS A MINIMUM. ALLOWABLE LEAKAGE OF THIS TEST SHALL BE AS DEFINED IN SECTION 5.2 OF REFERENCED A.W.W.A. SPECIFICATION.
- L = ALLOWABLE LEAKAGE, (GPH)ALLOWABLE LEAKAGE FOR WATER MAIN $L = \frac{SD\sqrt{P}}{148,000} S = LENGTH OF PIPE TESTED (FEET)$ D = NOMINAL DIAMETER (INCHES)
- P = AVERAGE TEST PRESSURE (150 PSI)4. PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY, RESULTS OF ALL LEAKAGE TESTING SHALL BE SUBMITTED TO THE DUTCHESS COUNTY HEALTH DEPARTMENT ALONG WITH ENGINEERS CERTIFICATE OF

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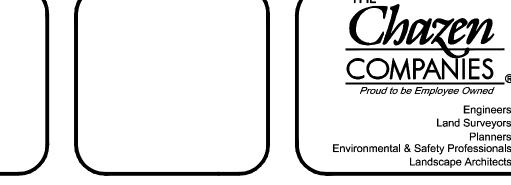
SEWAGE COLLECTION SYSTEM.

WATER SYSTEM DETAILS & NOTES

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed | checked 09/10/18 1" = 30' project no. 81750.00 heet no. C560 15 of 17

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SCHEDULE OF JOINT RESTRAINT- (PVC OR POLYWRAPPED DIP)

LENGTH OF PIPE EACH SIDE OF FITTING TO BE RESTRAINED IN FEET

(INCHES) 90° 45° 22½ 11½ TEE VALVE DEAD 24" 18" 16" 14" 12" 10" 8" 6"

 18"
 149
 62
 30
 15
 122
 125
 125
 26
 49
 68
 85
 99

 16"
 134
 56
 27
 14
 109
 112
 112
 26
 48
 67
 82
 \$

 14"
 118
 49
 24
 12
 95
 98
 98
 26
 47
 64
 7

4" 38 16 8 4 28 31 31

A. BEDDING TYPE 2 - FLAT BOTTOM TRENCH, BACKFILL LIGHTLY

CONSOLIDATED TO CENTER LINE OF PIPE.

COURSE PARTICLES [CL & CL-ML] :

CLAYEY FINE SANDS.

D. DEPTH TO TOP OF PIPE 5'-0" MINIMUM

F. FACTOR OF SAFETY OF 1.5

BE EVALUATED SEPARATELY.

THRUST BLOCK DETAIL)

SIDE OF THE FITTING.

E. MAXIMUM OPERATING PRESSURE OF 150 PSI

SCALE: NOT TO SCALE

1. THE LENGTH OF PIPE REQUIRING RESTRAINT IS BASED UPON THE FOLLOWING

B. SOIL TYPE CLAY 1 - CLAY OF MEDIUM TO LOW PLASTICITY, LL<50, <25%

CL - INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY GRAVELY

ML - INORGANIC SILTS, VERY FINE SAND, ROCK FLOUR, SILTY OR

2. FOR END PLUGS, USE RESTRAIN PIPE LENGTH GIVEN FOR DEAD END FITTING.

3. THE LENGTH ("L") OF NEW PIPE TO BE RESTRAINED IS THE LENGTH FOR EACH

4. THE ABOVE INFORMATION WAS PROVIDED USING THE THRUST RESTRAINT PROGRAM

ISSUED BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION (DIPRA) AND IS BASED

ON THE ASSUMPTIONS LISTED IN NOTE 1. RESTRAINED LENGTH REQUIREMENTS FOR

FIELD CONDITIONS AND PIPE SIZES DIFFERING FROM THOSE LISTED ABOVE SHOULD

RESTRAINED LENGTH SHOWN IS FOR THE BRANCH. THE VALUE OF THE RESTRAINED

JOINT RESTRAINT SCHEDULE AND NOTES

LENGTH ASSUMES THAT THE SIZE OF THE BRANCH IS EQUAL TO OR LESS THAN

THE RUN. THE VALUE OF THE Lr=USED IN THE TABLE IS 10 FEET. (Lr= TOTAL

LENGTH BETWEEN FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN.)

5. RESTRAINED JOINT PIPE AND FITTINGS SHALL BE USED ONLY AS ALLOWED BY THE

PROJECT PLANS AND/OR SPECIFICATION. (IF THRUST BLOCKS ARE USED SEE

6. TEE FITTINGS: PIPE SIZE SHOWN FOR THE TEE IS THE SIZE OF THE RUN. THE

CLAYS, SANDY CLAYS, SILTY CLAYS. LEAN CLAYS

C. PIPE TABLE CALCULATION IS BASED ON PVC OR POLYWRAPPED DIP

241 100 48 24 202 206 206 72

10" 86 36 17 9 68 71

ASSUMPTIONS:



01/28/20 | REVISED PER PLANNING BOARD COMMENTS 12/20/19 REVISED PER PLANNING BOARD COMMENTS

MANUFACTURE

RESTRAINED JOINT

SCALE: NOT TO SCALE

3/4 "RODS

14(8)²

RESTRAINT-

36 | 18(12) ²

1. APPLIES TO 5/8"

2. MIN NO. OF 1" RODS.

RODS AS WELL.

NO. OF TIE RODS REQUIRED

INCHES

16

RECOMMENDATIONS

-MJ RETAINER GLAND

CLOW F-1058, OR

APPROVED EQUAL

THRUST RESTRAINT DETAIL

RESTRAINED END CAI

RETAINER CLAMPS

ALTERNATE STYLE

HIGH-STRENGTH CORTEN

(HYD END)

ANCHORING PIPE

JOINT RESTRAINT OPTIONS

AS MANUFACTURED BY STAR

SUPPLY CORP OR APP EQUAL

ROTO-RING GLAND

CLOW F-1216 OR

APPROVED EQUAL

E RODS-

SB (LB/SQ FT)

9. IN MUCK, PEAT, OR RECENTLY PLACED FILL, ALL THRUSTS SHALL BE

OF SUCH UNSTABLE MATERIAL AND REPLACEMENT WITH BALLAST OF

10.CONCRETE THRUST BLOCK SHALL BE USED ONLY AS ALLOWED BY THE

USED SEE SCHEDULE OF JOINT RESTRAINED PIPE.)

SCALE: NOT TO SCALE

NewYork

Wait The Required Time

Respect The Marks

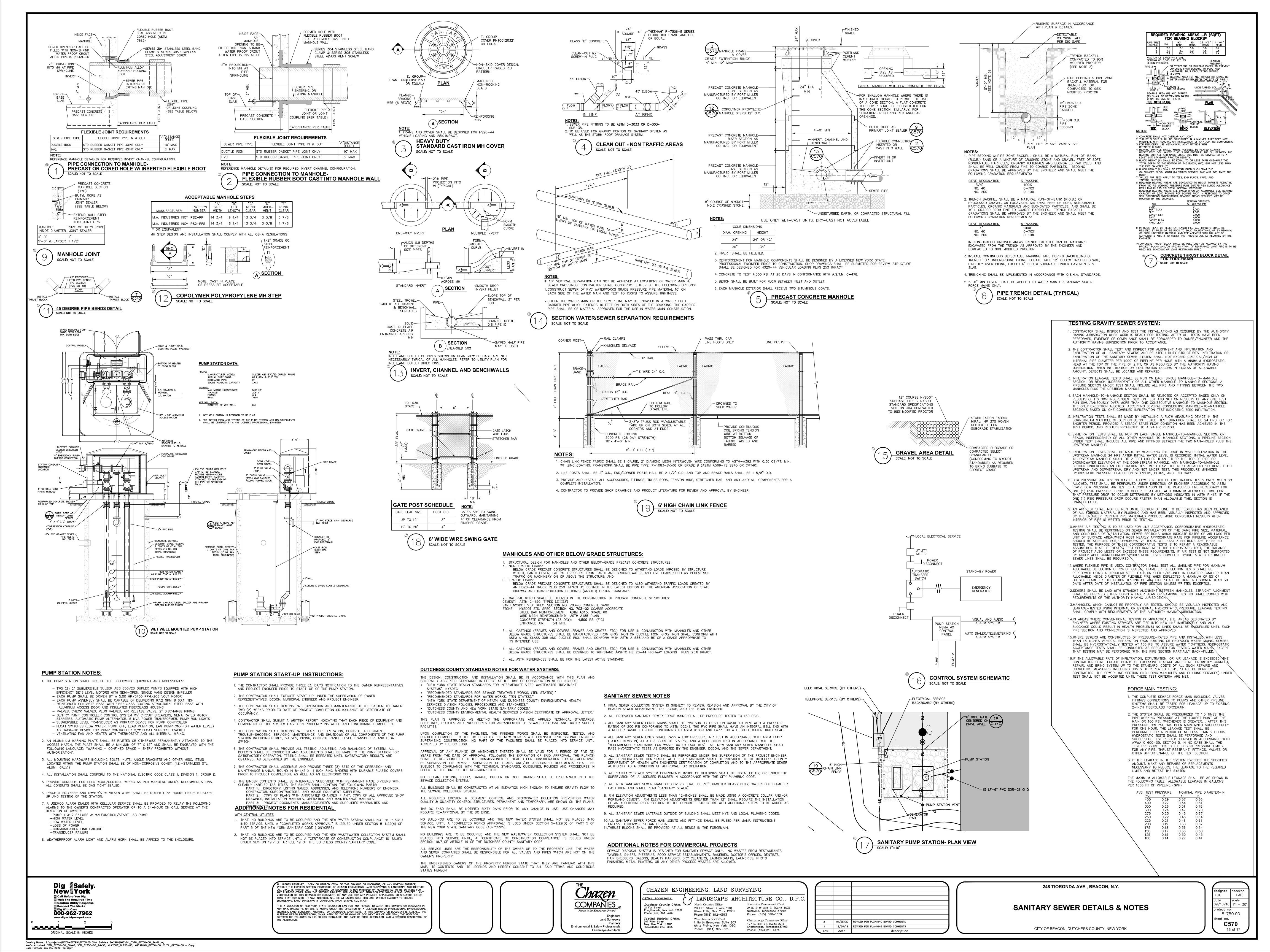
Call Before You Dig

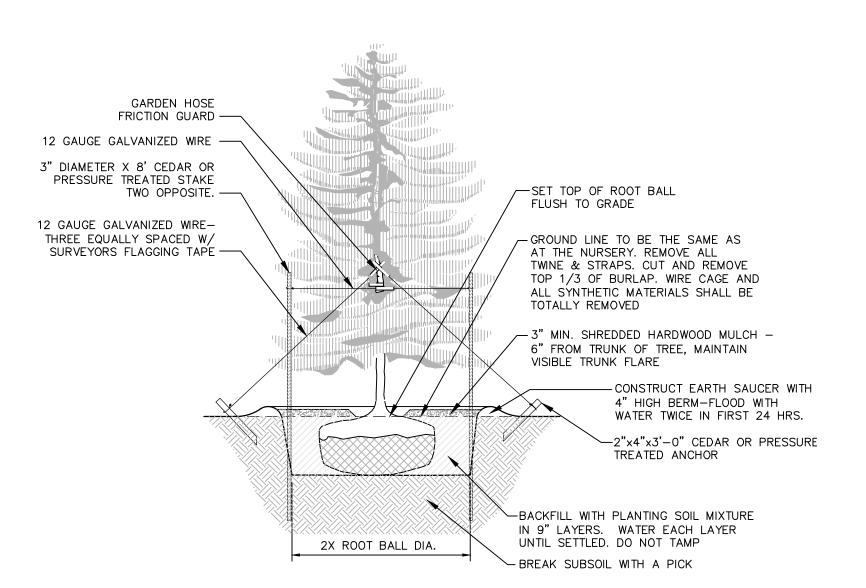
RESISTED BY PILES OR TIE RODS TO SOLID FOUNDATIONS, OR BY REMOVAL

SUFFICIENT STABILITY TO RESIST THE THRUSTS; ALL AS REQUIRED BY THE

PROJECT PLANS AND/OR SPECIFICATION. (IF RESTRAINED JOINT PIPE IS TO BE

CONCRETE THRUST BLOCK DETAILS





NOTES:

1. SPRAY WITH ANTIDESICCANT IN ACCORDANCE WITH MFG.'S RECOMMENDATIONS.

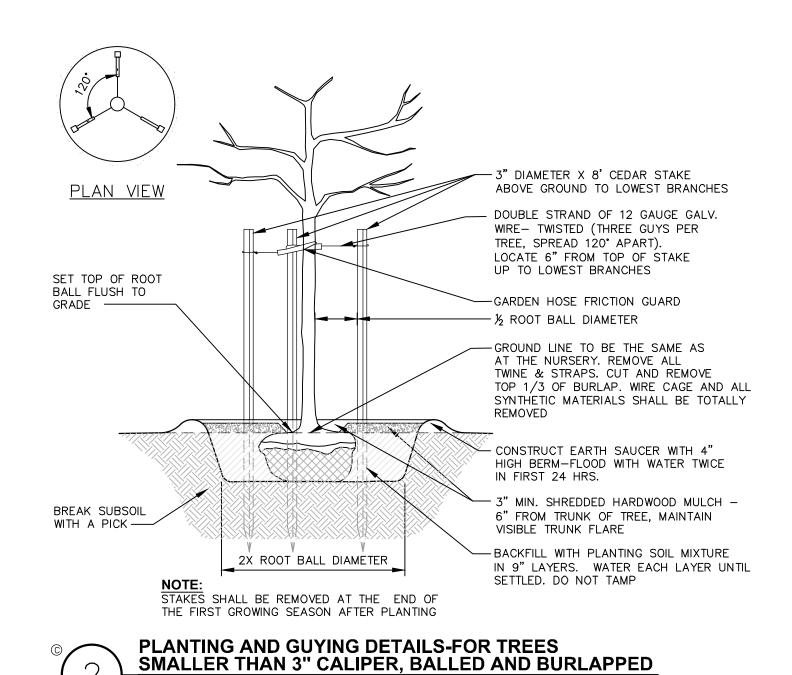
2. TREES LESS THAN 3" CALIPER SHALL BE STAKED.

3. TREES GREATER THAN 3" CALIPER AND UP SHALL BE GUYED AND ANCHORED.

4. STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING.

EVERGREEN PLANTING DETAIL

SCALE: NOT TO SCALE LAST REVISED:



SCALE: NOT TO SCALE LAST REVISED:

FRICTION <u>Plan View</u> -DOUBLE STRAND OF 12 GAUGE WIRE- TWISTED (THREE GUYS PER TREE, SPREAD 120° APART) SURVEYOR'S FLAGGING TAPE GROUND LINE TO BE THE SAME AS AT THE NURSERY. REMOVE ALL TWINE & STRAPS. CUT AND REMOVE TOP 1/3 OF SET TOP OF ROOT BURLAP. WIRE CAGE AND ALL SYNTHETIC BALL FLUSH TO MATERIALS SHALL BE TOTALLY REMOVED GRADE -----CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM-FLOOD WITH WATER TWICE IN FIRST 24 HRS. 2"x4"x3'-0" CEDAR OR P.T. ANCHOR; TOP OF ANCHOR FLUSH WITH GROUND. ALL ANCHORS TO BE DRIVEN OUTSIDE OF ROOT BALL 3" MIN. SHREDDED HARDWOOD MULCH -6" FROM TRUNK OF TREE, MAINTAIN VISIBLE TRUNK FLARE WITH A PICK -BACKFILL WITH PLANTING SOIL MIXTURE 2X ROOT BALL DIAMETER IN 9" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP STAKES SHALL BE REMOVED AT THE END OF THE FIRST GROWING SEASON AFTER PLANTING

PLANTING AND GUYING DETAILS-FOR TREES

3" CALIPER AND LARGER, BALLED AND BURLAPPED

SCALE: NOT TO SCALE LAST REVISED:

2" SHREDDED HARDWOOD MULCH INSTALLED PRIOR TO PLANTING

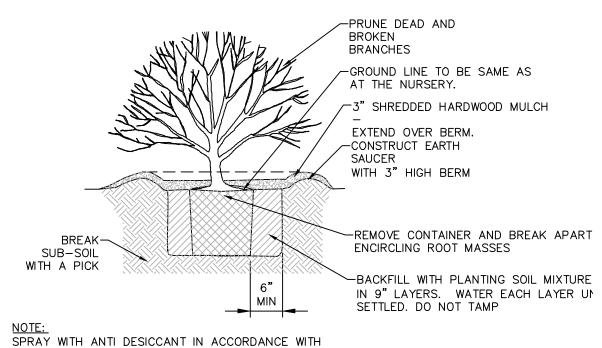
SUBSOIL TO BE
BROKEN WITH A PICK AXE

NOTE:
GROUND COVERS SHOULD BE POT OR CONTAINER GROWN.

GROUND COVER/

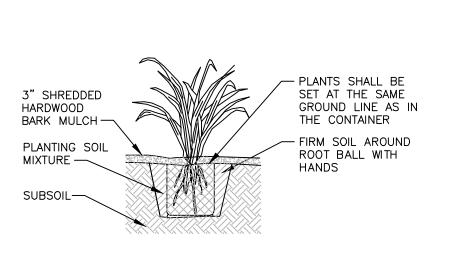
ANNUAL PLUG PLANTING

SCALE: NOT TO SCALE LAST REVISED:



SHRUB PLANTING DETAIL FOR CONTAINERIZED SHRUBS

SCALE: NOT TO SCALE LAST REVISED:



NOTES:

1. SPADED PLANTING SOIL MIX (4"-6" DEPTH), ADD FERTILIZER WHEN MIXING. DO NOT COMPACT AFTER PLANTING.

2. WATER THOROUGHLY AFTER PLANTING.

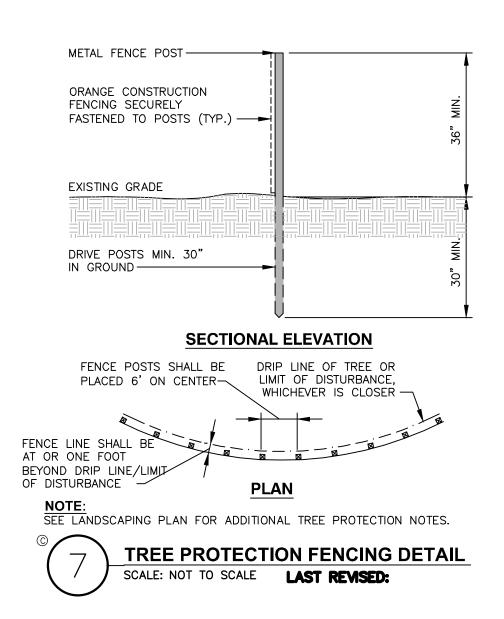
3. PROVIDE WELL DRAINING SUBSOIL WHEN SOIL IS HEAVY OR COMPACTED.

SECTIONAL ELEVATION

4. PLANTS SHALL BE REMOVED FROM ALL CONTAINERS WHEN PLANTED, UNLESS OTHERWISE STATED IN THE PLANT SCHEDULE.

CONTAINERIZED PERENNIAL PLANTING DETAIL

SCALE: NOT TO SCALE LAST REVISED:



LANDSCAPING NOTES:

FOR THEIR REPLACEMENT IF DAMAGED.

- 1. THE LANDSCAPE CONTRACTOR SHALL CAREFULLY COORDINATE CONSTRUCTION ACTIVITIES WITH THAT OF THE EARTHWORK CONTRACTOR AND OTHER SITE DEVELOPMENT.
- 2. THE CONTRACTOR SHALL VERIFY DRAWING DIMENSIONS WITH ACTUAL FIELD CONDITIONS AND INSPECT RELATED WORK AND ADJACENT SURFACES. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF ALL FINISH GRADES WITHIN THE WORK AREA. THE CONTRACTOR SHALL REPORT TO THE LANDSCAPE ARCHITECT/ENGINEER AND OWNER ALL CONDITIONS WHICH PREVENT PROPER EXECUTION OF THIS WORK.
- 3. THE EXACT LOCATION OF ALL EXISTING UTILITIES, STRUCTURES AND UNDERGROUND UTILITIES, WHICH MAY NOT BE INDICATED ON THE DRAWINGS, SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES AND UTILITY SERVICES AND IS RESPONSIBLE
- 4. THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM RUBBISH AND ALL DEBRIS AT ALL TIMES AND SHALL ARRANGE MATERIAL STORAGE SO AS NOT TO INTERFERE WITH THE OPERATION OF THE PROJECT. ALL UNUSED MATERIALS, RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE SITE.
 5. NO TREES OR SHRUBS SHALL BE PLANTED ON EXISTING OR PROPOSED UTILITY
- 6. QUALITY ASSURANCE:
 A. NOMENCLATURE: PLANT NAMES SHALL CONFORM TO THE LATEST EDITION
 OF "STANDARDIZED PLANT NAMES" AS ADOPTED BY THE AMERICAN JOINT
 COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- COMMITTEE ON HORTICULTURAL NOMENCLATURE.

 B. SIZE AND GRADING: PLANT SIZES AND GRADING SHALL CONFORM TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC (AAN),
- UNLESS OTHERWISE SPECIFIED.

 C. NURSERY SOURCE: OBTAIN FRESHLY DUG, HEALTHY, VIGOROUS PLANTS NURSERY GROWN UNDER CLIMACTIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR A MINIMUM OF 2 YEARS. PLANTS SHALL HAVE BEEN LINED OUT IN ROWS, ANNUALLY CULTIVATED, SPRAYED, PRUNED AND FERTILIZED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE. ALL PLANTS SHALL HAVE BEEN TRANSPLANTED OR ROOT PRUNED AT LEAST ONCE IN THE PAST 3 YEARS. BALLED AND BURLAPPED PLANTS MUST COME FROM SOIL WHICH WILL HOLD A FIRM ROOT BALL. HEELED IN PLANTS AND PLANTS FROM COLD STORAGE ARE NOT ACCEPTABLE.
- D. SUBSTITUTIONS: DO NOT MAKE SUBSTITUTIONS OF TREES AND/OR SHRUB MATERIALS. IF REQUIRED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON—AVAILABILITY AND PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WHEN AUTHORIZED, ADJUSTMENTS OF CONTRACT AMOUNT (IF ANY) WILL BE MADE BY CHANGE ORDER.
- 7. SEEDING & PLANTING SEASONS AND TIMING CONDITIONS:

 A. UNLESS OTHERWISE DIRECTED IN WRITING, SEED LAWNS FROM MARCH 15 TO JUNE 15, AND FROM AUGUST 15 TO OCTOBER 15.
 B. UNLESS OTHERWISE DIRECTED IN WRITING PLANT TREES AND SHRUBS FROM MARCH 15 TO JUNE 1, AND FROM AUGUST 15 TO OCTOBER 30.
 C. AREAS UNDERGOING CLEARING OR GRADING AND ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITIES WHERE LAWNS OR PLANTINGS ARE TO BE ESTABLISHED AND WORK IS COMPLETE, SHALL BE RESTORED WITH PERMANENT VEGETATIVE COVER AS SOON AS SITE AREAS ARE AVAILABLE AND WITHIN 14 DAYS AFTER WORK IS COMPLETE; WORK SHALL BE WITHIN THE SEASONAL LIMITATIONS FOR EACH KIND OF LANDSCAPE WORK REQUIRED. PROVIDE STABILIZATION WITH TEMPORARY VEGETATIVE COVER (TOPSOIL AND TEMPORARY COVER SEED MIX) WITHIN 14 DAYS AFTER WORK IS COMPLETE, FOR SEEDING OUTSIDE PERMITTED SEEDING PERIODS.

 8. PRODUCTS:
- i. EXISTING EXCESS TOPSOIL SHALL BE REMOVED AND STORED IN TOPSOIL STOCKPILES SUFFICIENTLY REMOVED FROM OTHER EXCAVATION OR DISTURBANCE TO AVOID MIXING. SILT FENCE SHALL BE INSTALLED AROUND TOPSOIL STOCKPILE AREAS.
 ii. IMPORTED TOPSOIL: PROVIDE TOPSOIL CONFORMING TO THE FOLLOWING:
- a. LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 b. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC
- MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A SAMPLE DRIED AT 105°C.

 c. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.
- d. CONTAINING THE FOLLOWING WASHED GRADATIONS:

 SIEVE DESIGNATION % PASSING

 1" 100

 1/4" 97-100
- NO 200 20-60 iii. SITE PREPARATION:
- a. COMPLETE ROUGH GRADING AND FINAL GRADE, ALLOWING FOR DEPTH OF TOPSOIL TO BE ADDED.

 b. SCARIEY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM, AND FINE
- b. SCARIFY ALL COMPACT, SLOWLY PERMEABLE, MEDIUM AND FINE TEXTURED SUBSOIL AREAS. SCARIFY AT APPROXIMATELY RIGHT ANGLES TO THE SLOPE DIRECTION IN SOIL AREAS THAT ARE STEEPER THAN 5%.
- c. REMOVE REFUSE, WOODY PLANT PARTS, STONES OVER 3 INCHES IN DIAMETER, AND OTHER LITTER.

 iv. TOPSOIL MATERIALS:
- a. NEW TOPSOIL SHALL BE BETTER THAN OR EQUAL TO THE QUALITY OF THE EXISTING ADJACENT TOPSOIL. IT SHALL MEET THE FOLLOWING CRITERIA:
 1. ORIGINAL LOAM TOPSOIL, WELL DRAINED HOMOGENEOUS TEXTURE AND OF UNIFORM GRADE, WITHOUT THE ADMIXTURE OF SUBSOIL MATERIAL AND FREE OF DENSE MATERIAL, HARDPAN, CLAY, STONES, SOD OR OTHER OBJECTIONABLE MATERIAL.
 2. CONTAINING NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER IN THAT PORTION OF A SAMPLING PASSING A 1/4" SIEVE WHEN DETERMINED BY THE WET COMBUSTION METHOD ON A

SAMPLE DRIED AT 105°C.

3. CONTAINING A PH VALUE WITHIN THE RANGE OF 6.5 TO 7.5 ON THAT PORTION OF THE SAMPLE WHICH PASSES A 1/4" SIEVE.

4. CONTAINING THE FOLLOWING WASHED GRADATIONS:

SIEVE DESIGNATION % PASSING

1" 100

1/4" 97-100

THE AREA. IT SHALL NOT BE PLACED WHEN IT IS PARTLY FROZEN,

MUDDY, OR ON FROZEN SLOPES OR OVER ICE, SNOW, OR STANDING

- NO 200 20–60

 v. APPLICATION AND GRADING:

 a. TOPSOIL SHALL BE DISTRIBUTED TO A UNIFORM DEPTH OF 4" OVER
- b. TOPSOIL PLACED AND GRADED ON SLOPES STEEPER THAN 5% SHALL BE PROMPTLY FERTILIZED, SEEDED, MULCHED AND STABILIZED BY "TRACKING" WITH SUITABLE EQUIPMENT.
- SEED MIXTURE:
 PROVIDE FRESH, CLEAN, NEW-CROP SEED MIXED IN THE PROPORTIONS
 SPECIFIED FOR SPECIES AND VARIETY, AND CONFORMING TO FEDERAL AND
 STATE STANDARDS. PROVIDE THE FOLLOWING MIXTURES:

 i. LAWN SEED MIX
- SUN AND PARTIAL SHADE:

 AMOUNT BY:

 WEIGHT SPECIES OR VARIETY PURITY GERMINATION

 50% KENTUCKY BLUE GRASS* 95% 80%

 20% PERENNIAL RYE 98% 90%

 30% CREEPING RED FESCUE 97% 85%

 100%
- *MINIMUM 2 (EQUAL PROPORTIONS) VARIETIES AS LISTED IN CORNELL RECOMMENDATIONS FOR TURFGRASS.

 SHADE:
 AMOUNT BY:
 MINIMUM %
 WEIGHT SPECIES OR VARIETY PURITY GERMINATION
 25% KENTUCKY BLUE GRASS** 95% 80%
 20% PERENNIAL RYE 98% 90%
- 25%
 KENTUCKY BLUE GRASS**
 95%
 80%

 20%
 PERENNIAL RYE
 98%
 90%

 35%
 CREEPING RED FESCUE
 97%
 85%

 20%
 CHEWINGS RED FESCUE
 97%
 85%

 100%

 **SHADE TOLERANT VARIETY
- **SHADE TOLERANT VARIETY

 ii <u>TEMPORARY COVER SEED MIX</u>

 AMOUNT BY: MINIMUM %

 WEIGHT SPECIES OF VARIETY BURITY CERMINA
- C. LIME: NATURAL LIMESTONE CONTAINING AT LEAST 85% OF TOTAL
 CARBONATES, GROUND TO SUCH FINENESS THAT AT LEAST 90% PASSES A
 10-MESH SIEVE AND AT LEAST 50% PASSES A 100-MESH SIEVE.
- D. FERTILIZER:

 i. FOR STARTER FERTILIZING: COMMERCIAL STARTER FERTILIZER,

 GRANULAR, NONBURNING PRODUCT CONTAINING 5% NITROGEN, 10%
- AVAILABLE PHOSPHOROUS, AND 5% WATER SOLUABLE POTASH (5-10-5).

 ii. FOR FINAL FERTILIZING: IF APPLIED IN SPRING SEASON, SHALL BE A SLOW RELEASE COMMERCIAL FERTILIZER, GRANULAR, WITH 3-1-2 NPK. IF APPLIED IN FALL SEASON, SHALL BE AS SPECIFIED IN (8.D.i)
- E. TREES, SHRUBS, GROUND COVERS, PERENNIALS, ANNUALS:

 i. PLANTING SOIL MIXTURE: SHALL BE PREMIXED IN BULK, AND CONTAIN
 THE FOLLOWING BY VOLUME:

 30 PARTS TOPSOIL
 10 PARTS PEAT
- 1 PART BONE MEAL

 ii. PEAT: BROWN TO BLACK IN COLOR, WEED AND SEED FREE. DRIED
 SPHAGNUM PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A
- DRY BASIS AND CONFORMING TO NYSDOT 713–15.

 iii. BONE MEAL: FINELY GROUND, RAW, MINIMUM 4% NITROGEN AND 20% PHOSPHORIC ACID. IT SHALL BE DELIVERED IN SEALED BAGS SHOWING
- THE MANUFACTURER'S GUARANTEED ANALYSIS.

 F. STAKES: 8 FEET LONG, 3 INCH DIA. CEDAR OR P.T. WOOD STAKES.

 G. HOSE: NEW, 2-PLY GARDEN HOSE NOT LESS THAN 1/2 INCH IN DIAMETER.

 H. WEED CONTROL FARRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON.
- H. WEED CONTROL FABRIC: SOIL CHECK AS MANUFACTURED BY BRIGHTON BYPRODUCTS CO. INC, NEW BRIGHTON, PA; MIRASCAPE OR MIRAFI GEOSYNTHETIC PRODUCTS, NORCROSS, PA, OR APPROVED EQUIVALENT.
 I. MULCH:
- I. MULCH:
 i. <u>LAWN AREAS</u>
 OAT OR WHEAT STRAW, FREE OF WEEDS. AN ALTERNATIVE IS WOOD
 FIBER CELLULOSE IF HYDROSEEDING IS USED.
- ii. PLANT BED AREAS
 GROUND OR SHREDDED HARDWOOD BARK, UNCOLORED. NO PIECES
 OVER 2 INCHES GREATEST DIMENSION. FREE FROM SAWDUST.
- A. LANDSCAPE WORK SHALL BE UNDERTAKEN AS SOON AS SITE AREAS ARE AVAILABLE.B. TOPSOIL SHALL BE SPREAD NO LESS THAN 4" OVER SUB-GRADE MATERIAL.
- SOIL SHALL BE SPREAD NO LESS THAN 4 OVER SUB-GRADE MATERIAL SOIL AMENDMENTS SHALL BE THOROUGHLY MIXED INTO THE TOP 4" OF TOPSOIL, FOLLOWING THE SPECIFICATIONS STATED BELOW.

 C. PERFORM FINE GRADING TO FINISHED ELEVATION ONLY IMMEDIATELY PRIOR
- TO PLANTING. PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN SURFACE, FREE OF DEPRESSIONS OR RIDGES WITH A UNIFORM LOOSE, FINE TEXTURE.
- D. FERTILIZING:
 i. THE SOIL SHALL BE TESTED FOR PH AND LIME ADDED AS NECESSARY.
 ALL AMENDMENTS SHALL BE CHECKED AND APPROVED BY LANDSCAPE
 ARCHITECT BEFORE AMENDMENTS ARE MADE.

 ii. APPLY FERTILIZER AT RATE OF 4 LBS/1000 SF FOR LAWN AREAS.

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New York

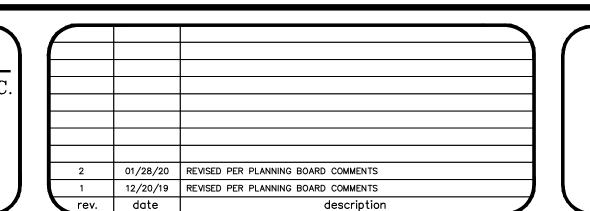
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CHAZEN ENGINEERING, LAND SURVEYING Office Locations: ARCHITECTURE CO., D.P.O Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980 Nashville Tennessee Office: 2416 21st Ave S. (Suite 103) Nashville, Tennessee 37212 20 Elm Street (Suite 110) Glens Falls, New York 12801 Phone: (615) 380-1359 Phone: (518) 812-0513 Capital District Office 547 River Street Westchester NY Office: 1 North Broadway, Suite 803 427 E. 5TH ST. (Suite 201) White Plains, New York 10601 Chattanooga, Tennessee 37403 Phone: (518) 273-0055 Phone: (914) 997-8510 Phone: (423) 241-6575



248 TIORONDA AVE., BEACON, N.Y.

LANDSCAPING DETAILS AND NOTES

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal David E. Higgins, P.E., Principal John Queenan, P.E., Principal Rodney C. Knowlton, L.S., Principal Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal John Lane, P.E., L.S. Arthur R. Tully, P.E.

February 4, 2020

Mr. John Gunn Planning Board Chair City of Beacon I Municipal Plaza Beacon, NY 12508

RE: Beacon 248 Development

City of Beacon

Tax Map Nos. 5954-10-993482,

6054-45-012574

Dear Mr. Gunn:

Our office has reviewed the following documents as submitted for the 248 Tioronda Avenue Development project.

- Correspondence dated January 28, 2020 from The Chazen Companies.
- Plans titled "Site Plan 248 Tioronda Ave." with the latest revision date of January 28, 2020 and consisting of Sheets 1 of 17 through 17, as prepared by The Chazen Companies.

Based upon our review of the above referenced documents and plans, we offer the following comments:

General Comments:

- 1. Dutchess County Department of Health (DCDOH) approvals will be required for the water and sewer systems. Applicant has stated that the plans have been submitted to DCDOH,
- 2. The Applicant stated that the emergency access gate, detail, and the flexible bollards that have been proposed in front of Building 200 were reviewed by the fire chief. Correspondence between the applicant and the fire chief should be included.
- 3. The plans show a split in the proposed Greenway Trail, where one end continues to Wolcott Avenue, while the other end trails off and ends with landscaping on the property. The Planning Board may wish to consider having the applicant provide seating in the location where the trail ends, along with seating in other areas along the trail as it crosses the property.

Sheet C130 - Site Plan:

1. The applicant has installed sidewalk along the front of the parking stalls between buildings 100 and 200 as previously requested, although it stops at the pavement drive leading to the lower parking garage under building 200. We would recommend that the sidewalk be extended along the front of the parking stalls to the left of building 200 so that pedestrians walking do not have to walk out into the parking lot or across the grass island to get to the sidewalk and stairs located on the side of building 200.

- 2. The leader titled "Detectable Warning Units" does not point to the correct symbol on the plans and shall be fixed accordingly.
- 3. The sanitary sewer system labels are shown on the plans, but the sewer system is not. These labels should be removed and only shown on the utility plans where the sewer system is shown.
- 4. The wording "color black" shall be removed from the leader titled "Black flexible bollard color black (Typ of 4)" since it is repetitive. A detail for the proposed flexible bollards shall be included on the detail sheet.
- 5. The symbol and number for the proposed traffic signs should be included in the legend.

Sheet C140 - Grading Plan:

- 1. Grade line 70 to the south of Building 100 does not connect to existing grade 70, it currently connects to existing grade 72. This shall be fixed accordingly.
- 2. The plans should be cleaned up so that they are legible. Overlapping labels including spot elevations and leaders should be fixed accordingly.

<u>Sheet C150 – Erosion and Sediment Control Plan:</u>

- 1. The line that is delineating the limits of disturbance should be labeled as such.
- 2. The total area of site disturbance, as defined by the limits of disturbance line, should be noted on the plans.
- 3. Labeling on the plan should be corrected so that it is legible, such as in the bioretention area 1 facility.

Sheet C160 – Utility Plan:

- 1. The leader for CB-19 does not include the inverts of the 12" pipes coming in from the Southwest and Southeast and shall be fixed accordingly.
- 2. The frame elevation for CB-2 does not match the elevation that is stated on Sheet C162 Utility Profiles 2 and shall be fixed accordingly.
- The plans should be cleaned up so that they are legible. There are multiple locations of overlapping labels, including leaders and stationing, which should be fixed accordingly.

Sheet C161- Utility Profiles:

1. On the Watermain Profile, it states that there is a 45-degree horizontal bend at Station 5+98. There is no bend shown on Sheet C160 at that stationing. Therefore, the label should be removed.

Sheet C162- Utility Profiles 2:

1. Storm Profile 10 has several leaders overlapping and shall be fixed to make the profile more legible.

- 2. Several of the storm profiles have stationing labels that overlap, making it illegible. This shall be fixed accordingly.
- 3. Storm Profile 13 shows that there needs to be a vertical separation of 18" from the storm pipe to a pipe that is not labeled. The water pipe that the storm pipe is crossing should be labeled accordingly.
- 4. On Storm Profile 9, the frame elevation for CB-2 does not match the elevation that is stated on Sheet C160 Utility Plan and shall be fixed accordingly.

<u>Sheet C180 – Landscape Plan:</u>

- 1. There is concern with regards to the trees to be planted within close proximity of the top of the proposed retaining walls. The design engineer for the proposed walls should be contacted, along with the wall manufacturer, to determine the appropriate distance from the top of each wall that a tree can be planted. Tree should be planted so that its root system does not to have a future impact on the walls, or any grid system possibly required for the walls.
- 2. Any proposed plantings located outside of property line should be removed and relocated to an area on the subject parcel.
- 3. Plantings located in rip-rap area should be removed as to not disrupt stormwater management practices.

Sheet C190 – Photometric Lighting Plan:

1. The details for the light poles should include additional information as to the size and overall depth of the concrete bases for the proposed light poles.

Sheet C530 - Site Details:

1. A detail for the proposed flexible bollards shown on Sheet C130 – Site Plan should be included.

Sheet C560 – Water System Details & Notes:

1. Typical gate valve detail shall note that valves are to be resilient wedge seat gate valves as manufactured by Mueller.

This completes our review at this time. Further comments may be forth coming based upon future plan submissions to the City. A written response letter addressing each of the above comments should be provided with the next submission. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C

John Russo, P.E.

Cc:

Jennifer Gray, Esq. John Clarke, Planner David Buckley, Building Inspector 25 Beech Street, Rhinebeck NY 12572

845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 6, 2020

Re: 248 Tioronda Avenue, Site Plan Application

I have reviewed the January 28, 2020 response letter from The Chazen Companies and a 17-sheet Site Plan set with last revision date of January 28, 2020.

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. On the Site Plan Sheet C130:
 - a. The proposed sidewalk along the upper parking area should be extended north to connect to the Building 200 entrance with a marked crosswalk across the driveway.
 - b. The Site Plan now shows 217 parking spaces, including the land-banked area. The two parking counts on Sheet G001 should be updated.
 - c. The ADA spaces across from Building 200 have been relocated to a position closer to the entrances, but the 5 northernmost parking spaces need to have 24 feet for backing out.
 - d. The Greenway Trail has been shifted to the west of bioretention area 1. Unless there is some overriding issue, the trail should remain closer to the creek overlook than to the foundation of Building 100.
 - e. The main Greenway Trail route was previously shown as 8 feet wide, including at the stairs, but this plan narrows the trail to 5 feet at the two short stair segments near buildings 100 and 200. This should be justified or reconsidered.
- 2. On Sheet C530 the trail surface on Site Detail 22 or 25 should be noted as ADA-compliant.
- 3. For the previously submitted building plans:
 - a. The proposal has been referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in Section 223-41.13 I. For example, individual window panes shall be greater in height than width and tinted glass shall not be permitted.

Page 2, February 6, 2020 Memo on 248 Tioronda Avenue

- b. The final plan set should incorporate the architectural elevations at a measurable scale with material specifications and colors noted, as well as the sections, simulations, typical floor plans, and a parking level plan.
- c. The City Council Concept Plan approval included a condition that the Planning Board review rooftop structures, including the stair and elevator bulkheads, to ensure that they are designed to the minimum dimensions necessary and that all rooftop structures have appropriate screening.

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

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

GRANTING SUBDIVISION (LOT MERGER) AND SITE PLAN APPROVAL FOR 248 TIORONDA AVENUE

PARCEL NOS. 5954-16-993482 & 6054-45-012574

WHEREAS, 248 Beacon Holdings LLC (the "Applicant") submitted an application to the Planning Board for Concept Plan, Subdivision (lot merger) and Site Plan Approvals 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"); and

WHEREAS, 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"); and

WHEREAS, the Site was the subject of prior approvals granted by the City Council and the Planning Board for the construction of a 100-unit multifamily residential development with four (4) buildings, a 1,200 s.f. clubhouse, swimming pool and associated parking ("Prior Project"). The Prior Project also included a Greenway Trail and an access easement was granted by the MTA for the Tioronda avenue access drive; and

WHEREAS, the Planning Board served as Lead Agency for the environmental review of the Prior Project and a Negative Declaration was adopted on April 8, 2014 along with a determination of the Prior Project's consistency with the Local Waterfront Revitalization Program (LWRP). The Prior Project then received Concept Plan and Special Permit approvals from the City Council on August 4, 2014, followed by Subdivision (lot consolidation) and Site Plan approvals from the Planning Board on January 13, 2015. The approvals were extended from time to time by the City Council and the Planning Board; and

WHEREAS, the City Council adopted zoning amendments in 2017 which resulted in a reduction of the number of dwelling units that would be permitted for the Site. The amendments also eliminated the requirement for a Special Permit in the FCD. Following the adoption of the 2017 amendments, the 100-unit multifamily residential development was no longer a permitted use of the Site; and

WHEREAS, the current Project requires Concept Plan approval from the City Council and Site Plan/Subdivision (lot merger) approvals from the Planning Board; and

WHEREAS, the Planning Board is the approval authority for the Subdivision (lot merger) and Site Plan pursuant to City of Beacon Code §§195-2 and 223-41.13.G; and

WHEREAS, by Resolution on January 22, 2019 the City Council referred the Concept Plan to the Planning Board for report and recommendation and requested that the Planning Board serve as Lead Agency for the environmental review of the Project pursuant to the State Environmental Quality Review Act (SEQRA) and evaluate the application for consistency in accordance with the City's Local Waterfrom Revitalization Program (LWRP); and

WHEREAS, by Resolution on January 22, 2019 the City Council referred the Concept Plan to the Dutchess County Planning; and

WHEREAS, the subject property is located in the Coastal Management Zone as defined by the City's LWRP and on June 11, 2019 the Planning Board adopted a Consistency Determination finding the Project is consistent with the Local Waterfront Revitalization Program ("LWRP"); and

WHEREAS, development within the Fishkill Creek Development District is governed by Chapter 223, Article IVC of the Code of the City of Beacon (the "City Code"), which requires all Creek development projects to obtain (a) Concept Plan approval by the City Council and (b) Site Plan approval by the Planning Board; and

WHEREAS, the Subdivision (lot merger/consolidation) is shown on the following plan, _______, dated _______, prepared by _______; and

WHEREAS, the Site Plan is shown on the following drawings, entitled "248 Tioronda Ave, Beacon NY" last revised January 28, 2020, as prepared by Chazen Companies:

<u>Sheet</u>	<u>Title</u>
G001	Title Sheet
C101	Existing Conditions Plan (last rev. 4/30/19)
C130	Site Plan
C140	Grading Plan
C150	Erosion & Sediment Control Plan
C160	Utility Plan
C161	Utility Profiles
C162	Utility Profiles 2
C180	Landscape Plan
C190	Photometric Plan
C200	Vehicle Maneuvering Plan
C530	Site Details
C540	Stormwater Details
C550	Erosion & Sediment Control Details & Notes
C560	Water System Details & Notes
C570	Sanitary Sewer Details & Notes
C580	Landscape Details & Notes; and

- **WHEREAS,** site section elevations are shown on the drawings, entitled "248 Tioronda Avenue, Proposed Revisions," dated January 17, 2019, as prepared by AB Architekten; and
- **WHEREAS**, the application also consists of application forms, correspondence, the Environmental Assessment Form (EAF), Coastal Assessment Form and professional studies and reports submitted to the Planning Board; and
- WHEREAS, the Proposed Action is an Unlisted Action, pursuant to New York State Environmental Quality Review Act, and on June 11, 2019 after hearing public comment and taking a "hard look" at the Environmental Assessment Form and all of the associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration, finding the Proposed Action will not result in any significant adverse environmental impacts; and
- **WHEREAS,** on June 11, 2019, the Planning Board adopted a Local Waterfront Revitalization Program ("LWRP") Consistency Determination, finding that the Concept Plan is entirely consistent with the applicable LWRP policies; and
- WHEREAS, the Planning Board issued a report to the City Council dated June 12, 2019 issuing a positive recommendation to the Council on the Concept Plan, subject to the Applicant returning to the Planning Board where the Planning Board will review more specific architectural, landscaping, lighting, parking and engineering details as required to complete Site Plan review; and
- **WHEREAS**, on November 18, 2019 the City Council adopted a resolution granting Concept Plan approval 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 ("Concept Plan Resolution"); and
- **WHEREAS**, on January 14, 2020 the Planning Board opened a public hearing on the application, at which time all those interested were given an opportunity to be heard and the public hearing was closed on January 14, 2020; and
- WHEREAS, pursuant to the Concept Plan Resolution, the Planning Board has reviewed all structures projecting above the roofline of the buildings, including the stairwell and elevator bulkheads, to ensure that such structures are designed to the minimum dimensions necessary to achieve their intended purpose and the Planning Board explored appropriate screening for all structures projecting above the roofline of the buildings; and
- WHEREAS, pursuant to the Concept Plan Resolution the Applicant and Planning Board examined whether the Applicant can increase the open space located between the residential buildings and concluded that it is preferable to have a fuller, more unobstructed view from Tioronda Avenue looking east by maintaining the large open vista between the office building (Building 100) and the residential buildings (Building 200 and Building 300), rather than widen the space between the residential buildings (Building 200 and Building 300)

and consequently result in a narrower vista between Building 100 and the residential buildings; and

WHEREAS, the Planning Board has reviewed the proposed Site Plan in accordance with City of Beacon Zoning Code §223-16.B concerning impacts to Very Steep Slopes; and

WHEREAS, the Planning Board has reviewed the Site Plan against the conditions and standards set forth in Sections 223-41.13.G and 223-41.13.I(15) of the City Code and finds that the proposed Site Plan complies with these sections of the City Code, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has reviewed the proposed Site Plan in accordance with City of Beacon Zoning Code §223-16.B concerning impacts to Very Steep Slopes and finds that the Project avoids construction on Very Steep Slopes, as defined by the City of Beacon Zoning Code, to the extent practicable and further finds that to the extent there are impacts to Very Steep Slopes:

- (1) There is no other suitable alternative area within the lot available for the proposed development. Disturbing a small portion of Very Steep Slopes is necessary for almost any type of reasonable development of the Property.
- (2) The proposed development is the minimum necessary to make reasonable use of the land. Several site design elements have been proposed to further reduce disturbance to the minimum necessary to make reasonable use of the Property, including landbanked parking and retaining walls.
- (3) All feasible construction standards and precautions will be taken to assure that environmental impacts are minimized. Temporary erosion and sediment control (E&SC) measures will be implemented during construction, and permanent E&SC measures are incorporated into the project design. Weekly inspections of the temporary E&SC measures by a qualified professional will be required; and
- (4) The purpose and intent of Section 223-16.B of the Zoning Code are satisfied to the maximum extent feasible. Approximately 55% of the Site consists of slopes of 15% or less. The remaining 45% of the Site consists of slopes 15% or greater. The majority of the development area has been located on the portions of the Site with slopes of 15% or less. Creekside slopes are mostly undisturbed, with the exception of small areas of disturbance necessary for the Greenway Trail installation. A majority of the disturbance to very steep slopes occurs in areas where the slopes appear to be manmade by the previous industrial development and MTA. Thus, the purpose and intent of the Code in preventing erosion, minimizing stormwater runoff, preserving the City's underground water resources, and protecting the City's character and property values, is satisfied by the Project's avoidance of disturbance to Very Steep Slopes, particularly those that are natural and not man-made, to the maximum extent feasible.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Site Plan meets the standards and criteria set forth at Sections 223-41.13.G(2) and 223-41.13.I of the City of Beacon Zoning Code.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision (lot merger) Approval to 248 Beacon Holdings LLC, as shown on

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision (lot merger) Approval to 248 Beacon Holdings LLC, as shown on ______, subject to the conditions and modifications set forth herein.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Site Plan Approval 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 as set forth and detailed on the plans prepared by Chazen Companies, last revised January 28, 2020 and architectural site sections dated January 17, 2019, upon the following conditions:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

- 1. All application review fees shall be paid in full.
- 2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to approval from the Dutchess County Departm ent of Health, and shall meet all conditions contained in such approvals, as required therein.
- 3. The comments contained in the City Engineer's letter to the Planning Board dated February 4, 2020, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat shall be fulfilled to the satisfaction of the City Engineer.
- 4. The comments contained in the City Planner's letter to the Planning Board dated February 6, 2020, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat shall be fulfilled to the satisfaction of the City Planner.
- 5. All existing and proposed easements, as applicable, shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney.

- 6. Easement agreements, declarations of restrictive covenants or other appropriate documents corresponding with the easements shown on the Final Subdivision Plat shall be prepared and submitted to the City Attorney for review as to form and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing. Such easements, declarations of restrictive covenants or other documents shall include but not be limited to: (i) Stormwater Easement and Maintenance Agreement; (ii) Greenway Trail Easement.
- 7. The Applicant shall post a performance bond with the City of Beacon for all public improvements. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Chairman of the Planning Board:

- 1. All application review fees shall be paid in full.
- 2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
- 3. The comments contained in the City Engineer's letter to the Planning Board dated February 4, 2020, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.
- 4. The comments contained in the City Traffic Engineer's letter to the Planning Board dated April 29, 2019, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Traffic Engineer.
- 5. The comments contained in the City Planner's letter to the Planning Board dated February 6, 2020, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.
- 6. The Applicant shall return to the Planning Board to complete architectural review of the Project and obtain approval thereof

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

C. The following conditions shall be fulfilled prior to the issuance of a Building Permit:

- 1. Prior to commencement of any site work for the Project, the Applicant shall fund an escrow account with the City of Beacon for the construction observation and monthly stormwater inspections of the proposed utilities and site improvements in an amount as determined by the City Engineer. The Applicant's engineer shall prepare a cost estimate for review by the City Engineer for determining value of escrow to be established.
- 2. Pursuant to Section 223-26.E of the Zoning Code, the Applicant shall be responsible for the construction of the twenty-four (24) landbanked parking spaces as shown on the approved site plan referenced herein within six (6) months of the date such spaces may be deemed necessary by the Planning Board. A landbanked parking agreement shall be submitted to the City Attorney for review and approval.
- 3. Pursuant to Section 223-41.10.A, the Applicant shall submit floor plans which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board. The floor plans should indicate the location of each BMR unit to be provided.
- 4. The Applicant shall return to the Planning Board for approval of an overall comprehensive signage plan for the Property.

D. Prior to the issuance of a Certificate of Occupancy, the following condition shall be fulfilled to the satisfaction of the Building Inspector

1. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site. Therefore, that Applicant shall pay a Recreation Fee for the 64 new apartments approved herein as prescribed under Sections 223-25.H(4) and 223-61.A(7) of the Zoning Law, as per the City's Fee Schedule in effect at the time of payment.

2. [The 2015 Planning Board Subdivision (lot merger) and Site Plan Resolution approving the prior project ("2015 Resolution") included a condition that the Greenway Trail construction must be completed prior to the issuance of the first Certificate of Occupancy. The Planning Board should consider whether it wants to include any conditions in this resolution regarding the timing of the construction of the Greenway Trail.]

E. The following are general conditions which shall be fulfilled:

- 1. [The Planning Board should consider whether the following condition, which was in the 2015 Resolution, should be carried forward to the current project: Construction vehicles shall not access Wolcott Avenue except as authorized by the Building Department. The Wolcott Avenue access shall be gated, with the gate being closed each evening and opened each morning. The Building Department shall have the authority to require the Applicant to hire flagmen, at Applicant's sole cost and expense, and to implement any other appropriate methods of traffic control, including signage, at said access point and also at Applicant's sole cost and expense. The use of the Wolcott Avenue access shall be at the sole discretion of the Building Department and can be revoked at any time.]
- 2. [The Planning Board should consider whether any conditions should be imposed regarding the phasing of construction. For example, when during the construction timeline will the Greenway Trail be built, when will the commercial space be built and when will the residential space be built? Does the Planning Board want to consider a condition which would require the Greenway Trail and the commercial space to the completed prior to the issuance of the first residential certificate of occupancy?]
- 3. License to enter the City of Beacon right-of-way to construct any access improvements shall be obtained prior to any work in the right-of-way.
- 4. Pursuant to the USFWS, removal of trees greater than four (4) inches in diameter at the Project Site shall take place between October 1 and March 31 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees, cut-off lighting shall be used, and no pesticides or herbicides shall be used in any stormwater basins.
- 5. Access from the Site to Tioronda Avenue shall be limited to exclude right turns in and left turns out. Such traffic routing shall direct all traffic to and from the site to Wolcott Avenue rather than traveling south on Tioronda to local streets.
- 6. The Project shall comply in all respects with Article IVB, Affordable-Workforce Housing, of the Zoning Law. The Applicant shall be responsible for the payment of any and all fees established by the City Council now or in the future or as otherwise required for the ongoing implementation of the provisions of Article IVB, Affordable-Workforce Housing, of the Zoning Law as said Article applies to the Project.

- 7. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
- 8. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
- 4. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.
- 5. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
- 6. The approval granted by this resolution does not supersede the authority of any other entity.
- 9. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.
- 10. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this resolution and proof of recording of the easement documents described above.
- 11. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

- 12. [Section 223-25.] of the Zoning Code authorizes the Planning Board to set forth the time period in which construction is to begin and be completed. Thereafter, the Board may extend that time period from time to time. The Board should consider setting a time period by which construction is to begin and be completed. The 2015 Resolution tied the continued validity of the Site Plan approval to the City Council's approval which provided that a Building Permit application must be submitted within one year of the date of approval, and all improvements must be complete within two years from the date of the building permit issuance. The City Council's Concept Plan Resolution dated November 2019 provides that the Concept Plan approval expires at the time the Site Plan approval expires. The Planning Board should consider setting a time period by which a bona fide building permit application shall be submitted.]
- 13. An As-Built plan shall be prepared for the project by a New York State licensed surveyor and submitted to the City Engineer and Building Department for review. The As-Built plan shall provide topographic information to allow for verification of proper construction of the stormwater facilities proposed on the site.

Resolution Adopt Beacon, New Yor	red: February 11, 2020 k		
 John Gunn, Chair		Dated, 2	020
City of Beacon Pl	anning Board		
Motion by	, seconded by	:	
Kevin Byrne	Voting: RECUSED	Leonard Warner	Voting
Rick Muscat	Voting:	J. Randall Williams	Voting
Karen Quiana	Voting:	John Gunn, Chairman	Voting
Jill Reynolds	Voting:		
Resolution: App	proved		
Det	nied		

City of Beacon Planning Board 2/11/2020

Title	Tit	le
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296 Main Street

Subject:

Continue review of application for Site Plan Approval relative to Special Use Permit Approval, Bar and Arcade, 296 Main Street, submitted by Happy Valley Arcade, LLC

Background:

ATTACHMENTS:

Description Type

296 Main Comment Response Letter Cover Memo/Letter

296 Main - Sheet 1 Site Plan Plans 296 Main Sheet 2 Existing Survey Demolition Plan Plans 296 Main Sheet 3 Plans Plans 296 Main Sheet 4 Stormwater Utility Plans

Engineer Review Letter Consultant Comment Planner Review Letter Consultant Comment

DOCS-#702380-v2-

Resolution 296_Main_Street_Site_Plan_Resolution

ARYEH SIEGEL

ARCHITECT

John Gunn - Planning Board Chairman City of Beacon One Municipal Plaza Beacon, NY 12508

Re: 296 Main Street Bar, Beacon, New York

Site Plan Application – Responses to Comments

January 28, 2020

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated January 10, 2020, and Lanc & Tully's memorandum dated January 3, 2020.

John Clarke Planning and Design Comment Responses:

Site Plan Comments:

- 1. Note 2 on Sheet 1 has been corrected to state 7 spaces are required for the proposed use.
- 2. Note 5 on Sheet 1 has been modified to acknowledge that the Special Use Permit conditions prohibit live music outside on the Patio.
- 3. The plan and elevations have been coordinated to indicate that the window between the garage doors is being replaced, and there is a vertical division to comply with proportion standards.
- 4. Sheet 4 site plan was revised to match the site plan on Sheet 1.

Lanc & Tully Comment Responses:

Site Plan Comments:

1. Note 5 on Sheet 1 has been modified to acknowledge that the Special Use Permit conditions prohibit live music outside on the Patio.

ARYEH SIEGEL

ARCHITECT

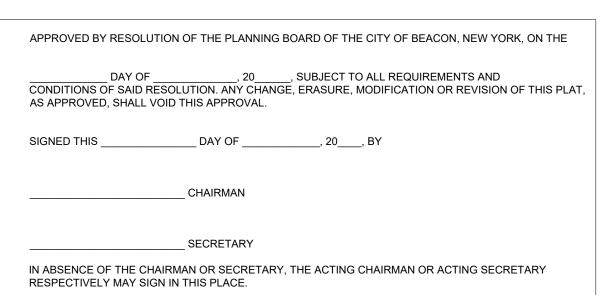
Thank you. Please let me know if you have any questions.

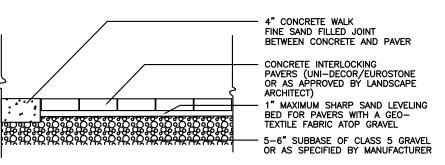
Sincerely,

Aryeh Siegel

Aryeh Siegel, Architect

trujet Jugal





CONCRETE INTERLOCKING PAVER DETAIL SCALE: 1-1/2" = 1'-0"



MODERN FORMS "SUSPENSE" **OUTDOOR DARK SKY COMPLIANT** WALL SCONCE #306563. SIZE: SMALL. BRUSHED ALUMINUM FINISH. 11 WATT (590 LUMENS) 120 VOLT INTEGRATED LED: CRI: 90 COLOR TEMP: 3000K

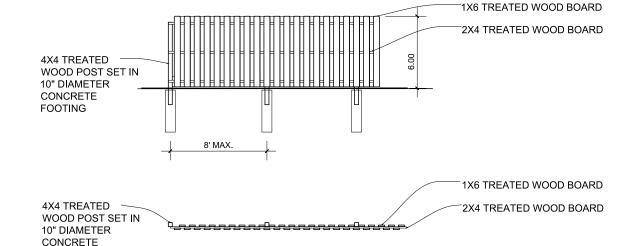
L1: Wall Mounted

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY



L2: Wall Mounted

HAMPTON BAY "1-LIGHT ZINC OUTDOOR WALL LANTERN" MODEL # HSP1691A 60 W INCANDESCENT LAMP OR LED EQUIVALENT - MAX COLOR TEMPERATURE SHALL BE 3000K



Shadowbox Fence

Scale: 1" = 1'-0"

		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	9/24/19	Revised Per Planning Board Comments	AJS
2	12/31/19	Revised Per Planning Board Comments	AJS
3	1/28/20	Revised Per Planning Board Comments	AJS

PLANT SCHEDULE

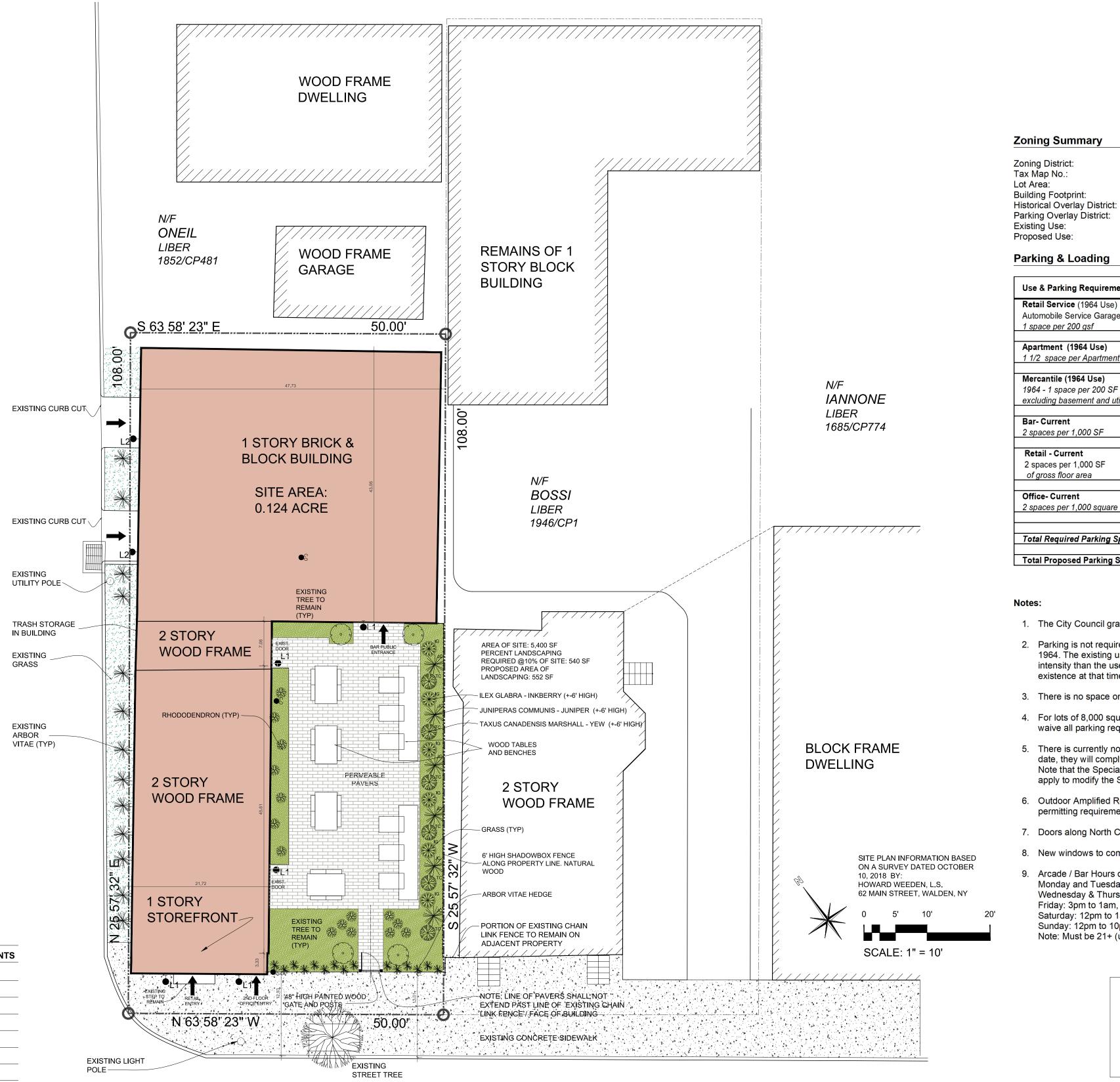
KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	SHRUBS					
AV	THUJA OCCIDENTALIS (ARBOR VITAE)	15	7 GAL.	CONT	3' O.C STAG(GERED
IG	ILEX GLABRA (INKBERRY)	6	7 GAL.	CONT	3' O.C STAG(GERED
JC	JUNIPERUS COMMUNIS (JUNIPER)	6	5 GAL.	CONT	3' O.C STAG(GERED
TC	TAXUS CANADENSUS MARSHALL (YEW)	6	5 GAL.	CONT	3' O.C STAG(GERED
RP	RHODODENDRON PRUNIFOLIUM (SMALL) (RHODODENDRON)	15	5 GAL.	CONT	6' O.C STAG(GERED

SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3-5LBS PER 1000SF 30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAIR'; 25% KENTUCKY BLUEGRASS 'SHAMROCK'; 10% ANNUAL RYEGRASS; 10% PERENNIAL RYEGRASS. SOURCE; ERNST CONSERVATION SEEDS

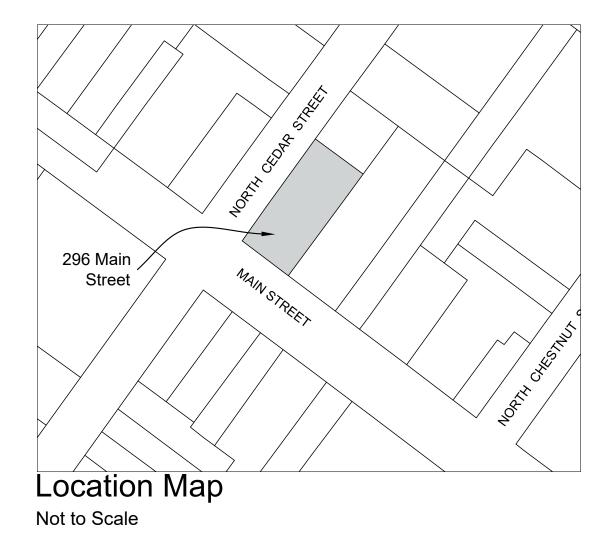
HATCHING LEGEND CONCRETE SIDEWALK **PAVERS**

1. Existing Condition

Bulk Zoning Regulations Table Proposed Minimum Proposed Allowable Minimum Lot Depth Lot Depth Lot Width Required Setbacks Proposed Setbacks Building Building Building Landscaped Landscaped Building Building | Building | Lot Area Required Existing Required Existing Frontage Area Height Height Depth Area Front Side Rear Front Side Rear **Zoning District** 150' 98' ¹ CMS (Central Main Street District) max. 0' 25' 7.7' 1.5' 2.1' 1 75' 108' N/A 50' 80% <50% ¹ 10% 10% 38' 24' 5,401 sf



MAIN STREET



Zoning Summary

CMS (Central Main Street District) 5459-36-933866 0.124 acre (5,401 sf) 3,294 square feet Retail / Office Space Bar / Retail / Office Space

Proposed Use:

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Retail Service (1964 Use) Automobile Service Garage 1 space per 200 gsf	1,858 gsf	10 spaces		
Apartment (1964 Use) 1 1/2 space per Apartment	1 Apartment	2 spaces		
Mercantile (1964 Use) 1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas	998 sf	5 spaces		
Bar- Current 2 spaces per 1,000 SF			1,800 sf	2 spaces
Retail - Current 2 spaces per 1,000 SF of gross floor area			998 sf	2 spaces
Office- Current 2 spaces per 1,000 square feet			1,109 sf	3 spaces
Total Required Parking Spaces		17 spaces		7 spaces
Total Proposed Parking Spaces				0 spaces (Note

- 1. The City Council granted a Special Use Permit for the Bar use at their Hearing on December 16, 2019.
- 2. Parking is not required per Beacon Zoning Code Section 223-26 (B.2): The building was in existence on April 20, 1964. The existing use in 1964 was found in the 1964 Beacon Directory. The new use is less than 25% greater intensity than the use existing in 1964. 17 parking spaces would have been required in 1964 for the uses in existence at that time. 7 parking spaces are required for the current proposed uses.
- 3. There is no space on the property to provide parking.
- 4. For lots of 8,000 square feet or less, where the provision of on-site parking is infeasible, the Planning Board may waive all parking requirements, provided that the total floor area of the building is no greater than 5,000 square feet
- 5. There is currently no plan to present live music in the garden. If the Applicant decides to present live music at a later date, they will comply with City of Beacon regulations regarding both times and decibel levels in effect at that time. Note that the Special Use Permit conditions prohibit live music outside on the patio, so the Applicant will have to apply to modify the Special Use Permit if they want live music outside in the future.
- 6. Outdoor Amplified Recorded Music Hours: Opening to 8pm, and in compliance with City of Beacon regulations and
- 7. Doors along North Cedar Street to remain closed except for emergency egress and deliveries.
- 8. New windows to comply with 33 STC and 24 OITC minimum ratings
- 9. Arcade / Bar Hours of operation: Monday and Tuesday: closed Wednesday & Thursday: 4pm to midnight, Friday: 3pm to 1am, Saturday: 12pm to 1am,

Sunday: 12pm to 10pm, Note: Must be 21+ (unless accompanied by adult). 21+ only after 9pm

Index of Drawings

Sheet 1 of 4 Existing Conditions & Demolition Plan Sheet 2 of 4 Plans & Elevations Sheet 3 of 4

Sheet 4 of 4 Storm Water Utility Plan

Site Plan Application Sheet 1 of 4 - Site Plan

36 Winston Lane

Garrison, New York 10524

LAWN

Field Properties, LLC

Applicant:

Big Village Media

1192 North Avenue

Beacon, New York 12508

Aryeh Siegel, Architect

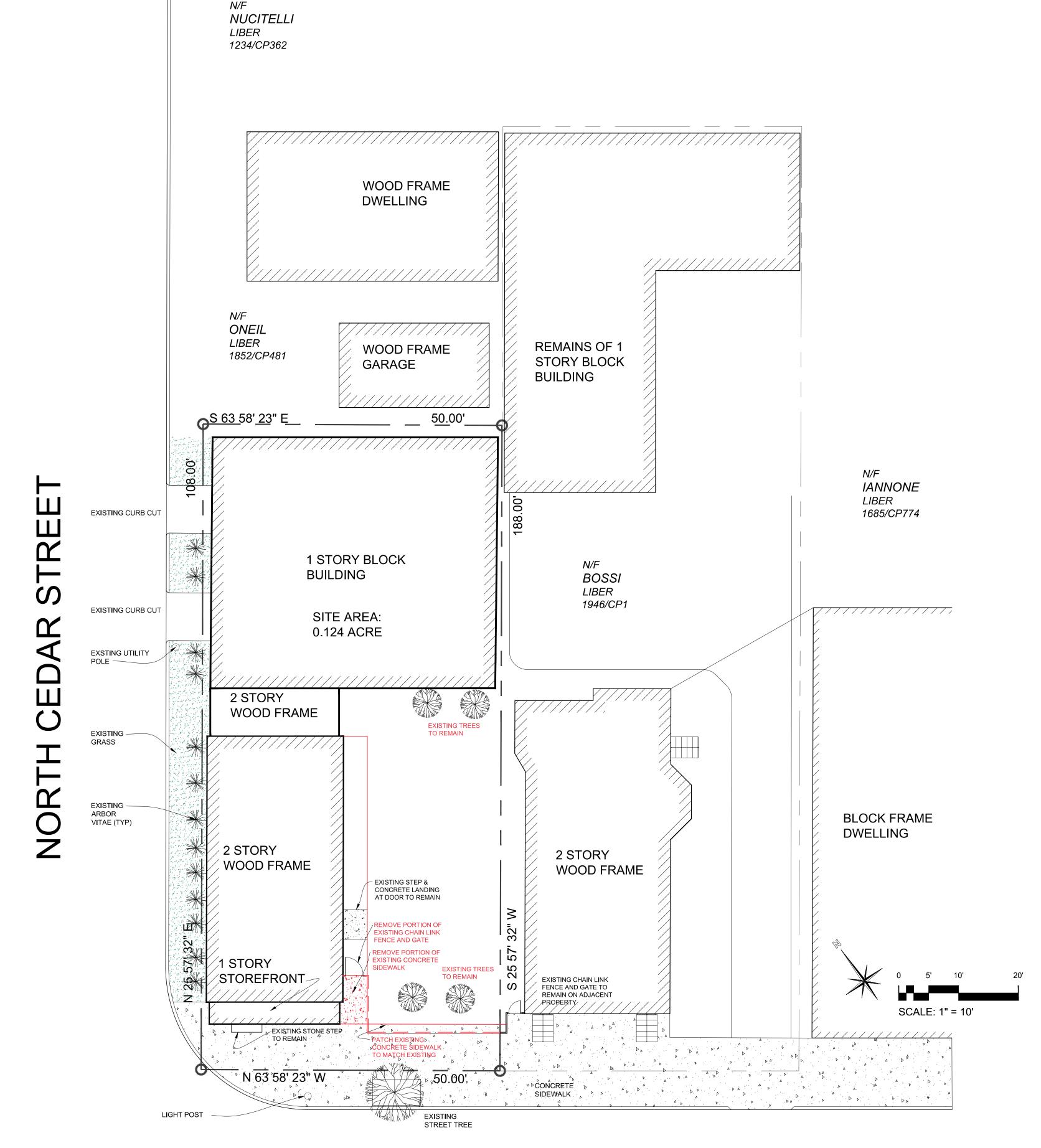
Site Plan

84 Mason Circle

Beacon, New York 12508

296 Main Street - Happy Valley Bar Beacon, New York

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.

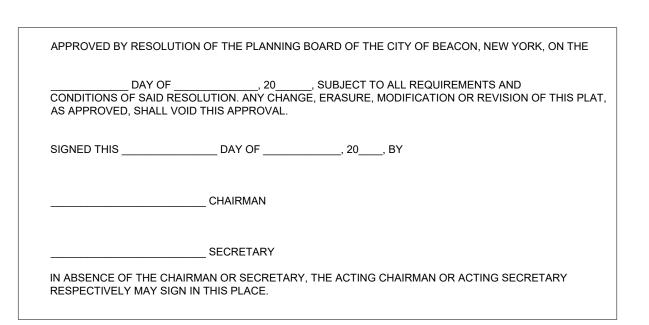


		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	9/24/19	Revised Per Planning Board Comments	AJS
2	12/31/19	Revised Per Planning Board Comments	AJS
3	1/28/20	No Change	AJS

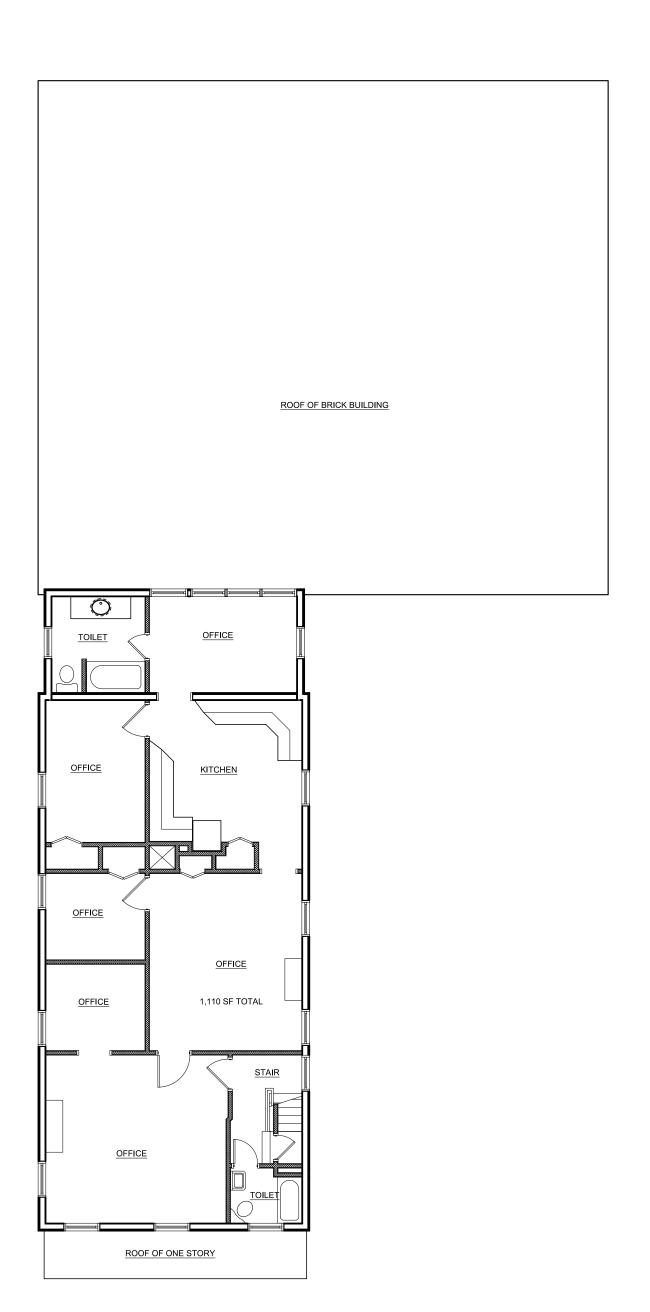
MAIN STREET

Existing Conditions & Demolition Plan

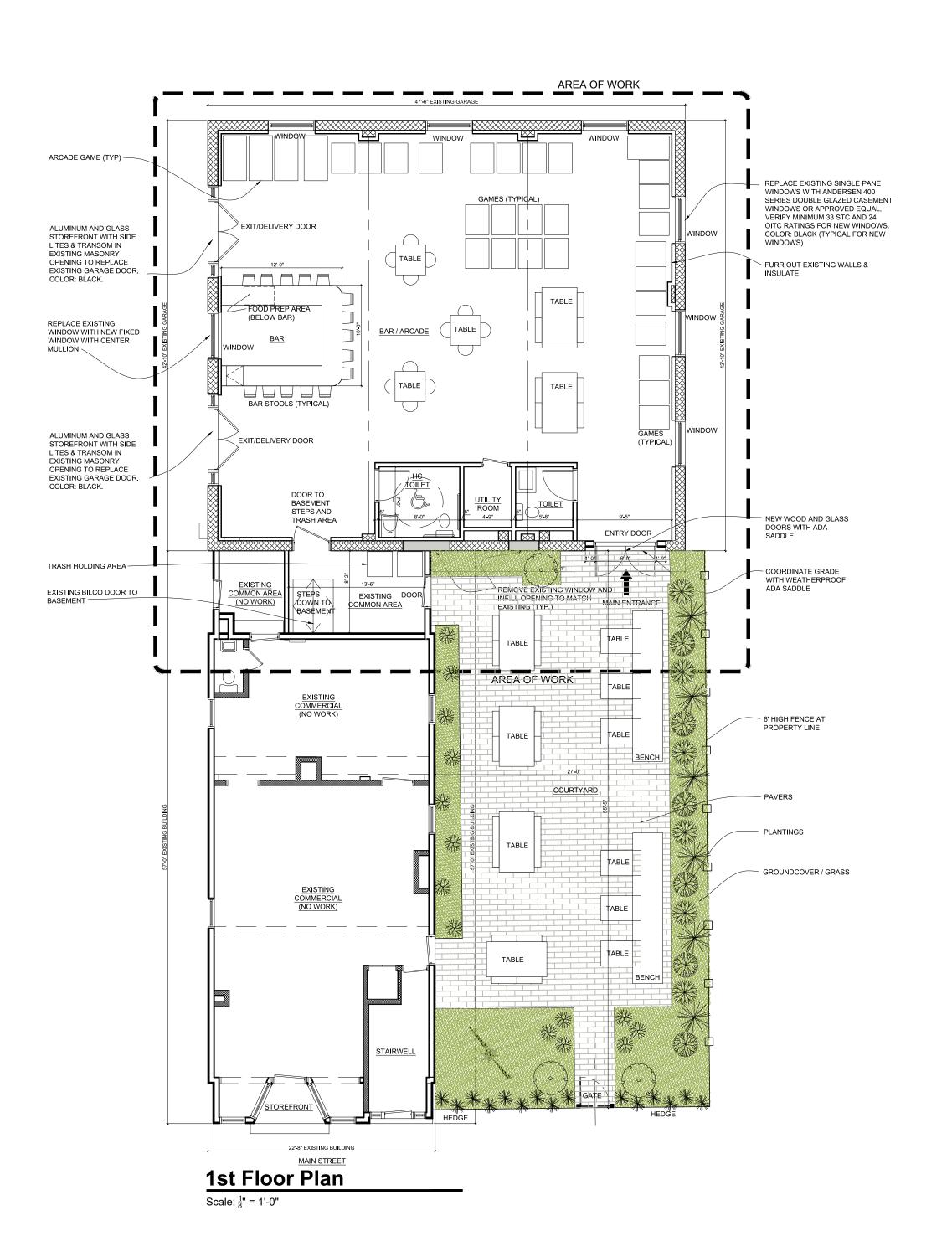
Site Plan Application Sheet 2 of 4 - Existing Conditions / Demolition Plan

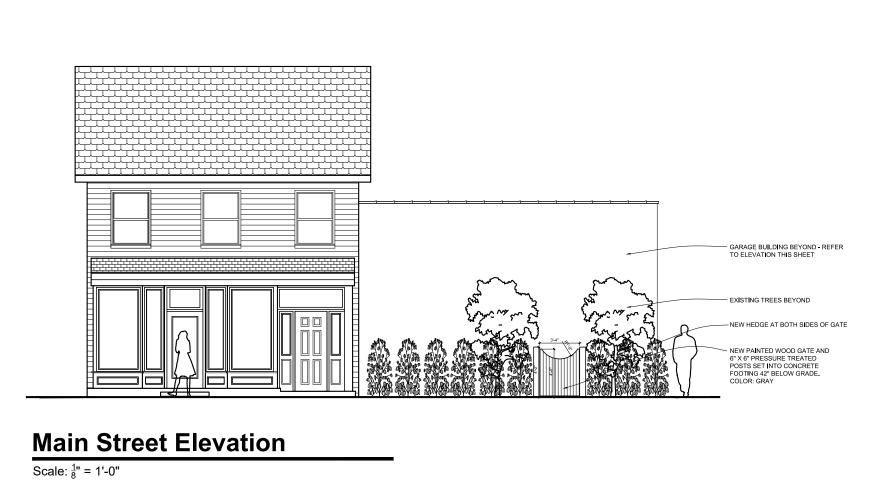


		REVISIONS:	
NO.	DATE	DESCRIPTION	BY
1	9/24/19	Revised Per Planning Board Comments	AJS
2	12/31/19	Revised Per Planning Board Comments	AJS
3	1/28/20	Revised Per Planning Board Comments	AJS



2nd Floor Plan (For Reference Only - No Work)
Scale: 1/8" = 1'-0"







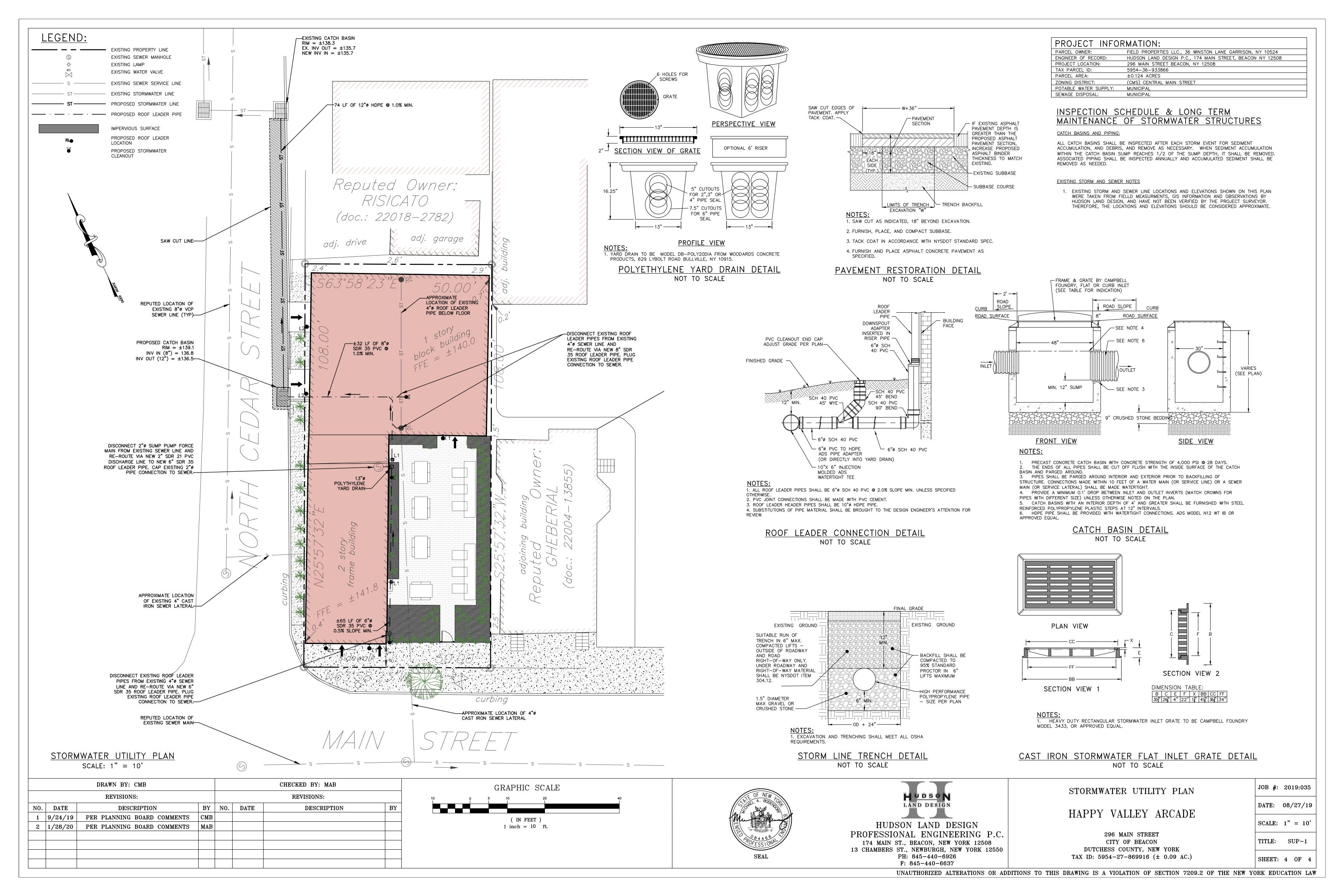
Not to Scale - REFER TO ELEVATION THIS SHEET



EXISTING LINTEL TO REMAIN ALUMINUM AND TEMPERED GLASS STOREFRONT AND DOORS IN EXISTING MASONRY OPENINGS. COLOR: BLACK. WEATHER SEAL PERMETER, PROVIDE ADA SADDLE AT DOORS (TYPICAL) **North Cedar Street Elevation**

Site Plan Application Sheet 3 of 4 - Plans & Elevations

Beacon, New York 12508



LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal David E. Higgins, P.E., Principal John Queenan, P.E., Principal Rodney C. Knowlton, L.S., Principal Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal John Lanc, P.E., L.S. Arthur R. Tully, P.E.

February 5, 2020

Mr. John Gunn Beacon Planning Board Chair City of Beacon 1 Municipal Plaza Beacon, NY 12508

RE:

Happy Valley Bar - 296 Main Street

City of Beacon

Dear Mr. Gunn:

My office has received the following in regard to the above application:

 Plans titled "Site Plan Application – 296 Main Street – Happy Valley Bar" with the latest revision date of January 28, 2020 and consisting of sheets 1 through 4 of 4 as prepared by Aryeh Siegel, Architect and Hudson Land Design.

Based upon our review of the final plans, all previous engineering comments have been addressed. It is our recommendation that the plans be signed by the Chairman once the applicant has paid all outstanding bills and/or fees, addressed any outstanding comments from the City Planner, and addressed any outstanding legal issues with the attorney.

If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C.

John Russo, P.E.

CC:

John Clarke, Planner Jennifer Gray, Esq. David Buckley, Building Inspector 25 Beech Street, Rhinebeck NY 12572

845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 6, 2020

Re: 296 Main Street Site Plan

I have reviewed the January 28, 2020 response letter from Aryeh Siegel and a 4-sheet Site Plan Application set, dated January 28, 2020.

Proposal

The applicant is proposing to convert an existing one-story rear garage into a bar with arcade games and an outdoor patio, maintaining the front building's first floor retail use and second story office use. The 0.124-acre parcel is in the Central Main Street (CMS) district. The City Council approved a Special Permit for the use on December 16, 2019.

Comments and Recommendations

All my previous comments have been addressed. I have no additional planning concerns.

If you have any questions or need additional information, please feel free to contact 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
Aryeh Siegel, Project Architect

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

GRANTING SITE PLAN APPROVAL FOR 296 MAIN STREET

Parcel ID#5954-36-933866

WHEREAS, the Beacon Planning Board received an application for a Special Use Permit and Site Plan approval from Happy Valley Arcade, LLC (the "Applicant"), to convert an existing one-story rear garage into a bar with outdoor patio, maintaining the front building's first floor retail use and second story office use (the "Project" or "Proposed Action"), on property located at 296 Main Street in the Central Main Street (CMS) Zoning District in the City of Beacon, Dutchess County, New York and designated on the Tax Map of the City of Beacon as Parcel ID# 5954-36-933866 (the "Property"); and

WHEREAS, the City Council is the approval authority for the Special Use Permit for the proposed bar pursuant to City of Beacon Zoning Code §§ 223-18 and 223-41.18B; and

WHEREAS, the Planning Board is the approval authority for the Site Plan pursuant to the City of Beacon Zoning Code § 223-25; and

WHEREAS, the application consists of application forms, correspondence, the Environmental Assessment Form ("EAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Site Plan Application – 296 Main Street – Happy Valley Bar" Sheets 1-4, dated August 27, 2019 and last revised January 28, 2020, as prepared by Aryeh Siegel, Architect and Hudson Land Design:

<u>Sheet</u>	<u>Title</u>
Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions and Demolition Mat
Sheet 3 of 4	Plans & Elevations
Sheet 4 of 4	Storm Water Utility Plan; and

WHEREAS, the Proposed Action is a Type II action pursuant to the New York State Environmental Quality Review Act ("SEQRA"), and accordingly, no further environmental review is required; and

WHEREAS, the City of Beacon Planning Board previously granted Site Plan approval to River Valley Restaurant Group to convert the existing retail storefront and a

one-story rear garage into a restaurant, maintaining the second story office use at 296 Main Street by resolution dated February 13, 2019; and

WHEREAS, this resolution supersedes the City of Beacon Planning Board resolution dated February 13, 2019 granting Site Plan approval to River Valley Restaurant Group; and

WHEREAS, on December 16, 2019 the City Council granted a Special Use Permit for the proposed bar; and

WHEREAS, on January 14, 2020 the Planning Board opened and closed a duly noticed public hearing on the application for Site Plan approval concerning the Proposed Action, at which time all those interested were given an opportunity to be heard; and

WHEREAS, pursuant to § 223-26.B(2) the Applicant is not required to provide offstreet parking because the building has been in existence since April 20, 1964 and the amount of parking that would be required for the proposed use amounts to less than a 25% increase from the parking required for the uses existing in 1964; and

WHEREAS, the Planning Board is fully familiar with the Proposed Action and has reviewed the Proposed Action relative to all applicable provisions of the City of Beacon Code.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Board hereby grants Site Plan approval to the Project, as shown on the Site Plan drawings and other application materials listed above, subject to the following conditions and modifications:

A. The following conditions shall be fulfilled prior to the signing of the Site Plan by the Chairman of the Planning Board:

- 1. All application review fees shall be paid in full.
- 2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Project, including but not necessarily limited to the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
- 3. Note 5 on the Site Plan shall be revised to read "The conditions of Special Use Permit and Site Plan Approvals prohibit live music outside on the patio. Any live music on the patio in the future requires written application to the City of Beacon to modify the Special Use Permit and Site Plan conditions which shall be at the discretion of the City Council and Planning Board, respectively. If the conditions are modified, all live music shall comply with the City of Beacon regulations regarding times and decibel levels in effect at that time."

When the conditions above have been satisfied, six (6) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. The following conditions shall be fulfilled prior to the issuance of a Building Permit:

- 1. The Applicant shall post with the City of Beacon a performance guaranty for the proposed public improvements which include an extension of an existing drainage line on North Cedar Street to the Site. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.
- 2. The Applicant shall obtain a road opening permit from the City Highway Department for the proposed extension of an existing drainage line on North Cedar Street.
- 3. The Applicant shall establish an escrow fund with the City of Beacon for the construction observation of the public utility extension.
- 4. All application review fees shall be paid in full.

C. The following are general conditions which shall be fulfilled:

- 1. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
- 2. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
- 3. The Applicant shall be prohibited from operating, playing or permitting the operation or playing of any live music outside on the patio.
- 4. This resolution supersedes the City of Beacon Planning Board resolution dated February 13, 2019 which granted Site Plan approval to River Valley

Restaurant Group to convert the existing retail storefront and one-story rear garage into a restaurant at 296 Main Street.

- 5. As used herein, the term "Applicant" shall include the Applicant and the Applicant's heirs, successors and assigns, and where applicable its contractors and employees.
- 6. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
- 7. The approval granted by this resolution does not supersede the authority of any other entity.
- 8. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopt Beacon, New Yor	ted: February 11, 202 rk	20	
,		,20	020
John Gunn, Chair	rman	Dated	
City of Beacon Pl	anning Board		
Motion by	, seconded by	:	
Kevin Byrne	Voting:	Len Warner	Voting
Rick Muscat	Voting:	Randall Williams	Voting
Karen Quiana	Voting:	John Gunn, Chairman	Voting
Jill Reynolds	Voting:	•	
Resolution: Appr	coved		
Denie	ed		

City of Beacon Planning Board 2/11/2020

16 West Main Street

Subject:

Continue review of application for Site Plan Approval, Multi-Family Residential (62 units), 16 West Main Street, submitted by Farrell Building Company

Background:

ATTACHMENTS:

Description Type

16 West Main Comment Response Letter Cover Memo/Letter

16 West Main A-100 Building Plans Floor PlansPlans16 West Main A-101 Building PlansPlans16 West Main A-200 ElevationsPlans

Engineer Review Letter Consultant Comment
Planner Review Letter Consultant Comment

ARYEH SIEGEL

ARCHITECT

John Gunn - Planning Board Chairman City of Beacon One Municipal Plaza Beacon, NY 12508

Re: 16 West Main Street, Beacon, New York

Site Plan Application – Responses to Comments

December 31, 2019

Dear Chairman Gunn and Members of the Planning Board,

Below please find our responses to the comments included in John Clarke Planning and Design's Memorandum, dated January 10, 2020. Please refer to JMC's response letter regarding Lanc & Tully's letter dated January 8, 2020.

John Clarke Planning and Design Comment Responses:

- 1. A project narrative has been submitted. The narrative will be expanded to include additional studies. Please refer to JMC comment response letter.
- 2. Comment acknowledged. Sheet C-010 will indicate existing trees over 6" caliper and trees to be removed.
- 3. Comment acknowledged. The Applicant will seek referral to the City Council for a Special Use Permit for parking in the adjacent residential district.
- 4. For Sheet L-100 Landscaping Plan comment, please refer to the JMC comment response letter.
- 5. For Sheet L-600 Lighting Plan, please refer to the JMC comment response letter.
- 6. Please refer to the JMC comment response letter.
- 7. Architectural Plans
 - a Once the elevations are more thoroughly reviewed and generally accepted, additional information will be added to the elevations
 - b The building entrances were given more architectural emphasis.

ARYEH SIEGEL

ARCHITECT

- c Rooftop accessory structures follow the requirements of Section 223-41.21 D(5)
- d Landscaping and parking configurations have been coordinated to match the C-100 Site Plan and L-100 Landscaping Plan
- e Comment acknowledged. The Applicant will seek referral to the ARB.

Lanc & Tully Comment Responses:

myeb Jugal

General Comments

1. Please refer to the JMC comment response letter.

Thank you. Please let me know if you have any questions.

Sincerely,

Aryeh Siegel

Aryeh Siegel, Architect





2nd Floor Plan
12 - 1 Bedroom
7 - 2 Bedroom



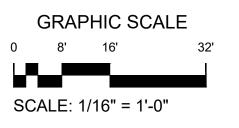
9 - 1 Bedroom 6 - 2 Bedroom



= 1 Bedroom Apartment (Qty. = 33)

= 2 Bedroom Apartment (Qty. = 29)

*BMR = Below-market-rate Unit (3 - 1 Bedroom & 3 - 2 Bedroom Units)

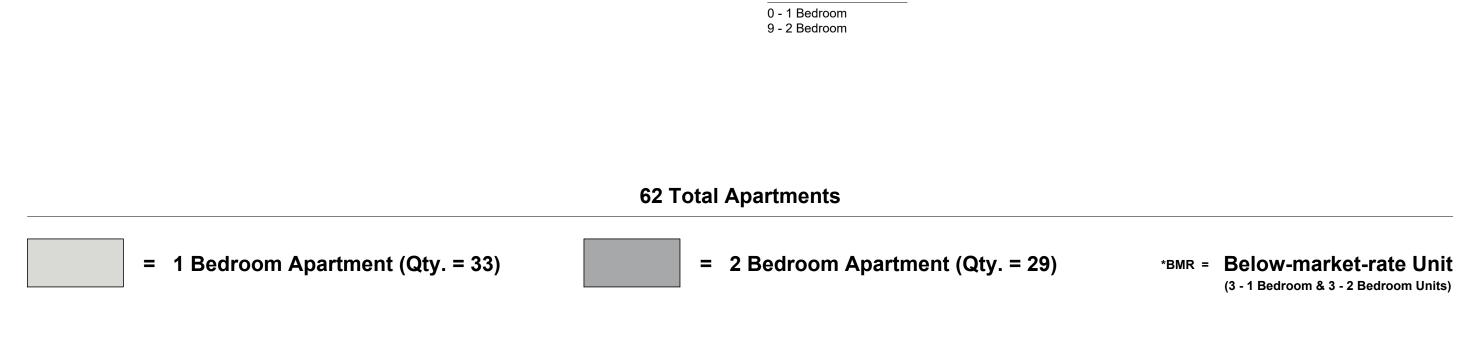


No.	Revision	Date	Ву	Drawn: PW Approved: AS
1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS	Scale: 1/16" = 1'-0"
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS	Date: 09/24/2019
2	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS	Project No: 18119
				Drawing No:
				A-100
				A-100
	Previous Editions Obsolete			

BUILDING PLANS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508





4th Floor Plan

ROOF DECK, TYP.

ROOF DECK

Partial Roof Plan



12 - 1 Bedroom 7 - 2 Bedroom

1 REVISED PER PLANNING BOARD COMMENTS 11/26/19 AJS 12/31/19 AJS 2 REVISED PER PLANNING BOARD COMMENTS 2 REVISED PER PLANNING BOARD COMMENTS 01/28/20 AJS Previous Editions Obsolete

1/16" = 1'-0" Project No: 18119 A-101

BUILDING PLANS

BEACON COMMONS
16 WEST MAIN STREET
BEACON, NY 12508

GRAPHIC SCALE SCALE: 1/16" = 1'-0"





ELEVATION - WEST MAIN STREET



STANDING SEAM METAL SIDING. COLOR: GRAY PAINTED METAL RAILING. COLOR: BLACK

CLAD ALUMINUM WINDOWS -ANDERSEN 400 SERIES OR APPROVED EQUAL. COLOR: BRICK SIDING - GLEN GARY 56DD OR APPROVED EQUAL HARDIE BOARD VERTICAL **BOARD AND BATTEN** SIDING: COLOR: IRON

ELEVATION - BANK STREET



PERSPECTIVE - LOOKING UP WEST MAIN STREET



PERSPECTIVE - PORTE COCHERE ENTRY



PERSPECTIVE - WEST MAIN STREET ENTRANCE





PERSPECTIVE - CORNER OF WEST MAIN STREET & BANK STREET



PERSPECTIVE - CORNER OF WEST MAIN STREET & BANK STREET



PERSPECTIVE - LOOKING ACROSS WEST MAIN STREET TO PORTE COCHERE ENTRY

No.	Revision	Date	Ву	Drawn:	PW '
1	REVISED PER PLANNING BOARD COMMENTS	11/26/19	AJS	Scale:	NTS
2	REVISED PER PLANNING BOARD COMMENTS	12/31/19	AJS	Date:	09/24/201
2	REVISED PER PLANNING BOARD COMMENTS	01/28/20	AJS	Project No	^{o:} 18119
				Drawing N	No:
					۸)
				1	M-Z
	Previous Editions Obsolete				

ELEVATIONS

LANC & TULLY

ENGINEERING AND SURVEYING, P.C.

John J. O'Rourke, P.E., Principal David E. Higgins, P.E., Principal John Queenan, P.E., Principal

Rodney C. Knowlton, L.S., Principal Jerry A. Woods, L.S., Principal

John D. Russo, P.E., Principal John Lane, P.E., L.S. Arthur R. Tully, P.E.

February 5, 2020

Mr. John Gunn Beacon Planning Board Chair City of Beacon 1 Municipal Plaza Beacon, NY 12508

RE:

16 West Main Street/Beacon Commons

City of Beacon

Tax Map No. 5954-25-616969

Dear Mr. Gunn:

My office has received the following in regard to the above application:

 Plan titled "Building Plans – Beacon Commons", with the latest revision date of January 28, 2020, as prepared by JMC, PLLC. And Aryeh Siegel, Architect.

As no new engineering plans or reports have been submitted for review to address our comments of January 8, 2020, we have no further comments at this time. Further comments may be forth coming based upon future submissions. If you have any questions, or require any additional information, please do not hesitate to contact our office.

Very truly,

LANC & TULLY, P.C

John Russo, P.E.

Cc:

John Clarke, Planner Jennifer Gray, Esq.

David Buckley, Building Inspector

25 Beech Street, Rhinebeck NY 12572

845.797.4152

To: John Gunn, Chair, and the City of Beacon Planning Board

Date: February 6, 2020

Re: Beacon Commons, 16 West Main Street Site Plan

I have reviewed a December 31, 2020 response letter from Aryeh Siegel and a 3-sheet Building Plans set with the last revision date of January 28, 2020. Other than changes to the Elevations sheet, no new materials were submitted, so the following comments are similar to those from last month.

Proposal

The applicant is proposing to construct a 62-unit multifamily building on a 1.5-acre site in the Linkage zoning district and the Coastal Management Zone. A six-month moratorium was recently adopted, so no approvals can be granted for this proposal until the moratorium is lifted.

Comments and Recommendations

- 1. The Project Narrative should be expanded to include a public-school impact analysis and a transportation study, assessing train use, walkability, biking, and cumulative traffic impacts on nearby streets and intersections.
- 2. The proposed Site Plan with parking on the rear parcel provides the required number of spaces, screened from street views behind buildings. The connecting driveway encroaches onto the neighboring property to the east, so that will need to addressed. Sheet C-010 should show all existing trees over 6-inches in diameter on the site and the trees that will need to be removed.
- 3. Parking in the adjacent residential district will need a Special Permit from the City Council. The Planning Board should issue a recommendation to the Council.
- 4. For the Sheet L-100 Landscaping Plan:
 - The Board has indicated that additional space should be provided for street trees along Bank Street by increasing the setback of the building.
 - At least four trees in the main parking lot and one tree in the rear parking area must be listed in the Plant Schedule with a minimum 3-inch caliper under Section 223-26 C(3).
 - Additional landscape screening will be needed for the rear parking area.
- 5. For the Sheet C-600 Lighting Plan, see the recently amended standards in Section 223-14 B:
 - The lighting near the rear lot lines needs to be adjusted to avoid any spillover of light onto the adjacent residential parcels.
 - The lighting levels in the parking area should average approximately 1 footcandle.
 - The notes on the plan should indicate a Color Rendering Index in the range of 80 100.

Page 2, February 6, 2020 Memo re: Beacon Commons

- 6. For the Sheets A-100, A-101, and A-200 Building Plans:
 - The elevations need major dimensions, floor-to-floor heights, and building heights noted.
 - The rooftop accessory structures may be limited under Section 223-41.21 D(5), including the need for a 15-foot setback from the front edge of the roof.
 - The landscaping and parking configuration shown on the 1st floor Plan should match the C-100 Site Plan and L-100 Landscaping Plan.
 - The proposal should be referred to the Architectural Review Subcommittee to assess the building design and consistency with the architectural standards in 223-41.21 K.
- 7. On the Sheet C-100 Site Plan, the ADA spaces have been relocated next to a building entrance that leads to stairs. The ADA spaces should be close to the entrance with elevators.

If you have any questions or need additional information, please feel free to contact 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 Aryeh Siegel, Project Architect

City of Beacon Planning Board 2/11/2020

<u>Title</u> :	
Zoning Board of Appeals	
Subject:	
Zoning Board of Appeals – February agenda	
Background:	
ATTACHMENTS:	
Description	Туре
February Agenda	Backup Material

CITY OF BEACON ONE MUNICIPAL PLAZA - SUITE 1 BEACON, NEW YORK 12508

Phone (845) 838-5002 Fax (845) 838-5026

The Zoning Board of Appeals will meet on Wednesday, February 19, 2019 in the Municipal Center courtroom, located at One Municipal Plaza, Beacon, New York. A training work session will take place at 7:00 PM and the regular meeting will begin immediately thereafter, but not later than 7:30 PM.

Regular Meeting

- 1. Continue review of application submitted by Carolyn Baccaro, 9 Washington Avenue, Tax Grid No. 30-6054-39-287664-00, R1-5 Zoning District, for relief from Section 223-13(G) for a 6 ft. high fence in the front yard (4 ft. maximum permitted) appeal withdrawn by applicant 1/23/2020
- 2. Review application submitted by Elise Knudson, 16 South Walnut Street, Tax Grid No. 30-5954-35-862869-00, PB Zoning District, for relief from Section 223-17(C) to construct an accessory building with a 1.2 ft. side yard setback (5 ft. required) and lot coverage of 1,183 sq. ft. (916.5 sq. ft. maximum permitted)

City of Beacon Planning Board 2/11/2020

One Forrestal Heights

Subject:

One Forrestal Heights – Existing Wireless Telecommunications Facility Equipment Upgrades

Background:

ATTACHMENTS:

Description Type

Verizon Wireless - One Forrestal Heights Cover Memo/Letter

One Forrestal Heights Cell Towers Eligible Facility

Request Chart

Backup Material

Young / Sommer LLC

ATTORNEYS AT LAW

EXECUTIVE WOODS, FIVE PALISADES DRIVE, ALBANY, NY 12205 Phone: 518-438-9907 • Fax: 518-438-9914

www.youngsommer.com

Writer's Telephone Extension: 258 solson@youngsommer.com

January 23, 2020

Via Federal Express

City of Beacon Planning Board 1 Municipal Plaza Beacon, New York 12508

RE: Application of Verizon Wireless of the East LP d/b/a Verizon Wireless -1 Forrestal Heights (Beacon DT Site)

Dear Members of the Planning Board;

Our office represents Verizon Wireless with respect to the above-referenced application.

Verizon Wireless currently operates a communications facility on the existing nine story building located at the above-referenced address. Verizon Wireless proposes to make certain minor modifications to some of the existing equipment currently in place. Pursuant to the Building Inspector's letter denying the issuance of a Building Permit for this proposal, dated November 26, 2019, Verizon Wireless hereby submits the enclosed Application for Site Plan Approval and supporting materials.

For the reasons described below, the proposed changes constitute an "eligible facilities request" pursuant to the 2012 Middle Class Tax Relief and Job Creation Act. As an eligible facilities request, the Planning Board is required to grant approval within sixty (60) days of receipt of the application.

The existing Verizon Wireless communications facility located on the existing building is deemed a base station pursuant to the definitions provided in 47 CFR § 1.40001(b). The building is a structure at a fixed location that has been reviewed and approved under applicable zoning laws to enable FCC licensed communications between user equipment (i.e., antenna, etc.) and a communications network. The existing building is, therefore, a base station and an "eligible support structure" according to the application regulations.

Because the existing building is considered an "eligible support structure," an application to modify equipment on an existing base station that does not substantially change the physical

dimensions of such base station is considered an "eligible facilities request." An eligible facilities request must be approved within sixty (60) days of the Planning Board's receipt of the application, so long as the request does not result in a substantial change to the physical dimensions of the eligible support structure.

The regulations define what constitutes a change to the physical dimensions of an eligible support structure. A modification of an eligible support structure is not substantial, as long as the proposed modifications do not result in:

- (i) an increase of the existing structure's height by more than ten percent (10%) or ten feet (10'), whichever is greater;
- (ii) the addition of an appurtenance to the structure that would protrude more than six feet (6') from the edge of the structure;
- (iii) the installation of more than standard number of new equipment cabinets for the technology involved (not to exceed four (4) cabinets);
- (iv) excavation or deployment outside of the current site;
- (v) defeating the concealment elements of the eligible support structure; or
- (vi) does not comply with the conditions associated with the siting approval, except that this does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds identified in (i)-(iv) above.

Review of the site plans submitted in support of the Application for Site Plan Approval confirm that the proposed modifications do not involve a substantial change to the existing structure as determined by 47 CFR § 1.40001. For example, the changes proposed involve replacing a total of six (6) remote radio heads that are currently located behind two (2) existing antennas per sector. The existing six (6) units will be removed and replaced with six new remote radio heads of similar size and at the same locations as the units to be removed. Additional minor equipment and signage will also be placed on each of the existing antenna mounts. The details of the proposed modifications are shown on the enclosed plans.

Because the modifications do not exceed any of the thresholds set forth in 47 CFR 1.40001, the proposal is deemed an "eligible facilities request" under federal law. As a result, the Planning Board is required to approve the application within sixty (60) days of submission of the enclosed application.

In furtherance of Verizon Wireless' proposal, we hereby submit the following materials for the Planning Board's consideration:

- 1. five (5) copies of the Application for Site Plan Approval, including the Application of Processing Restriction Law; Site Plan Specification Form; Individual Disclosure Form; Entity Disclosure Form; November 26, 2019 Building Permit denial letter; Short Environmental Assessment Form; and signed and sealed site plans;
- 2. \$500 application fee; and
- 3. \$2,500 escrow fee.

An electronic copy of the enclosed materials will be sent via secure e-mail link.

Based on the foregoing, please kindly place this application on the next available Planning Board meeting agenda and advise the undersigned of the date of such meeting.

Thank you.

Very truly yours, YOUNG SOMMER, LLC

Scott Olson

Enclosures

APPLICATION FOR SITE PLAN APPROVAL (ANCAGEO)

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

IDENTIFICATION OF APPLICANT	(For Official Use Only)	Date Initials
Name: VERizon Wireless	Application & Fee Rec'd Initial Review	
Address: 1275 John St., Suite 100	Public Hearing	
WEST Henrietta, NY 145-86		
Signature: Att for Applicant	Conditional Approval	
Date: 1/2 /20	Final Approval	_
Phone: 518-527-6813		
IDENTIFICATION OF REPRESENTATIVE / DESI	GN PRFESSIONAL	
Name: YOUNG SOMMER LLC (Attn: Satt Older)	Phone: [18-527-681]	
Address: 5 Paligades Or.	Fax: 518-438-9914	
Albany, N.T. 12205	Email address: Jolson & young John v. Com	
	•	0
IDENTIFICATION OF SUBJECT PROPERTY:		
Property Address: / Forrestal Heightl , Beaco	~ , N.Y.	
Tax Map Designation: Section 5554	Block 43	Lot(s) 801717
Land Area:	Zoning District(s)	
DESCRIPTION OF PROPOSED DEVELOPMENT:		
Proposed Use: Replace 6 Temote MALio head (RA	84) units w/ 6 dual band	RRHS
Gross Non-Residential Floor Space: Existing	Propose	d NA
TOTAL: V(A		
Dwelling Units (by type): Existing V/A	Propose	d_ V/5
TOTAL:		

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.
- 1. 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 Pla	anning Board
on the day of	, 20
subject to all conditions as stated therein	
Chairman, City Planning Board	- Date

APPLICATION PROCESSING RESTRICTION LAW

Affidavit of Property Owner

Property Owner: VERIZON WiVele (1 (Applicant)
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: 1275 John St., Suite 100, West Herrita, NY 14586
Project Address: / Forcestal Heights Beacon, NY
Project Address: / Forcestal Heights Pencer, NY Project Tax Grid # 5954 - 43 - 801717
Type of Application Site Plan Amendment
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,
1. No violations are pending for ANY parcel owned by me situated within the City of Beacon
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
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
Signature of Owner Atterns for Applicant
Title if owner is corporation
Office Use Only: 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:	VERIZON	WIRELESS	

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	1	•
individual of firm, such as a Registered Architect or Professional Engineer, and it shall	X	
contain the following information:		
LEGAL DATA	•	
Name and address of the owner of record.	1	
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.	×	
NATURAL FEATURES		
Existing contours with intervals of two (2) feet, referred to a datum satisfactory to the		1
Planning Board.		
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.		
EXISTING STRUCTURES, UTILITIES, ETC.		
Outlines of all structures and the location of all uses not requiring structures.	1	
Paved areas, sidewalks, and vehicular access between the site and public streets.		
Locations, dimensions, grades, and flow direction of any existing sewers, culverts,		
water lines, as well as other underground and above ground utilities within and		X
adjacent to the property.		
Other existing development, including fences, retaining walls, landscaping, and screening. SHOWN GREAT INSTRUCTION	$ \times $	
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.		文
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.		

PROPOSED DEVELOPMENT	YES	NO
The location, use and design of proposed buildings or structural improvements.	X	1
The location and design of all uses not requiring structures, such as outdoor storage		1
(if permitted), and off-street parking and unloading areas.	$ \times $	
Any proposed division of buildings into units of separate occupancy.		X
The location, direction, power, and time of use for any proposed outdoor lighting.		t
The location and plans for any outdoor signs.	X	
The location, arrangement, size(s) and materials of proposed means of ingress and	1	
egress, including sidewalks, driveways, or other paved areas.	\times	
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		2
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,		1
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		1
ultimate development.		X

For all items marked "NO" above, please explain below why the required information has not been
provided: BATURAL FEATURES - PLANS DO NOT HAVE THIS INFORMATION
VERIZON WILRIESS PROPOSING TO REPLACE (4) RRH UNITS LOCATER
BEHIND ANTENNAS INFORMATION AS IRRELAUANT TO REQUEST
· WA LOCATIONS OF EXISTING SEWERS COLVERTS ETC. (STE
DOES NOT USE WATER, NO CHANGE TO EXISTING UTILITIES.
BOUNDARIES OF PROPERTY NOT DEFINED NO PROPOSED
CHANGES. REPLACE MENT OF FOURMET
· OWNERS OF ADJACKNT LAND - REPLACING EQUIPMENT ALREADY
ESTAGLE HELD
STREET WIDTH - No PROPOSED CHANGES
· NO PROPOSED CHANCES TO EXISTING YOUR ACCESS
· DIVISION OF BULLDING - NOT Applicament
6 OUT POOR LIGHTING - NOT APPLICABLE - NO CHANGE
C LANDSCAPING - NOT Applianace,
- NO CHANGE TO GRADES, PUBLIC IMPERIAMENTS, BASEMENTS, UTILITIES,
Applicant/Sponsor Name:
Signature:
Date:

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:	VERIZO	'n 1	Wileles	1					
Address of Applicant: _	1275	Joi	L St.	Svite	100,	West	Henrietz,	Ny	14586
Telephone Contact Info	ormation: _	<i>C</i> /6	Scott	Owen,	£55.	(518)	527-68	13	

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.
Beacon Howing AM	1 Forrester Heights . Beacon , Ny 12588	(845) 831-1289	VAKA-WA	Orange County Clarks Offen

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		1	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.

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

(Print) <u>Jott Olden</u>, Att 7 for Applicant
(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 223-61.4 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 Wange County - Pough Keepine Limited factorship	Address of Entity One Venzu WAY BASKMI RISH, NJ 07290
Place where such business entity was created NY	Official Registrar's or Clerk's office where the documents and papers creating entity were filed
Date such business entity or partnership was created 9/s/87	Telephone Contact Information C/o (517) 527-671

IF AFFIANT IS A CORPORATION: M/A

Name of Entity	Telephone Contact Information
Principal Place of Business of Entity	Place and Date of incorporation
Method of Incorporation	Official place where the documents and papers of incorporation were filed

SECTION B. List all persons, officers, limited or general partners, directors, members, shareholders, managers, and any others with any interest, mortgage, encumbrance or other interest (recorded or unrecorded) 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
NA			

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.
Beacon Husing Avning	1 Forcepas Heights Beacon, Ny	(845) 831-1289	VAKA	CLICK'S 1 PKZ
	,			

		NO						
Name		Employ	er		Position	on		
			-			-		
CTION E. Is an related, by marriagemployee of the C YES If yes, list every a position, unpair	ge or otherwis City of Beacon Pery Board, De	NO partment,	y Counci Office, 2	il member, pl	anning boa	rd membe	r, zoning boa	e of the City of B ard of appeals m

Current Name	Other Names
differit i varie	Other Ivames
ECTION G. List the names and add	resses of each person, business entity, partnership and corporation
ECTION G. List the names and addle of the subject premises for the five	resses of each person, business entity, partnership and corporation is (5) years next preceding the date of the application.
le of the subject premises for the five	resses of each person, business entity, partnership and corporation is (5) years next preceding the date of the application. Address
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le of the subject premises for the five	(5) years next preceding the date of the application. Address
Name Seacon Husing Arthury	(5) years next preceding the date of the application. Address I Forestal Height Jeam, My 12508
Name Season Husig Artholy ECTION H. If the applicant is not a reperty and the relationship the applica	Address Facestal Height Peace, My 12508 record owner of the subject property, describe the applicant's interestant has to the record owner(s) of the subject property.
Name Reacon Husig Artholy ECTION H. If the applicant is not a roperty and the relationship the applica	Address Facestal Heyatt, Pearly, 12508

purchase, including all ric	licant is a contract vendee ders, modification and ame on may be redacted from t	endments the	original or photocopy of the full and ereto, shall be submitted with the applerior to production.	complete contract of ication. Any sensitive
SECTION J.				
1. Where the record	owner or contract vendee	is a corporat	ion, the following additional information	on shall be submitted:
Name of the Corporation	on NIA	Telephone	Contact Information	
Principal Business Addr	ess	Place and I	Date of Incorporation	
Method of Incorporatio	n	Official pla of incorpor	ace where the documents and papers ration were filed	
2. Please provide the	e following information for	every incorp	porator, officer, director and sharehold	er of the corporation.
Name	Residence or business	address	Telephone number	2.790 (4.2.1)2.4 (7.2.4)
NA				
3. Have any shares of YES	of the stock of the corpora	tion or of an	y stockholder been pledged, mortgage	ed or encumbered?
If so, please list th	e name and address of eac	ch person ha	ving, holding, owning or claiming any	such interest.
Name		Address		

SECTION K. 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
being first duly sworn, according to law, deposes and says that I am (Title) an active and qualified member of the Applicat, 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) Scott Olin (Signature)



David Buckley Building Inspector

CITY OF BEACON New York

845-838-5020

Email: dbuckley@cityofbeacon.org

BUILDING DEPARTMENT

November 26, 2019

Tectonic Engineering 36 British American Boulevard, Suite 101 Latham, NY 12110

Attn: Bryan M. Sarchi Site Acquisition Specialist

Re: New Verizon Wireless Application for Collocation at Existing Wireless Telecommunications Facility Located at 2 Forrestal Heights, Beacon, New York (Grid 5954-43-801717)

Dear Mr. Sarchi,

I have reviewed your submission for equipment upgrades at the referenced address consisting of the installation of new antennas. Based on my review, I offer the following comments.

In accordance with Section 223-26.4C (2) of the City of Beacon Zoning Code the Planning Board shall approve a small cell permit application concerning any Eligible Facilities Request for modification of an Eligible Support Structure that does not substantially change the physical dimensions of such structure. An applicant shall assert in writing that its request is considered an Eligible Facilities Request and documentation to support your conclusion that the proposed equipment upgrades constitute an Eligible Facilities Request as defined by Section 223-63 of the City of Beacon Zoning Code and 47 CFR §1.400001. By this letter, your application is deemed incomplete. Please submit all required materials to the Planning Board secretary by December 31, 2019, for the January 14, 2020 Planning Board agenda.

Your application will not be subject to a public hearing, and no public notice is required. The Planning Board may request that the applicant provide additional documentation or information only to the extent reasonably related to its determination of whether the request meets the

requirements of an Eligible Facilities Request. If deemed by the Planning Board to be an Eligible Facilities Request, the Planning Board will approve a small cell permit for the facility. If the Planning Board determines it is not an Eligible Facilities Request, such facility shall require formal review by the Planning Board pursuant to Section 223-26.4 of the City of Beacon Zoning Code or by the City Council pursuant 223-24.5 of the City of Beacon Zoning Code, based on the details of the proposed facility.

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

Sincerely,

David Buckley

Building Inspector

Short Environmental Assessment Form Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Verizon Wireless - Beacon DT - Unmanned Wireless Communications Facility				
Project Location (describe, and attach a location map):				
1 Forrestal Heights, City of Beacon, Dutchess County, New York 12508				
Brief Description of Proposed Action:				
Verizon Wireless of the East LP, d/b/a Verizon Wireless by Cellco Partnership, Its General Pa modification of an existing unmanned wireless communications facility located on the existing east of the intersection of Wolcott Ave and South Ave. Access to the existing facility originates and parking lot.	property. Said property being	located approximately 530'		
In general, the installation will consist of the following: Remove six (6) existing remote radio he units which are mounted on non-penetrating roof top mounts on the roof of the 92'-0"± tall build build be a sixty of the sixty		(6) new remote radio head		
Name of Applicant or Sponsor:	Telephone: (518) 649-796	35		
Verizon Wireless of the East LP, d/b/a Verizon Wireless by Cellco Partnership, Its General P	E-Mail: steven.pidgeon@	verizonwireless.com		
Address:				
1275 John Street, Suite 100				
City/PO:	State:	Zip Code:		
West Henrietta	NY	14586		
1. Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?	l law, ordinance,	NO YES		
If Yes, attach a narrative description of the intent of the proposed action and the e may be affected in the municipality and proceed to Part 2. If no, continue to ques		at 🔽 🗀		
2. Does the proposed action require a permit, approval or funding from any other	er government Agency?	NO YES		
If Yes, list agency(s) name and permit or approval: Beacon Planning Board - Special	Use Permit & Site Plan Appro	val		
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 7.963 acres 0.0 acres 				
 4. Check all land uses that occur on, are adjoining or near the proposed action: 5. ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☑ Commercia ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other(Spect ☐ Parkland 	•	ban)		

Page 1 of 3 SEAF 2019

5.	Is the proposed action,	NO	YES	N/A
	a. A permitted use under the zoning regulations?		V	
	b. Consistent with the adopted comprehensive plan?		V	
			NO	YES
6.	Is the proposed action consistent with the predominant character of the existing built or natural landscape	!		V
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
IfY	es, identify:		V	
			NO	YES
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?		I	
	b. Are public transportation services available at or near the site of the proposed action?		H	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?			✓
9.	Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If th	ne proposed action will exceed requirements, describe design features and technologies:			✓
10.	Will the proposed action connect to an existing public/private water supply?		NO	YES
Potal	If No, describe method for providing potable water:		✓	
11.	Will the proposed action connect to existing wastewater utilities?		NO	YES
	If No, describe method for providing wastewater treatment:			
There	e will be no wastewater generated since the proposed facility is an unmanned facility.			
	a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contain, or is it substantially contiguous to, a building, archaeological site, or distribution of the project site contains to the project site of the project site	ct	NO	YES
Cor	ch is listed on the National or State Register of Historic Places, or that has been determined by the nmissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the Register of Historic Places?	e	V	
	b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for naeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		V	
13.	a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		NO	YES
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			片
lt.	es, identify the wetland or waterbody and extent of alterations in square feet or acres:		lacksquare	
	cs, identify the wettand of waterbody and extent of atterations in square feet of acres.			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
☐ Wetland ☐ Urban ☑ Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or	NO	YES
Federal government as threatened or endangered?	V	
16. Is the project site located in the 100-year flood plan?	NO	YES
	\checkmark	
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	\checkmark	
a. Will storm water discharges flow to adjacent properties?		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		
If Yes, briefly describe:		
	2.25	
18. Does the proposed action include construction or other activities that would result in the impoundment of water	NO	YES
or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste	NO	YES
management facility? If Yes, describe:		
	✓	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste? If Yes, describe:		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BI MY KNOWLEDGE	EST OF	
Applicant/sponsor/name: Tony Serrano Date: 01/22/2020		
Signature:		

Ag	gency Use Only [If applicable]
Project:	
Date:	

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
and the second second	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11.	Will the proposed action create a hazard to environmental resources or human health?		

Agency Use Only [If applicable]			
Project:			
Date:			

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

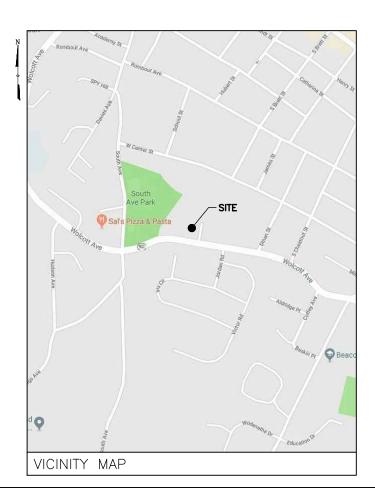
Check this box if you have determined, based on the information and analysis above, and any supporting document that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting document that the proposed action will not result in any significant adverse environmental impacts.		
Name of Lead Agency Date		
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer		
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer in Lead Agency		

ORANGE COUNTY-POUGHKEEPSIE LIMITED PARTNERSHIP, d/b/a



SITE NAME: BEACON DT

PROJECT NUMBER: 20191934697 LOCATION CODE: 258202



SITE ADDRESS:	1 FORRESTAL HEIGHTS BEACON, NY 12508
MUNICIPALITY:	CITY OF BEACON
COUNTY:	DUTCHESS
TAX MAP NUMBER:	5954-43-801717-0000
STRUCTURE COORDINATES:	41.501117* -73.976183*
GROUND ELEVATION:	147.3'± AMSL
PROPERTY OWNER:	BEACON HOUSING AUTHORITY 1 FORRESTAL HEIGHTS BEACON, NY 12508
STRUCTURE OWNER:	BEACON HOUSING AUTHORITY 1 FORRESTAL HEIGHTS BEACON, NY 12508
APPLICANT:	VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	STEVE PIDGEON
CONTACT PHONE:	(518) 649-7965
SITE INFORMATIO	N

PROJECT INFORMATION

THE PROPOSED WORK ON AN EXISTING ROOFTOP

REMOVE (6) EXISTING RRH'S
 INSTALL (6) PROPOSED DUAL BAND RRH'S

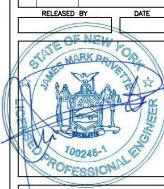
SHT NO:	DESCRIPTION	REV NO:	REVISION DATE:	
T-1	TITLE SHEET	2	11/06/19	
C-1	SITE PLAN & NOTES	2	11/06/19	
C-2	NORTH ELEVATION	2	11/06/19	
C-3	ANTENNA ORIENTATION PLANS	2	11/06/19	
C-4	DETAILS & NOTES	2	11/06/19	
RFE-1	RF SIGNAGE & DETAILS	2	11/06/19	
SHFFT INDEX				

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR



Tectonic '

	26.37	TJW
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1	4/16/19	FOR CONSTRUCTION
2	11/06/19	FOR CONSTRUCTION
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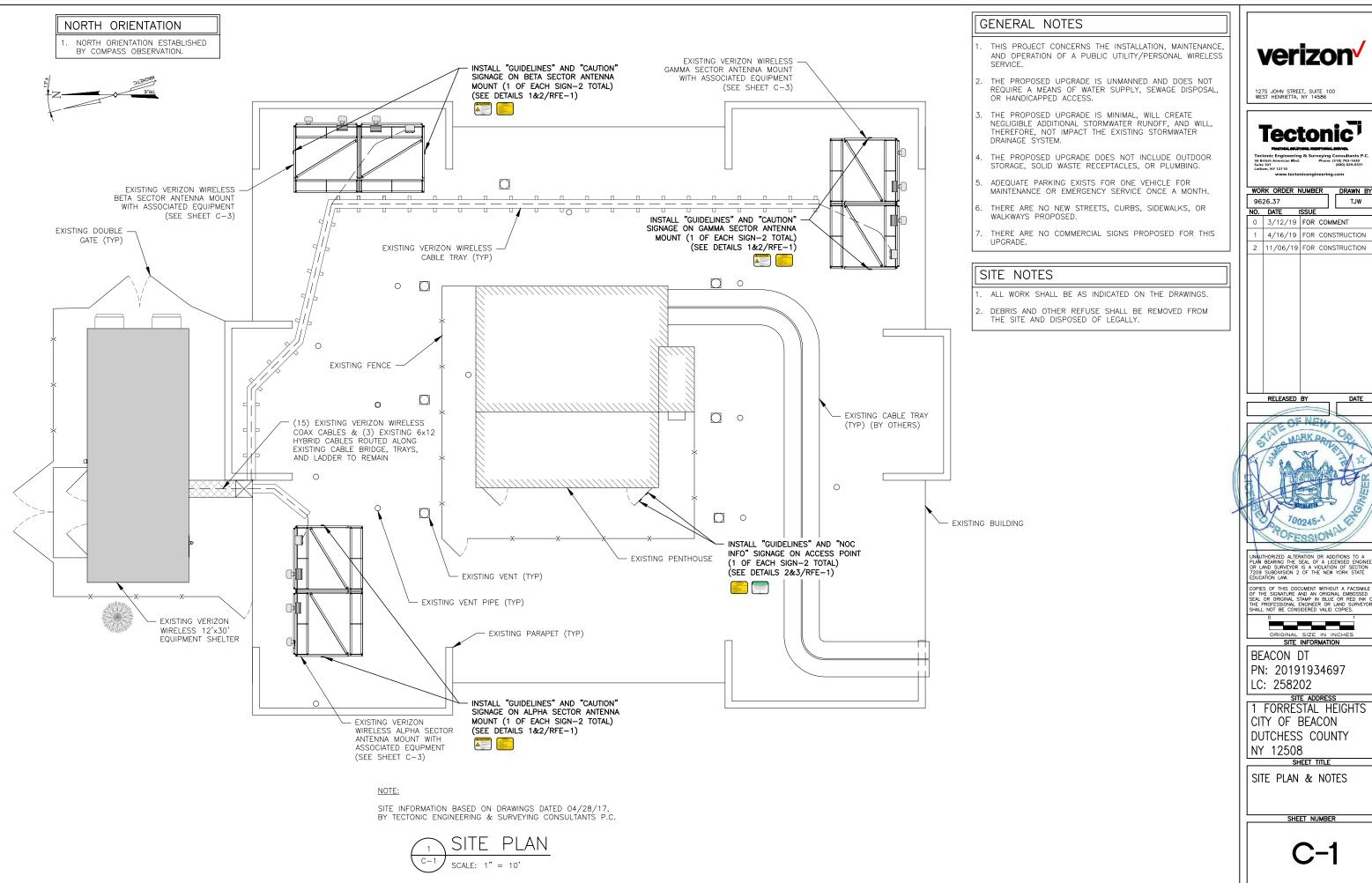
BEACON DT PN: 20191934697 LC: 258202

SITE ADDRESS

1 FORRESTAL HEIGHTS CITY OF BEACON DUTCHESS COUNTY NY 12508

TITLE SHEET

T-1





Tectonic

9626.37

TJW NO. DATE ISSUE 0 3/12/19 FOR COMMENT

1 4/16/19 FOR CONSTRUCTION 2 11/06/19 FOR CONSTRUCTION

DATE

SITE INFORMATION

BEACON DT PN: 20191934697

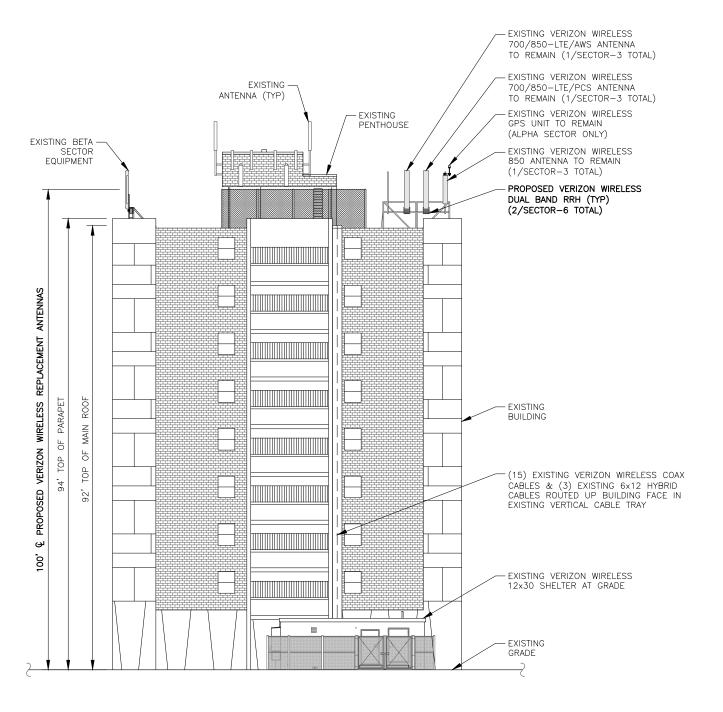
SITE ADDRESS

1 FORRESTAL HEIGHTS CITY OF BEACON DUTCHESS COUNTY NY 12508

SITE PLAN & NOTES

SHEET NUMBER

NOTE: ALL EXISTING ANTENNAS ARE TO REMAIN. THE ONLY CHANGE IS THE REPLACEMENT OF RRH'S BEHIND THE EXISTING ANTENNAS.



NOTE: SEE SHEET C-3 FOR ANTENNA ORIENTATION AND SEE SHEET C-4 FOR RRH MOUNTING DETAILS.



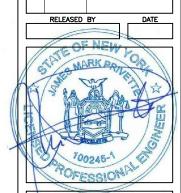


1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586

Tectonic¹

Tectonic Engineering & Surveying Consultant 36 British American Blvd. Phone: (518) 783-16: Suite 101 (800) 829-6 Latham. NY 12110

	RK ORDER 1 26.37	1011101		Γ	TJW
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2	11/06/19	FOR	CON	IST	RUCTION



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ORIGINAL SIZE IN INCHES

BEACON DT PN: 20191934697 LC: 258202

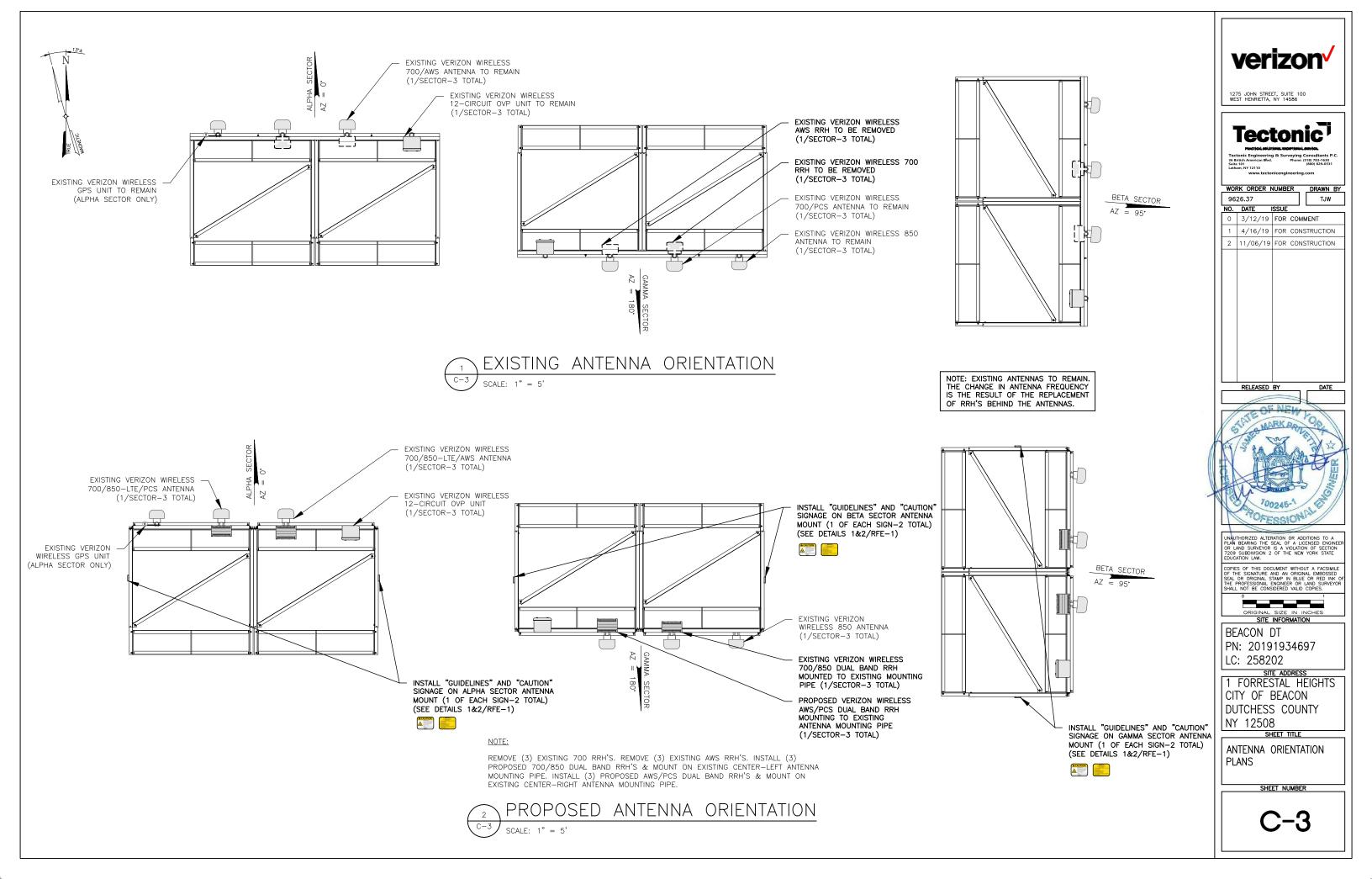
SITE ADDRESS

1 FORRESTAL HEIGHTS
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE
NORTH ELEVATION

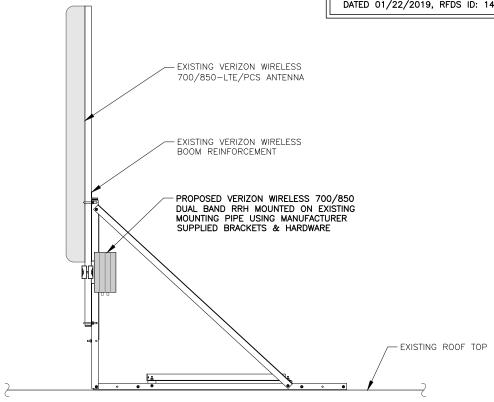
SHEET NUMBER

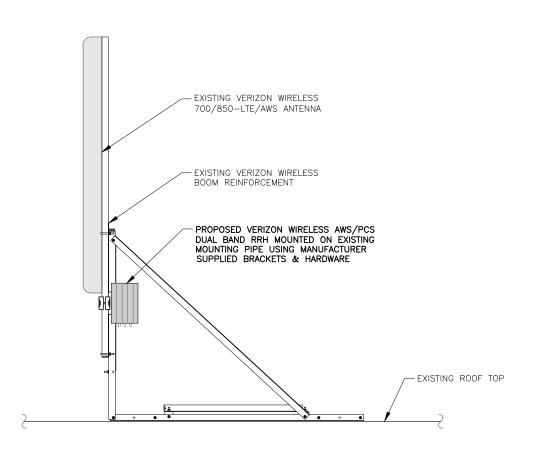
C-2



NOTE:

RRH SCHEDULE BASED ON AN RF ANTENNA DESIGN SHEET DATED 01/22/2019, RFDS ID: 1437725





RRH MOUNTING DETAILS

SCALE: 1" = 3'

ANTENNA AND CABLE SCHEDULE

SECTOR	STATUS	FREQUENCY	ANTENNA DATA	AZIMUTH (TRUE NORTH)	# OF ANTENNAS PER SECTOR	ANTENNA & HEIGHT (AGL)	# OF CABLES	CABLE LENGTH
ALPHA	EXISTING	850	71" x 11.2" x 5.2", 17 LBS	0,	1	100'	(2) EXISTING COAX	N/A
ALPHA	EXISTING	700/850-LTE/AWS	96" x 11.9" x 7.1", 51.6 LBS	0,	1	100'	JUMPERS FROM RRH'S	7'/3'±
ALPHA	EXISTING	700/850-LTE/PCS	96" x 11.9" x 7.1", 51.6 LBS	0°	1	100'	JUMPERS FROM RRH'S	3'/7'±
BETA	EXISTING	850	71" x 11.2" x 5.2", 17 LBS	95°	1	100'	(2) EXISTING COAX	N/A
BETA	EXISTING	700/850-LTE/AWS	96" x 11.9" x 7.1", 51.6 LBS	95°	1	100'	JUMPERS FROM RRH'S	7'/3'±
BETA	EXISTING	700/850-LTE/PCS	96" x 11.9" x 7.1", 51.6 LBS	95°	1	100'	JUMPERS FROM RRH'S	3'/7'±
GAMMA	EXISTING	850	71" x 11.2" x 5.2", 17 LBS	180°	1	100'	(2) EXISTING COAX	N/A
GAMMA	EXISTING	700/850-LTE/AWS	96" x 11.9" x 7.1", 51.6 LBS	180°	1	100'	JUMPERS FROM RRH'S	7'/3'±
GAMMA	EXISTING	700/850-LTE/PCS	96" x 11.9" x 7.1", 51.6 LBS	180°	1	100'	JUMPERS FROM RRH'S	3'/7'±

NOTES:

- 1. CONTRACTOR TO TAG CABLES AT BOTH ENDS WITH ANTENNA DESIGNATION AS PER COLOR CODING SHEET PROVIDED BY VERIZON WIRELESS AND AS DIRECTED BY VERIZON WIRELESS EQUIPMENT ENGINEER.
- 2. CONTRACTOR TO OBTAIN ALL ELECTRICAL AND MECHANICAL DOWNTILTS FROM THE FINAL RF ANTENNA DESIGN SHEET.

RRH/OVP AND HYBRID SCHEDULE							
SECTOR	STATUS	UNITS	UNIT DATA	# OF UNITS	CABLE TYPE	# OF CABLES	CABLE LENGTH
ALPHA	EXISTING	6627 OVP	28.93" x 15.73" x 10.31", 32 LBS	1	EXISTING 6x12 HYBRID	1	N/A
ALPHA	PROPOSED	700/850 RRH	15.0" X 15.0" X 8.1", 70.3 LBS	1	POWER/FIBER CABLE FROM OVP	1	11'±
ALPHA	PROPOSED	AWS/PCS RRH	15.0" X 15.0" X 10.0", 84.4 LBS	1	POWER/FIBER CABLE FROM OVP	1	7'±
BETA	EXISTING	6627 OVP	28.93" x 15.73" x 10.31", 32 LBS	1	EXISTING 6x12 HYBRID	1	N/A
BETA	PROPOSED	700/850 RRH	15.0" X 15.0" X 8.1", 70.3 LBS	1	POWER/FIBER CABLE FROM OVP	1	11'±
BETA	PROPOSED	AWS/PCS RRH	15.0" X 15.0" X 10.0", 84.4 LBS	1	POWER/FIBER CABLE FROM OVP	1	7'±
							/
GAMMA	EXISTING	6627 OVP	28.93" x 15.73" x 10.31", 32 LBS	1	EXISTING 6x12 HYBRID	1	N/A
GAMMA	PROPOSED	700/850 RRH	15.0" X 15.0" X 8.1", 70.3 LBS	1	POWER/FIBER CABLE FROM OVP	1	11'±
GAMMA	PROPOSED	AWS/PCS RRH	15.0" X 15.0" X 10.0", 84.4 LBS	1	POWER/FIBER CABLE FROM OVP	1	7'±

ANTENNA MOUNTING NOTES

- THE DESIGN AND CONSTRUCTION OF ANTENNA SUPPORTS SHALL CONFORM TO ANSI/TIA-222-G-2005 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS", THE BUILDING CODE OF NEW YORK STATE (CURRENT EDITION) AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- 2. ALL STEEL MATERIALS SHALL BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A123 "ZINC (HOT-DIP GALVANIZED) COATINGS ON IRON AND STEEL PRODUCTS", UNLESS OTHERWISE NOTED.
- 3. ALL BOLTS, ANCHORS AND MISCELLANEOUS HARDWARE SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A153 "ZINC-COATING (HOT-DIP) ON IRON AND STEEL HARDWARE", UNLESS OTHERWISE NOTED.
- 4. DAMAGED GALVANIZED SURFACES SHALL BE REPAIRED BY COLD GALVANIZING IN ACCORDANCE WITH ASTM A780.
- 5. ALL ANTENNA MOUNTS SHALL BE INSTALLED WITH DOUBLE NUTS AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- . DESIGN OF THE ANTENNA MOUNTING BRACKETS, SUPPORTS, AND ALL COMPONENTS THEREOF AND ATTACHMENT THERETO SHALL BE THE RESPONSIBILITY OF THE MANUFACTURER. MANUFACTURER SHALL PROVIDE THE OWNER DRAWINGS DETAILING ALL COMPONENTS OF THE ASSEMBLY, INCLUDING CONNECTIONS, DESIGN LOADS, AND ALL OTHER PERTINENT DATA. MANUFACTURER SHALL ALSO PROVIDE THE OWNER WITH A STATEMENT OF COMPLIANCE, INDICATING THAT THE ANTENNA SUPPORTS HAVE BEEN DESIGNED IN ACCORDANCE WITH ANSI/TIA—222—G—2005 STANDARDS. ALL SUBMISSIONS SHALL BEAR THE SIGNATURE AND SEAL OF A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.

STRUCTURAL NOTES

- 1. ALL WORK SHALL CONFORM TO ANSI/TIA-222-G-2005 "STRUCTURAL STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS", THE BUILDING CODE OF NEW YORK STATE (CURRENT EDITION) AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.
- . REFER TO ANTENNA MOUNT AND SUPPORTING STRUCTURES ASSESSMENT PREPARED BY TECTONIC ENGINEERING & SURVEYING CONSULTANTS P.C., DATED MARCH 15, 2019.



1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586

Tectonic

Tectonic Engineering & Surveying Consultants P 36 British American Blvd. Phone: (518) 783-1630 Suite 101 (800) 829-6531

WORK ORDER NUMBER DRAWN BY

Latham, NY 12110 www.tectonicengineering.com

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ORIGINAL SIZE IN INCHES
SITE INFORMATION

BEACON DT PN: 20191934697 LC: 258202

SITE ADDRESS

1 FORRESTAL HEIGHTS
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

DETAILS & NOTES

SHEET NUMBER

C-4



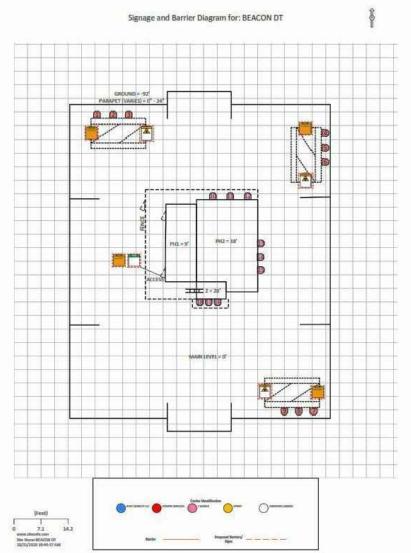




NOTE:

- 1. SIGNS ARE APPROXIMATELY 4.5"x7" IN SIZE.
- 2. INSTALL "GUIDELINES" AND "NOC INFO" AT ACCESS POINTS.







Mitigation Actions Required/Taken	2 1000	NOTICE ((Y))	ACAUTION	AWATNING	HIFORMATION	M
	GUIDELINES	NOTICE	CAUTION	WARNING	NOC INFO	BARRIER/MARKER
					*	dimensions
Access Point(s)	1			1	4.	SHIPSHARM
Access Point(s)			1			dimensions
			1 1			

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PROPOSED RFE REPORT

mitigation is not installed by consultant/vendor).

written agreement | Verizon Wireless

SIGNAGE AND BARRIER SCHEDULE BASED ON A PRE-INSTALL EME REPORT PREPARED BY SITE SAFE, LLC DATED 10/31/2019.



TOWER STANDOFF KIT
(SITE PRO1 - STK2 1 1/2"-3")



STAINLESS HARDWARE
(SITE PRO1 - PART# GHK38)



UNIVERSAL ANGLE ADAPTER (SITE PRO1 - PART# ADAP-0)

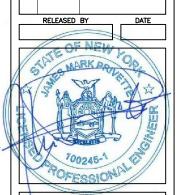


1275 JOHN STREET, SUITE 101 WEST HENRIETTA, NY 14586

Tectonic

Tectonic Engineering & Surveying Consultant 36 British American Blvd. Phone: (518) 783-163 Suite 101 (800) 829-6 Latham, NY 12110

9626.37 TJW NO. DATE ISSUE 0 3/12/19 FOR COMMENT 1 4/16/19 FOR CONSTRUCTION	WOF	RK ORDER	NUMB	ER	DRAWN
0 3/12/19 FOR COMMENT 1 4/16/19 FOR CONSTRUCTION	96	26.37			TJW
1 4/16/19 FOR CONSTRUCTION	NO.	DATE	ISSUE		
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	1	4/16/19	FOR	CON	STRUCTION
2 11/06/19 FOR CONSTRUCTION	2	11/06/19	FOR	CON	STRUCTION



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ORIGINAL SIZE IN INCHES
SITE INFORMATION

BEACON DT PN: 20191934697 LC: 258202

SITE ADDRESS

1 FORRESTAL HEIGHTS
CITY OF BEACON
DUTCHESS COUNTY
NY 12508

SHEET TITLE

RF SIGNAGE & DETAILS

SHEET NUMBER

RFE-1

CHECK DATE

CONTROL NUMBER

0.00 Net:

Ded:

		CHECK	
DATE DESCRIPTION	INVOICE #	AMOUNT DEDUCTION	NET AMOUNT
2847.00 City of Beacon			
01/23/2020 35006.85		2,500.00	2,500.00

40858 TOTALS ▶ 2,500.00 2,500.00 Gross: 01/23/2020 KEYBANK, NA 66 S PEARL ST ALBANY, NY 12207 29-7/213 YOUNG/SOMMER LLC 40858 5 PALISADES DRIVE SUITE 300 ALBANY, NY 12205 Security features included. Details on back CHECK DATE **AMOUNT** 01/23/2020 **\$2,500.00 PAY *** TWO THOUSAND FIVE HUNDRED & 00/100 DOLLARS TO THE **ORDER** City of Beacon OF:

"O4O858" CO21300077C 329681312800"

CHECK DATE

01/23/2020

CONTROL NUMBER

40857 TOTALS ▶

500.00

0.00 Net:

				CHECK	
DATE [DESCRIPTION	INVOICE #	AMOUNT	DEDUCTION	NET AMOUNT
	City of Beacon		500	^^	500 0
01/23/202	20 35006.85		500.	.00	500.0

YOUNG/SOMMER LLC 5 PALISADES DRIVE SUITE 300 KEYBANK, NA 66 S PEARL ST ALBANY, NY 12207 29-7/213 40857 ALBANY, NY 12205 </table-container> AMOUNT DATE CHECK ****\$500.00 01/23/2020 **PAY** *** FIVE HUNDRED & 00/100 DOLLARS TO THE **ORDER** City of Beacon OF: AUTHORIZED SIGNATURE

500.00

Ded:

#O40857# #O21300077# 329681312800#

Gross:

PLANNING BOARD REVIEW ELIGIBLE FACILITY REQUEST

I	Applic	cant: Verizon Wireless	Project Site: 1-2 Forrestal Heights
1	Descri	iption: Applicant has submitted an application to modify an existing wireless _	Tower [tower or base station] that involves:
Γ		Collocation of new transmission equipment	
	X	Removal of transmission equipment	
	<u>X</u>	Replacement of transmission equipment	

Does the request substantially change the physical dimensions of the eligible support structure?

Substantial Change Criteria	Application Details
For towers other than towers in the public rights-of-way, does the application increase the height of the tower by more than 10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet? For other eligible support structures, does the application increase the height of the structure by more than 10% or more than ten feet?	NO
For towers other than towers in the public rights-of-way, does the application involve adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty feet, or more than the width of the tower structure at the level of the appurtenance? For other eligible support structures, does the application involve adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six feet?	NO
For any eligible support structure, does the application involve installation of more than the standard number of new equipment cabinets for the technology involved? For towers in the public rights-of-way and base stations, does the application involve the installation of any new equipment cabinets on the ground if there are no pre-existing ground cabinets associated with the structure, or else involve installation of ground cabinets that are more than 10% larger in height or overall volume than any other ground cabinets associated with the structure?.	NO
Does the application entail excavation or deployment outside the current site?	NO
Does the proposed application defeat the concealment elements of the eligible support structure?	NO
Does the proposed application comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment?	YES

City of Beacon Planning Board 2/11/2020

Review Local Law
Subject:
City Council request to review proposed Local Law regarding three month extension of Water Moratorium on residential and commercial development

Background:

Title:

ATTACHMENTS:

Description Type
Local_Law_Regarding_Extension_of_Water_Moratorium Local_Law

Draft: 2/4/20

LOCAL LAW NO. ____ OF 2020

CITY COUNCIL CITY OF BEACON

LOCAL LAW REGARDING EXTENSION OF A MORATORIUM

A LOCAL LAW to extend for three (3) months the Moratorium imposed by Local Law 6 of 2019.

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

SECTION 1. TITLE

This local law shall be entitled, "A Local Law, pursuant to Municipal Home Rule Law § 10, extending the Moratorium imposed by Local Law 6 of 2019 of the City of Beacon with respect to land use approvals to review certain special use, site plan, and subdivision applications involving residential, commercial and mixed use developments within the City of Beacon, by means of amending Chapter 223, Zoning, of the Code of the City of Beacon."

SECTION 2. LEGISLATIVE INTENT AND PURPOSE

Pursuant to the statutory powers vested in the City of Beacon to regulate and control land use and to protect the health, safety and welfare of its residents, it is the intent of the City Council to extend for an additional three (3) months the Moratorium contained in Local Law 6 of 2019 previously adopted by the City Council on September 3, 2019, and filed with the Secretary of State on September 16, 2019, with respect to the review and approval of certain special use, site plan, and subdivision applications involving residential, commercial and mixed use developments within the City of Beacon, by means of amending Chapter 223, Zoning, of the Code of the City of Beacon. The Moratorium contained in Local Law 6 of 2019 is set to expire on March 3, 2020, unless otherwise extended.

In February 2019, Well #2 was taken off line because tests of the well showed high turbidity from silting. WSP examined Well #2 and determined that the excessive silting was entering

the well from a fracture about 240 feet down. Well #2 has remained off line while the City developed a mitigation plan to restore the well.

WSP performed a Water Supply Adequacy review with Well #2 out of service, incorporating and assessing the water needs of existing developments, and projects in the process of being built, recently approved and pending before the Planning Board. WSP's review concluded that there is an adequate supply of water and an approximate surplus of 170,000 gpd (gallons per day).

The City has developed a course of action to correct the silting and bring Well #2 back on line. The City is concerned that approving new development proposals while repairs are being made to Well #2 would be imprudent and it would not be fair to applicants to entertain new applications during this time of uncertainty because the success of the repairs to Well #2 will be unknown until the work is completed and evaluated.

It is the purpose of this Local Law to establish a temporary moratorium on residential and commercial development in order to protect the City and its residents, businesses and visitors from the potential impacts of new development on the City's water supply given the condition of Well #2. Imposition of this moratorium will allow the City additional time to repair Well #2 and regulate residential and commercial development within the City of Beacon to further protect the City's water supply.

Since the adoption of Local Law 6 of 2019 on September 3, 2019, the following actions have been taken:

- 1. WSP completed a flow test for the portion of the raw water main from the Cargill Reservoir to the treatment plant that included evaluating the flow conditions at Well 1 and Well 2. Based on the results of the flow test and the hydraultic model, WSP determined the design parameters to allow for specifying the proposed well pump for Well 2.
- 2. The design parameters were provided to a pump vendor and a new well pump was selected for installation. WSP is in the process of preparing bid specifications for pump purchase and installation. Once the new pump is installed, the well will be pumped to waste to further develop the well and reduce the turbidity in the well to below the drinking water standard.

WSP requires additional time to repair Well #2. The City believes, based upon progress to date, that the repairs will be completed within three (3) months. Therefore, extending the existing Moratorium for another three (3) months is reasonable and necessary.

SECTION 3. MORATORIUM

1. Effective immediately upon filing with the Secretary of State and continuing for a period of three (3) months from such date, and subject to paragraph 2 below, no

application for a building permit (other than a building permit for a project previously approved by a land use board), area variance, use variance, special use permit, site plan approval, or subdivision approval will be processed by the Building Department, or City Council, Planning Board or Zoning Board of Appeals ("Land Use Boards"), and no permit or approval will be issued by the Building Department or any Land Use Board for the modification, expansion or establishment of residential, commercial or mixed use developments within the City until this ordinance has expired as set forth in paragraph 3 below or has been repealed according to applicable law.

- 2. All applications for building permits, use variance, area variance, special use permit, site plan approval and subdivision approval submitted to the City on or before June 11, 2019, or pending before the Building Department or Land Use Board on or before June 11, 2019 are exempt from this moratorium. Any application submitted after June 11, 2019 may be heard and reviewed by any Land Use Board, but may not be subject to a vote and any application that was submitted to any Land Use Board after June 11, 2019 and received a vote, may not receive a Building Permit. The Land Use Board may hold public hearings and discuss the application, but the Land Use Board may not formally approve or deny such application. Any building permit application for a single family home and any application seeking a modification or extension of an existing approval that does not increase the density (by unit or bedroom count) shall be exempt from this moratorium and any residential application that would result in an increase in water usage of no more than 440 gallons of water per day, as determined by the City Building Inspector, is exempt from this moratorium. Any non-residential application that would result in an increase in water usage of less than 2,000 gallons per day, as determined by the City Building Inspector, is exempt from this moratorium. In addition, this moratorium shall not apply to the reuse of any existing non-residential building for industrial or manufacturing uses, as determined by the Building Inspector, where such use does not increase the existing building footprint or otherwise increase the building square footage.
- 3. This moratorium shall automatically expire thirty (30) days after the City Administrator's receipt of a report from the City's Water Consultant that (i) confirms Well 2 has been repaired; (ii) states the gallons per minute being pumped from Well 2; (iii) confirms the total capacity available to the City from all water production; (iv) advises if any of the Conclusions in its March 2018 Comprehensive Water Supply Plan are affected by the new yield from Well 2 (if less than previously studied); and (v) confirms the City of Beacon has sufficient safe yield from the sources of supply to meet the current and projected Long Term Build-Out demand as detailed in the March 2018 Comprehensive Water Supply Plan. Should the repairs not be completed or the above referenced report not meet the criteria detailed above, the City Council may extend the moratorium, after following the procedure to adopt a Local Law, for a period of time as the City Council, in its sole discretion, deem necessary.

SECTION 4. ADMINISTRATIVE RELIEF FROM MORATORIUM

- 4. In order to prevent an unlawful taking of property and to prevent irreparable harm, the City Council is authorized to grant limited relief from this moratorium pursuant to the standards and requirements herein. An applicant seeking such relief shall be required to show by clear and convincing evidence, including credible dollars and cents proof, that the applicant cannot make any reasonable use of its property due solely to the moratorium; that the moratorium prohibits fulfillment of the applicant's reasonable investment-backed expectations; that the moratorium causes irreparable injury to the applicant; and that it would be unreasonable and unjust not to grant relief from the moratorium.
- 5. An application may be made in writing to the City Council requesting an exemption from the provisions herein. After due notice and a public hearing on such application, the City Council may grant an exemption with such conditions as it may deem reasonable and necessary, provided such exemption is the minimum relief necessary.
- 6. All such applications to the City Council shall be deemed Unlisted actions under SEQRA. In the event relief from the moratorium is granted by the City Council, the applicant shall proceed to the City's Land Use Boards to apply for required development approvals. Notwithstanding any relief granted pursuant to this section, a development approval shall not be granted unless the approved application complies with all zoning and all other requirements in effect on the date of approval.
- 7. The applicant or any other person aggrieved by a decision of the City Council made pursuant to this section may apply to the state supreme court pursuant to article seventy-eight of the civil practice laws and rules.

SECTION 5. CONFLICTING LAWS SUPERSEDED

All local laws, ordinances, or parts of local laws and ordinances, of the City of Beacon that are in conflict with the provisions of this Local Law are hereby suspended to the extent necessary to give this Local Law full force and effect during the effective period of the moratorium. Pursuant to Municipal Home Rule Law Section 10, this Local Law shall supersede any inconsistent provisions of New York State General City Law for the entire duration of this moratorium, including any extension thereof.

SECTION 6. SEPARABILITY

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 adoption and filing with the Secretary of State as provided by the Municipal Home Rule Law.

City of Beacon Planning Board 2/11/2020

<u>litie</u> :
Traffic Safety Committee Appointment
Subject:
Consider adoption of a Resolution appointing a Planning Board member to the Traffic and Safety Planning Committee
Background:
ATTACHMENTS:

Traffic Safety Appointment Resolution

Description

Type

Resolution

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

APPOINTING PLANNING BOARD MEMBER TO SERVE ON THE TRAFFIC AND SAFETY PLANNING COMMITTEE

WHEREAS, the City of Beacon has a Traffic and Safety Planning Committee pursuant to Chapter 65 of the City Code; and

WHEREAS, the Committee includes one member to be a representative of the Planning Board as designated by the Planning Board.

appoints		SE IT RESOLVED, that the to serve on the	· ·
and Safety Plannii	ng Committee.		
Resolution Adopt Beacon, New Yor	ed: February 11, k	, 2020	
			020
John Gunn, Chair		Dated	
City of Beacon Pl	anning Board		
Motion by	, secon	nded by:	
Kevin Byrne	Voting:	Leonard Warner	Voting:
Rick Muscat	Voting:	J. Randall Williams	Voting:
Karen Quiana	Voting:	John Gunn, Chairman	Voting:
Jill Reynolds	Voting:		
Resolution: App	proved		
Der	nied		

City of Beacon Planning Board 2/11/2020

Cover Memo/Letter

<u>Title</u> :			
Edgewater			
Subject:			
Consider request for a six (6) month extension of Subdivision and Site Plan Approval – Edgewater			
Background:			
ATTACHMENTS:			
Description	Туре		
Edgewater Extension Request	Cover Memo/Letter		

Edgewater Planning Board Extension Request



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

Taylor M. Palmer tpalmer@cuddyfeder.com

January 30, 2020 BY FEDERAL EXPRESS AND E-MAIL

Hon. Lee Kyriacou, Mayor & Members of the City Council City of Beacon One Municipal Plaza Beacon, New York 12508

Hon. John Gunn, Chairman & Members of the Planning Board City of Beacon One Municipal Plaza Beacon, New York 12508 Hon. David Jensen, Chairman & Members of the Zoning Board of Appeals City of Beacon One Municipal Plaza Beacon, New York 12508

Re: Edgewater Special Use Permit, Subdivision, Site Plan & Area Variance Approvals Joint Request for One (1) Year Extension of Approvals

Tax IDs: 5954-25-566983, 574979, 582985, & 5955-19-590022

Dear Mayor Kryiacou, Chairman Gunn, Chairman Jensen, and Members of the City Council, Planning Board and Zoning Board of Appeals:

On behalf of Scenic Beacon Developments, LLC (the "Applicant"), we are writing to request a six (6) month (or two (2) 90-day)) extension for each of the following Approval Resolutions pertaining to the Edgewater Project:

- 1) City Council Resolution Granting a Special Use Permit, dated August 6, 2019 (the "City Council Resolution"). See Exhibit A.
 - a. <u>Note</u>: The City Council Resolution was extended by Resolution 115 of 2019, dated August 19, 2019, extending the City Council Resolution until February 6, 2020. *See* Exhibit A Extension.
- 2) Planning Board Resolution Granting Preliminary & Final Subdivision Plat and Site Plan Approval for the Edgewater Project adopted September 11, 2018 and dated September 17, 2018 (the "Planning Board Resolution"). See Exhibit B
 - a. <u>Note</u>: The Planning Board Resolution was extended on August 13, 2019, extending the Planning Board Resolution until March 3, 2020. *See* Exhibit B Extension.
- 3) Zoning Board of Appeals Area Variance Approval Resolution dated January 17, 2018 (the "ZBA Resolution"). See Exhibit C.
 - a. <u>Note</u>: The ZBA Resolution was extended on August 20, 2019, extending the ZBA Resolution until March 10, 2020. *See* Exhibit C Extension.

This joint request is timely, as 180 days (six (6) months)) have not elapsed since the dates of the last extensions granted for the Approval Resolutions.



January 30, 2020 Page -2-

Since the Applicant last appeared before each of your Boards, in response to the County Health Department's May 29, 2019 letter to the Applicant's Engineer, Hudson Land Design, the City's Engineering Consultant, Henning, Durham & Richardson Architecture and Engineering, P.C. ("HDR"), prepared a supplemental hydraulic capacity analysis of the City's sanitary sewer system. Based on our discussions with City Staff and based on the HDR report we understand that the City of Beacon is in the process of upgrading its sanitary sewer system, specifically including the North Interceptor and West Main Street sewer pump station that service the property, which improvements include but are not limited to the following:

- 1. Conducting work on the sluiceway at the STP headwork;
- 2. Replacing an 18" gravity line within the DIA Beacon property and along Dennings Avenue to the Sluiceway at the STP with a new 30" pipe;
- 3. Replacing dual 10" force mains from West Main Street pump station to the gravity line through DIA Beacon; and
- 4. Replacing the West Main Street pump station.

Provided the above, in the meantime the Applicant is working with City Staff toward satisfying the final comment from the Dutchess County Department of Behavior and Community Health (the "County Health Department") regarding the project, so that the Final Subdivision Plat may be approved and signed by the County Health Department. The Applicant has been in contact with the City Attorney and the City Administrator regarding the sign-off from the County Health Department, and we understand the Applicant and City Staff will be working together to contact the County Health Department to close out this final condition.

Additionally, we also understand that the Planning Board Attorney is in the process of reviewing each of the draft agreements that the Applicant has submitted to the City for review in order to satisfy the prerequisite Conditions provided in the Planning Board Resolution so that the Final Subdivision Plat can be signed by the Planning Board Chairman and subsequently recorded in the Dutchess County Clerk's Office. At this time, we understand that comments are forthcoming from the City regarding same.

Accordingly, given the Applicant's diligent efforts to see that the Final Subdivision Plat is approved by the County Health Department, as well as the Applicant's efforts to satisfy the conditions to the Approval Resolutions, we respectfully submit this formal request for two (2) 90-day extensions (180 days) of the City Council Resolution, Planning Board Resolution and ZBA Resolution, thus extending to the City Council Resolution until August 6, 2020 and extending the Planning Board Resolution to September 4, 2020 and extending the ZBA Resolution until September 10, 2020, the dates by which the Applicant must satisfy the conditions in the Approval Resolutions.



January 30, 2020 Page -3-

We respectfully request that you please place the respective requests for extensions on the next available City Council, Planning Board and Zoning Board Agendas, respectively, for consideration of the Applicant's request for two (2) 90-day extensions. Thank you in advance for your consideration in this matter.

Very truly yours,

Taylor M. Palmer

Enclosures

cc: Nicholas M. Ward-Willis, Esq. - City Attorney

Jennifer L. Gray, Esq. – Planning Board Attorney

Drew V. Gamils, Esq. – ZBA Attorney

Exhibit A



CITY OF BEACON CITY COUNCIL

Resolution No. <u>116</u> of 2018

RESOLUTION GRANTING A SPECIAL USE PERMIT FOR EDGEWATER (22 EDGEWATER PLACE)

WHEREAS, Scenic Beacon Developments, LLC (the "Applicant") submitted an application for a Special Use Permit to construct multifamily housing on property located and collectively known as 22 Edgewater Place, located in the RD-1.7 Zoning District. Said premise being known and designated on the City Tax Map as Parcel IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979; and

WHEREAS, the City Council is the approval authority for the Special Use Permit pursuant to City of Beacon Zoning Code §223-18; and

WHEREAS, the Special Use Permit application was submitted by the Applicant in conjunction with its application for Preliminary and Final Subdivision Plat approvals (lot merger) and Site Plan approval for the construction of seven (7) apartment buildings originally containing a total of 307 units (413 bedrooms) following the demolition of two existing structures and the merger of four lots into a single 12-acre parcel, along with associated infrastructure including but not limited to landscaping, stormwater management facilities, lighting, off-street parking areas, and retaining walls; and (the "Project" or "Proposed Action"); and

WHEREAS, the Subdivision is shown on the drawing, entitled, "Lot Consolidation Map Prepared for Weber Projects LLC," dated March 6, 2017, prepared by TEC Land Surveying; and

WHEREAS, the Site Plan is shown on the drawings entitled, "Site Plan Edgewater," Sheets 1-15, dated January 31, 2017, last revised June 26, 2018, prepared by Aryeh Siegal, Architect; and

WHEREAS, the original Proposed Action was a Type I action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on May 9, 2017 and continued the hearing to July 11, 2017, August 8, 2017, September 12, 2017, October 12, 2017, November 14, 2017 and December 12, 2017, at which time the (SEQRA) 5102/11/640091v1 8/3/18

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

WHEREAS, the Planning Board determined that the Proposed Project is entirely consistent with the Local Waterfront Revitalization Program ("LWRP") policies which apply to the Project; and

WHEREAS, on January 17, 2018, the Zoning Board of Appeals opened and closed a public hearing on the Applicant's variance application to (1) allow three proposed buildings to have 5 stories where the maximum building height is 4.5 stories pursuant to City Code § 223-17.C/223 Attachment 1:6; (2) allow four proposed buildings to exceed 36 units where the maximum number of dwelling units per building is 36 units pursuant to the City Code § 223-17.C/223 Attachment 1:6; and (3) allow less than 30 feet between buildings where the minimum distance between buildings on the same lot is 30 feet pursuant to City Code § 223-17.C/223 Attachment 1:6; and

WHEREAS, on January 17, 2018, the Zoning Board of Appeals granted the Applicant's variance requests, with conditions; and

WHEREAS, on May 21, 2018, the City Council adopted Law No. 9-2018 which amended the calculation of lot area per dwelling unit in the R1, RD and Fishkill Creek Development Districts;

WHEREAS, Local Law No. 9-2018 provides that for all development proposals involving a total lot area of more than three acres within the R1, RD and Fishkill Creek Development Districts, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, pre-development very steep slopes of 25 percent or more; and

WHEREAS, application of Local Law No. 9-2018 resulted in a total area of 110,533 square feet being deducted prior to determining the net buildable area for the Project.

WHEREAS, on June 12, 2018 the Beacon Planning Board received a revised set of plans for the Project which included revisions to the Site Plan, in part to comply with Local Law No. 9-2018; and

WHEREAS, the revisions to the Project include but are not limited to a reduction in the total number of proposed dwelling units from 307 units (413 bedrooms) to 246 units (350 bedrooms) which is a reduction of 61 units or approximately 20%, a reduction in the number of parking spaces by approximately 15%, reduction in water usage by 15%, a reduction in school age children by 13%, a reduction in the amount of impervious surface coverage, while increasing the area to remain as green space and not developed and

providing approximately 140 feet of additional walkways on the west side of the Property facing the Hudson River, beyond what was originally proposed ("Amended Project" or "Amended Proposed Action"); and

WHEREAS, the Project will provide twenty five (25) Below Market Rate Housing as per the City Code; and

WHEREAS, the Amended Project is no longer a Type I action because it was amended to include 246 total dwelling units which falls below the threshold for Type I actions; and

WHEREAS, the Amended Project is therefore an Unlisted Action pursuant to SEQRA; and

WHEREAS, based upon a review of the Updated Parts 1 and 2 of the Full EAF and all other application materials that were submitted in support of the Proposed Action and the Amended Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board adopted an Amended Negative Declaration on July 10, 2018 and determined that the Amended Proposed Action will not have any significant adverse impacts upon the environment; and

WHEREAS, on July 10, 2018 the Planning Board also determined that the Amended Project is entirely consistent with the Local Waterfront Revitalization Program ("LWRP") policies which apply to the Amended Project; and

WHEREAS, on July 16, 2018, the City Council opened a public hearing on the Special Use Permit application in connection with the Amended Project, at which time all interested persons were given the opportunity to be heard and the public hearing was closed on July 16, 2018; and

WHEREAS, the City Council has reviewed the application for a Special Use Permit against the standards for a Special Use Permit set forth in the City of Beacon Zoning Code Sections 223-18 and finds the proposal complies with this section of the Zoning Law, as set forth below.

NOW, THEREFORE, BE IT RESOLVED, that the City Council hereby finds pursuant to Sections 223-18 of the City Zoning Code:

1. The location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, the size of the site in relation to it and the location of the site with respect to streets giving access to it are such that it will be in harmony with the appropriate and orderly development of the district in which it is located.

- 2. The project is within walking distance of the Beacon Train Station and will provide economic benefits of pedestrian traffic to Main Street, while not significantly increasing vehicular impacts on City streets.
- 3. The Project includes a balanced mix of housing types and sizes, including 25 below-market-rate units in accordance with the City's Affordable Workforce Housing Law.
- 4. The location, nature and height of buildings, walls and fences and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the appropriate development use of adjacent land and buildings.
- 5. Operations in connection with any special use will not be more objectionable to nearby properties by reason of noise, fumes, vibration or other characteristic than would be the operations of any permitted use, not requiring a special permit.
- 6. The proposed Amended Project is compatible with other multifamily developments in the surrounding neighborhood, which include the existing Tompkins Terrace and Colonial Springs residential developments.
- 7. Parking areas will be of adequate size for the particular use and property located and suitably screened from the adjoining residential uses, and the entrance and exit drives shall be laid out so as to achieve maximum safety.

BE IT FURTHER RESOLVED, that the City Council grants a Special Use Permit to Scenic Beacon Developments, LLC to construct 246 units of multifamily housing on property located and collectively known as 22 Edgewater Place, located in the RD-1.7 Zoning District, and designated on the City Tax Map as Parcel IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979, upon the following conditions:

- 1. Prior to the issuance of a Building Permit, the Applicant shall obtain Subdivision and Site Plan approval from the City of Beacon Planning Board.
- 2. No permits shall be issued until the Applicant has paid to the City all applicable fees and professional review fees incurred in connection with review of this Application.
- 3. Any increase to the total number of units above 246 or bedrooms above 350 on the Property shall require an application to the City Council and the Planning Board to amend the Special Permit and Site Plan, respectively.
- 4. The Applicant has agreed that the trail depicted on the western side of the property which connects to Tompkins Terrace to the North and is generally adjacent to the Bluff as depicted on the Amended Site Plan and the sidewalks south of Building 5 and along the Branch Street entry that connect to Bank Street (the "Connection Trail") are open to the public, dawn to dusk, weather dependent, and that such trail may be connected, at the City's sole cost and expense, in the future to the City's proposed Greenway Trail to the west along the Metro North property (the "Greenway Trail"). Regulations regarding public

use of the Connection Trail will be determined during Site Plan review. The specific location of the connection between the Greenway Trail and the Connection Trail cannot presently be identified by the City. Therefore, the Amended Site Plan shall be designed to accommodate a pedestrian connection to the Metro-North northern parking lot immediately to the west or any proposed development on such property (City Tax Map as Parcel IDs 5954-25-549980 and 5954-33-549777), and thereby also more directly connect to Train Station and any future northern extension of the Hudson River Greenway Trail through the Metro-North parking area. The Subdivision shall contain language satisfactory to the City Attorney offering for dedication to the City an easement, without a legal description, to locate, construct and maintain said Greenway Trail connection.

- 5. A copy of this Resolution shall be attached to the Certificate of Occupancy.
- 6. As used herein, the term "Applicant" shall include its heirs, successors and assigns.
- 7. In accordance with Section 223-18.F(1)(b)(2) of the Zoning Law, this Special Permit approval authorizes only the particular use specified in the permit and shall expire if:
 - a. A bona fide application for a Building Permit is not filed within one (1) year of the issuances of this Special Permit approval; or
 - b. If all required improvements are not made within two (2) years from the date of issuance of the Building Permit; or
 - c. If said use ceases for more than six (6) months for any reason.
- 8. In accordance with Section 223-18.F(2) of the Zoning Law, the City Council may grant one (1) or more extensions of up to six (6) months each, to (a) complete the conditions of approval for the special permit use, upon a finding that the applicant is working toward completion of such conditions with due diligence and has offered a reasonable explanation of its inability to complete such improvements and file a bona fide application for a building permit, and (b) to complete construction of the improvements, upon a finding that the Applicant is prosecuting construction with due diligence and has offered a reasonable explanation of its inability to complete the Project. The City Council may impose such conditions as it deems appropriate upon the grant of any extension. The granting of an extension of time shall not require a public hearing.
- 9. The Building Inspector may revoke this Special Permit approval where it is found that the use of the premises does not conform with the limitations and conditions contained in the Special Permit approval.
- 10. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.

11. The approvals granted by this resolution do not supersede the authority of any other entity.

Dated: August 6, 2018

Resolution No. 116 of 2018 Amendments Not on roll call.			Date: August 6, 2018 ☐ On roll call			☐ 2/3 Required	•
						☐ 3/4 Required	
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent
		Terry Nelson	x				
		Jodi McCredo		X			
X		George Mansfield	X				
		Lee Kyriacou	X				
	X	John Rembert		X			
		Amber Grant					x
		Mayor Randy J. Casale	x				
		Motion Carried	x				

Received In the Office of the City Clerk August 7, 2018



CITY OF BEACON CITY COUNCIL

RESOLUTION NO. 115 OF 2019

GRANTING A SPECIAL USE PERMIT EXTENSION FOR EDGEWATER (22 EDGEWATER PLACE)

WHEREAS, on August 6, 2018 the City of Beacon City Council granted a Special Use Permit to Scenic Beacon Developments, LLC (the "Applicant") to construct 246 units of multifamily housing on property located and collectively known as 22 Edgewater Place, located in the RD-1.7 Zoning District (the "Special Permit Resolution"). Said premise being known and designated on the City Tax Map as Pace IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979; and

WHEREAS, pursuant to Section 223-18.F(1) of the City of Beacon Zoning Code and Condition #7 of the Special Permit Resolution, the Special Permit shall expire if, among other, things a bona fide application for a Building Permit is not filed within (1) year of the issuance of the Special Use Permit; and

WHEREAS, as of the date of this Resolution, the Applicant has not filed a bona fide application for a Building Permit; and

WHEREAS, the Applicant's request was timely, as one (1) year had not elapsed since the date of the August 6, 2018 Special Permit Resolution; and

WHEREAS, the City Council is in receipt of a letter from Michael A. Bodendorf, P.E., dated July 26, 2019, requesting two (2) six (6) month extensions of the City Council's Resolution Granting a Special Use Permit, dated August 6, 2018; and

WHEREAS, in accordance with Section 223-F(2) of the City of Beacon Zoning Code and

Condition #8 of the Special Permit Resolution, the City Council may grant one (1) or more

extensions of up to six (6) months each, to "(a) complete the conditions of approval for the

special permit use, upon a finding that the applicant is working toward completion of such

conditions with due diligence and has offered a reasonable explanation of its inability to

complete such improvements and file a bona fide application for a building permit;" and

WHEREAS, Mr. Bodendorf explained in his letter that the Applicant has been

working diligently with the project consultants, City Staff and the Dutchess County

Department of Behavior and Community Health in order to satisfy each of the conditions in

the Special Permit Resolution, as well as those conditions provided in the January 17, 2018

Zoning Board of Appeals Resolution and the Planning Board's Site Plan and Subdivision

Approval Resolution adopted on September 11, 2018. These conditions must be satisfied as

a prerequisite to the Final Subdivision Plat being signed by the Planning Board Chairman

and subsequently recorded in the Dutchess County Clerk's Office; and

WHEREAS, the Applicant appeared at the Council's August 5, 2019 Work Session

meeting and answered questions from the Council and the Council discussed that granting

two (2) six (6) month extensions was not warranted.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of

Beacon hereby finds that the Applicant has offered a reasonable explanation why it has not

been able to apply for a building permit and grants one (1) six (6) month extension of the

City Council's Resolution Granting a Special Use Permit, dated August 6, 2018 for property

located at 22 Edgewater Place to expire on February 6, 2020.

BE IT FURTHER RESOLVED, except as specifically modified by the

amendment contained herein, the Special Permit Resolution dated August 6, 2018 is

otherwise to remain in full force and effect.

Dated: August 19, 2019

5102/11/685007v1 8/14/19

-2-

Resolutio	of 2019	Date:	Augus	st 19, 2019				
☐ Amendments ☐ Not on roll call.			☐ On roll call			☐ 2/3 Required.		
						☐ 3/4 Required		
Motion	Second	Council Member	Yes	No	Abstain	Reason	Absent	
		Terry Nelson	X					
		Jodi McCredo	X					
X		George Mansfield	X					
		Lee Kyriacou	X					
		John Rembert	X					
	X	Amber Grant	X					
		Mayor Randy J. Casale	X					
		Motion Carried	x					

Received in the Office of the City Clerk August 20, 2019

Exhibit B

RESOLUTION

PLANNING BOARD BEACON, NEW YORK

PRELIMINARY & FINAL SUBDIVISION PLAT APPROVALS AND SITE PLAN APPROVAL FOR EDGEWATER PROJECT (22 EDGEWATER PLACE)

WHEREAS, the Beacon Planning Board received applications for Preliminary and Final Subdivision Plat Approvals (lot merger), Site Plan Approval and Special Use Permit Approval from Scenic Beacon Developments, LLC (the "Applicant"), to demolish two existing buildings and construct seven buildings, containing 246 apartments including 25 workforce housing units (350 bedrooms¹), on 12.009 acres on property located and collectively known as 22 Edgewater Place and designated on the Tax Map of the City of Beacon as Parcel IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979 (the "Property") in the RD-1.7 Zoning District, within the within the Local Waterfront Revitalization Program ("LWRP") boundary, (the "Amended Project" or "Amended Proposed Action"); and

WHEREAS, the City Council is the approval authority for the Special Use Permit to permit multifamily housing on the Property pursuant to City of Beacon Zoning Code § 223-18; and

WHEREAS, the Planning Board is the approval authority for the Subdivision and Site Plan pursuant to City of Beacon Code §§ 195-2 and 223-25; and

WHEREAS, the Amended Proposed Action also includes a request for a determination of consistency with the LWRP; and

WHEREAS, the application consists of application forms, correspondence, the Full Environmental Assessment Form ("Full EAF") and professional studies and reports submitted to the Planning Board; and

WHEREAS, the Subdivision is shown on the drawing, entitled, "Lot Consolidation Map Prepared for Weber Projects LLC," dated August 27, 2018, prepared by TEC Land Surveying; and

WHEREAS, the Site Plan is shown on the drawings, entitled "Special Use Permit Application," Sheets 1-15 last revised August 28, 2018, as prepared by Hudson Land Design; TEC Land Surveying; and Aryeh Siegel, Architect; and

¹ The Amended Proposed Action proposes 246 units comprised of 25 studios, 126 1-bedroom units, 86 2-bedroom units, and 9 3-bedroom units.

WHEREAS, the Applicant originally submitted an application for Preliminary and Final Subdivision Plat approvals (lot merger) and Site Plan approval for the construction of seven (7) apartment buildings containing a total of 307 units (413 bedrooms) following the demolition of two existing structures and the merger of four lots into a single 12-acre parcel, along with associated infrastructure including but not limited to landscaping, stormwater management facilities, lighting, off-street parking areas, and retaining walls; and (the "Original Proposed Action"); and

WHEREAS, the Original Proposed Action was a Type I Action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Original Proposed Action on May 9, 2017 and continued the hearing to July 11, 2017, August 8, 2017, September 12, 2017, October 12, 2017, November 14, 2017 and December 12, 2017, at which time the SEQRA public hearing was closed; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Full EAF and all associated materials prepared in connection with the Original Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

WHEREAS, on December 12, 2017 the Planning Board adopted a Resolution finding the Original Proposed Action to be consistent with the relevant policies of the LWRP; and

WHEREAS, the Zoning Board of Appeals opened a duly advertised public hearing on the Applicant's variance application on March 21, 2017 and continued the public hearing to December 19, 2017, at which time all those wishing to be heard were given such opportunity on the Applicant's variance application to (1) allow three proposed buildings to have 5 stories where the maximum building height is 4.5 stories pursuant to City of Beacon Zoning Code § 223-17.C/223 Attachment 1:6; (2) allow four proposed buildings to exceed 36 units where the maximum number of dwelling units per building is 36 units pursuant to the City of Beacon Zoning Code § 223-17.C/223 Attachment 1:6; and (3) allow less than 30 feet between buildings where the minimum distance between buildings on the same lot is 30 feet pursuant to City of Beacon Zoning Code § 223-17.C/223 Attachment 1:6; and

WHEREAS, on December 19, 2017 the Zoning Board of Appeals closed the public hearing; and

WHEREAS, on January 17, 2018, the Zoning Board of Appeals granted the Applicant's variance requests, with conditions; and

WHEREAS, on May 21, 2018, the City Council adopted Law No. 9-2018 which amended the calculation of lot area per dwelling unit in the R1, RD and Fishkill Creek Development Districts; and

WHEREAS, Local Law No. 9-2018 provides that for all development proposals involving a total lot area of more than three acres within the R1, RD and Fishkill Creek Development Districts, the lot area per dwelling unit calculation shall first deduct any lot area covered by surface water, within a federal regulatory floodway, within a state or federally regulated wetland, or with existing, pre-development very steep slopes of 25 percent or more; and

WHEREAS, application of Local Law No. 9-2018 resulted in a total area of 110,2842 square feet being deducted prior to determining the net buildable area for the Project, as shown on the Steep Slopes Analysis Map, dated June 8, 2018, as prepared by Hudson Land Design; and

WHEREAS, on June 12, 2018 the Beacon Planning Board received a revised set of plans which included revisions to the Site Plan, in part to comply with Local Law No. 9-2018; and

WHEREAS, the revisions provided in the Amended Project include but are not limited to a reduction in the total number of proposed dwelling units from 307 units (413 bedrooms) to 246 units (350 bedrooms) which is a reduction of 61 units or approximately 20%, a reduction in the number of parking spaces by approximately 15%, reduction in water usage by 15%, a reduction in school age children by 13%, a reduction in the amount of impervious surface coverage while increasing the area to remain as green space and not developed, adjustments to a retaining wall along the eastern parking lot and relocation of the pathway on the western side of the Property to avoid Very Steep Slopes, and providing approximately 140 feet of additional walkways on the west side of the Property facing the Hudson River, beyond what was originally proposed; and

WHEREAS, the Amended Project is no longer a Type I Action because it was amended to include 246 total dwelling units, which falls below the threshold for Type I Actions, and accordingly the Amended Project is an Unlisted Action pursuant to SEQRA; and

WHEREAS, based upon a review of the Updated Parts 1 and 2 of the Full EAF and all other application materials that were submitted in support of the Original Proposed Action, along with reports from City staff and consultants, information from involved and interested agencies, and information from the public, the Planning Board adopted an Amended Negative Declaration on July 10, 2018 and determined that the Amended Proposed Action will not have any significant adverse impacts upon the environment; and

WHEREAS, on July 10, 2018 the Planning Board also determined that the Amended Project is entirely consistent with the LWRP policies which apply to the Amended Project; and

² The Applicant's representatives calculated the deduction of total lot area as 110,284 square feet whereas the City Engineer calculated the deduction of total lot area as 110,533 square feet. The Special Permit Resolution by the City Council references 110,284 square feet. Both figures result in a maximum density of 252 units.

WHEREAS, on July 16, 2018, the City Council opened and closed a public hearing on the Special Use Permit application in connection with the Amended Project and approved the Special Use Permit application by Resolution 116-2018 (the "Special Permit Resolution") after finding the Amended Proposed Action complies with City of Beacon Zoning Code § 223-18; and

WHEREAS, on August 8, 2017 the Planning Board opened a duly noticed public hearing on the application for Site Plan approval concerning the Original Proposed Action, at which time all those interested were given an opportunity to be heard and the public hearing was continued to September 12, 2017, October 11, 2017, November 14, 2017, December 12, 2017 and thereafter adjourned month to month to June 12, 2018; and

WHEREAS, on August 14, 2018 the Planning Board re-opened a duly re-noticed public hearing on the application for Site Plan approval and opened a duly noticed public hearing pursuant to City of Beacon Zoning Code § 223-16.C regarding impacts to very steep slopes, at which time all those interested were given an opportunity to be heard and the public hearings were closed on September 11, 2018; and

WHEREAS, on September 11, 2018 the Planning Board opened a public hearing on the application for Subdivision approval, at which time all those interested were given an opportunity to be heard and the public hearings were closed on September 11, 2018; and

WHEREAS, the Planning Board has reviewed the proposed Site Plan in accordance with City of Beacon Zoning Code §223-16.B concerning impacts to Very Steep Slopes; and

WHEREAS, on September 7, 2017, the Planning Board's Architectural and Community Appearance Board of Review (the "ARB") reviewed the Original Proposed Action and recommended approval of the design, basing its criteria on City Code §86-6, such that no building or structure is so detrimental to the desirability, property values or development of the surrounding area as to provoke one or more harmful effects set forth in City Code §86-2, and the Amended Project does not materially change the design of the proposed seven buildings; and

WHEREAS, the Planning Board is fully familiar with the Amended Project and has reviewed the Amended Project relative to all applicable provisions of the City of Beacon Code.

- NOW, THEREFORE, BE IT RESOLVED, that the Planning Board has reviewed the proposed Site Plan in accordance with City of Beacon Zoning Code §223-16.B concerning impacts to Very Steep Slopes and finds that the Project avoids construction on Very Steep Slopes, as defined by the City of Beacon Zoning Code, to the extent practicable and further finds that to the extent there are impacts to Very Steep Slopes:
 - (1) There is no other suitable alternative area within the lot available for the proposed development. Disturbing a small portion of Very Steep Slopes is necessary for

almost any type of reasonable development of the Property. A looped road with two points of ingress and egress is recommended for safety purposes and would likely be required for any type of multifamily development on the Property, which is evidenced by the prior disturbance of Very Steep Slopes for previous development on the Property. Further, moving the interior drives to avoid disturbance to Very Steep Slopes would decrease ADA accessibility. Most of the Very Steep Slopes on the Property with the exception of the Bluff on the west side appear to be man-made from previous development of the Property and construction of Bank Street.

- (2) The proposed development is the minimum necessary to make reasonable use of the land. The density of the Project has been reduced from 307 units to 246 units which is six fewer units that the maximum permitted on the Property. In addition, clustering the development reduces the need for a larger footprint which would disturb additional land. Several site design elements have been proposed to further reduce disturbance to the minimum necessary to make reasonable use of the Property, including (i) reduction of parking areas and travel lanes, (ii) landbanked parking and parking under buildings, (iii) retaining wall along the parking area along Buildings 1 and 2 to minimize impacts to Very Steep Slopes along Bank Street and maintain existing vegetation, (iv) relocation of the trail along the Bluff further from the ridgeline, (v) elimination of parallel parking spaces from the access road to reduce impacts to fragmented interior Very Steep Slopes, and (vi) relocation of the retaining wall along the west side of the site entrance off Branch Street to minimize impacts to Very Steep Slopes;
- (3) All feasible construction standards and precautions will be taken to assure that environmental impacts are minimized. Temporary erosion and sediment control (E&SC) measures will be implemented during construction, and permanent E&SC measures are incorporated into the project design. Weekly inspections of the temporary E&SC measures by a qualified professional will be required; and
- (4) The purpose and intent of Section 223-16.B of the Zoning Code are satisfied to the maximum extent feasible. As stated above, most of the Very Steep Slopes on the Property appear to be man-made as a result of previous development of the Property, with the exception of the Bluff at the western edge of the Property. The Bluff will remain largely undisturbed as a result the Project. Thus, the purpose and intent of the Code in preventing erosion, minimizing stormwater runoff, preserving the City's underground water resources, and protecting the City's character and property values, is satisfied by the Project's avoidance of disturbance to Very Steep Slopes, particularly those that are natural and not manmade, to the maximum extent feasible.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Preliminary Subdivision Plat Approval for the Amended Project, as shown on the application materials referenced above.

BE IT FURTHER RESOLVED, that the Planning Board hereby finds that the Final Subdivision Plat will not be substantively changed from the Preliminary Subdivision Plat and hereby determines that a public hearing on the Final Plat is not required.

BE IT FURTHER RESOLVED, that the Planning Board hereby grants Final Subdivision Plat Approval, as shown on the application materials referenced above, subject to the conditions and modifications set forth herein, and also hereby grants Site Plan Approval for the Property located and collectively known as 22 Edgewater Place, as shown on the application materials enumerated above, subject to the following conditions:

A. The following conditions shall be fulfilled prior to the signing of the Final Subdivision Plat by the Chairman of the Planning Board:

- 1. All application review fees shall be paid in full.
- 2. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Amended Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
- 3. The comments contained in the City Engineer's letter to the Planning Board dated September 6, 2018, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat shall be fulfilled to the satisfaction of the City Engineer.
- 4. The comments contained in the City Planner's letter to the Planning Board dated September 6, 2018, and all comments in any subsequent letter(s) issued, pertaining to the Subdivision Plat shall be fulfilled to the satisfaction of the City Planner.
- 5. The Applicant has agreed that the trail depicted on the western side of the Property which connects to Tompkins Terrace to the North and is generally adjacent to the Bluff as depicted on the Amended Site Plan and the sidewalks south of Building 5 and along the Branch Street entry that connect to Bank Street (the "Connection Trail") are open to the public, dawn to dusk, weather dependent. A note shall be added to the plat to this effect.
- 6. The Applicant has further agreed that the Connection Trail may be connected, at the City's sole cost and expense, in the future to the City's proposed Greenway Trail to the west along the Metro North property (the "Greenway Trail"). The note on the plat regarding the future trail linking the future Greenway Trail to the Connection Trail shall be revised to replace the reference to a reservation of rights by the City of Beacon with a grant of easement rights to the City of Beacon and otherwise clarify the scope of the

easement to the satisfaction of the City Attorney, consistent with the Special Permit Resolution adopted by the City Council, which provides the Final Subdivision Plat shall contain language satisfactory to the City Attorney offering for dedication to the City an easement, without a legal description, for the City to locate, construct and maintain said Greenway Trail connection.

- 7. As per the Special Permit Resolution adopted by the City Council for this Project, regulations regarding public use of the Connection Trail were directed to be determined during Site Plan review. Accordingly, the Connection Trail is subject to the following regulations:
 - i. The Connection Trail shall be open to the public from dawn to dusk, subject to weather conditions.
 - ii. The Applicant has the right to close the Connection Trail due to weather conditions or other unsafe or hazardous conditions, including but not limited to construction activity on the Property.
 - iii. The Connection Trail shall be used for purposes of pedestrian recreation or otherwise traveling to and from the Metro North Train Station.
 - iv. The Applicant shall keep the Connection Trail in good working order for the purposes described above.
 - v. The Applicant shall be solely responsible for the construction, maintenance, repair and replacement of the Connection Trail.
- 8. All easements shall be shown on the Final Subdivision Plat to the satisfaction of the City Engineer and City Attorney.
- 9. The following easement agreements, declarations of restrictive covenants or other appropriate documents shall be prepared and submitted to the City Attorney for review and shall be recorded in the Dutchess County Clerk's Office simultaneously with the Subdivision Plat, with a copy of the recorded documents submitted to the City Clerk for filing:
 - i. Stormwater Easement and Maintenance Agreement
 - ii. "Connection Trail" Easement Agreement or Declaration for the purpose of authorizing public access over the "Connection Trail" from Tompkins Terrace to Branch Street.
 - iii. Declaration or Easement Agreement granting to the City of Beacon a 20-foot right-of-way for the construction and maintenance of a trail linking the off-site Greenway Trail to the "Connection Trail" within

the area depicted on the Final Subdivision Plat as "Limits of 'Connection Trail' Connection Area," with the exact location of the 20-foot right-of-way to be determined at a future date. The easement shall include reference to the "Limits of the 'Connection Trail' Connection Area" as shown on the Final Subdivision Plat. As per Special Permit Resolution #116-2018 adopted by the City Council for the Project, construction of the trail linkage shall be at the City of Beacon's sole cost and expense.

- 10. An Offer of Dedication with a description of the area to be dedicated as shown on the subdivision plat to the north of the Branch Street right-of-way shall be submitted to the City Council.
- 11. The proposed water lines serving the Project are being offered for dedication to the City of Beacon. An Offer of Dedication shall be submitted to the City Council along with a draft Water Line Easement Agreement. In the event the City Council does not accept dedication of the installed water lines, the Applicant shall be solely responsible for the maintenance, repair and replacement of such lines.
- 12. The Applicant shall post a performance bond with the City of Beacon for the public improvements which include, but are not limited to, the proposed water system, Branch Street improvements, and traffic signal timing modifications. The Applicant's engineer shall prepare a cost estimate for the work and provide to the City Engineer for review.

When the conditions above have been satisfied, four (4) sets of the above referenced plans revised as per the conditions above shall be submitted for endorsement by the Planning Board Chairman. One set of the endorsed plans will be returned to the Applicant, one set will be retained by the City Clerk, one set will be provided to the Planning Board, and one set each will be forwarded to the Building Inspector, City Engineer and City Planner.

B. Prior to the signing of the Site Plan Drawings by the Planning Board Chairman, the following conditions shall be fulfilled:

- 1. The Applicant shall seek and obtain all required permits and/or approvals from the appropriate agencies for the Amended Project, including but not necessarily limited to approval from the Dutchess County Department of Health, and shall meet all conditions contained in such approvals, as required therein.
- 2. The comments contained in the City Engineer's letter to the Planning Board dated September 6, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Engineer.

3. The comments contained in the City Planner's letter to the Planning Board dated September 6, 2018, and all comments in any subsequent letter(s) issued, shall be fulfilled to the satisfaction of the City Planner.

C. Prior to the issuance of a Building Permit, the following conditions shall be fulfilled:

- 1. The Applicant shall submit a Maintenance Agreement, License Agreement or other similar document to the City Council for review concerning the Applicant's agreement to maintain the approximately 155 foot section of the Branch Street public right-of-way which extends from the intersection of Bank Street and Branch Street westward to the point where Branch Street becomes a private right-of-way, due its use as the primary access to the Project with only one other private user (Bobbit, Parcel ID 5954-25-569966).
- 2. The Applicant shall establish an escrow with the City of Beacon for the inspection of the water main installation.
- 3. The Applicant shall establish an escrow for stormwater inspections by the City Engineer on behalf of the City of Beacon.
- 4. Pursuant to Section 223-41.10.A, the Applicant shall submit floor plans which provide a mix of unit types in the same proportion as all other units in the development, subject to approval by the Planning Board. The floor plans should indicate the location of each BMR unit to be provided.
- 5. Pursuant to Section 223-26.E of the Zoning Code, the Applicant shall be responsible for the construction of the forty-five (45) landbanked parking spaces as shown on the approved site plan referenced herein within six (6) months of the date such spaces may be deemed necessary by the Planning Board. A landbanked parking agreement shall be submitted to the City Attorney for review and approval.

D. Prior to the issuance of a Certificate of Occupancy, the following conditions shall be fulfilled:

1. The Applicant shall perform the traffic signal timing modifications, including adaptive software technology if required, for the AM Peak Hour for the Wolcott Avenue/Verplanck Avenue intersection and for the PM Peak Hour for the Wolcott Avenue/Beekman Street intersection, as set forth in the Traffic Impact Study, dated January 18, 2017, revised February 27, 2017, including any subsequent revisions thereto, as prepared by Maser Consulting, P.A, Hawthorne, N.Y., to the satisfaction of the Building Inspector, City Engineer, City Traffic Consultant and NYSDOT.

E. The following are general conditions which shall be fulfilled:

- 1. Within 6-12 months following completion and full occupancy of the Amended Project, the following intersections will be monitored by the Applicant to assess whether traffic signal warrants are satisfied at these locations:
 - a. Wolcott Avenue/Tompkins Avenue
 - b. Beekman Street/West Main Street

Prior to monitoring, the Applicant shall submit a Monitoring Protocol for review and approval of the City Traffic Consultant and NYSDOT, which shall include pedestrian and bicyclist counts. If a traffic signal is warranted, the Applicant shall contribute its fair share toward the installation of a traffic signal based on the level of traffic volume the Project contributes to the intersection or other reasonable basis consistent with best practices in the industry.

- 2. Pursuant to NYSDEC recommendations, removal of trees greater than four (4) inches in diameter at the Project Site will take place between October 1 and April 1 during the bat hibernation period to avoid the removal of trees which may be utilized by Indiana Bats as roosting trees.
- 3. Any increase to the total number of units above 246 or bedrooms above 350 on the Property shall require an application to the City Council and the Planning Board to amend the Special Permit and Site Plan, respectively.
- 4. Based on the current and anticipated future need for park and recreational opportunities in the City of Beacon, as set forth in the analysis provided by BFJ Planning, and the demands of the future population of the Amended Project, the Planning Board hereby finds that additional recreation/parkland should be created as a condition of approval. However, the Planning Board hereby determines that recreation/parkland of adequate size and location cannot be provided on the Project Site or is otherwise impractical. Therefore, that Applicant shall pay a Recreation Fee as prescribed under Section 225-25.H of the City Code. The Planning Board hereby requires that, prior to the issuance of the first Certificate of Occupancy for each building, the Applicant shall pay a Recreation Fee for the number of units located in the subject building, as per the City's Fee Schedule in effect at the time of payment.
- 5. Rock removal operations shall be limited to 8 a.m. to 5 p.m., Monday through Friday. Rock removal shall not occur on any federal holidays or weekends.

- 6. The Building Inspector and the City Engineer shall have the right to direct the Applicant to cause the placement, cleaning and/or repair of sedimentation and erosion control devices wherever and whenever deemed necessary during construction.
- 7. This approval is conditioned upon compliance with all of the mitigation measures specified in the Applicant's Full EAF and related application documents, including the SEQRA Negative Declaration. The Applicant shall be responsible for the funding and/or implementation of all such identified mitigation measures. Where the terms of this resolution may be inconsistent with the Full EAF, the terms of this resolution shall be controlling.
- 8. The Applicant shall be responsible for the payment of all application review costs incurred by the City in its review and approval of this Amended Project. Such fees shall be paid by the Applicants within thirty (30) days of each notification by the City that such fees are due. If such fees are not paid within the thirty (30) day period, and an extension therefor has not been granted by the City, this resolution shall be rendered null and void.
- 9. As used herein, the term "Applicant" shall include Scenic Beacon Developments, LLC, and its heirs, successors and assigns.
- 10. If any of the conditions enumerated in this resolution upon which this approval is granted are found to be invalid or unenforceable, then the integrity of this resolution and the remaining conditions shall remain valid and intact.
- 11. The approvals granted by this resolution do not supersede the authority of any other entity.
- 12. Conditional approval of the Final Subdivision Plat shall expire one hundred eighty (180) days from the date of the adoption of this resolution unless all items in Condition A above have been certified as completed and the Final Plat has been submitted for endorsement by the Planning Board Chairman, or unless a written request for an extension of Final Subdivision Plat Approval is granted. The Planning Board may grant ninety (90) day extensions to said time period.
- 13. Once the Final Subdivision Plat has been endorsed by the Planning Board Chairman, said plat must be filed in the Dutchess County Clerk's Office within sixty-two (62) days. After said filing, two (2) copies of the Final Plat certified by Dutchess County shall be submitted to the Planning Board Secretary. One (1) certified copy of the Final Plat shall be retained by the Planning Board and the other certified copy shall be transmitted to the City Clerk along with a signed copy of this resolution and proof of recording of the easement documents described above.

14. The Applicant must return for approval from the Planning Board if any changes to the endorsed plans and/or this resolution of approval are subsequently desired other than changes determined to be field changes by the Building Inspector or City Engineer.

Resolution Adopted: September 11, 2018

Beacon, New York

John Gunn, Chairman

City of Beacon Planning Board

9/17, 2018

Dated

Motion by R.Williams, seconded by P.Lambert:

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

Rick Muscat Voting: Excused

Approved: 5-0

Received in the Office of the City Clerk on September 17, 2018

Planning Board August 13, 2019

The Planning Board meeting was held on Tuesday, August 13, 2019 in the Municipal Center Courtroom. The meeting commenced at 7:00 p.m. with Chairman John Gunn, Members Gary Barrack, Jill Reynolds, David Burke and Rick Muscat. Also in attendance were Building Inspector David Buckley, City Attorney Jennifer Gray, City Engineer Art Tully, and City Planner John Clarke. Members Pat Lambert and Randall Williams were excused.

Training Session

Mr. Clarke provided members with Greenway Connections, a Power Point presentation from Dutchess County Planning on the Greenway Compact, a guide showing planning techniques for local planning initiatives to preserve outside green spaces.

Regular Meeting

The regular meeting started at 7:30 p.m. with Mr. Gunn calling for corrections/additions or a motion to approve minutes of the July 9, 2019 meeting. Mr. Barrack made a motion to approve the minutes of the July 9, 2019 meeting as presented, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 1 CONTINUE PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATION FOR SUBDIVISION, 2-LOT RESIDENTIAL, SUBMITTED BY DELAPORTAS ENTERPRISES I, INC., 52 DENNINGS AVENUE

Due to inactivity, a letter will be sent to the applicant advising them that the application will be removed from future agendas unless a new submission is made.

ITEM NO. 2 PUBLIC HEARING ON APPLICATION TO AMEND EXISTING SITE PLAN APPROVAL, TO ADD APARTMENT, STAIRWELL AND COMMERCIAL SPACE, 162 MAIN STREET, SUBMITTED BY THE HOSE COMPANY, LLC

Ms. Reynolds made a motion to open the public hearing on the application for Site Plan Approval, seconded by Mr. Burke. All voted in favor. Motion carried.

Engineer Dan Koehler, with applicant Michael Benzer, described the proposal to construct a rear addition to include a new three-story stairway, storage space, and one-story shop extension, and access to a new two-bedroom apartment on the existing third floor. The property is located in the Historic and Landmark Overlay District and is adjacent to a municipal parking lot.

Mr. Clarke asked that final elevation drawings, including materials, colors, and general dimensions be submitted. He suggested re-using the existing tall windows proposed to be closed up on the second floor in place of the proposed smaller windows on the side and rear elevations however Mr. Benzer explained they are not original to the building. Consideration was given to enlarging the smaller windows and Mr. Clarke asked for more detail on the tree well and how it will fit within the existing pavers and concrete sidewalk.

Mr. Tully reported easements must be obtained from the City and neighbor for access during construction. Mr. Benzer reported they are working with the neighbor who has agreed to give them access. Mr. Gunn opened the floor for public comment.

Theresa Kraft, 315 Liberty Street, asked about setbacks because the building sits on the property line. She was informed that it is permitted in the CMS Zoning District.

A lengthy discussion took place with regard to materials, brick step backs and roof lines of the proposed addition. The architect and a better rendering of the building will be provided for the next meeting. The public hearing will remain open for the month of September. After some consideration, Ms. Reynolds made a motion to authorize the City Attorney to draft a resolution of Site Plan Approval for consideration at the next meeting, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 3 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 6 UNIT RESIDENTIAL "FERRY LANDING AT BEACON", BEEKMAN STREET, SUBMITTED BY FERRY LANDING AT BEACON, LTD.

Attorney Neil Alexander of Cuddy & Feder was present to continue review of the Ferry Landing residential project on Beekman Street. Discussion took place with regard to sight distance based on the latest correspondence from the City's traffic consultant. Mr. Alexander believed the draft resolution that was circulated for review addressed sight distance concerns and he was comfortable with the resolution as drafted. A lengthy debate took place with regard to limiting the height of landscaping in front of the building and possibly shifting the building back to assure sight distance is not affected in the future. Mr. Alexander contended that a sight easement area will guarantee that landscaping will be appropriately maintained, and he suggested other mechanisms that could be done by the City to make the exit from Ferry Street safer. Discussion took place about speed limits and it was noted that speeds traveled by those going to or leaving from the train station are often higher than the speed limit. Mr. Alexander felt sight distances and changes to the plan should have been discussed before a draft resolution was prepared for consideration. He asked that the draft resolution be modified so they don't need to return next month. After a lengthy discussion, members agreed to change language in the resolution by adding a condition that the Site Plan will be revised to shift Unit #1 to the rear by up to four feet, shift Unit #2 to the rear by up to two feet in order to allow the proposed landscape plan to be implemented without causing obstruction to the sight lines, and to maintain a minimum 24 ft. drive aisle at the rear of the building. The foundation must be staked before the installation of foundation forms and pouring to confirm that required minimum sight distance can be achieved. After careful consideration of the revised resolution as modified by the City Attorney's description, Mr. Muscat made a motion to approve the revised resolution, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 4 CONTINUE REVIEW OF APPLICATION FOR A SPECIAL USE PERMIT AND SITE PLAN APPROVAL (ADD A PARTIAL $4^{\rm TH}$ FLOOR), RETAIL/RESIDENTIAL, 208 MAIN STREET, SUBMITTED BY 206-208 MAIN STREET, LLC

Mr. Siegel provided a revised shadow study for the setback fourth floor and added additional area to the roof garden as requested. He received the draft resolution of approval and felt it to be appropriate. Mr. Clarke reported the applicant has provided a narrative addressing each required Special Use Permit condition as discussed in previous meetings. He advised the applicant to remove reference to the Certificate of Appropriateness on the plans because the property is not located in the Historic District and Landmark Overlay Zone.

City Attorney Jennifer Gray reviewed the resolution for Special Use Permit Approval as circulated and Mr. Burke made a motion to approve the resolution as presented, seconded by Mr. Barrack. All voted in favor with the exception of Ms. Reynolds. Motion carried; 4-1.

ITEM NO. 5 CONTINUE REVIEW OF APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, ACCESSORY APARTMENT, 27 FOWLER STREET, SUBMITTED BY MARIANNE HUGHES-JOINER

Architect Stephen Whalen described his client's proposal to replace an existing garage with a studio accessory apartment and reported the latest consultant comments can be easily addressed. He explained that he added a portion of the water and sewer map to show the extent of water sewer lines that can be found. Mr. Tully advised him that more research is needed because the specific location of utilities must be determined before final site plan approval can be granted.

After careful consideration Mr. Muscat made a motion to schedule a public hearing on the application for Site Plan Approval for the September meeting, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Discussion took place with regard to the applicant's proposal to install windows higher rather than reverse the floor plan in order to provide privacy for the adjacent neighbors. The higher window line allowed them to keep the morning light and preserve views of the mountain. Members agreed it was a good balance and supported the floor plan as presented. After some discussion Ms. Reynolds made a motion to authorize the City Attorney's office to draft a resolution of Site Plan Approval for consideration at the next meeting, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 6 CONTINUE REVIEW APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, WINE AND TAPAS BAR, 305 MAIN STREET, SUBMITTED BY DOUGLAS BALLINGER

Architect Brad Will of Ashokan Architecture and owner Douglas Ballinger were present to describe the proposal to convert an existing one-story building into a wine and tapas bar with a new storefront and rear patio. Revised plans and changes to the building façade were done based on comments from the July meeting.

Mr. Clarke reviewed his comments and discussion took place with regard to the width of sidewalk, signage, hours of operation, patio hours, and façade materials. Mr. Tully asked the applicant to provide details on how connection to the sanitary sewer will be corrected and information on the alley and right-of-way/easement. The applicant reported there will be no outdoor music, amplified or otherwise.

After careful consideration, Mr. Muscat made a motion to make a favorable recommendation to the City Council in support of the Special Use Permit application, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Miscellaneous Business

Zoning Board of Appeals – August Agenda

Members reviewed the agenda for the Zoning Board of Appeals' August meeting and had no comments.

Consider request for two 90-day extensions of Subdivision and Site Plan Approval - Edgewater

On behalf of Scenic Beacon Developments, Engineer Dan Koehler of Hudson Land Design requested two 90-day extensions of Subdivision Approval and Site Plan Approval to finalize items that must be completed with the Health Department. He reported they are close but a larger scale study must be completed. City Attorney Jennifer Grey confirmed that easement documentation has been submitted and is under review. After some consideration, Mr. Gunn made a motion to grant two 90-day extensions as requested, seconded by Mr. Barrack. All voted in favor. Motion carried.

Architectural Review

Single Family House – St. Luke's Place

This item was postponed at the applicant's request.

<u>Single Family House – Miller Street</u>

Robert Palisi, managing member of Fulton Avenue Realty Restoration Company, LLC, presented proposed elevations for a new house on a vacant lot on Miller Street. Members reviewed the proposed elevations, color scheme and materials relative to neighboring housing stock. After careful consideration, Ms. Reynolds made a motion, seconded by Mr. Burke, to approve the elevations, color and material scheme as presented with the following: Siding — Glacier Blue (Mastic Quest); Roof — Timberline Charcoal Shingles; Windows — Double Hung 6/6 in White with Black Shutters; Trim — White; Front Door — Soft Duckling; and Porch — Trex in Pebble Grey. All voted in favor. Motion carried.

Single Family House – Shea Lane

Architect Heike Schneider presented proposed elevations for a new house on a vacant lot on Shea Lane. Members reviewed the proposed elevations, color scheme and materials relative to neighboring housing stock. After careful consideration, Mr. Muscat made a motion, seconded by Ms. Reynolds, to approve the elevations, color and material scheme as presented with the following: Siding – Hardie Clapboard Style in Sandstone Beige; Roof – Metal Standing Seam in Gray; Windows – Double Hung 6/6 Black frame and grilles; Trim – Windham Cream Azek material; and Front Door – Essex Green. All voted in favor. Motion carried.

Certificate of Appropriateness - 554 Main Street; Walden Bank Sign

A representative of Timely Signs of Kingston described his client's proposal to install a double-sided "Walden Savings Bank" sign for their office located at 554 Main Street. The 24" x 26" metal sign will be anchored to the building. Members reviewed the sign and suggested that the line separating the word "lending" and "office" be removed or relocated under the work "bank". Mr. Burke made a motion to approve the sign as suggested, seconded by Mr. Muscat. All voted in favor. Motion carried.

<u>Certificate of Appropriateness – 182 Main Street; change façade color</u>

Property owner Courtney Smith Wiesmore of 182 Main Street, LLC, described their proposal to repaint the storefront at 182 Main Street which is situated in the Historic Preservation and Overlay District. Members reviewed the proposed color scheme and after careful consideration, Mr. Burke made a motion to approve the change from red trim to PPG "Black Magic" and to paint the yellow stucco to match the brick, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Certificate of Appropriateness – 484 Main Street; change façade color

Property owner Courtney Smith Wiesmore of 484 Main Street Beacon, LLC, described their proposal to repaint the storefront at 484 Main Street which is situated in the Historic Preservation and Overlay District. Members reviewed the proposed color scheme and after careful consideration, Mr. Muscat made a motion to approve the change from mauve and blue trim to PPG "Black Magic" and the recessed panels and cornice details in PPG "Knights Armor", seconded by Ms. Reynolds. All voted in favor. Motion carried.

There was no further business to discuss and the meeting was adjourned on a motion made by Ms. Reynolds, seconded by Mr. Muscat. All voted in favor. Motion carried. The meeting adjourned at 9:40 p.m.

Exhibit C

City of Beacon Zoning Board of Appeals

RESOLUTION

WHEREAS, an application has been made to the City of Beacon Zoning Board of Appeals by Scenic Beacon Developments, LLC (the "Applicant") to (1) allow three proposed buildings to have 5 stories where the maximum building height is 4.5 stories pursuant to City § 223-17.C/223 Attachment 1:6; (2) allow four proposed buildings to exceed 36 units where the maximum number of dwelling units per building is 36 units pursuant to the City Code § 223-17.C/223 Attachment 1:6; and (3) allow less than 30 feet between buildings where the minimum distance between buildings on the same lot is 30 feet pursuant to City Code § 223-17.C/223 Attachment 1:6, in connection with the construction of seven apartment buildings containing a total of 307 units (413 bedrooms) on property located and collectively known as 22 Edgewater Place, located in the RD-1.7 Zoning District. Said premise being known and designated on the City Tax Map as Pace IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979; and

WHEREAS, the Applicant is proposing to demolish two existing buildings, construct seven (7) apartment buildings containing 307 units on 12.009 acres in the RD-1.7 Zoning District (the "Proposed Project"); and

WHEREAS, the Proposed Project requires variance approvals from the Zoning Board of Appeals, Special Permit approval from the City Council and Site Plan approval from the Planning Board; and

WHEREAS, the Proposed Action is a Type I action pursuant to the New York State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, the Planning Board, as Lead Agency, opened a public hearing to consider comments regarding any environmental impacts of the Proposed Action on May 9, 2017 and continued the hearing to July 11, 2017, August 8, 2017, September 12, 2017, October 12, 2017, November 14, 2017 and December 12, 2017, at which time the (SEQRA) public hearing was closed; and

WHEREAS, after taking a "hard look" at each of the relevant areas of environmental concern through review of the Environmental Assessment Form and all associated materials prepared in connection with the Proposed Action, the Planning Board adopted a Negative Declaration on December 12, 2017; and

WHEREAS, the Planning Board determined that the Proposed Project is entirely consistent with the Local Waterfront Revitalization Program ("LWRP") policies which apply to the Project; and

WHEREAS, the Zoning Board of Appeals held a duly advertised public hearing on 5102/11/620859v1 1/18/18

the application on March 21, 2017 and continued the public hearing to December 19, 2017, at which time all those wishing to be heard on the application were given such opportunity; and

WHEREAS, the Board closed the public hearing on December 19, 2017; and

WHEREAS, pursuant to New York State General City Law § 81-b(4) and Zoning Code Section 223.55(C)(2)(b), when deciding the request for an area variance:

In making its determination, the Zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such a determination, the board shall also consider:

- [1] Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance;
- [2] Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance;
- [3] Whether the requested area variance is substantial;
- [4] Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district; and
- [5] Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the area variance.

WHEREAS, pursuant to Zoning Code Section 223.55(C)(2)(c) "the Board of Appeals, in granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community."

WHEREAS, based upon the Record before it and after viewing the premises and neighborhood concerned and upon considering each of the factors set forth in Section 223.55(C)(2)(b)[1]-[5] of the City of Beacon Code, the Zoning Board finds with respect to each of the requested variances as follows:

1. The variances will not produce an undesirable change in the character of the neighborhood and there will not be a detriment to nearby properties created by the granting of the area variances.

A. Maximum Building Height-Number of Stories

The City's Zoning Code Section 223-17.C/223 Attachment 1:6 permits a building height to be no greater than fifty-five (55) feet or 4 ½ stories. Each of the seven proposed buildings will comply with the maximum height of 55 feet permitted by the Zoning Code Section 223-17.C. A height variance of half a story is required for three buildings designed with gabled roofs.

The Board find that no undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of the area variance of half a story permitting a maximum height of 5 stories for three of the seven buildings where the maximum amount of stories permitted by the code is 4 ½ stories. Under the Zoning Code Section 223-63, the "height of building" is measured as the "vertical distance from the average established grade in front of the lot or from the average natural grade at the building line, whichever is higher, to the level of the highest point of the roof, if the roof is flat, or to the mean level between the eaves and the highest point of the roof, if the roof is of any other type." Under this definition, gabled roofs and angled roofs are measured differently. The gabled roofs are measured with an extra half story because of its design. The three buildings for which variances are required are not as tall at the peak of the angled roofs as the other four buildings that comply with the 4 ½ story height requirement. Furthermore, the roofs of the buildings are all accessible by the Beacon Fire Department apparatuses. As all seven buildings are within the permitted height of 55 feet, the granting of a half story variance for three of the seven buildings does not create a detriment to nearby properties.

B. Maximum Number of Dwelling Units Per Building

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of an area variance permitting more than 36 dwelling units. The Zoning Code Section 223-17.C states that the maximum number of dwelling units per building shall not exceed 36. The Applicant proposes to construct a total of 307 dwelling units, to be distributed among seven buildings, as permitted on the 12-acre parcel by right. The buildings are proposed to contain the following number of units:

- Building 1- 48 units;
- Building 2- 52 units;

2018-1

- Building 3- 59 units
- Building 4- 32 units (no variance required)
- Building 5- 32 units (no variance required)
- Buildings 6- 51 units; and
- Building 7- 32 units (no variance required)

Three (3) of the buildings are proposed to contain 32 residential dwelling units, this is four less units than permitted. All the buildings will look similar from the exterior, and the total number of units (307 units) proposed for the 12-acre property is permitted. Under the density regulation in 223 Attachment 1:6, the lot area required per dwelling unit is 1,700 square feet. Therefore, on a 12 acre lot, approximately 522,720 square feet, 307 dwelling units may be constructed. The proposed development will not result in any adverse impacts to the neighborhood character because by permitting the Applicant to have more dwelling units per building, the Applicant is able to preserve more open space and decrease overall lot coverage and impervious surface. Otherwise, the Applicant could construct the same number of units (307), but in more buildings which would have greater impacts.

C. Minimum Separation Between Buildings

No undesirable change will be produced in the character of the neighborhood and no detriment to nearby properties will be created by the granting of a variance to permit a minimum distance of less than 36 feet between buildings. There are a total of five openings between the proposed seven buildings on the premises. The closest minimum distance between the buildings is 12 feet. By reducing the distance between buildings the Applicant is able to cluster the buildings to preserve a maximum amount of open space. In addition, the buildings include additional fire suppression systems and will utilize fire suppression materials to ensure fire safety and further preserve the welfare of the neighborhood and ensure the safety of all residents. The Fire Department received the plans and had no objection to the reduced separation distance between buildings. Overall, the proposed project enhances the character of the neighborhood, and will not have a detrimental impact to either the neighborhood or adjacent properties.

2. The benefit sought by the Applicant cannot be achieved by some method feasible for the Applicant to pursue, other than the requested area variances.

A. Maximum Building Height-Number of Stories

The benefit sought by the Applicant cannot be achieved by some other method feasible for the Applicant to pursue. The Applicant may construct 307 dwelling units on the premises by right. The Applicant has presented two other alternatives. Such alternatives require the Applicant to construct eight buildings (providing 288 dwelling units) or nine buildings (providing 307 units). Both alternatives create higher development impacts. The Applicant wants to pursue a sustainable development to maximize open space. Under the 5102/11/620859v1 1/18/18

proposed project there is 35% impervious coverage. Both alternatives require at least 40% impervious coverage.

The premises is located in the Coastal Management Zone as defined by the City's Local Water Front Revitalization Program (LWRP). The proposed project condenses and clusters the footprint of the buildings and decreases impervious surfaces to achieve the clustered effect recommended by the LWRP. Specifically the LWRP provides that "the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands." On December 12, 2017, the Planning Board issued a Local Waterfront Revitalization (LWRP) Consistency Determination, which provides in part that the proposed Project is consistent with the policies in the LWRP because it condenses and clusters the footprint of the buildings and impervious surfaces to achieve the clustered effected by the LWRP. The proposed alternatives do not achieve the same effect.

B. Maximum Number of Dwelling Units Per Building

The Applicant is proposing 31 dwelling units as below-market rate units, in accordance with the City's Affordable-Workforce Housing Laws. By granting the variance and permitting more than 36 dwelling units in a building, the Applicant can create a better mix of unit types and overall diversity in unit counts to better achieve the goals of the Affordable-Workforce Housing Law.

The Applicant is permitted to build 307 units on the premises pursuant to the density requirements of the RD-1.7 Zoning District on a 12 acre parcel, subject to special use permit approval by the City Council to approve multifamily complexes. Without the variances, the Applicant will need to construct one or two extra buildings, increasing lot coverage and impervious surface. The Applicant's goal to preserve 65% green space, create diversity in buildings and unit types and provide common gathering space for residents cannot be achieved without the requested variance.

If each building contained the same number of units it would necessitate more buildings, and would therefore create a much higher-impact development. Therefore, there is no other feasible means to achieve the required number of units but for the granting of the variance to permit more than 36 dwelling units per building.

C. Minimum Separation Between Buildings

As discussed above, the relative clustering of the buildings contributes to maximizing the amount of open space provided onsite. The proposed layout allows for the preservation of the maximum amount of green space (65%) and will overall enhance the community. Thus, the benefit the Applicant seeks, to develop 307 residential dwelling units and preserve 65% open space, cannot be achieved without the requested variance.

3. The requested variances are mathematically substantial; however, this does not outweigh the other factors meriting the granting of the variance.

The requested variances are mathematically substantial. However, in considering whether a variance is substantial, the Board must examine the totality of the circumstances within the application and the overall effect of granting the requested relief. Here, the variances are not substantial in their effect. The project design provides a variety of units, both market-rate and below-market rate units, while preserving the most amount of open space. Moreover, even though the requested variances are mathematically substantial, this factor alone does not preclude the granting of the variances.

The Board reviewed the overall effect of the requested variances to permit the clustering of units on this 12 acre parcel requiring (1) a half story height variance for three buildings, (2) a variance to permit more than 36 residential dwelling units per building and (3) a variance to allow less than 30 feet between the proposed buildings. While the requested variance is mathematically substantial, the variance will result in minimal impacts to the surrounding neighborhood and environment. Therefore, the Board finds that the requested variance is not substantial.

4. The proposed variance will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

The proposed variances will not have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district. There will be no adverse effects of noise, vibrations, odor, traffic, or impact on public services caused by the requested variances. As part of the Coordinated SEQRA review conducted by the Planning Board as Lead Agency, the Planning Board has determined that the entire action, including the required variances, will have no potential significant adverse environmental impacts. As mentioned above, the Planning Board also granted a LWRP Consistency Determination which provides that the proposed Project is consistent with polices and guidance of the LWRP. The proposed project will preserve 65% open space and utilize green infrastructure practices to reduce runoff, minimize grading and soil disturbance, and minimize impervious surface areas. The proposed project will also incorporate soil conservation and dust control best management practices and utilize native vegetation in all proposed landscaping to enhance wildlife habitat.

5. The alleged difficulty was self-created but this factor does not preclude the granting of the area variances.

The need for the variances is self-created since it is presumed the Applicant selected the Property as the location for its proposed development knowing the zoning requirements pertaining to the maximum height of buildings permitted, the maximum number of residential dwelling units per building and the minimum distance required between buildings. However, this does not preclude the granting of the area variance.

NOW THEREFORE, BE IT RESOLVED, that, for the reasons set forth above, the application of Scenic Beacon Developments, LLC (the "Applicant") to allow Building 3, Building 4, and Building 6, as identified on the proposed Site Plan dated January 31, 2017, to have 5 stories where the maximum building height is 4.5 stories pursuant to City § 223-17.C/223 Attachment 1:6, is hereby GRANTED.

BE IT FURTHER RESOLVED, that for the reasons set forth above, the application of Scenic Beacon Developments, LLC, to allow four proposed buildings to exceed 36 units where the maximum number of dwelling units per building is 36 units pursuant to the City Code § 223-17.C/223 Attachment 1:6, is hereby GRANTED subject to the following conditions:

- 1. If the Applicant builds less than 252 units (7 buildings x 36 dwelling units= 252 units), this variance is void. The Applicant will be required to comply with the Zoning Code requirements restricting the number of units per building and may not exceed 36 residential dwelling units per building.
- 2. The Applicant is permitted to construct a maximum number of four buildings with more than 36 residential dwelling units. The maximum number of dwelling units for any one building may not exceed 59 residential dwelling units per building.

BE IT FURTHER RESOLVED, that for the reasons set forth above, the application of Scenic Beacon Developments, LLC, to allow less than 30 feet between buildings where the minimum distance between buildings on the same lot is 30 feet pursuant to City Code § 223-17.C/223 Attachment 1:6, is hereby GRANTED subject to the following conditions:

- 1. The Applicant shall maintain at least 65% of the 12-acre parcel as open space, but for Planning Board approval of impervious infrastructure including, but not limited to, sidewalks, development of land banked parking, roads, and decks. The total amount of open space land preserved after Planning Board approval of said impervious infrastructure shall not be less than 60% of the 12-acre parcel.
- 2. Impervious surface shall not exceed 35% of the 12-acre parcel, but for Planning Board approval of impervious infrastructure, including, but not limited to, sidewalks, development of land banked parking, roads, and decks. The total impervious surface area, including any additional approved impervious surfaces, shall not to exceed 40% of the 12-acre parcel.
- 3. The distance between any of the proposed buildings shall not be less than 12 feet.

BE IT FURTHER RESOLVED, that all the variances granted herein are subject to the following conditions:

- 1. No permit or Certificate of Occupancy shall be issued until the Applicants have paid in full all application and consultant fees incurred by the City of Beacon in connection with the review of this application.
- 2. The Applicant shall obtain a building permit within twelve months from the date of obtaining the last land use approval.
- 3. The variance shall terminate unless the Proposed Project, as defined herein, has been substantially completed within five years from the date of obtaining the last land use approval or the Applicant appears before the Board for an extension.

r/John Dunne, Chairman

Dated: January 17, 2018

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Height Variance

lotion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
		Jordan Haug	x				
	x	Robert Lanier	х				
x		Judy Smith	X			9	
		David Jensen		x		1	
		Motion Carried	4	1			

Maximum Number of Dwelling Units Variance

Motion	Second	Zoning Board Members	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
x		Jordan Haug	X				
		Robert Lanier	X				
	X	Judy Smith	X	= 3			
		David Jensen		X			
		Motion Carried:	4	1			

Maximum Distance Between Buildings Variance

Motion	Second	Zoning Board Members	Aye	Nay	Abstain	Excused	Absent
		John Dunne	X				
X		Jordan Haug	X				
	X	Robert Lanier	X				
		Judy Smith	X				
		David Jensen		X			
		Motion Carried:	4	1			



CITY OF BEACON **MUNICIPAL CENTER** ONE MUNICIPAL PLAZA, SUITE 1 BEACON, NEW YORK 12508

PHONE 845-838-5002

August 21, 2019

Scenic Beacon Developments, LLC

Attention: Rodney Weber

11 Creek Drive

Beacon, New York 12508

SUBJECT:

Variance Application

Applicant:

Scenic Beacon Developments, LLC

Address:

22 Edgewater Place

Tax Grid No.:

30-5954-25-566983, 574979, 582985 and

5955-19-590022-00

Zoning Classification:RD-1.7

Dear Mr. Weber:

Enclosed please find a copy of the resolution adopted by the Zoning Board of Appeals to grant a six (6) month extension of the variances outlined in the resolution dated January 17, 2018 as requested.

Anyone aggrieved by the decision of the Zoning Board may appeal to the Supreme Court of the State of New York in the manner prescribed by law.

Yours truly.

Etha Grogan, Secretary

Zoning Board of Appeals

Filed: August 21, 2019 Building Inspector CC.

CITY OF BEACON ZONING BOARD OF APPEALS

RESOLUTION

WHEREAS, on January 17, 2018 the City of Beacon Zoning Board of Appeals granted Scenic Beacon Developments, LLC (the "Applicant") variances to (1) allow three proposed buildings to have 5 stories where the maximum building height is 4.5 stories pursuant to City § 223-17.C/223 Attachment 1:6; (2) allow four proposed buildings to exceed 36 units where the maximum number of dwelling units per building is 36 units pursuant to the City Code § 223-17.C/223 Attachment 1:6; and (3) allow less than 30 feet between buildings where the minimum distance between buildings on the same lot is 30 feet pursuant to City Code § 223-17.C/223 Attachment 1:6, in connection with the construction of seven apartment buildings containing a total of 307 units (413 bedrooms) on property located and collectively known as 22 Edgewater Place, located in the RD-1.7 Zoning District. Said premise being known and designated on the City Tax Map as Pace IDs 5954-25-581985, 5955-19-590022, 5954-25-566983 and 5954-25-574979; and

WHEREAS, the approval resolution required the Applicant to obtain a building permit within twelve months from the date of obtaining the last land use approval; and

WHEREAS, on August 6, 2018, the Applicant received a special use permit from the City Council to construct multifamily housing on the Property; and

WHEREAS, on September 11, 2018, the Beacon Planning Board granted preliminary and final subdivision plat approvals and site plan approval to the Applicant; and

WHEREAS, as of the date of this Resolution, the Applicant has not filed a bona fide application for a Building Permit; and

WHEREAS, the variance therefore expires on September 11, 2019; and

WHEREAS, the Zoning Board is in receipt of a letter from Michael A. Bodendorf, P.E., dated August 26, 2019, requesting an extension of the Zoning Board of Appeals January 17, 2018 Resolution; and

WHEREAS; Mr. Bodendorf explained in his letter that the Applicant has been working diligently with the project consultants, City Staff and the Dutchess County Department of Behavior and Community Health in order to satisfy each of the prerequisite conditions provided in the 2019 Planning Board Approval Resolution in order for the Final Subdivision Plat to be signed by the Planning Board Chairman and subsequently recorded in the Dutchess County Clerk's Office; and

NOW, THEREFORE, BE IT RESOLVED, that the City of Beacon Zoning Board hereby finds that the Applicant has offered a reasonable explanation why it has not been able to apply for a building permit and grants a six (6) month extension of the variances referenced herein for property located at 22 Edgewater Place to expire on March 11, 2020, unless a building permit is issued prior to March 11, 2020.

BE IT FURTHER RESOLVED, except as specifically modified by the amendment contained herein, the Zoning Board of Appeals Resolution dated January 17, 2018 is otherwise to remain in full force and effect.

Chairman Lanier called the roll:

Motion	Second	Zoning Board Member	Aye	Nay	Abstain	Excused	Absent
		Robert Lanier	X		, , , , , , , , , , , , , , , , , , ,		
	X	Garrett Duquesne	X				
		Jordan Haug	X				· · · · · · · · · · · ·
		Judy Smith	X				
X		David Jensen	X				
<u>*</u>		Motion Carried	5	0			· · · · · · · · · · · · · · · · · · ·

Dated: August 20, 2019

Mr. Robert Lanier, Chairman

SCENIC BEACON DEVELOPMENTS, LLC 22 Edgewater Place, Beacon, NY 12508

February 11, 2020

BY E-MAIL (jgunn@cityofbeacon.org)

Hon. John Gunn, Chairman & Members of the Planning Board City of Beacon One Municipal Plaza Beacon, New York 12508

Re:

Edgewater Subdivision, Steep Slopes & Site Plan Approvals

Request for Six (6) Month Extension

Tax IDs: 5954-25-566983, 574979, 582985, & 5955-19-590022

Dear Chairman Gunn:

I am writing to follow up on our letter dated January 30, 2020, requesting a six (6) month (or two (2) 90-day)) extensions of the September 11, 2018 Site Plan and Subdivision Approval Resolution (the "Resolution"), which was last extended at this Board's August 13, 2019 meeting, extending the approval until March 3, 2020.

As you know, there are three (3) City reviewing agencies that adopted approval resolutions for the Edgewater Project, which include this Board, the City Council and the Zoning Board of Appeals ("ZBA"). The City Council considered our request for a six (6) month extension at its work session last night (February 10, 2020), which extension will be on for formal approval at the City Council's regular meeting next Monday, February 17, 2020. Further, we are asking that the ZBA consider our request for a six (6) month extension at its February 18, 2020 meeting, so that the three (3) resolutions are generally considered together. Additionally, we would note that we were in communication with the City Attorney's office regarding the City's communications with the Dutchess County Health Department as well as our pending request for extensions to the three (3) City reviewing agencies prior to our formal submission, which led us to formally (and timely) submit the joint extension requests to the three (3) City reviewing agencies on January 30th.

Accordingly, given the Applicant's diligent efforts to see that the Final Subdivision Plat is approved by the County Health Department, as well as the Applicant's efforts to satisfy the conditions to the Approval Resolution, we respectfully submit this formal request that the two (2) 90-day extensions (180 days) for the Resolution (extending the Resolution to September 4, 2020) be considered at the Planning Board's meeting tonight, February 11, 2020.

Thank you in advance for your consideration in this matter.

Sincerely,

Rodney Weber

Scenic Beacon Developments, LLC

City of Beacon Planning Board 2/11/2020

<u>Title</u> :	
10 Duncan Street	
Subject:	
Single Family House – Duncan Street	
Background:	
ATTACHMENTS:	
Description	Туре
Duncan Street Application	Application
Duncan Street Elevations	Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION

Date: (/7/2020
Project Address: Puncow Street
Project Architect/Engineer: M. PAY
Owner/Builder: Ditello Hones
Contact Phone No.: 845-629-8117
Approval Requested:Certificate of AppropriatenessNew Single Family House
Color/Materials:
Siding: White
Siding: White Roofing: Charcoal Black Windows: Color: Black Type: Silventine
Windows: Color: BLACK Type: Silverline
Trim:
Garage Door: Black
Stone/Brick: NA
sullo
Signature of Owner
FOR OFFICE USE ONLY:
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:
Plan Denied
Plan Approved
(Date)
Subject to the following:
FEE: \$100.00

ALL DIMENSIONS MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR BEFORE START OF CONSTRUCTION. ANY DISCREPANCIES ON THE PLANS OR SPECIFICATIONS, MUST BE REPORTED TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION. TABLE R301.2(1)

CLIMATE AND GEOGRAPHIC DESIGN CRITERIA

WIND DESIGN
SPECIAL WIND PRIND-BORNE DESIGN DESIGN CRITERIA

SPEED (mph) TOPOGRAPHIC SPECIAL WIND WIND-BORNE DESIGN DESIGN UNDERLYMT TEMPLE T COMPRACTOR TO AFIX AM APPROVED SIGNA/STABOL
TO THE EXTERNOR ELECTRIC DOX AT THE 458YACE
POINT. THE SOR! IS TO INDICATE THE USE OF
TRISSES, PRE-PICKWEEEED WOOD GORDEN, BEAMS
OR JUSTIS THAT ARE BENNED MITH ADHESINES
(INCLUDING — 1051%, STRUCTURA (LICU LAMINATED
THREERS, STRUCTURA, LICU MEDIBERS, STRUCTURA
COMPOSITE LUMBER & CONSTRUCTION
AND/OR THREER CONSTRUCTION NOTES:

1) ALL MNDOW SIZES CALLED DUT ON FLOOR
PLANS ARE "ANDERSEN UNIT NUMBERS". IF
"ANDERSEN" WINDOWS ARE NOT USED, A WINDOW
OF EQUAL TYPE AND UNIT DIMENSION IS TO BE USED
2) ALL GLAZING TO BE COMBEE INSILATED
3) ALL GLAZING TO BE "HIGH PERFORMANCE",
"LOW-E" GLASS
4) ALL GLAZING WITHIN 18" OF FINISHED FLOOR
TO BE TELIPERED FIRST FLOOR CEILING FIRST FLOOR TOP PLATE WINDOW HEADER HEIGHT WINDOW HEADER HEIGHT APPROX. FINISHED GRADE ET FRONT ELEVATION VIEW 9'-1" 8'-1" 6'-102" 6'-102" STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMULU OF 34" IN HEIGHT AND NOT MORE THAN 38" IN HEIGHT RAILS ARE TO BE MÉASURED VERTICALLY ROM THE MOSING OF THE TREASC, CRICLIAR HANDRAILS SHALL HAVE AN OUTSIDE DIMANETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2" IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4". PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH. RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. RAILING & STAIR NOTES: EGRESS REQUIREMENTS
WINDOW CLEAR CLEAR CLEAR
3049 5.7 32.56" 25.20" SQUARE FOOTAGE:

AIR MEAN FREEZING ANNUAL INDEX TEMP

IT IS A VIOLATION OF REW YORK STATE EDUCATION
LAW FOR RAY PERSONS TO A LIER THISE PLANS,
SPECIFICATIONS OR REPORTS IN ANY WAY UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
PROFESSIONAL ENGINEER OR LAND SURVEYOR

2019.335	Jcam					
License No. 069646					 Mark A. Day, PE	

Wappingers Falls, New York (845)-223-3202

10 Duncan Avenue

Elevations

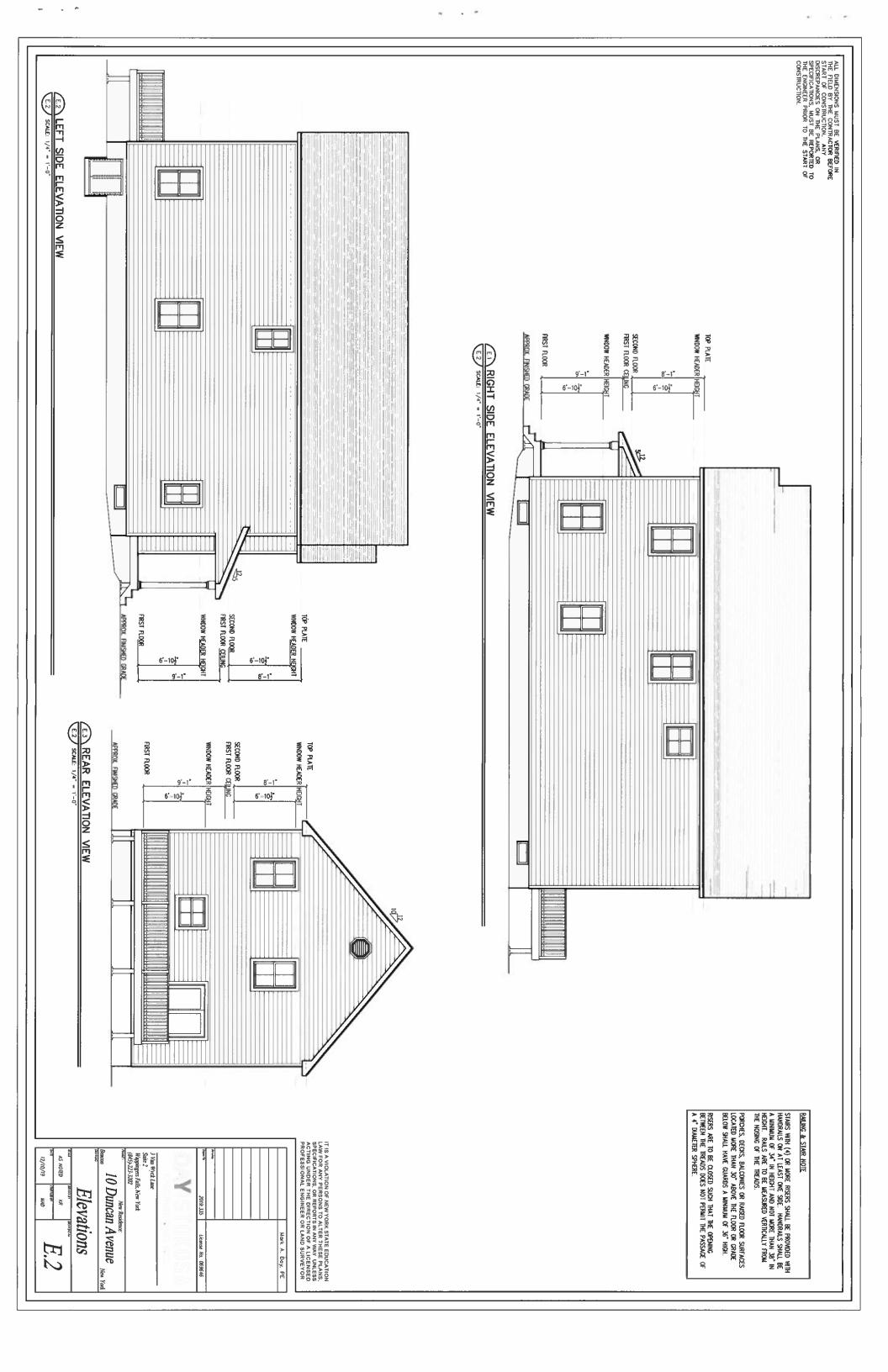
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City of Beacon Planning Board 2/11/2020

<u>Title</u> :	2/11/2020
St. Luke's Place	

Single Family House – St. Luke's Place Subdivision, Lot 3

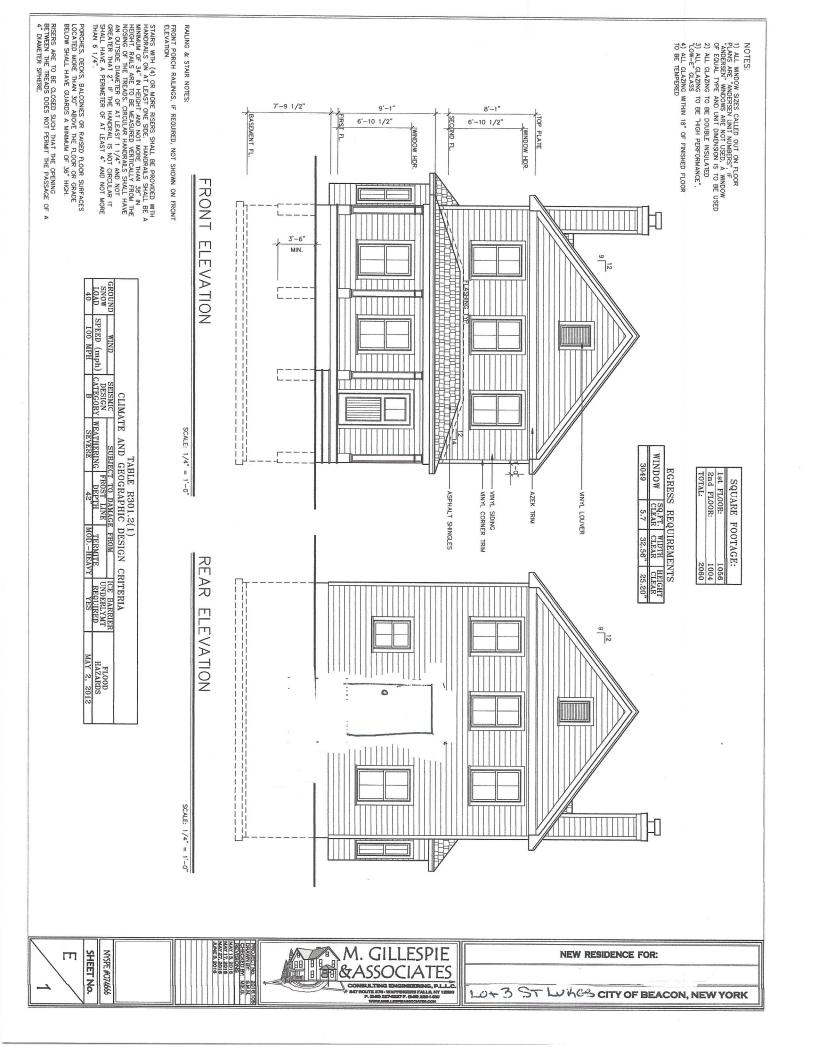
Background:

Subject:

ATTACHMENTS:

Description Type
St. Lukes Application Application
St. Lukes Lot 3 Elevations Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION Date: 1/28/20Project Address: ST Lokes PL, Lot 3 Project Architect/Engineer: Mark Day Owner/Builder: 226 mgin 57, 200 Contact Phone No.: 845 416 1808 Approval Requested: ____Certificate of Appropriateness ____New Single Family House Color/Materials: Siding: <u>Victorian Gray by mastic</u> Roofing: Black 30 year Architectual Shingle Windows: Color: B/a//C Type: Marwn Trim: Garage Door: Stone/Brick: front porch Roof to be a metal Roof by Everlast Signature of Owner FOR OFFICE USE ONLY: The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined: Plan Denied (Date) Plan Approved (Date) Subject to the following: FEE: \$100.00



STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRALLS ON AT LEAST ONE SIDE. HANDRALLS SHALL BE A MINIMUM OF 34" IN HEIGHT AND NOT MORE THAN 35" IN HEIGHT, READS, CRICULAR HANDRALL SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRALL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4". PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH. RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. RAILING & STAIR NOTES: PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON ELEVATIONS. LEFT SIDE ELEVATION SCALE: 1/4" = 1'-0" 4" MIN. 12

NYSPE #074666

SHEET No.
E



NEW RESIDENCE FOR:

LOTS ST LUKES CITY

CITY OF BEACON, NEW YORK

STAIRS WITH (4) OR MORE RISERS SHALL BE PROVIDED WITH HANDRAILS ON AT LEAST ONE SIDE. HANDRAILS SHALL BE A MINIMUM OF 3%" IN HEIGHT AND NOT MOREE THAN 35" IN HEIGHT AND NOT MOREE THAN 35" IN HEIGHT AND NOT MOREE THAN 35" IN HEIGHT AND NOT MORE THAN 35" IN THE TREADS. CROCILIAR HANDRAILS SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4" AND NOT GREATER THAT 2". IF THE HANDRAIL IS NOT CROULAR IT SHALL HAVE A PERIMETER OF AT LEAST 4" AND NOT MORE THAN 6 1/4". RISERS ARE TO BE CLOSED SUCH THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4" DIAMETER SPHERE. PORCHES, DECKS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS A MINIMUM OF 36" HIGH. PORCH RAILINGS, IF REQUIRED, NOT SHOWN ON ELEVATIONS. RAILING & STAIR NOTES: 7'-9 1/2" 9'-1" 8'-1" BASEMENT FL. TOP PLATE SECOND FL. 6'-10 1/2" 6'-10 1/2" WINDOW HDR. WINDOW HDR. RIGHT 扣 SIDE ASPHALT SHINGLES ELEVATION CONTINUOUS RIDGE VENT SCALE: 1/4" = 1'-0"

E 2

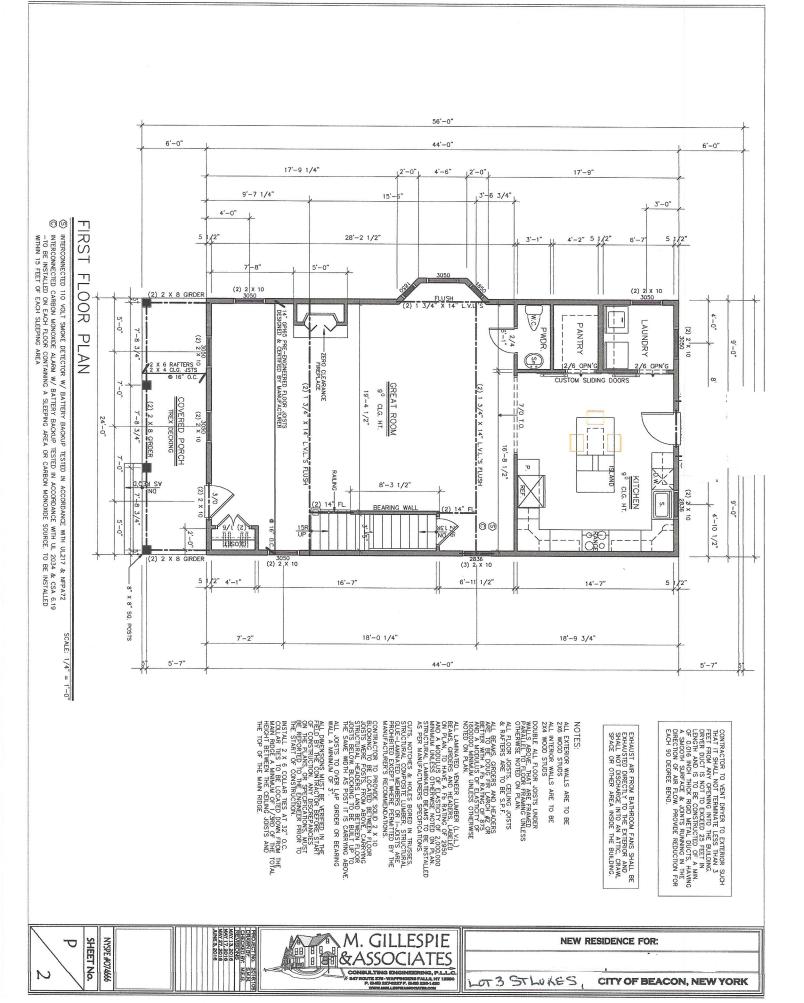
NYSPE #074666 SHEET No.

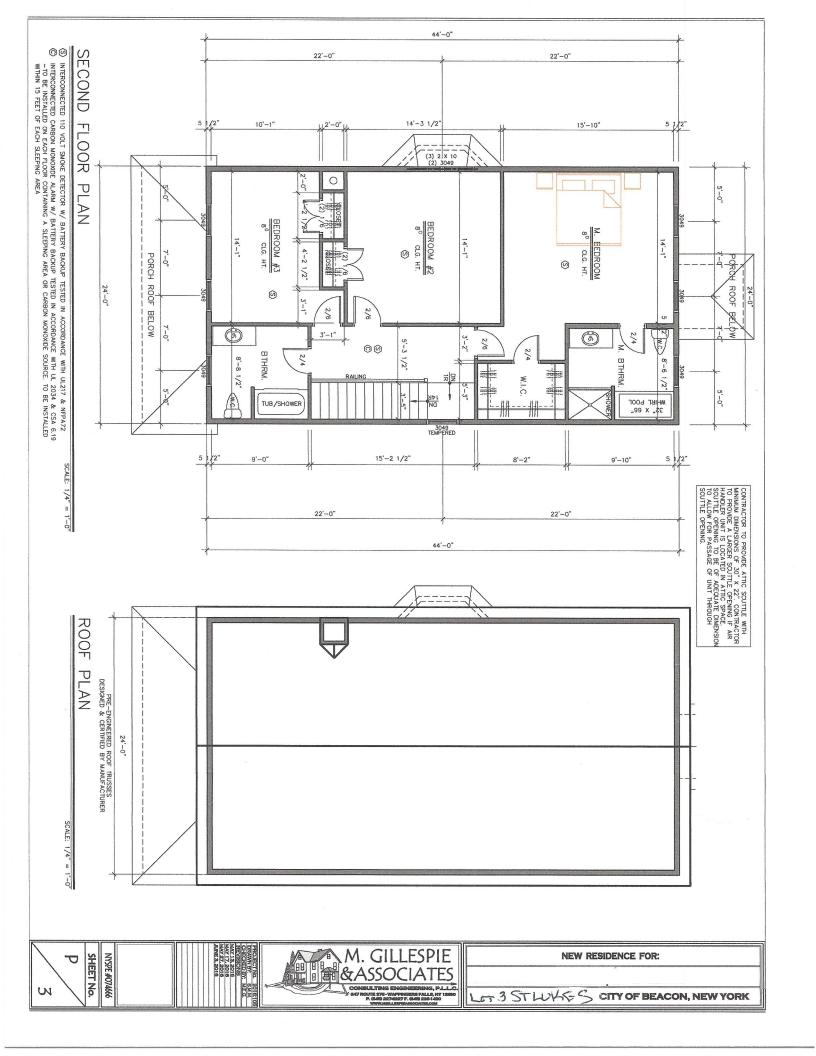


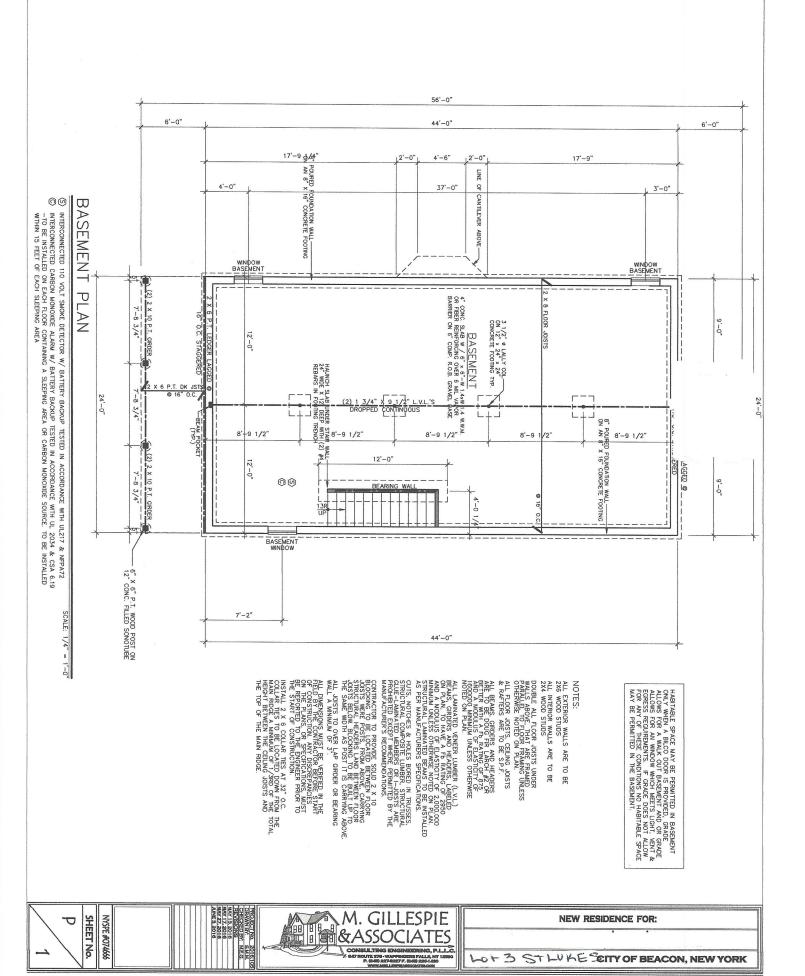


NEW RESIDENCE FOR:

LOT 3 ST LUKES ; CITY OF BEACON, NEW YORK





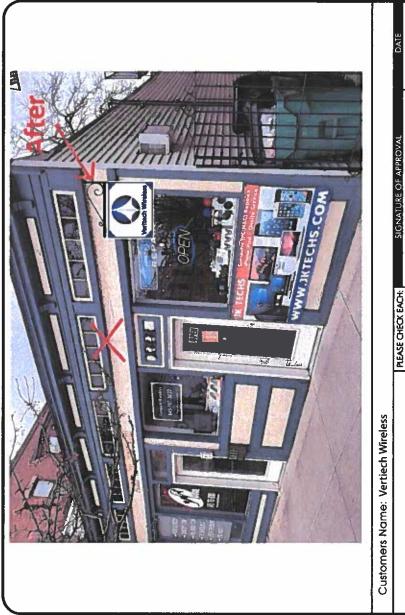


City of Beacon Planning Board 2/11/2020

<u>Title</u> :	2/11/2020
188 Main Street	
Subject:	
Certificate of Appropriateness – Sign; 188 Main Stre	eet
Background:	
ATTACHMENTS:	
Description	Туре
188 Main Application	Application
188 Main Sign	Application

ARCHITECTURAL REVIEW BOARD APPLICATION
Date: \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Project Address: 188 Main St Beacon NY 12508
Project Architect/Engineer: Todd Fitzgerald / fast Signs
Owner/Builder: Said Reda Applicant: Christan Douglas
Contact Phone No.: 845 298 5600
Approval Requested:Certificate of AppropriatenessNew Single Family House SiGN: Hanging sign 24" high x 30" wide
Roofing: Brick Y2-inch PVC
Windows: Color: glass / Cobal+ blue +rim Type:
Trim: Wood / cobalt blue
Garage Door: None
Stone/Brick: None Signature of Owner
FOR OFFICE USE ONLY:
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Plan Denied
Plan Approved
Subject to the following:
FEE: \$100.00





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STELL
SIZE

Order #: 19671

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City of Beacon Planning Board 2/11/2020

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418-420 Main Street

Subject:

Certificate of Appropriateness - Façade Improvements & Sign; 418-420 Main Street

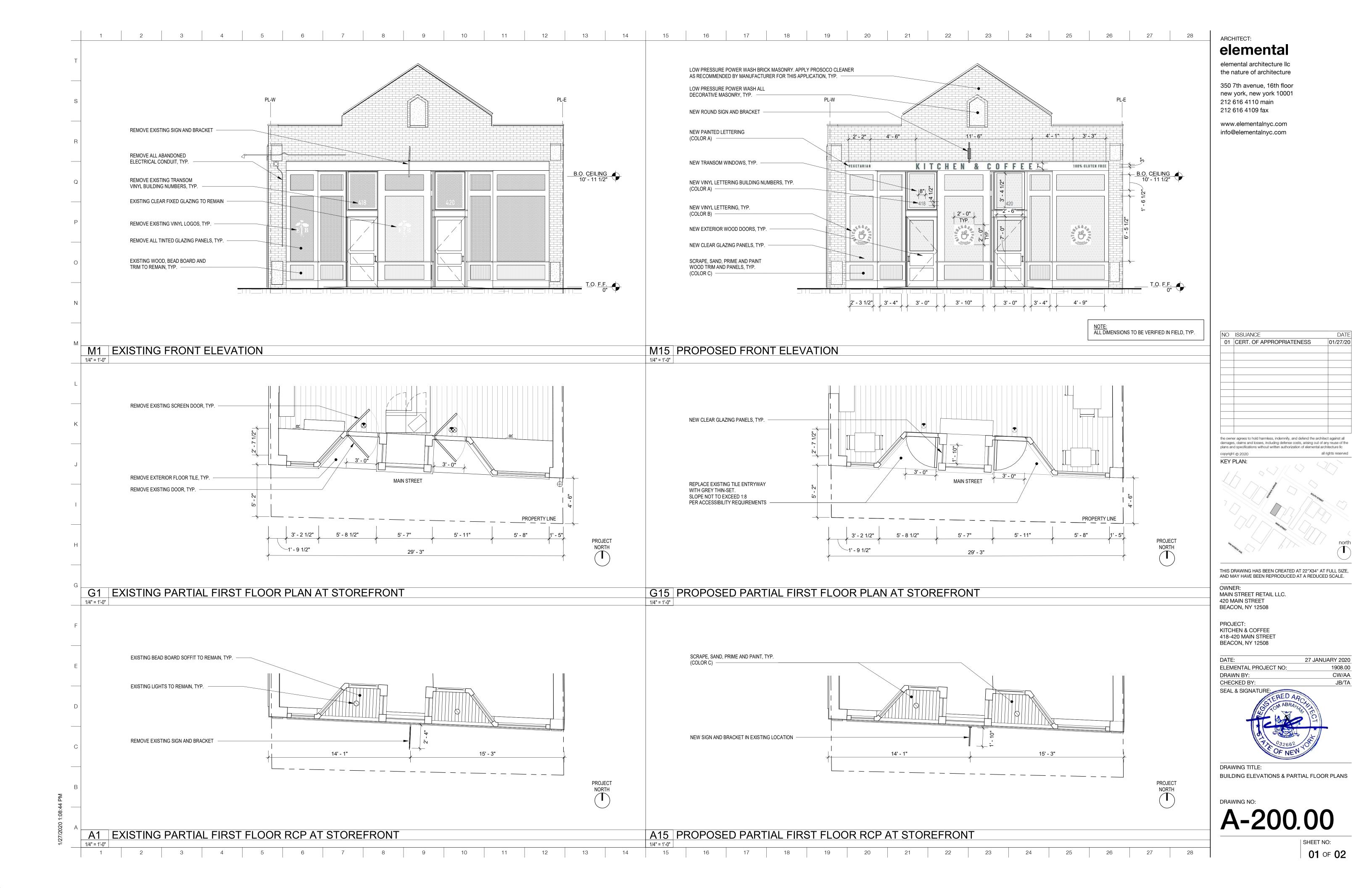
Background:

ATTACHMENTS:

Description Type
418-420 Main Application Application

418-420 Main Elevations & Plans Backup Material

ARCHITECTURAL REVIEW BOARD APPLICATION
Date: 1 27/20
Project Address: 418-420 Main St. Beacon NY 12508
Project Architect/Engineer: Elemental Architecture John Barboni
Owner/Builder: Main St. Retail LLC, Benjamin Giadullo
Contact Phone No.: 845 219 85 72
Approval Requested:Certificate of AppropriatenessNew Single Family House Color/Materials:Sign & Facade
Siding:
Roofing:
Windows: Color: Shekion williams Type: pure white
Trim:
Garage Door:
Stone/Brick:
× 4
Signature of Owner
FOR OFFICE USE ONLY:
The Architectural Review Board has reviewed the plans submitted for approval for the project listed above and has determined:
Plan Denied
Plan Approved
(Date) Subject to the following:
FEE: \$100.00

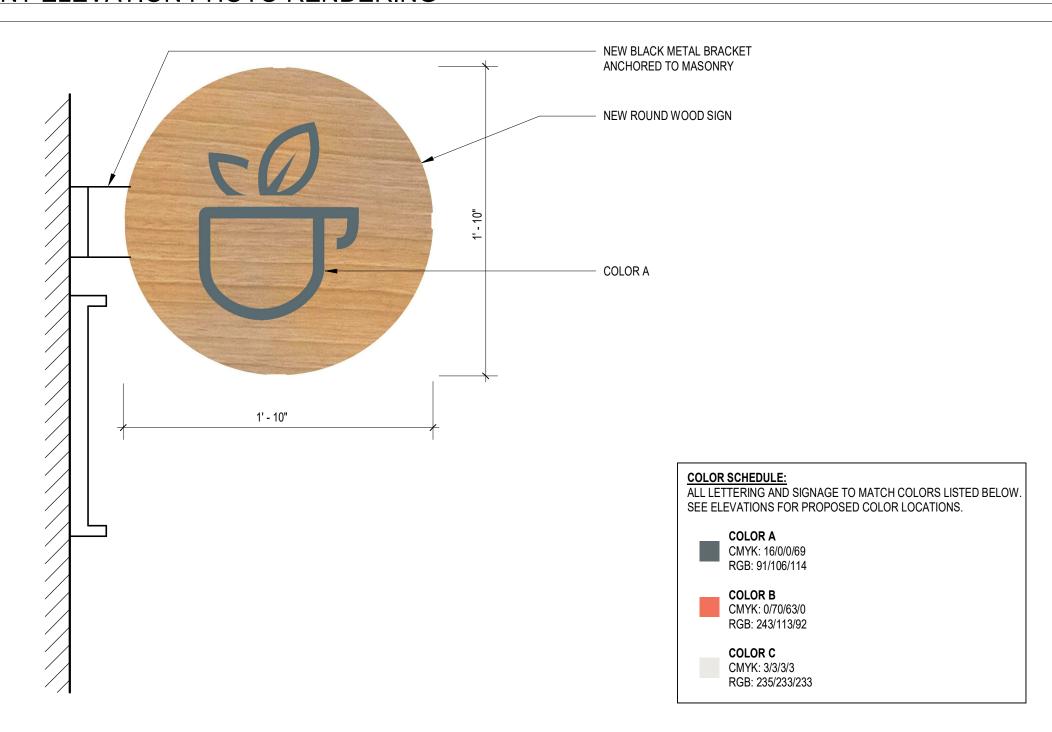






I1 EXISTING FRONT ELEVATION CONDITIONS EXISTING BRACKET TO REMOVED EXISTING SIGN TO BE REMOVED A1 EXISTING SIGN

I15 PROPOSED FRONT ELEVATION PHOTO RENDERING



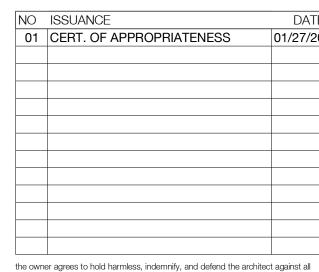
A15 PROPOSED SIGN

ARCHITECT: elemental

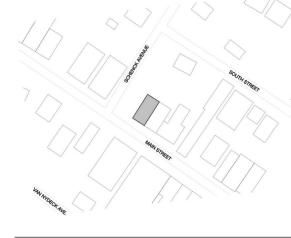
elemental architecture llc the nature of architecture

350 7th avenue, 16th floor new york, new york 10001 212 616 4110 main 212 616 4109 fax

www.elementalnyc.com info@elementalnyc.com



the owner agrees to hold harmless, indemnify, and defend the architect against all damages, claims and losses, including defense costs, arising out of any reuse of the plans and specifications without written authorization of elemental architecture llc KEY PLAN:



THIS DRAWING HAS BEEN CREATED AT 22"X34" AT FULL SIZE, AND MAY HAVE BEEN REPRODUCED AT A REDUCED SCALE.

OWNER: MAIN STREET RETAIL LLC. 420 MAIN STREET BEACON, NY 12508

PROJECT: KITCHEN & COFFEE 418-420 MAIN STREET BEACON, NY 12508

ELEMENTAL PROJECT NO: DRAWN BY: CHECKED BY:

DRAWING TITLE: EXISTING & PROPOSED BUILDING ELEVATION EXISTING & PROPOSED SIGNAGE

A-201.00

02 OF 02

27 JANUARY 2020