

Village of Tivoli
PO Box 397 □ 86 Broadway
Tivoli, New York 12583
www.tivoliny.org

Planning Board Agenda

May 12, 2025

Come to Order:

Review and Approval of Minutes:
April 14, 2025

Review of Old Business:

Tivoli Hall Foundation Amended Site Plan and Renewal of Special Permit
Plane Hall – review windows and lighting
Plane Hall – review to renew the Special Use Permit
104-108 Broadway
parcel 134803-6175-18-385028

Adjourn:

***Agenda is subject to change**

Village of Tivoli Planning Board
DRAFT MINUTES
April 14, 2025

The meeting was opened at 7:06pm on the 3rd floor of the Historic Watts dePeyster Hall.

PRESENT: Lisa Schwarzbaum, Chairwoman; Andrew Tejerina, Deputy Chairman; Wendy Hansen; Donna Matthews; Pamela Morin

NOT PRESENT: J.P. Ward

ALSO PRESENT: Tyler Drosdeck, Applicant Representative; Miles Sweeny, Planning Board Alternate

MINUTES: Minutes of the January 27, 2025 meeting were unanimously approved on a motion by Donna Matthews, seconded by Andrew Tejerina.

REVIEW OF BUSINESS: The applicant's representative presented updated site plans for Plane Hall Cultural Facility, Parcel ID 134803-6175-18-385028.

The amended plans include changes in one exterior window and in exterior lighting. The applicant's representative also requested renewal of the Special Use Permit originally granted on August 28, 2023. The Board requested clarifications and amplifications on the amended site plan, including further details on lighting. The Board determined that a new Amended Site Plan Application is required; that the Plan shall be submitted for Dutchess County review; that the application is a Type II under SEQR and no further review under this act is required; and that a public hearing is not required.

The Board also requested consistency in referring to the project as Plane Hall Cultural Facility (or Plane Hall), a project of the Tivoli Hall Foundation.

ADJOURN: With no other business on the agenda, a motion to adjourn was made by Wendy Hansen, seconded by Pamela Morin, and unanimously approved. The meeting was adjourned at 7:39pm.

Respectfully submitted,
Lisa Schwarzbaum, Village of Tivoli Planning Board Chairwoman



VILLAGE OF TIVOLI

HISTORIC WATTS DEPEYSTER HALL ~ TIVOLI, NY 12583

• Planning Board

Office: 845.757.2021 ~ Fax: 845.757.5416

Email: villagehall@tivoliny.org ~ Web: www.tivoliny.org

Date Rec'd _____

Application # _____

App Fees Pd _____

Application For Site Plan Review and Approval and/or Special Permit

Please Type or Print

Type of Approval(s) Sought:

____ Site Plan ____ ☒ Amended Site Plan ____ ☒ Special Permit ____ Amended Special Permit

1 Name of Project (if any) Plane Hall

2 Name of Applicant Tivoli Hall Foundation

Mailing Address 131 Varick St Rm 1003 NY, NY 10013

Email studio@planeimage.net Daytime Phone 212-337-9926

3 Owner of Property, if not applicant _____ Phone _____

Mailing address _____

(If the answer is no, consent of authorization to act is required)

4 Person or Firm representing applicant Tyler Drosdeck, Studio Manager

(architect, engineer, attorney, etc)

Mailing Address 131 Varick St Rm 1003 NY, NY 10013

Email tyler@planeimage.net Phone 212-337-9926

5 Property

Location of Proposed Site 104-108 Broadway Tivoli, NY 12583

Total Site Acreage 1.75

Tax Map Parcel No. 134803-6175-18-385028

Zoning District R-15, 000 H-0

Current Use of Site Cultural Facility

Proposed Use of Site " "

Nature of Proposal

____ New project site, including new buildings and site improvements

☒ Modification of an existing building

☒ Modification of an existing developed site

____ Change of use of an existing building or site

Is the Land or any part thereof in

____ Regulated Wetlands

____ Flood Plain

____ Town Environmental Overlay District

____ Town Local Waterfront Revitalization Area

____ State or National Historic District

Is the Land in, or within 500 feet of, a Certified Agricultural District? ____ Yes ☒ No

Zoning Enforcement Officer Determination (identify zoning section #) _____



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- Planning Department

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Application For Site Plan Review and Approval and/or Special Permit

Note: Please refer to the site plan and/or special permit checklists for a description of the submission requirements and to the fee schedule for a list of applicable fees and required escrow deposits. *Incomplete applications will not be processed.*

Planning Board review will require a minimum of two Planning Board meetings and a public hearing.

In order to be considered as an agenda item, a complete submission must be received not less than ten (10) calendar days prior to a scheduled Planning Board meeting.

Prior to submitting an initial application, prospective applicants should contact the Planning Board staff at (845) 757-2021 or via e-mail at villagehall@tivoliny.org. The Planning Board encourages pre-submission conceptual presentations, where appropriate.

Applicant Signature _____

Date _____

May 2, 2025

Dutchess County Department of Planning and Development

Fax Info Only

To _____ Date _____ #pgs _____
Co./Dept. _____ From _____
Fax # _____ Phone # _____

239 Planning/Zoning Referral - Exemption Communities

Municipality: **Village of Tivoli**

Referring Agency: **Planning Board**

Tax Parcel Numbers(s): **3850280000**

Project Name: **Plane Hall Amended Site Plan**

Applicant: **Tivoli Hall Foundation**

Address of Property: **104-108 Broadway, V. Tivoli, NY 12583**

Please Fill in this section

Exempt Actions:* 239 Review is NOT Required

- Administrative Amendments (fees, procedures, penalties, etc.)
- Special Permits for residential uses (accessory apts, home occupations, etc.)
- Use Variances for residential uses
- Area Variances for residential uses
- Renewals/Extension of Site Plans or Special Permits that have no changes from previous approvals

No Authority to review these Actions

- Subdivisions / Lot Line Adjustments
- Interpretations

☐ Exempt Action submitted for informal review

Actions Requiring 239 Review

- ☐ Comprehensive/Master Plans
- ☐ Zoning Amendments (standards, uses, definitions, district regulations, etc.)
- ☐ Other Local Laws associated with zoning (wetlands, historic preservation, affordable housing, architectural review, etc.)
- ☐ Rezoning involving all map changes
- ☐ Architectural Review
- ☒ Site Plans (all)
- ☒ Special Permits for all non-residential uses
- ☐ Use Variances for all non-residential uses
- ☐ Area Variances for all non-residential uses
- ☐ Other (Describe): _____

Parcels within 500 feet of:

- ☐ State Road:
- ☒ County Road:
- ☐ State Property (with recreation area or public building)
- ☐ County Property (with recreation area or public building)
- ☐ Municipal Boundary
- ☐ Farm operation in an Agricultural District

Date Response Requested: **5/12/2025**

Entered By: **Gurnett, Clayton**

These actions are only exempt in municipalities that signed an intermunicipal agreement with Dutchess County to that effect.

For County Office Use Only

Response From Dutchess County Department of Planning and Development

No Comments:

- ☒ Matter of Local Concern
- ☐ No Jurisdiction
- ☐ No Authority
- ☐ Withdrawn
- ☐ Incomplete - municipality must resubmit to County
- ☐ Exempt from 239 Review
- ☐ None

Comments Attached:

- ☐ Local Concern with Comments
- ☐ Conditional
- ☐ Denial
- ☐ Incomplete with Comments- municipality must resubmit to County
- ☐ Informal Comments Only (Action Exempt from 239 Review)

Date Submitted: **5/6/2025**

Date Received: **5/6/2025**

Date Requested: **5/12/2025**

Date Required: **6/4/2025**

Date Transmitted: **5/9/2025**

Notes:

☐ Major Project

Referral #: **ZR25-121**

☐ Also mailed hard copy

Reviewer: 

Date Printed: 5/9/2025

RESOLUTION OF THE VILLAGE OF TIVOLI PLANNING BOARD

*Matter of Tivoli Hall Foundation, 104-108 Broadway
Special Use Permit Extension*

Whereas, the Village of Tivoli Planning Board received an application for the minor modification of a previously approved site plan to convert a building formerly used as a place of worship into a cultural facility on a± 1.75-acre parcel located at 104-108 Broadway in the Residence District 15,000 (R-15,000) and Historic Overlay (H-O) District in the Village of Tivoli, Dutchess County, NY.; and

Whereas, the Planning Board has reviewed the Site Plan and Survey prepared by Crawford & Associates Engineering, P.C, dated March 19, 2020, amended by Tyler Drosdeck, May 2, 2025, as well as the LF16 Lighting Specification Sheet, and building elevations showing proposed stained glass window locations and colors; and

Whereas, the Planning Board has reviewed the Special Use Permit application against the requirements for a cultural facility found in §231-25.1 and §231-59 of the Zoning Law, and the Special Use Permit previously granted on August 28, 2023, and has found that the application remains consistent with same; and

Whereas, after comparing the thresholds contained in 6 NYCRR 617.4 and 5, the Planning Board determined that the proposed project is a Type II action that meets the thresholds found in 6 NYCRR 617.5(c)(11) and, therefore, SEQR does not apply; and

Whereas, due to the location of the property within 500 feet of a County highway, the Site Plan application was referred to the Dutchess County Department of Planning and Development for review under General Municipal Law §239-m and the County Planning Department issued a review letter dated stating the project was a matter of local concern; and

Whereas, the application is for an extension for an existing Special Use Permit which has not materially changed in use or intensity since the initial granting of the Special Use Permit, the Planning Board determined that a public hearing is not required.

Now Therefore, Be It Resolved, that the Planning Board hereby grants an extension of the Special Use Permit approval to Tivoli Hall Foundation, upon the following conditions:

1. The special use permit is valid from one year from the date of approval and shall be reviewed annually by the Planning Board, unless the Planning Board determines that the timeframe for such review can be adjusted.
2. This special use permit authorizes the use of the building as a cultural facility. The main assembly hall will be a rotational space for cultural events open to the public, and the floor plan will remain unchanged. Examples of intended use include: display of visual art and craft; music, dance, and/or theatrical performances; film screenings; poetry/literary readings; educational classes, lessons, or lectures open to the public; non-political fundraising events. An event coordinator from Tivoli Hall Foundation will schedule events.

3. This special use permit authorizes the use of the building for approximately 25 events per year at a rate of approximately two events per month, with a maximum capacity of 200 persons per event.
4. In accordance with the Conservation Easement for the property dated October 16, 2020, the historic features of the exterior facade of the building shall be preserved, with the exception of the glass in the 12 windows, which will be replaced with windows designed by Brice Marden.
5. In accordance with the Shared Use Agreement dated October 16, 2020, 16 parking spaces in the municipal parking lot across the street from 104 to 108 Broadway may be used by Plane Hall as long as the building is used as a cultural facility.
6. No changes are proposed to the rectory, which will remain in residential use.
7. Plane Hall Cultural Facility shall comply with the noise limitations of Chapter 151 of the Village Code.
8. Payment to the Village of Tivoli of any outstanding fees due and owing for the review of this application.
9. Payment of all outstanding escrow balances for consultant review.

Motion: Second:

	Aye	Nay
Lisa Schwarzbaum, Chair		
J.P. Ward		
Wendy Hansen		
Pamela Morin		
Andrew Tejerina		
Miles Sweeny		
Donna Matthews		

Date May 12, 2025

PLANE HALL
104-108 Broadway
Tivoli, NY 12583

YEAR BUILT	1902
USE	Cultural Facility
LAND	1.75 acre
ZONING	R-15,000 / H-O
PARCEL	134803-6175-18-385028
HRS OF OPERATION	11 a.m.– 10 p.m.
EST EVENTS PER YR	25 (2 per month)
MAX CAPACITY	200 persons
FRONTAGE	312' curb length (339' overall)
PARKING REQUIRED	13 (3356 gross floor area / 250 sq ft)
PARKING AVAILABLE	30 (14 spaces at curb + 16 spaces under Shared Use Agreement)

The Tivoli Hall Foundation is a not for profit corporation of the State of New York, with a corporate address of 131 Varick Street, New York, NY 10013, established by Tivoli residents and artists, Brice and Helen Marden.

Tivoli Hall Foundation requests a Site Plan Amendment and Special Use Permit renewal for the Plane Hall cultural facility. Amendments to the Site Plan previously approved on August 28, 2023 include:

1. Locations of the 12 windows designed by Brice Marden to replace the stained glass windows that were removed by the NY Archdiocese prior to Tivoli Hall Foundation's purchase of the building.
2. Locations and specifications for exterior lighting designed to illuminate the new windows at nighttime. These accent lights would meet all applicable codes and would only be used during evening events. The lights would be installed as to not create glare conditions from surrounding areas/neighboring properties.

PLANE HALL - Window Exterior Accent Light

prepared by Chris Ventresca / Ventresca Lighting Design
document revision date 02-May-2025

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TYPE LF16
RISE™

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INTERIOR + EXTERIOR | F080 SINGLE ROUND

DATE	PROJECT	FIRM	TYPE
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RISE IS A SYSTEM OF BEAUTIFULLY DESIGNED OUTDOOR RATED LUMINAIRES THAT PROVIDE EFFICIENT AND POWERFUL LIGHT USING THE LATEST IN LED TECHNOLOGY. RISE F080 SINGLE IS A POWERFUL AND COMPACT LED LIGHT FIXTURE, DELIVERING UP TO 1170 LUMENS, THAT CAN BE USED IN SPOT, ACCENT, LANDSCAPE AND FLOODLIGHT APPLICATIONS. ITS UNIQUE MACRO™ LOCK FEATURE ALLOWS FOR FULL 180 DEGREE TILT AND 360 DEGREE PAN AIMABILITY USING ONLY ONE TWIST.

FEATURES :

- POWERFUL CBCP
- EXTREMELY COMPACT
- POWERFUL OUTPUT UP TO 1170 LUMENS
- MACRO™ LOCK - 180° TILT AND 360° PAN
- 12 UNIQUE BEAM ANGLES
- MULTIVOLT (110 V-277 V)
- 8 CCTS: 2200K THROUGH 6500K
- 80+ AND 90+ CRI
- DIMMABLE TO 5%
- IP66 RATED



FIXTURE MODEL	FIXTURE CONFIG.	POWER/LUMEN OUTPUT*	CCT/COLOR	CRI	BEAM ANGLE	FINISHES	ACCESSORIES	WIRING AND MOUNTING
F080	1R	HO	30	9	05	Z	F	A
ON DEMAND SHIPPING	F080 - Single Round	LO - Low Output	27 - 2700K 30 - 3000K 35 - 3500K 40 - 4000K	8 - 80 9 - 90*	05 - Laser Spot (5°) 10 - Very Narrow Spot (10°) 15 - Narrow Spot (15°)	K - Black Z - Bronze S - Silver	X - No Accessory H - Half Snoot F - Full Snoot	A - 19" Flying Leads - Internal Cable IC; Bottom Exit; 1/2" NPT UL/CE Listed
		MO - Medium Output	LF16 & LF16B		20 - Spot (20°) 40 - Flood (40°)		LF16	B* - 10' External Cable Side Exit; Surface Mount UL Listed
		HO - High Output	LF16A		60 - Medium Flood (60°) 70 - Wide Flood (70°) 90 - Very Wide Flood (90°) E1 - Elliptical 1 (15"x60°) E2 - Elliptical 2 (30"x60°) E3 - Elliptical 3 (60"x15°) E4 - Elliptical 4 (60"x30°)	LF16A & LF16B	C* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT UL Listed D* - 10' External Cable Side Exit; Surface Mount CE Listed E* - 10' External Cable Bottom Exit; Surface Mount - 1/2" NPT CE Listed	
BUILD TO ORDER SHIPPING			22 - 2200K 25 - 2500K 50 - 5000K 65 - 6500K RD - Red GR - Green BL - Blue AM - Amber	X - For RD, GR, BL, AM *90 CRI not available in 2200K, 2500K, 5000K, and 6500K		W - White C - Custom*		
			*2200K and 2500K not available in 40°, 60°, 70° and 90°		*Provide RAL #			
EXAMPLE: F080-1R-LO-22-8-05-S-X-A								

PERFORMANCE	WATTS	POWER	LUMEN OUTPUT		EFFICACY		CBCP	
			5°	40°	5°	40°	5°	40°
*SEE PHOTOMETRIC CHART FOR LUMEN DATA	4	Low Output	309	429	76	107	21,991	705
	7.5	Medium Output	531	761	71	101	37,824	1,251
	11.5	High Output	744	1,120	65	99	53,048	1,874

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX
COLOR CONSISTENCY

LUMEN DEPRECIATION

80+, 90+
3-STEP MACADAM ELLIPSE

	WATTS	L70 @ 25C	L70 @ 50C	L90 @ 25C	L90 @ 50C
LOW	>60,500*	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
MEDIUM	>60,500*	>60,500*	>60,500*	>60,500*	>60,500*
	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**	>(109,000)**
HIGH	>60,500*	>36,300*	>60,500*	>33,200*	>33,200*
	>(181,000)**		>(69,800)**		

* ENERGY STAR REPORTED TESTING HOURS TO DATE.
CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IES LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATOR
** ESTIMATED HOURS

NOTE: Information on this Spec Sheet is subject to change, please visit ecosensellighting.com/downloads/raise for the most updated information.

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PLANE HALL - Window Exterior Accent Light

prepared by Chris Ventresca / Ventresca Lighting Design
document revision date 02-May-2025

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DATE	PROJECT	FIRM	TYPE
ELECTRICAL	WATTAGE POWER FACTOR THD OPERATING VOLTAGE DRIVER STARTUP TEMPERATURE OPERATING TEMPERATURE STORAGE TEMPERATURE SURGE PROTECTION	LOW OUTPUT = 4W; MEDIUM OUTPUT = 7.5W; HIGH OUTPUT = 11.5W >0.9 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) <0.2 for 120 V (HO, MO, LO), 230 V (HO, MO), 277 V (HO) MULTIVOLT: 110-277 VAC, 50/60 Hz INTEGRAL TO FIXTURE; DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 122 °F (-40 °C TO 50 °C) -40 °F TO 176 °F (-40 °C TO 80 °C) SURGE PROTECTION DEVICES WITH A MINIMUM DISCHARGE CURRENT RATING OF 20kA, THAT MEET UL1449, CSA C22.2 No. 269.1, AND IEC TR 62066, SHOULD BE INSTALLED ON EACH BRANCH CIRCUIT.	
CONTROL	DIMMING	110-277 VAC, ELV TYPE, REVERSE PHASE, TRAILING EDGE	
PHYSICAL	DIMENSIONS HOUSING/LENS WEIGHT ENVIRONMENT MOUNTING OPTIONS WIRING TOOLS WIND LOAD (EPA) CORROSION RESISTANT	W 3.15" x H 7.6" x L 2.49" ; (80 mm x 194.1 mm x 63.25 mm) EXTRUDED ALUMINUM; UV STABILIZED POLYCARBONATE; STAINLESS STEEL FASTENERS 2.0 LBS ; (0.9 KG) OUTDOOR • UL CERTIFIED FOR MARINE GRADE • WET LOCATIONS • IP66 IMPACT RATED TO IK10 MEETS 3G ANSI C136.31 VIBRATION STANDARD FOR BRIDGE APPLICATIONS A - FLYING LEADS - INTERNAL CABLE IC; BOTTOM EXIT; 1/2" NPT ; UL/ CE RATED B - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; UL LISTED SURFACE MOUNT PLATE INCLUDED C - EXTERNAL CABLE BOTTOM EXIT; 1/2" NPT ; UL LISTED SURFACE MOUNT PLATE INCLUDED D - EXTERNAL CABLE SIDE EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED E - EXTERNAL CABLE BOTTOM EXIT; SURFACE MOUNT ; CE LISTED SURFACE MOUNT PLATE INCLUDED LENGTH OF FLYING LEADS 19" (482.6 mm) LENGTH OF EXTERNAL CABLE 10' (3.05 m) 2.5 mm HEX KEY AND PHILLIPS #0 SCREWDRIVER FOR INTERCHANGEABLE LENS + SNOOTS 4 mm HEX KEY FOR AIMING 5 mm HEX KEY FOR MAIN TILT ARM EFFECTIVE PROJECTED AREA 0.14 ft ² RISE HAS A HIGH-PERFORMING, CORROSION-RESISTANT FINISH THAT USES HIGH DURABILITY TRIGLYCIDYL ISOCYANURATE (TGIC) POWDER COATINGS SPECIFICALLY DESIGNED FOR NATATORIUMS AND EXTERIOR WEATHER EXPOSURE. THIS FINISH HAS BEEN TESTED AND APPROVED TO MARINE GRADE CORROSION RESISTANCE STANDARD IN UL1598A, ASTM B117 SALT FOG TEST FOR 200 HOURS.	

FIXTURE RATING & CERTIFICATIONS CE, UL CERTIFIED
RoHS COMPLIANT, IK10



IK10

LIMITED WARRANTY 5 YEARS

0-10V CONTROL OPTIONS

100-120 VAC / 277 VAC Linear Dimming Control Module 0-10 V - Plenum Rated LDCM-PL-120-277-010V-GR

All products come standard with ELV dimming capabilities. 0-10V Control options required for operation at 0-10V.

OPTIONAL ACCESSORIES

Snoots

Round Half Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RH-(K,Z,S,W,C)

Round Full Snoot, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom) F080-RF-(K,Z,S,W,C)

Interchangeable Lens

If Inner optic = 5°,

Desired angleorder the following spread lens

5 Degree F080-LENS-05

10 Degree F080-LENS-10

15 Degree F080-LENS-15

20 Degree F080-LENS-20

40 Degree F080-LENS-40

60 Degree F080-LENS-60

80 Degree F080-LENS-80

15x60 or 60x15 Degree F080-LENS-E1E3

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PLANE HALL - Window Exterior Accent Light

prepared by Chris Ventresca / Ventresca Lighting Design
document revision date 02-May-2025

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DATE	PROJECT	FIRM	TYPE
30x60 or 60x30			F080-LENS-E2E4
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 80, 15x60 or 60x15, 30x60 or 60x30)			F080-LENS-FULLSET
If Inner optic = 40°,			
Desired angle	Order the following spread lens		
5 Degree			NOT SUPPORTED
10 Degree			NOT SUPPORTED
15 Degree			NOT SUPPORTED
20 Degree			NOT SUPPORTED
40 Degree			F080-LENS-10
60 Degree			F080-LENS-40
70 Degree			F080-LENS-60
90 Degree			F080-LENS-80
15x60 or 60x15 Degree			NOT SUPPORTED
30x60 or 60x30 Degree			NOT SUPPORTED
Full Set of Beam Angle Lens Degree (5, 10, 15, 20, 40, 60, 70, 90, 15X60 or 60X15, 30X60 or 60X30)			F080-LENS-FULLSET
Honeycomb Louver			
Honeycomb Louver F080			F080-LV-HComb
Color Filters			
Red			F080-FILTER-RED
Blue			F080-FILTER-BLUE
Green			F080-FILTER-GREEN
Amber			F080-FILTER-AMBER
F080 Wall Mount Arm (for use only with Wiring Option C - External Cable Bottom Exit - Not for use with multi-up fixtures)			
Wall Mount Arm, 6 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-06-(K,Z,S,W,C)
Wall Mount Arm, 12 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-12-(K,Z,S,W,C)
Wall Mount Arm, 18 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-18-(K,Z,S,W,C)
Wall Mount Arm, 24 inch, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			F080-WMA-24-(K,Z,S,W,C)
Ground Stake (for use only with Wiring Option C or E for wiring to remote junction box - External Cable Bottom Exit - Not for use with Multi-up fixtures)			
Landscape Stake, 12 in, Black (for use with F080 Single Head only, not for use with multi-fixture units)			F080-LS-1S-STK-12
Perma Post (for use only with Wiring Option A, C, or E - For use with Single and Multi-up Fixtures)			
Perma Post and Cap - 19" x 2-3/4", Black, Post and Cap with 1.2" NPT female thread			RISE-PERMA-POST-19
Slip Fitter (Not for use with Wiring Option A, C or E - For use with Single and Multi-up fixtures)			
Slip Fitter, 2-3/8" post, 1/2" NPT female threads, Color Finish (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			RISE-SLIP-FITTER-(K,Z,S,W,C)
Canopy Plate (Not for use with Option B or D - External Cable Side Exit)			
Canopy Plate, 4" Dia Round J-Box Cover, 1/2" NPT female thread (K=Black, Z=Bronze, S=Silver, W=White, C=Custom)			RISE-CANOPY-04-(K,Z,S,W,C)
Junction Box Cover (Not for use with Option B or D - External Cable Side Exit)			
Junction Box Cover, 2x4, Single 1/2" NPT female thread, Silver Grey			RISE-JBC-RABR14
Tree Strap (Not for use with Option B or D - External Cable Side Exit)			
Tree mount with strap and junction box and cover, 72" strap for 21" diameter trees, Bronze			RISE-TMS-TB-VIS3

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837 NORTH SPRING STREET
SUITE 103
LOS ANGELES, CA 90012

SUPPORT@ECOSENSELIGHTING.COM

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20240811

PLANE HALL - Window Exterior Accent Light

prepared by Chris Ventresca / Ventresca Lighting Design
document revision date 02-May-2025

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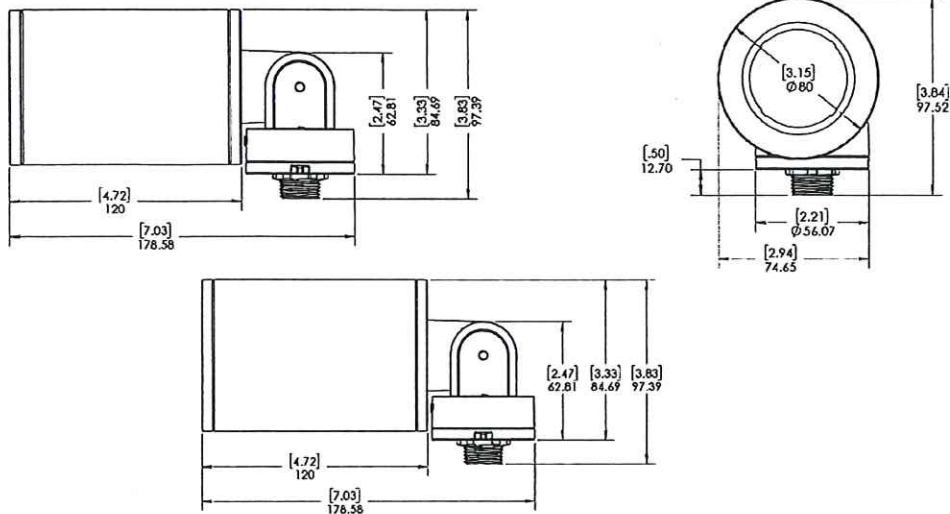
RISE[™]

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | F080 SINGLE ROUND

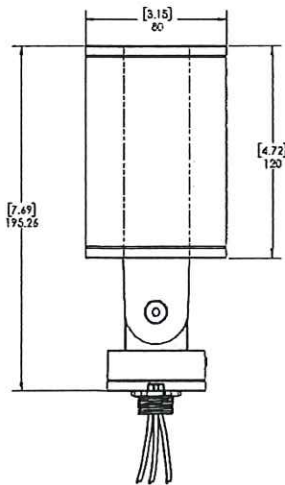
DATE	PROJECT	FIRM	TYPE
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DIMENSIONS

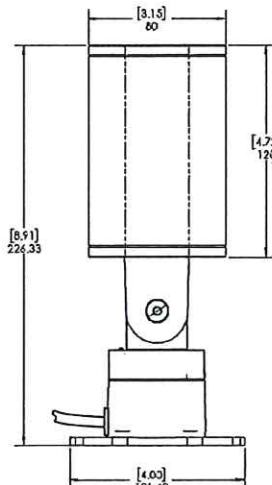


WIRING GUIDE

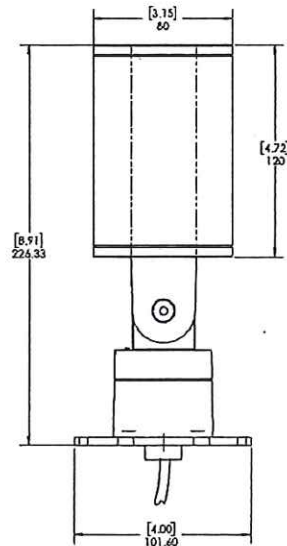
Flying Leads - Internal Cable (UL Listed or CE Listed)



External Cable Side Exit (UL Listed or CE Listed)



External Cable Bottom Exit (UL Listed or CE Listed)



- For use with standard junction boxes
- 1/2" NPT Taper, Cable Length is 19"
- Compatible with EcoSense Canopy Junction Box Cover
- 18 AWG Stranded Copper Cable - 3 Conductors

- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the side of the base
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05 m)

- For use when external, exterior rated cable is required to run to remote junction box or mains
- Cable exits the bottom for use with various accessories such as Wall Mount Arm and Ground Stake
- 1/2" NPT taper for mounting
- Comes with a Surface Mount Plate, for mounting direct to surface
- Cable Length is 10' (3.05 m)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosenselighting.com/rlse for the most updated information.

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3324098

PLANE HALL - Window Exterior Accent Light

prepared by Chris Ventresca / Ventresca Lighting Design
document revision date 02-May-2025

ECOSENSE®

RISE™

OVERVIEW • SPECIFICATIONS

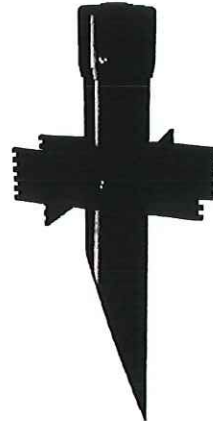
ACCESSORIES | PERMA POST

DATE	PROJECT	FIRM	TYPE
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PERMA POST WITH IN GROUND STABILIZING GRID

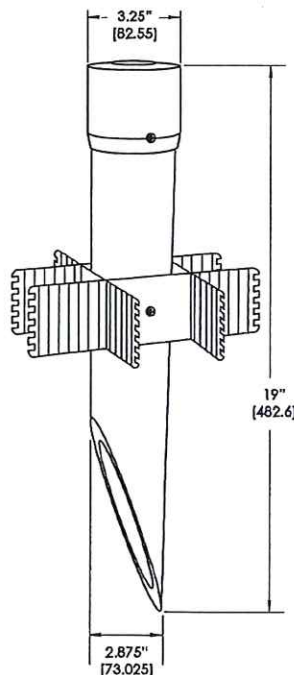
FEATURES :

- MOLDED PVC CAP
- SET SCREW LOCKS CAP TO POST AND PREVENTS ROTATION
- STURDY STABILIZER WITH TEETH AND RIBS FOR MAXIMUM STABILITY
- ROUNDED EDGES PROTECT WIRES
- 1/2" THREADED HOLDS FIT STANDARD LIGHTS
- 19" MOUNTING POST FOR GROUND MOUNTING LIGHTING
- BLACK
- FOR USE WITH EXTERIOR RATED CABLE (EC) BOTTOM EXIT ONLY
- COMPATIBLE WITH RISE F080 SINGLE, F080 DUO, F080 QUAD AND RISE F170 SINGLE HEAD ONLY. NOT FOR USE WITH RISE F170 MULTIHEAD FIXTURE UNITS.
- UL LISTED



PHYSICAL	DIMENSIONS	L 19" x D 3.25": (482.6mm x 82.55mm)
	FINISH	BLACK

RISE PERMA POST



ORDERING

PART NUMBER	DESCRIPTION
RISE-PERMA-POST-19	RISE PERMA POST

ECOSENSE LIGHTING INC.
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PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025

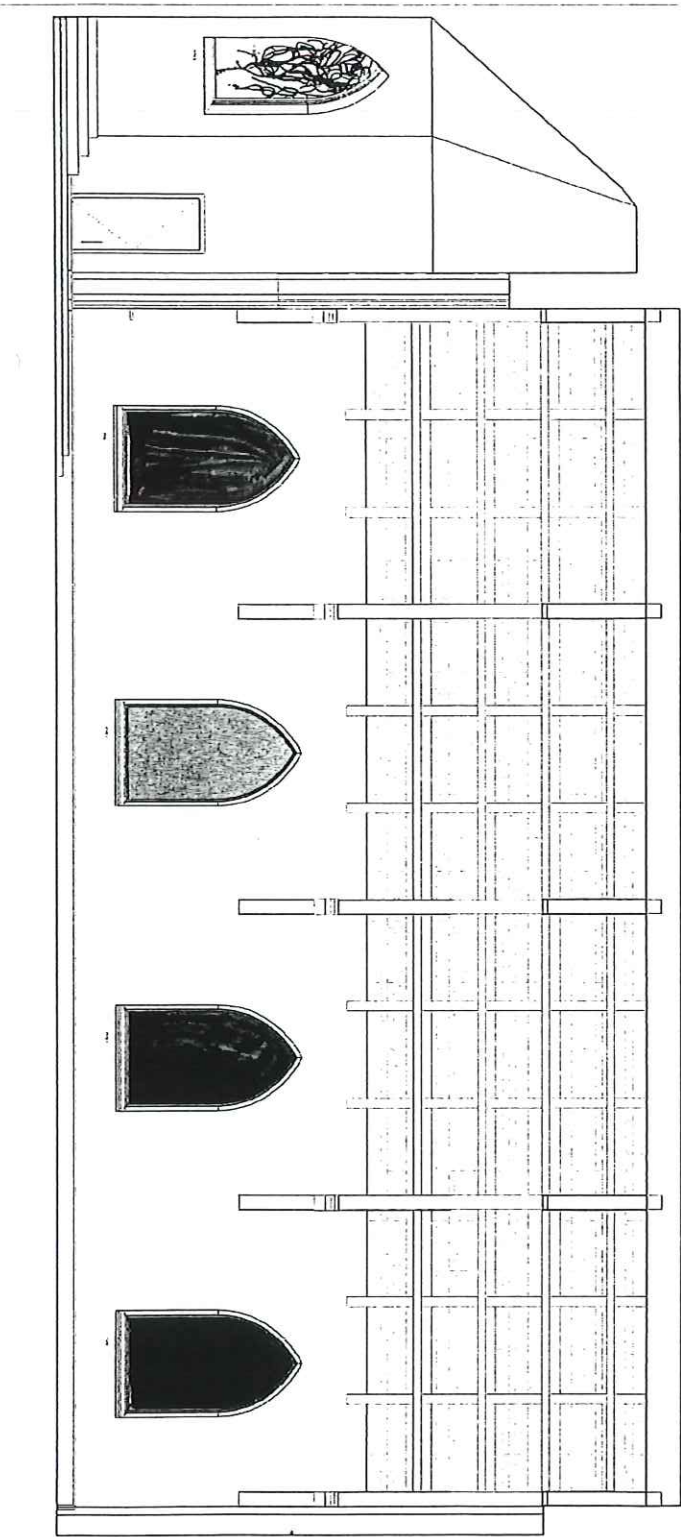
West

W1

W2

W3

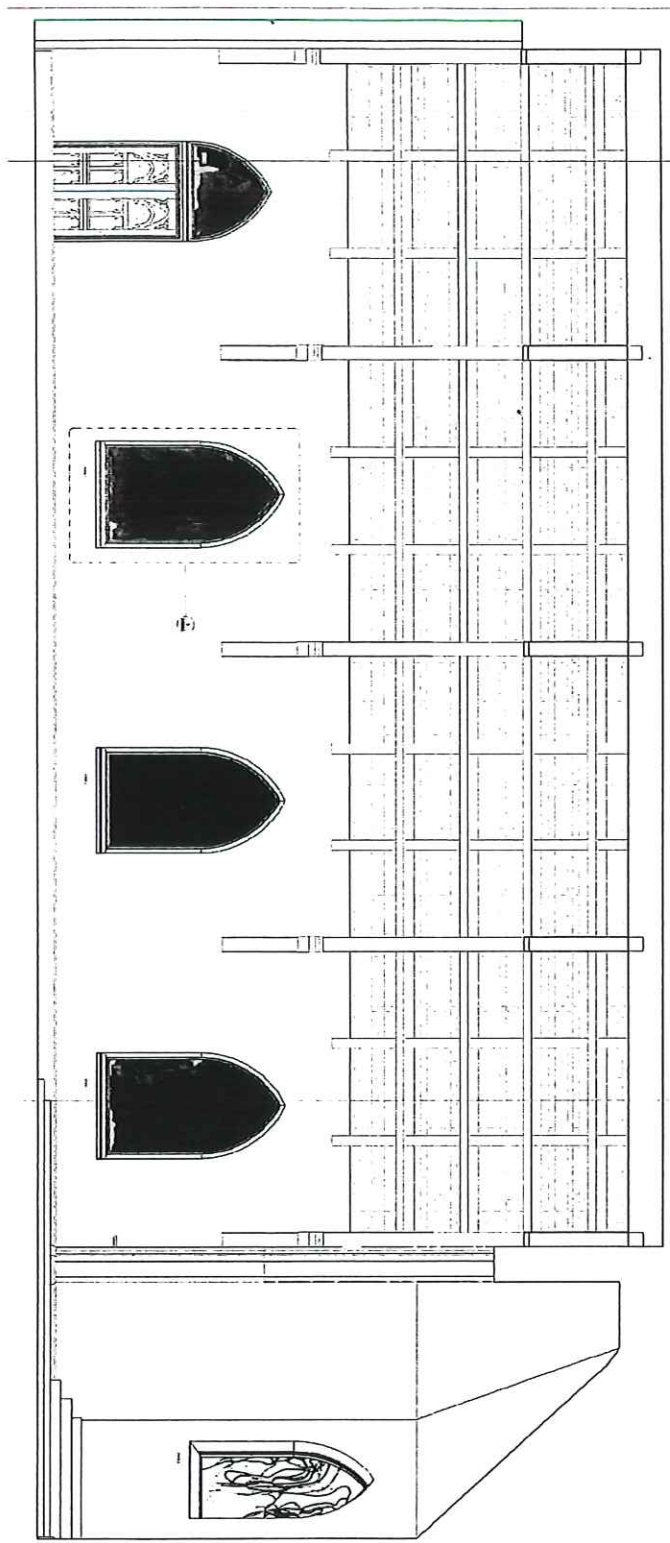
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INTERIOR

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025



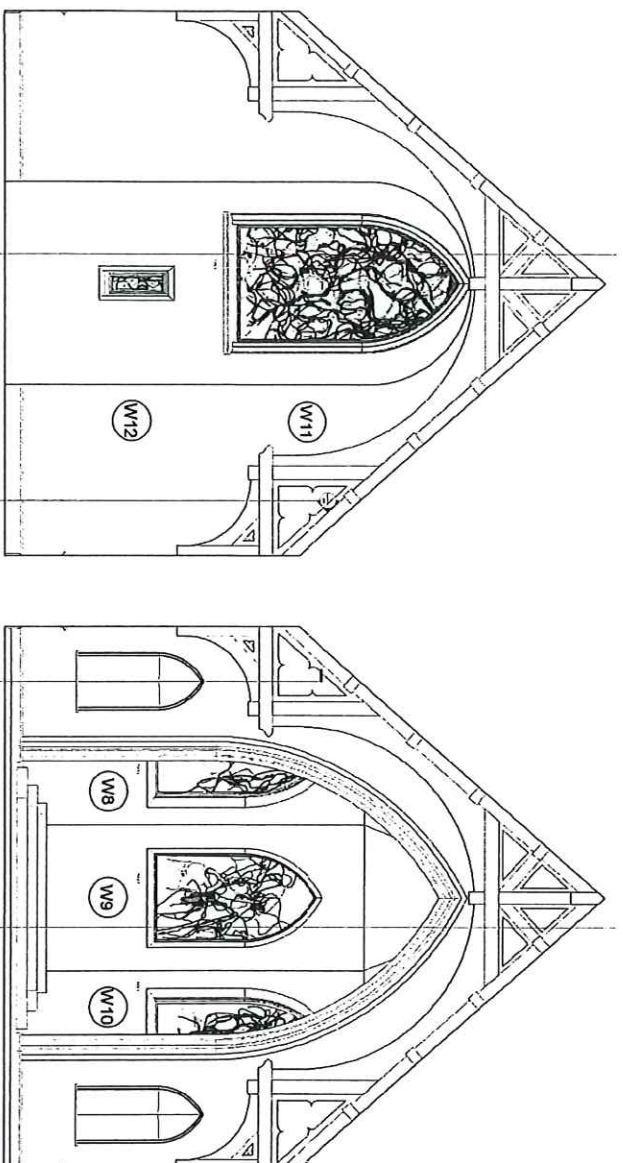
East

INTERIOR

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck

document revision date 02-May-2025



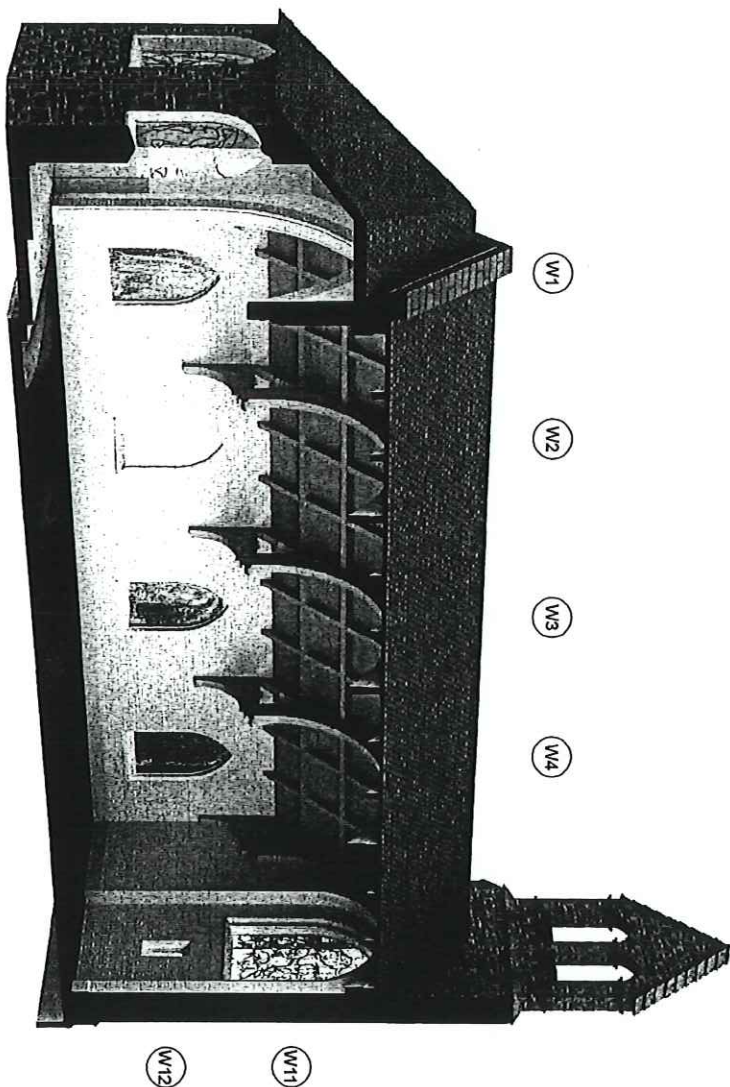
North

INTERIOR

PLANE HALL - Window Layout - Profile View

Prepared by Tyler Drosdeck

document revision date 02-May-2025

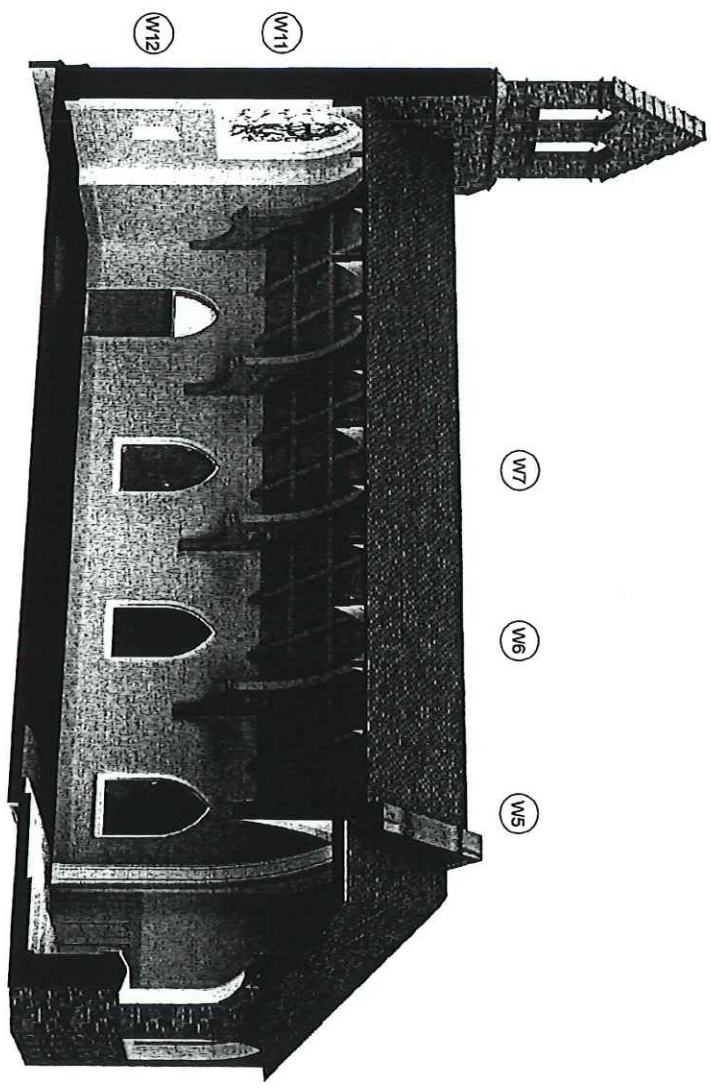


West

INTERIOR

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025

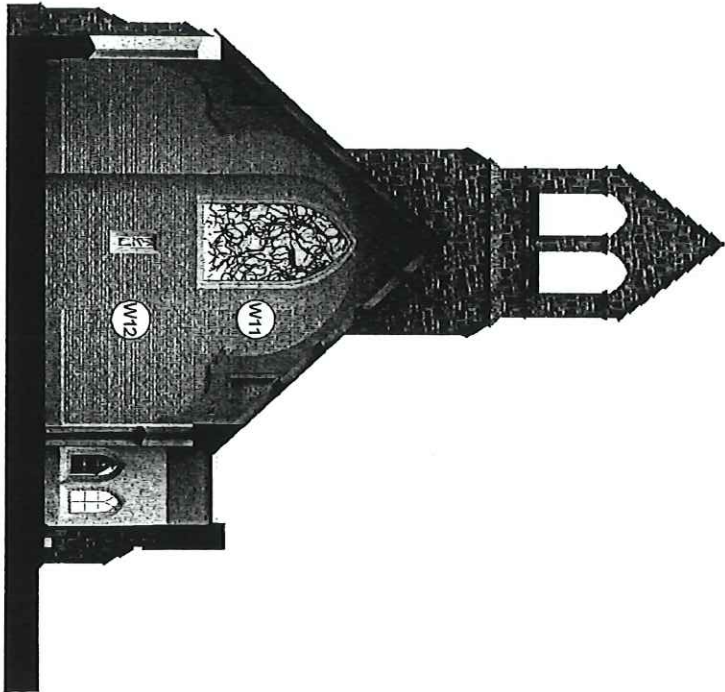


East

INTERIOR

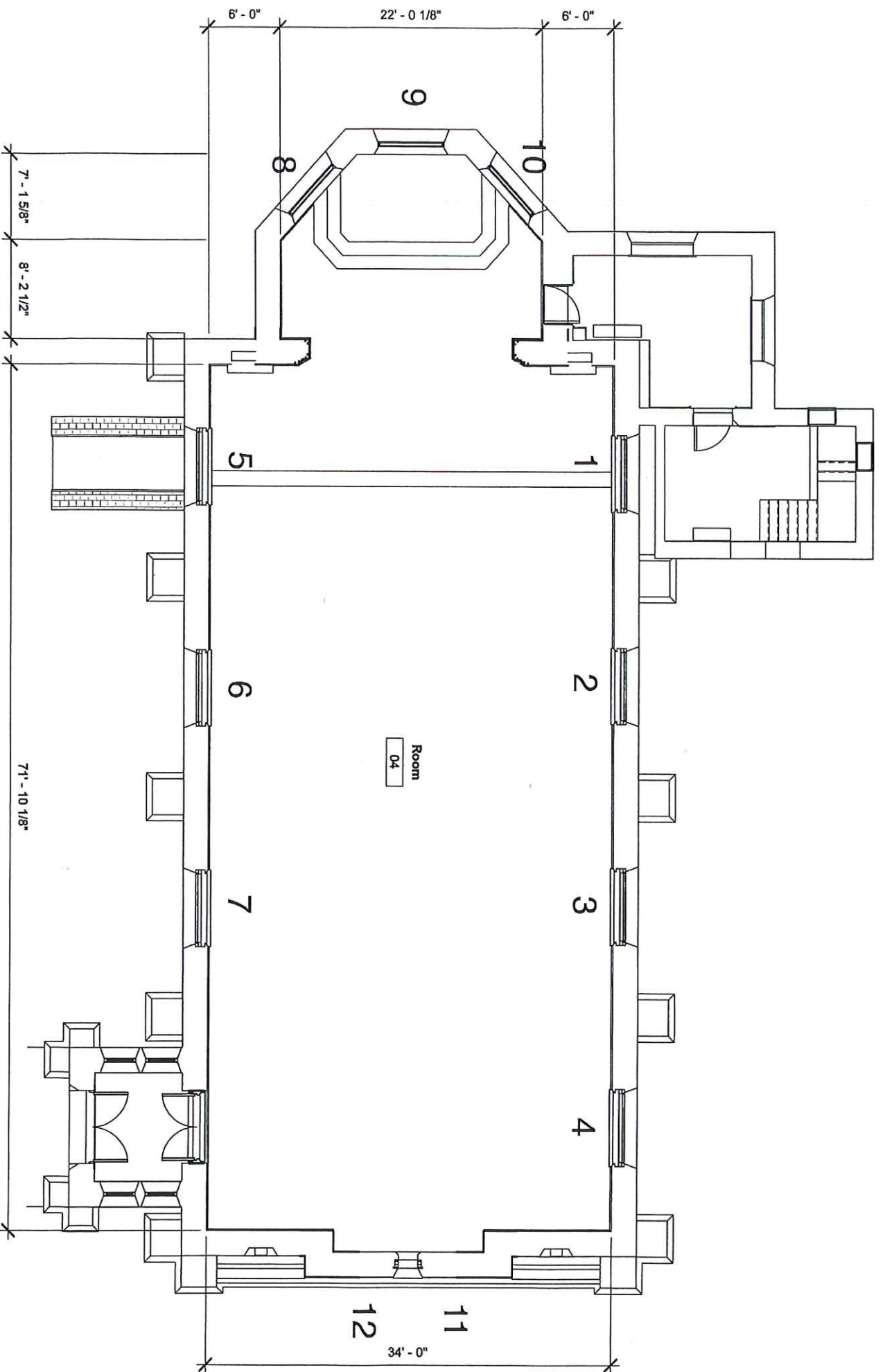
PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025



North

INTERIOR



Plane Hall - Window Layout - Overhead View

PLANE HALL

VILLAGE OF TIVOLI
TOWN OF RED HOOK, DUTCHESS COUNTY, NY

TOTAL AREA = 2.772 ACRES

PLANE HALL
104-108 Broadway,
Tivoli, NY 12583

YEAR BUILT
PARCEL

1902
134803-6175-18-385028

Maximum Capacity: 200 persons
Frontage: 312' curb length (339' overall)
Parking Requirement: 13 (3356 gross floor area / 250 sq ft)
Parking Available: 30 (14 spaces at curb + 16 spaces under Shared Use Agreement)

Site Plan Notes:

Misc. Exterior Lighting:
X's mark approx. location of misc. existing fixtures including landscape lighting, path lighting, lamp above front entrance.

Site Plan Amendments:

Window Locations (W1-W12):
New painted glass windows designed by Brice Marden to replace stained glass windows that were removed by NY Archdiocese prior to building sale.

Window Exterior Accents:

Type LF-16 exterior rated adjustable accent for large window accenting. Fixtures mounted to ground with large ground stake with stabilizing flanges. Fixtures are line-voltage. Exact mounting location to be determined on-site with mockup.

Type LF-16A exterior rated line-voltage adjustable accents for window with adjacent vestibule. Fixtures to be surface mounted to vestibule wall below window and directed up at window. Exact mounting location to be determined with on-site mockup.

Type LF-16B exterior rated line-voltage adjustable accent for altar window accenting. Fixture mounted to roof of rear entry and/or poles. Exact mounting location to be determined with on-site mockup.

Note:

Window exterior accent spotlights will not create glare conditions in surrounding areas and will meet all applicable codes. These lighting elements will only be used during evening events.

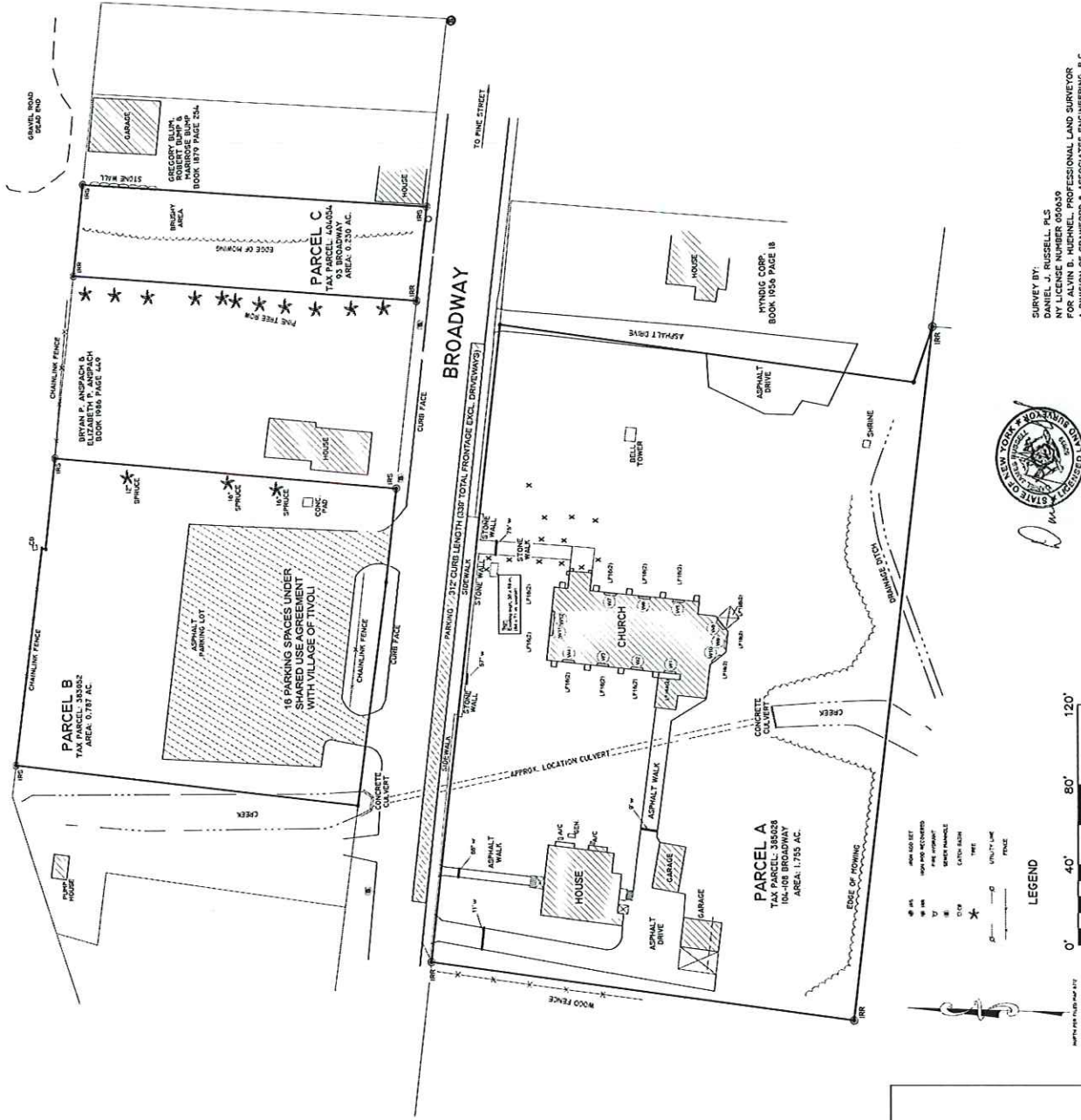
VILLAGE OF TIVOLI
PLANNING BOARD

APPROVAL BY MOTION OF THE PLANNING BOARD OF THE VILLAGE OF TIVOLI, NEW YORK, IS GRANTED TO THE TOWN OF RED HOOK, DUTCHESS COUNTY, NEW YORK, FOR THE CONSTRUCTION OF THE PLANE HALL, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY VIOLATION OF WHICH SHALL BE CONSIDERED A VIOLATION OF THE ZONING ORDINANCE OF THE VILLAGE OF TIVOLI, NEW YORK, AND SHALL VOID THIS APPROVAL.

SIGNED THIS DAY OF

CHAIRMAN VILLAGE PLANNING BOARD

AMENDED SITE PLAN FOR PLANE HALL CULTURAL FACILITY
PREPARED BY TYLER DROSDECK, TIVOLI HALL FOUNDATION
DOCUMENT REVISION DATE: 02-MAY-2023

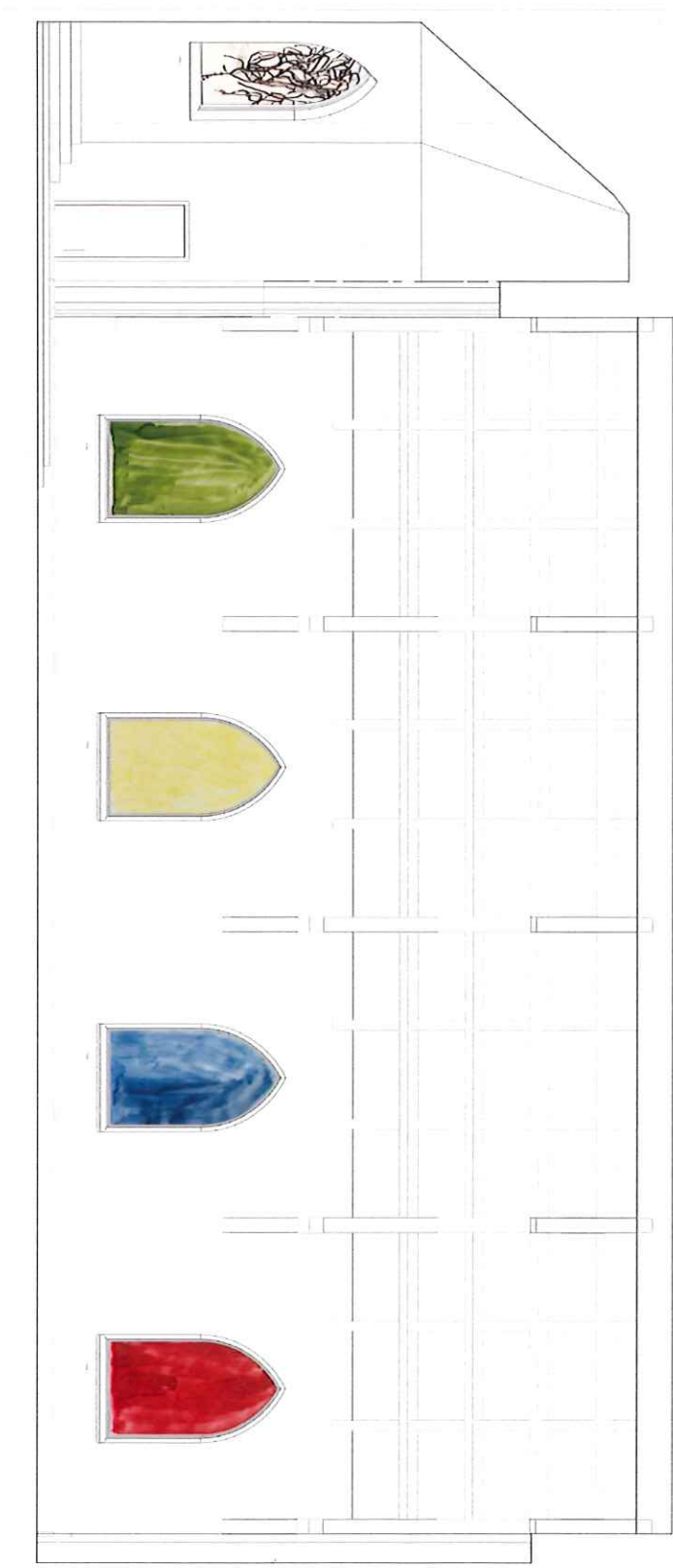


SURVEY BY:
DANIEL J. RUSSELL, PLS
NY LICENSE NUMBER 050039
FOR ALVIN B. HUGHES, PROFESSIONAL LAND SURVEYOR
A DIVISION OF CRAWFORD & ASSOCIATES ENGINEERING, P.C.
441 ROUTE 9, SUITE 200, HUDSON, NEW YORK 12534
DATE: MARCH 19, 2023

NY'S L.C. NO. 050039

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025



West

W1

W2

W3

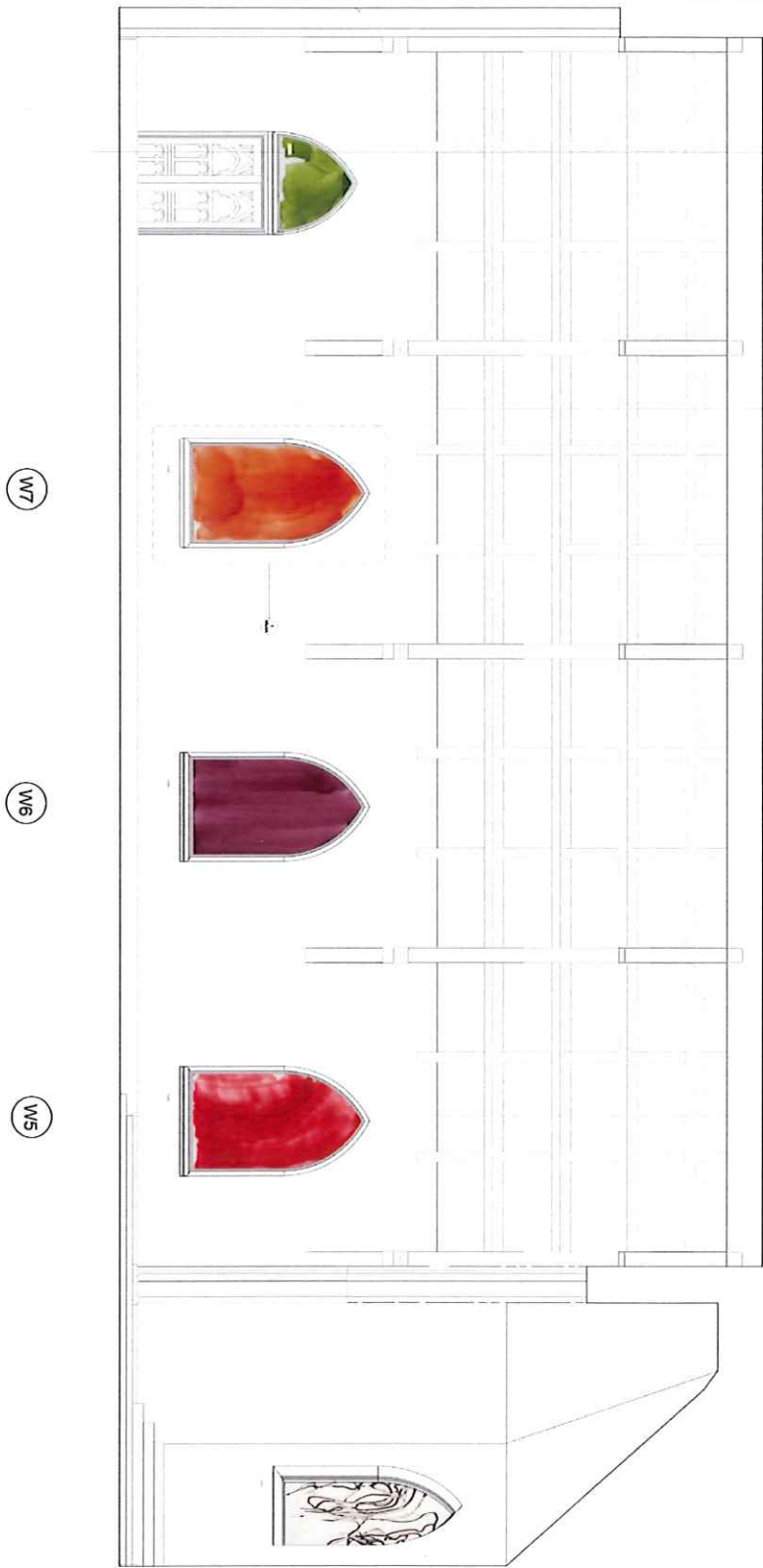
W4

INTERIOR

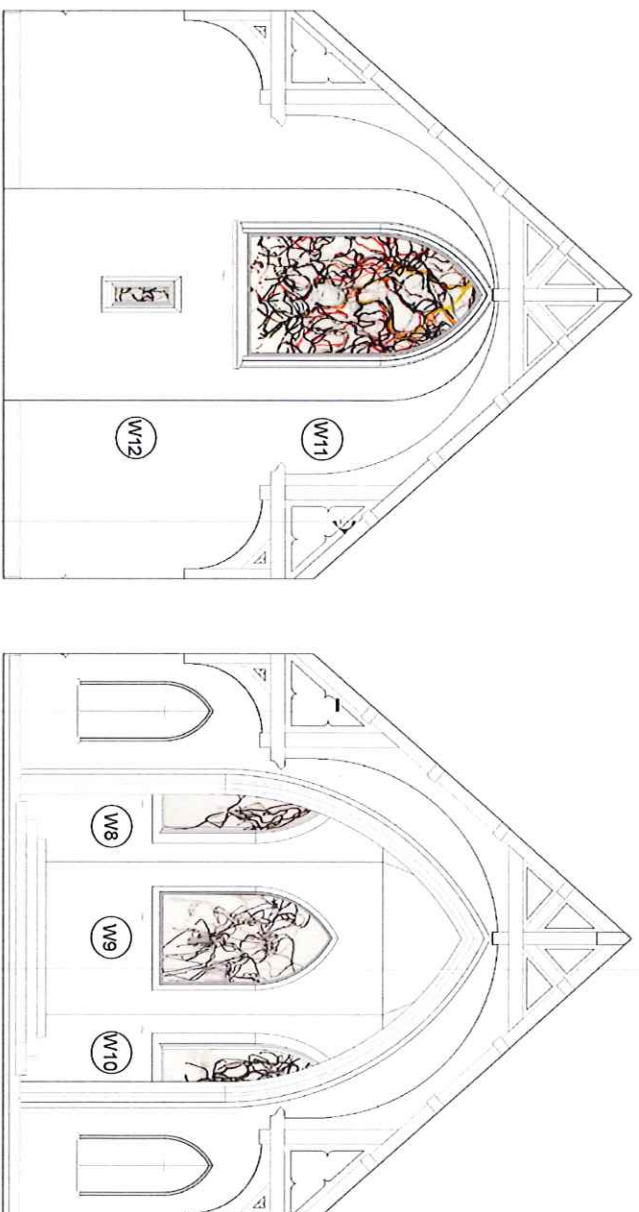
PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025

East



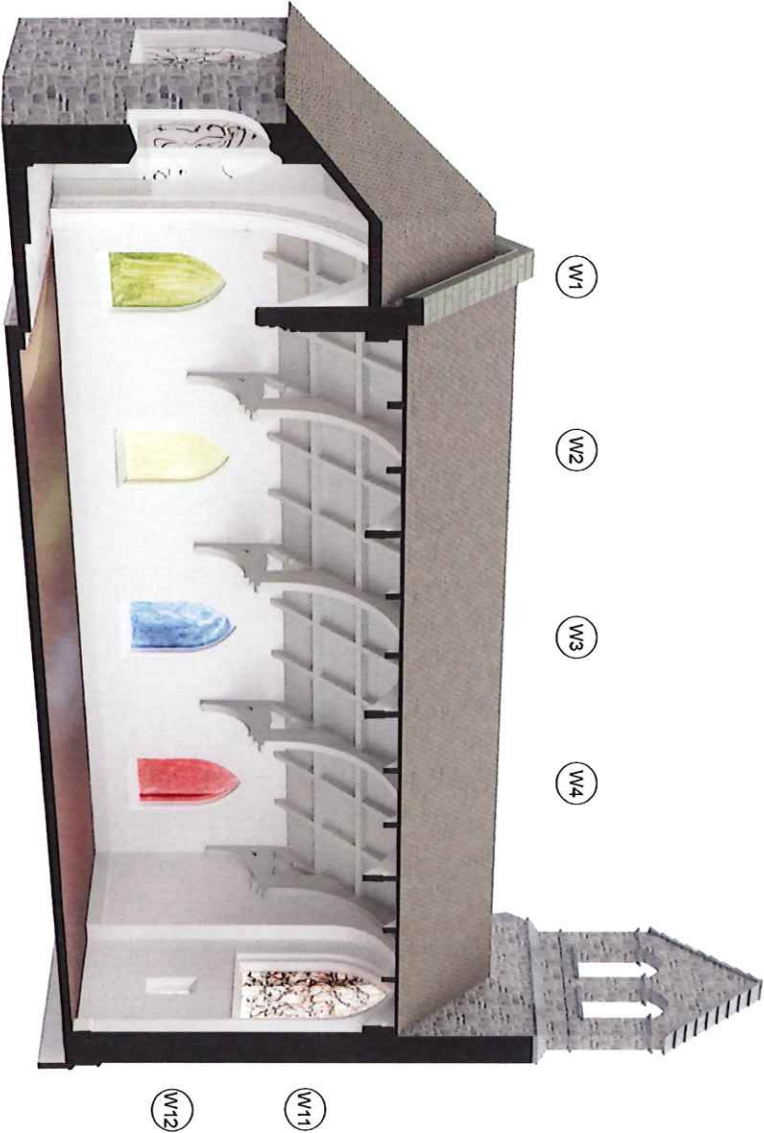
INTERIOR



North

PLANE HALL - Window Layout - Profile View

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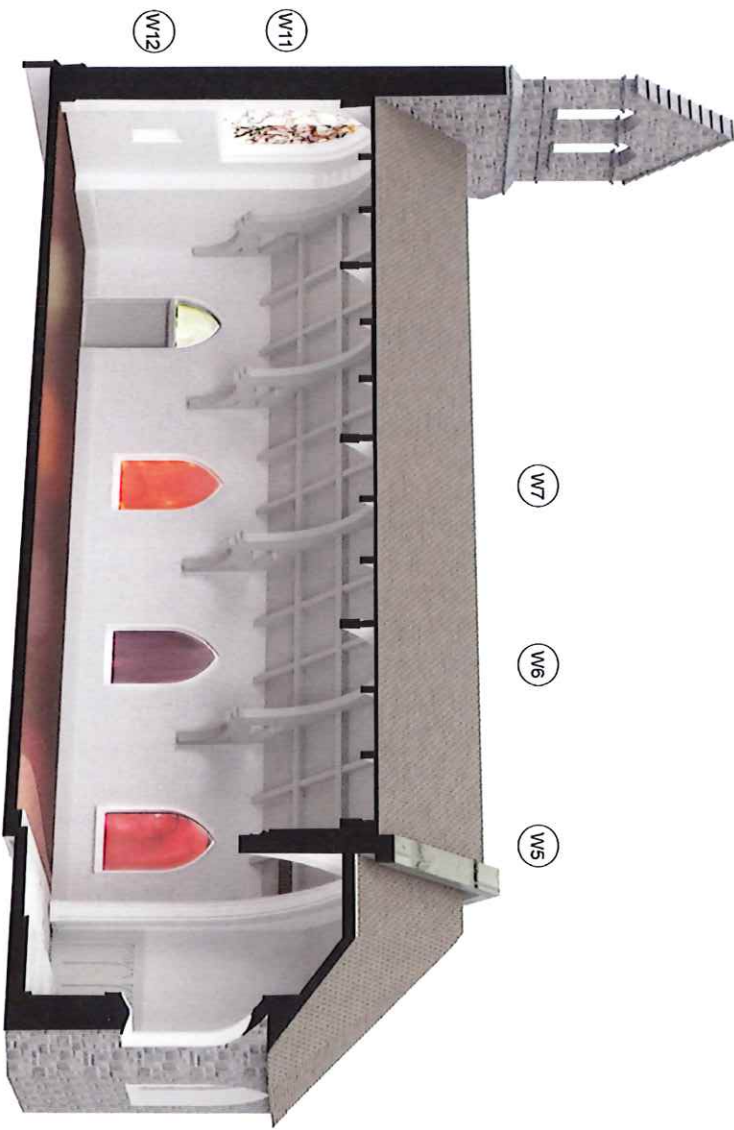


West

INTERIOR

PLANE HALL - Window Layout - Profile View

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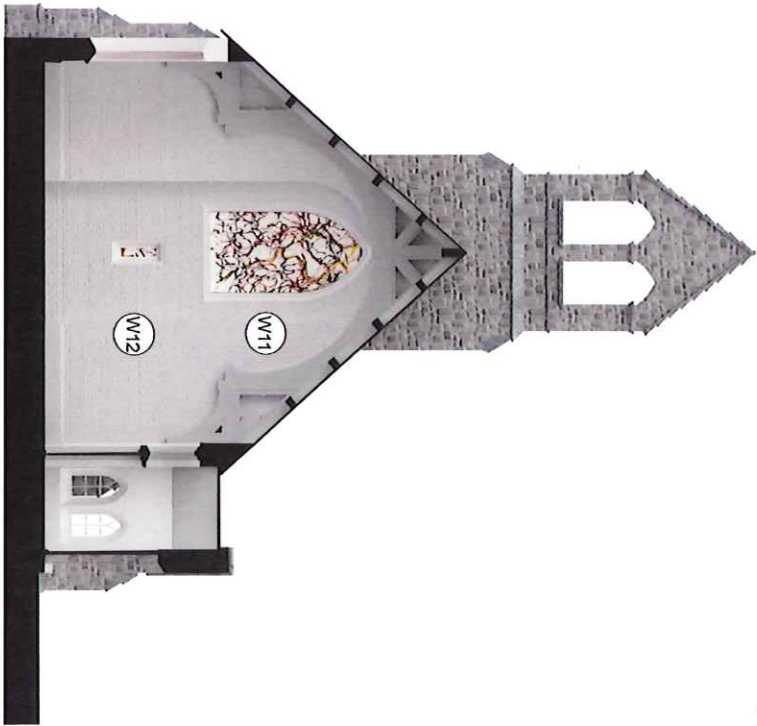


East

INTERIOR

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025



North

INTERIOR

PLANE HALL - Window Layout - Profile View

prepared by Tyler Drosdeck document revision date 02-May-2025

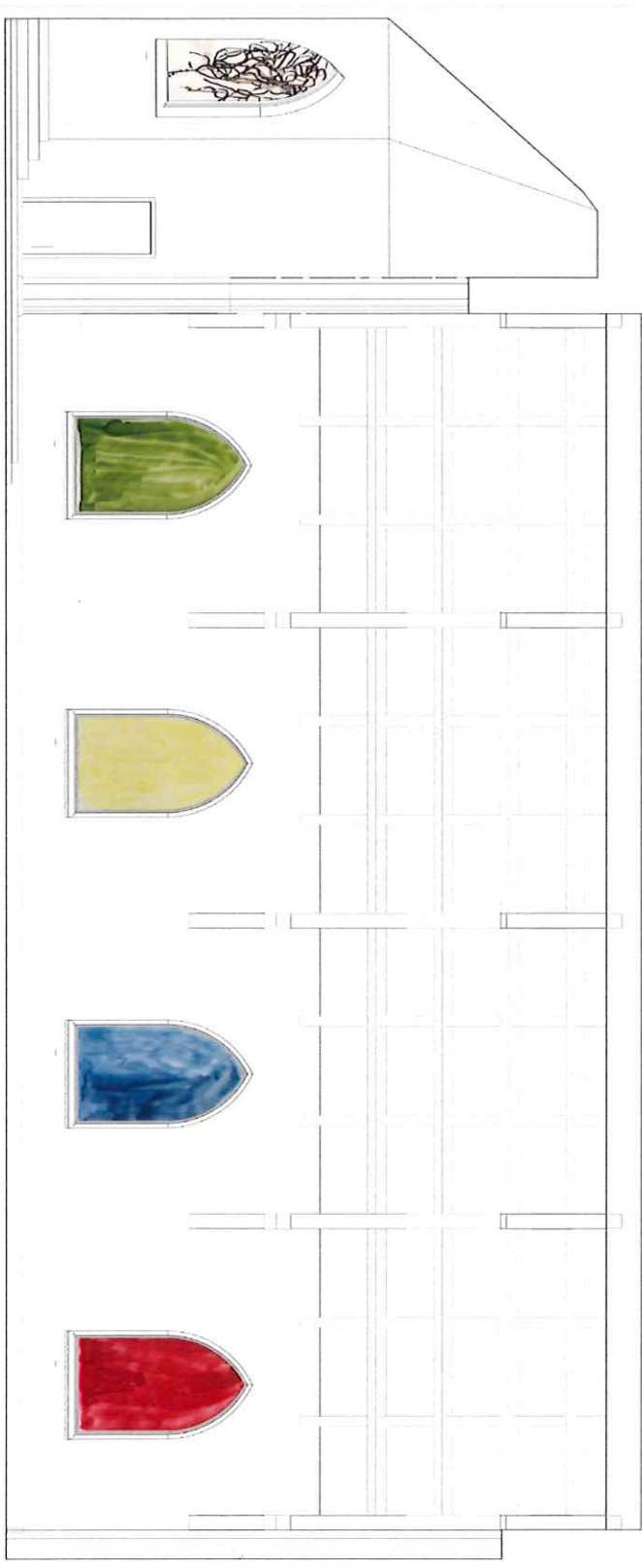
West

W1

W2

W3

W4

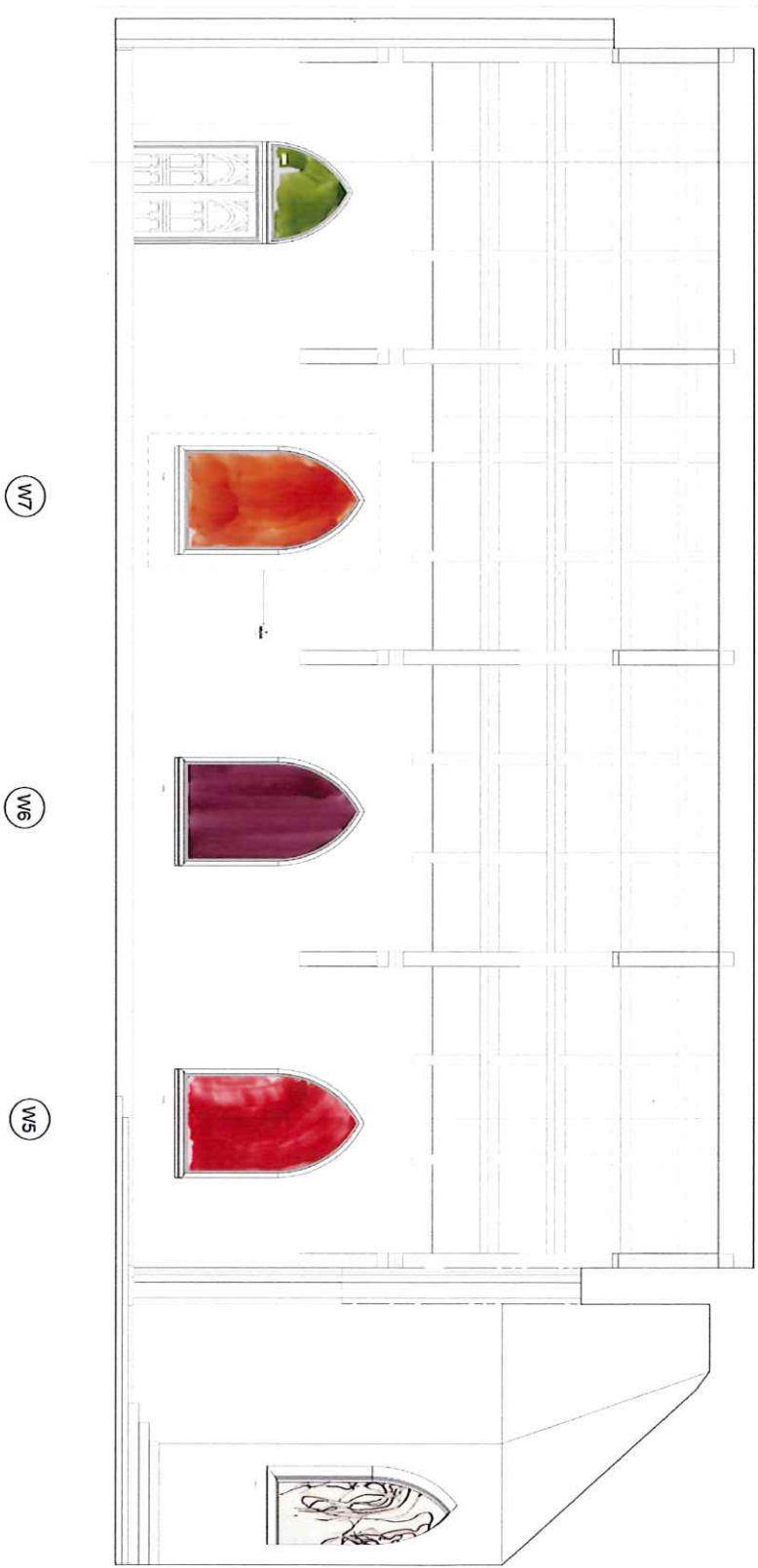


INTERIOR

PLANE HALL - Window Layout - Profile View

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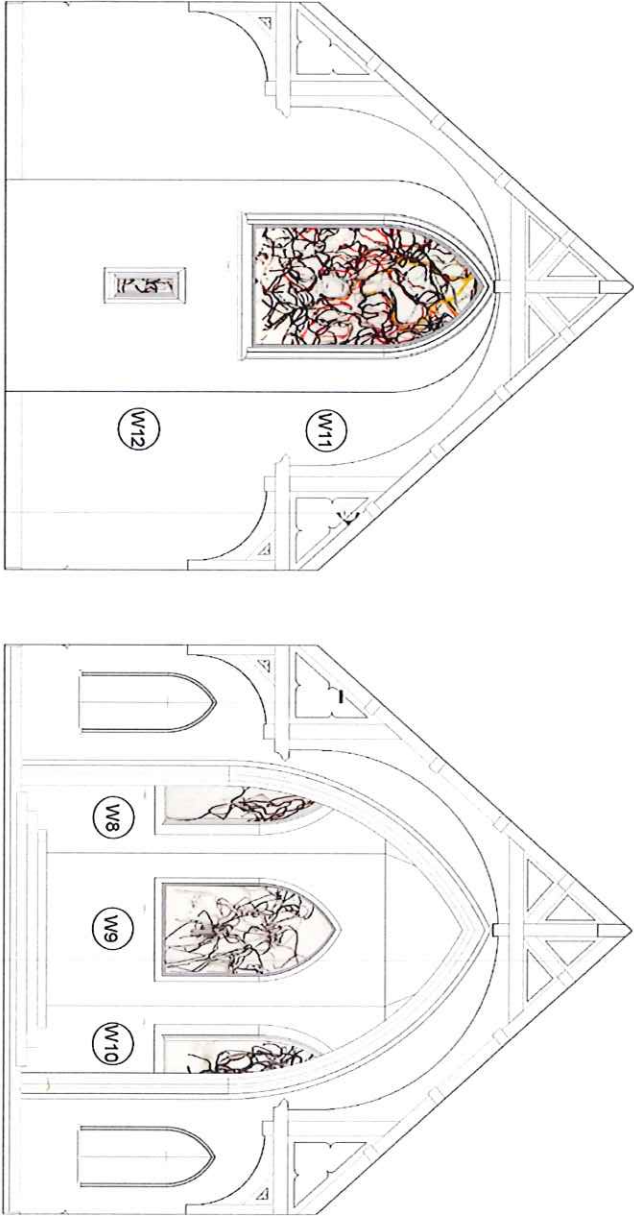
East



INTERIOR

PLANE HALL - Window Layout - Profile View

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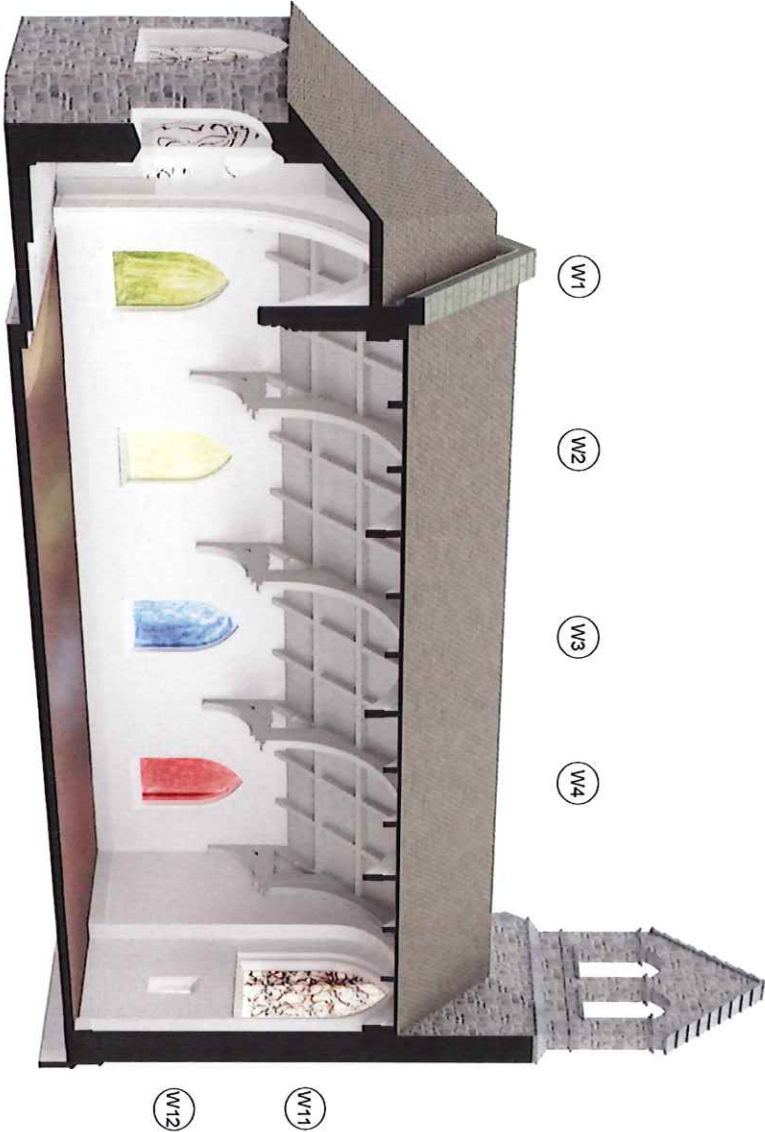


North

INTERIOR

PLANE HALL - Window Layout - Profile View

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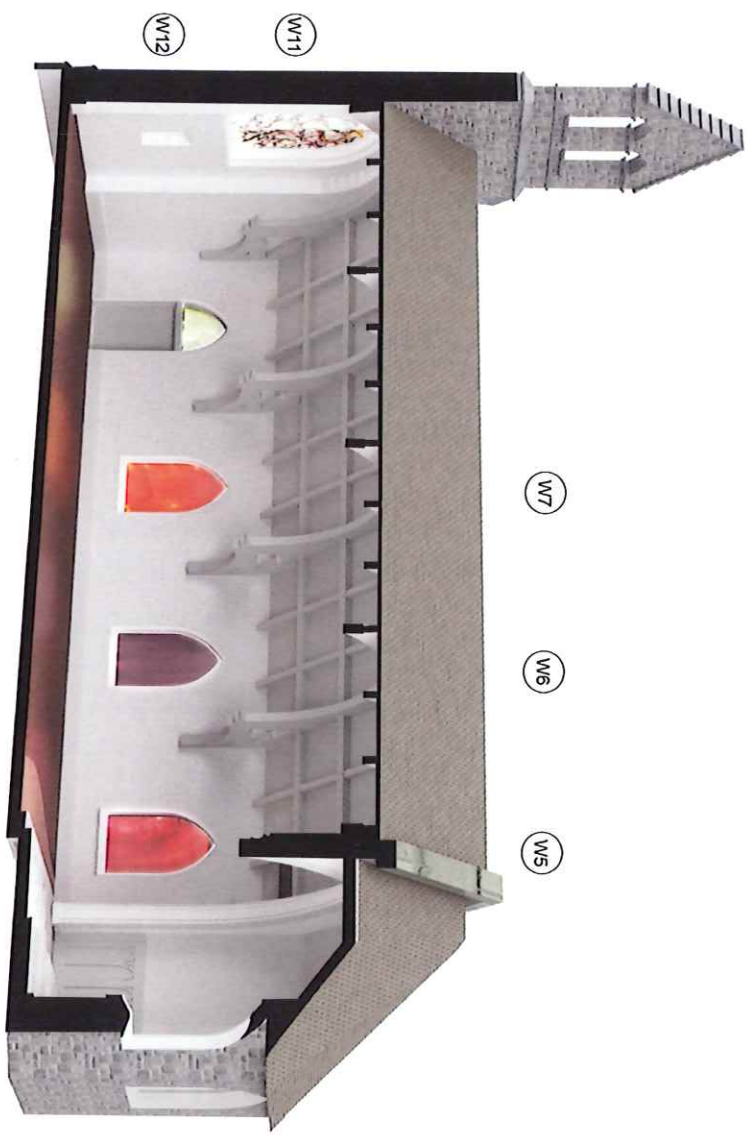


West

INTERIOR

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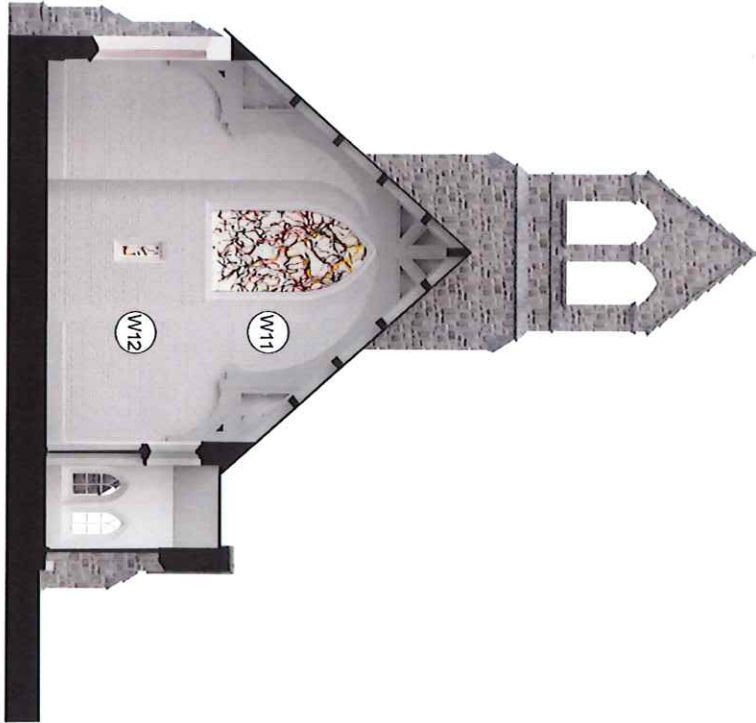
East

INTERIOR

PLANE HALL - Window Layout - Profile View

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North

INTERIOR