Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
Zoning District																								
FCD	12'	12'	12'	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	2.08 acres existing 3.246 acres with lot line realignment	15	7	25%	60%	2,000 sf	2,975 sf for 2 out of 8 units	35%	11%	30%	91%	3 stories / 40'	4 stories / 52' from 1st floor to roof	An average of 50 feet, but not less than 25 feet at any point	An average of 50 feet, but not less than 25 feet at any point

Area Plan

Scale: 1" = 40'

Location Map

Scale: 1" = 400'

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6054-37-037625
Lot Area:	2.807 acres (90,605 sf)
Building Area:	33,590 square feet (20,000 sf commercial + 13,590 Residential)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial / Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Commercial	25% of building area	60% of building area
Residential *Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing, predevelopment very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.*	15 Dwelling Units (after lot line adjustment and deductions)	8 Dwelling Units

Parking & Loading

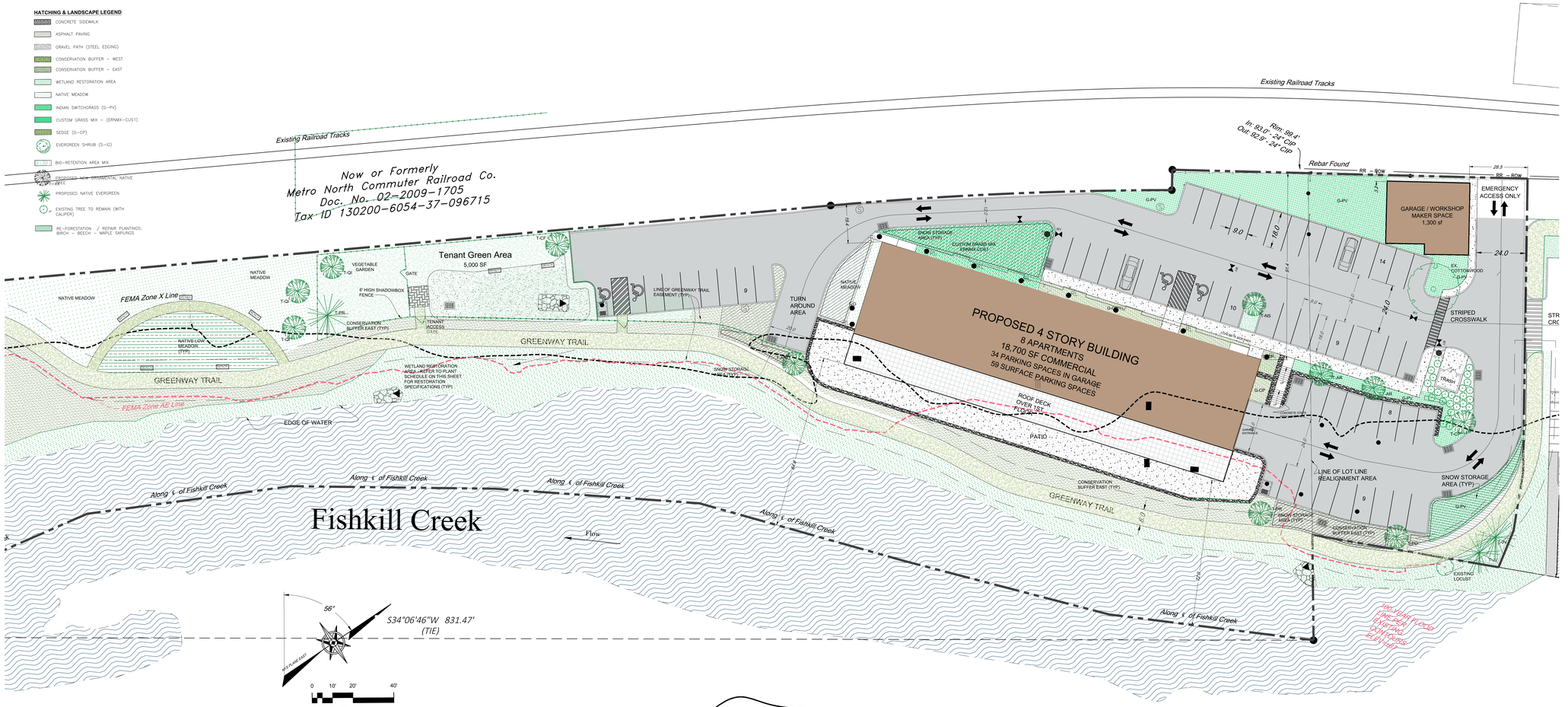
Residential *1 space for each dwelling unit plus 1/4 space per bedroom*	8 apartments + 18 bedrooms	13 spaces
Office *1 space for each 200 square feet*	20,000 sf	100 spaces
Total Required Parking Spaces		***113 spaces required***
Total Proposed Parking Spaces		**93 spaces proposed**

Notes:

1. The Fishkill Creek Development Zone requires that a minimum of 25% of the building area be an approved non-residential use. This project proposes 60% approved non-residential use.
2. The proposed section of Greenway Trail traversing the property follows the standard requirements for materials, dimensions, proximity to the Creek, screening from the proposed building. Due to the steep grades the trail has stairs in sections. Where practicable, the Trail and public park are accessible, as are the parking spaces and gate associated with the Trail. This is in accordance with the Greenway Trail Design Recommendations: *Design the trail to provide accessibility to outdoor enjoyment and education for users of all abilities*.
3. 2 parking spaces will be dedicated for Greenway Trail visitors on a first come first serve basis during the specified times and days that the Trail is open to the public. The spaces can be used by building tenants during all other times. The public shall not park in any but the 2 designated Trail spaces.
4. A large public park, connected to the Greenway Trail, is proposed to be constructed by the Applicant. A future spur from the Greenway Trail to the future Rail Trail has been designed into the plan.
5. Signage will comply with the City of Beacon Zoning Code
6. Commercial Hours of Operation: 8am to 6pm
7. A variance to allow 93 parking spaces to be provided where 20 more are required will be requested from the Zoning Board of Appeals. A total of 113 parking spaces are required. The Applicant believes that the actual parking requirement will be mitigated by the shared commercial and residential use of the site.
8. A variance to exceed the maximum height will be requested from the Zoning Board of Appeals
9. A variance to exceed the maximum number of stories will be requested from the Zoning Board of Appeals
10. A variance to exceed the maximum apartment area for 2 apartments will be requested from the Zoning Board of Appeals

HATCHING & LANDSCAPE LEGEND

- CONCRETE SIDEWALK
- ASPHALT PAVING
- GRAVEL PATH (STEEL EDGING)
- CONSERVATION BUFFER – WEST
- CONSERVATION BUFFER – EAST
- WETLAND RESTORATION AREA
- NATIVE MEADOW
- INDIAN SWITCHGRASS (G-PV)
- CUSTOM GRASS MIX – (ERNMX-CUS1)
- SEDGE (G-CP)
- EVERGREEN SHRUB (S-IG)
- BIO-RETENTION AREA MIX
- PROPOSED NEW ORNAMENTAL NATIVE TREE
- PROPOSED NATIVE EVERGREEN
- EXISTING TREE TO REMAIN (WITH CALIPER)
- RE-FORESTATION / REPAIR PLANTINGS: BIRCH – BEECH – MAPLE SAPLINGS



Site Plan

Scale: 1" = 20'

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/22/19	REVISED PER PLANNING BOARD COMMENTS	AJS

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Site Plan Application

Sheet 1 of 12 - Site Plan

Owner:
Weber Projects III, LLC
11 Creek Drive
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
TEC Land Surveying, P.C.
15C Tioronda Avenue
Beacon, New York 12508

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

23 - 28 Creek Drive

Beacon, New York
Scale: As Noted
October 23, 2018