

# SITE PLAN

## BEACON 248 DEVELOPMENT

PREPARED FOR

### CHAI BUILDERS

CITY OF BEACON  
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018  
LAST REVISED: FEBRUARY 2019

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1.THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE. 2.LARGER TREES WILL BE RETAINED. 3.TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 4.TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING. 5.ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF. 6.THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.

BEST MANAGEMENT PRACTICES FOR BALD EAGLES
1.BALD EAGLES ARE KNOWN TO WINTER AND ROOST NEAR DENNING'S POINT. DENNING'S POINT IS WITHIN ONE MILE OF THE SITE, AT THE MOUTH OF FISHKILL CREEK. 2.THE NYSDEC HAS ASKED THAT THE NATIONAL BALD EAGLE MANAGEMENT GUIDELINES BE APPLIED TO THE PROJECT. 3.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE ANY COMMERCIAL BOATING ACTIVITIES. HOWEVER, SHOULD THOSE BE DESIRED IN THE FUTURE, THE PROJECT WILL NOT IMPLEMENT BOAT RAMP, MARINAS, RECREATIONAL FISHING, OR COMMERCIAL BOATING WITHOUT THE EXPRESS WRITTEN PRIOR APPROVAL OF THE NYSDEC. 4.THE CURRENT PROJECT BEFORE THE BOARD DOES NOT PROPOSE DISRUPTIVE ACTIVITIES BETWEEN THE PROJECT SITE AND THE MOUTH OF FISHKILL CREEK. SHOULD DISRUPTIVE ACTIVITIES BE PROPOSED IN THE FUTURE IN THIS LOCATION, THE PROJECT SHOULD CONSULT WITH THE NYSDEC. 5.THE PROJECT WILL AVOID RETAIN MATURE TREES AND OLD GROWTH STANDS AND LIMIT TREE CUTTING TO THE MAXIMUM EXTENT PRACTICABLE. LARGER TREES WILL BE RETAINED. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING AND CONTRACTORS WILL BE INFORMED ABOUT TREE CLEARING LIMITS PRIOR TO THE INITIATION OF WORK. 6.ANNUALLY, THE SITE WILL BE REVIEWED FOR ANY BALD EAGLE NEST SITES. IF A BALD EAGLE NEST SITE IS OBSERVED, IT WILL BE REPORTED TO THE NYSDEC.

CITY OF BEACON  
PLANNING BOARD APPROVAL  
CITY OF BEACON, NEW YORK

APPROVED BY RESOLUTION NUMBER \_\_\_\_\_  
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIRMAN \_\_\_\_\_

CITY OF BEACON PLANNING BOARD APPROVAL  
OWNER / APPLICANT SIGNATURE

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON, STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

INDEX OF DRAWINGS			
PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	02/26/19	TITLE SHEET
2	SP1	02/26/19	EXISTING CONDITIONS
3	C100	02/26/19	ENVIRONMENTAL CONDITIONS/CONSTRAINTS
4	C130	02/26/19	CONCEPT PLAN
5	C200	02/26/19	VEHICLE MANEUVERING PLAN

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: 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 FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	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 SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM =89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 5 ACCESSIBLE SPACES, 15 SURFACE SPACES, AND 74 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS =127 SPACES	127 SPACES TOTAL (WHICH INCLUDES 2 ACCESSIBLE SPACES AND 40 LAND BANKED SPACES)
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	216 SPACES 9 ACCESSIBLE SPACES PROVIDED

Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	3.29 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	5.89 acres
4	Maximum dwelling units (line 3 x 11)	64 units*
*Subject to change with new jurisdictional determination by Army Corps.		

OWNER'S CERTIFICATION  
FOR ALL SHEETS

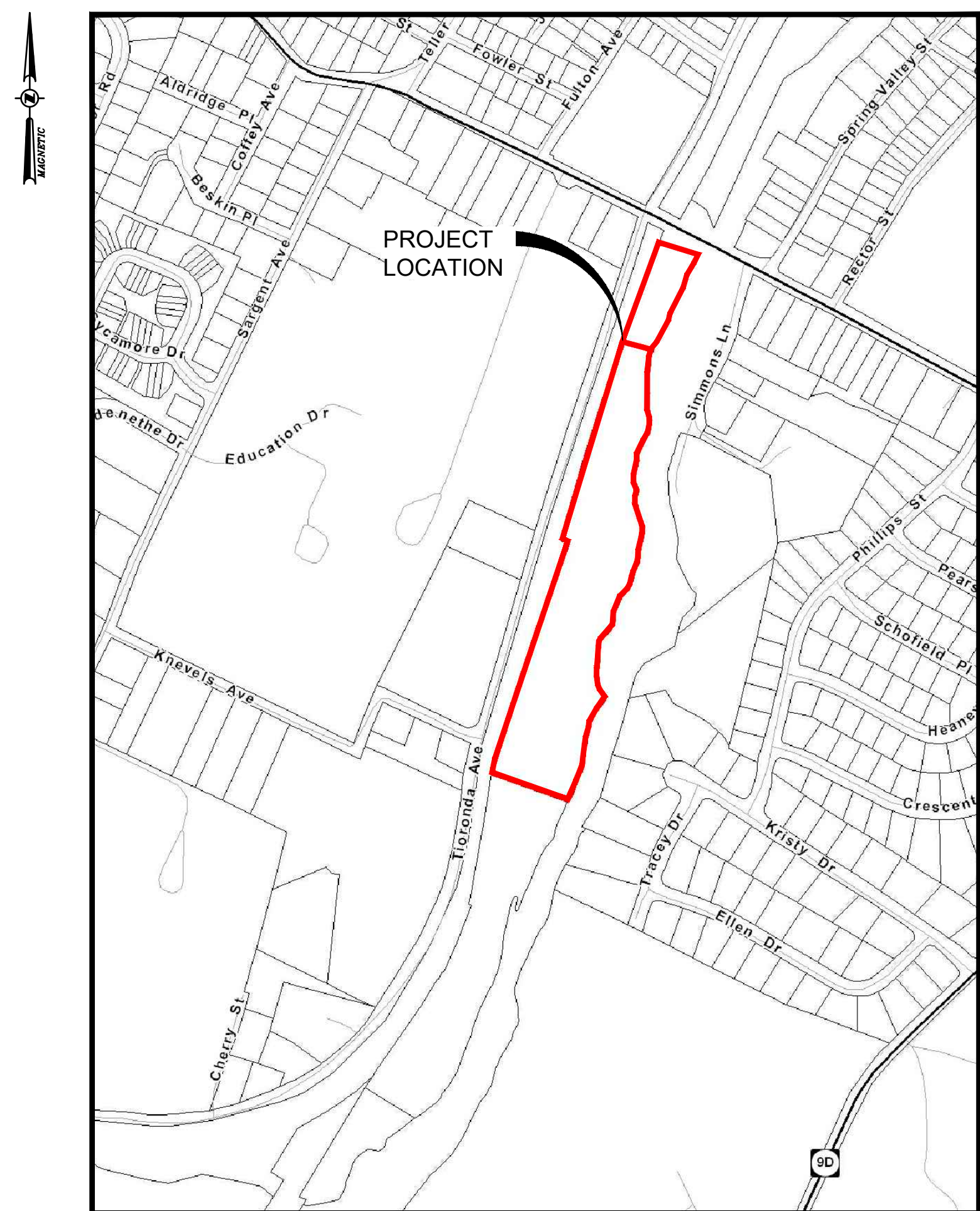
THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

BEACON 248 DEVELOPMENT, LLC \_\_\_\_\_ DATE \_\_\_\_\_

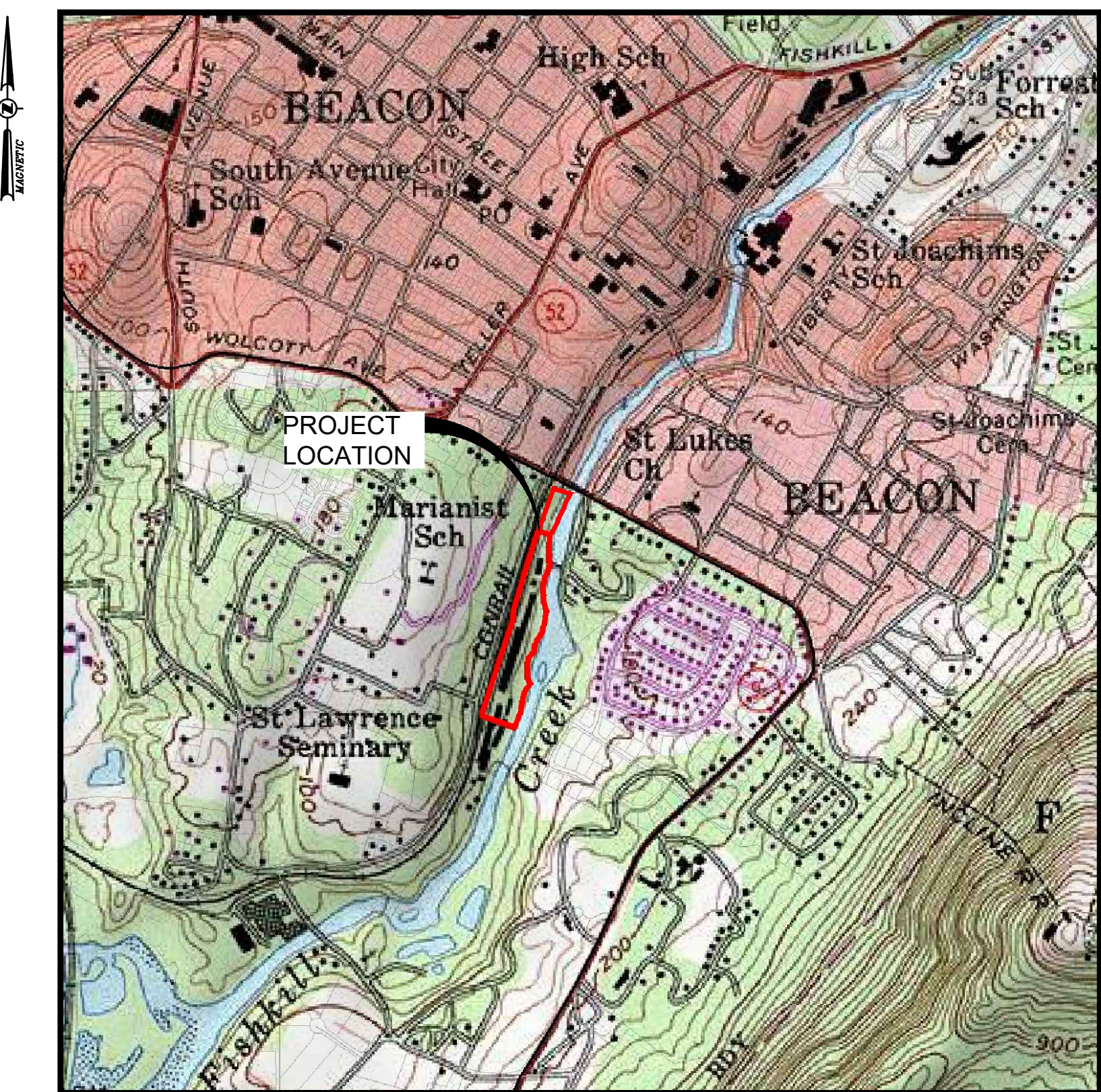
DUTCHESS COUNTY DEPARTMENT OF HEALTH  
APPROVAL

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR \_\_\_\_\_ IN THE \_\_\_\_\_ WERE APPROVED ON \_\_\_\_\_ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE 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 COUNTY SANITARY CODE.

\_\_\_\_\_  
SUPERVISING PUBLIC HEALTH ENGINEER



AREA PARCEL MAP  
SCALE: 1"=400'



LOCATION MAP  
SCALE: 1"=1000'  
SOURCE: USGS CATSKILL, NY QUADRANGLE  
(USGS REF. CODE: WEST POINT-41073-D8-1F-024)

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL	
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT
TOTAL BUILDING FLOOR AREA (SF)	101,602 SF (64 UNITS + NON RESIDENTIAL USE)
PARKING PROVIDED	220

UNIT SCHEDULE				
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT
RES.	64	28	36	76,202
NON-RES.	-	-	-	25,400
TOTAL	64	28	36	101,602

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

SITE SURVEYOR:  
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE, D.P.C.  
21 FOX STREET, POUGHKEEPSIE, NY 12601  
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:  
CHAI BUILDERS  
120 ROUTE 50, SUITE 201  
SUFFERN, NY 10901  
(817) 696-4402

OWNER INFORMATION:  
BEACON 248 DEVELOPMENT, LLC.  
248 TIORONDA AVENUE  
CITY OF BEACON, NY 12508

TAX MAP INFORMATION:  
CITY OF BEACON, NEW YORK  
SECTION 5054, BLOCK 10, LOT 993482 (8.18 ACRES)  
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:  
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:  
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:  
CITY OF BEACON

#### TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
GAI	LAD
date	scale
09/10/18	AS NOTED
PROJECT NO.	
81750.00	
SHEET NO.	
G001	

#### Office Locations:

Dutchess County Office:  
21 Fox Street  
Poughkeepsie, New York 12601  
Phone: (845) 454-3980

Capital District Office:  
621 New Street  
Troy, New York 12180  
Phone: (518) 272-1055

North Country Office:  
310 Bay Road  
Dundee, New York 12804  
Phone: (518) 813-0213

REV.	DATE	DESCRIPTION
4	02/26/19	REVISED PER CITY COUNCIL COMMENTS
3	09/17/19	REVISED PER CITY COUNCIL COMMENTS
2	11/26/18	REVISED PER CITY COUNCIL COMMENTS
1	10/12/18	REVISED PER TOWN COMMENTS

TIORONDA AVENUE & 465 WOLCOTT AVENUE / CHAI BUILDERS