

Bulk Zoning Regulations Table

	Required Lot Area	Lot Area per Dwelling Unit	Actual Lot Area	Required Setbacks			Proposed Setbacks			Minimum Lot Width	Proposed Lot Width	Minimum Lot Depth	Proposed Lot Depth	Minimum Distance between building on the same lot	Allowable Building Height	Proposed Building Height
				Front	Side	Rear	Front	Side	Rear							
Zoning District																
R1-5	5,000	5,000	30,307	30'	10'	30'	11.73' *	11.1' minimum at new construction	30.5' minimum at new construction	50'	108' min.	100'	208.32' min.	None	2 1/2 stories 35'	2 1/2 stories above garage 35'

\* Proposed setback to conform to neighboring properties



POLE MOUNTED LIGHT (L1A)  
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

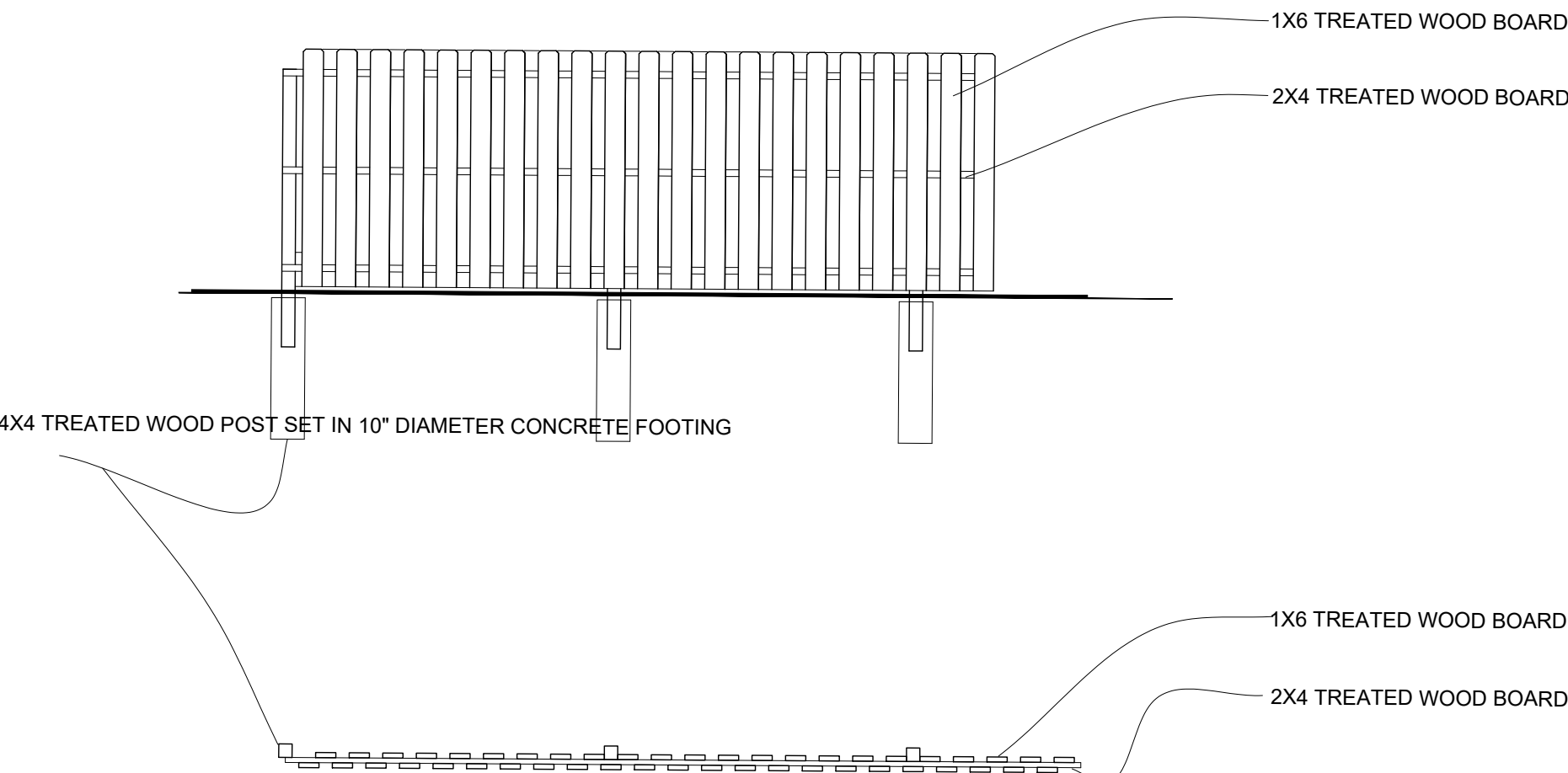
POLE MOUNTED LIGHT (L1B)  
SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 150W FIXTURE. MODEL #BPC-L-R2-1-H150-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 12 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.

## Lighting

Not to Scale

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



## Shadow Box Fence Detail

Not to Scale

Owner  
**PIE Development Company, Inc.**

53 Eliza Street  
Beacon, NY 12508

Architect:  
**Aryeh Siegel, Architect**

84 Mason Circle  
Beacon, New York 12508

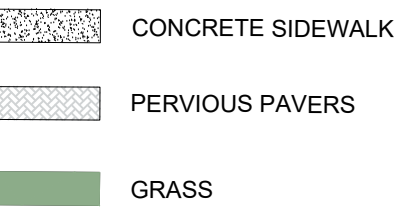
Surveyor:  
**TEC Surveying**

15C Tioronda Avenue  
Beacon, New York 12508

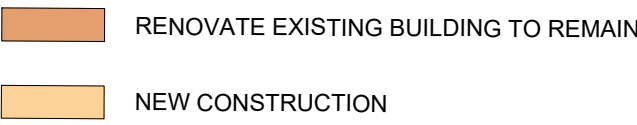
Civil Engineer:  
**Hudson Land Design**

174 Main Street  
Beacon, New York 12508

### HATCHING LEGEND



### BUILDING HATCH LEGEND



53 ELIZA STREET

## Location Map

Not to Scale

### Zoning Summary

Zoning District:	R1-5 (Residential)
Tax Map No.:	6054-29-031870
Lot Area:	0.696 Acres (30,307 sf)
Building Footprint:	9,981 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Commercial office, Storage, and Contractor's Yard
Proposed Use:	Multi-Family Residential

### Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
<b>Residential</b>		
1 space per dwelling unit plus 1/4 space per bedroom	9 Units 18 Bedrooms	14 parking spaces
<b>Total Required Parking Spaces</b>		<b>14 Parking Spaces</b>
<b>Total Proposed Parking Spaces</b>		<b>18 Parking Spaces (Note 1)</b>

### Notes:

- There are 6 units with garages. Each unit with a garage has 2 interior parking spaces for a total of 12 garage parking spaces. There are 6 surface parking spaces dedicated to the units without garages, for a total of 18 parking spaces on the property.
- A minimal portion of the parcel is in the RD-5 Zoning District. No new building is proposed in that area.
- No signage is proposed as part of this application.
- The Zoning Board of Appeals granted a Use Variance at their February 2019 meeting to allow multi-family residential use in the Single Family Zone. The Zoning Board of Appeals also granted an Area Variance to allow 9 apartments.
- Trash will be stored in an exterior trash enclosure.
- The height below the drive-through entrance is 13'-0" to accommodate a fire truck.
- Unit floor plans, landscaping details and planting schedule to be provided in future submissions, pending approval of Use Variance from Zoning Board of Appeals

## Index of Drawings

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Sheet 3 of 5	Elevations
Sheet 3a of 5	Alternate Elevations
Sheet 4 of 5	Grading, Utility and Erosion & Sediment Control Plan
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS

# Site Plan Application

## Sheet 1 of 5 - Site Plan

## 53 Eliza Street

Beacon, New York  
Scale: 1" = 20'  
August 28, 2018



## Site Plan

Scale: 1" = 20'

Survey Date: July 23, 2018  
TEC Land Surveying  
15C Tioronda Avenue  
Beacon, New York 12508