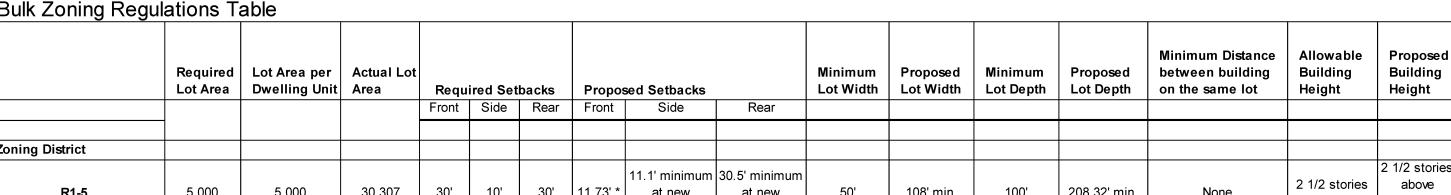
Bulk Zoning Regulations Table

	Required Lot Area	Lot Area per Dwelling Unit	Actual Lot Area	Required Setbacks			Proposed Setbacks				Proposed Lot Width		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' *		30.5' minimum at new construcion	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.

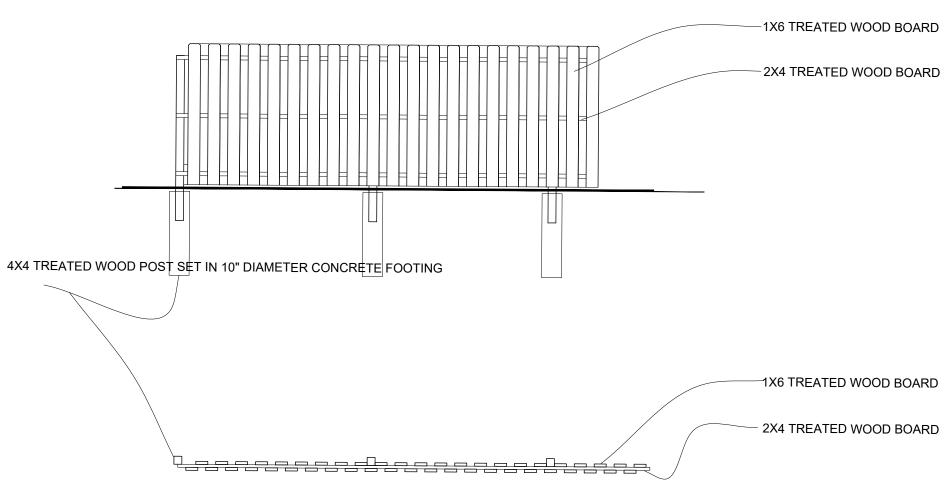


WALL MOUNTED LIGHT (L2) SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL MOUNTING HEIGHT = 12 FEET



WALL MOUNTED HOUSE LIGHT (L1)
BARNLIGHT ELECTRIC WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK", 100W, COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

NOTE THAT THE MANUFACTURER DOES NOT PROVIDE FOOTCANDLE DIAGRAMS FOR THIS FIXTURE. THE FIXTURE IS SHADED AND DOES NOT EMIT GLARE



Shadow Box Fence Detail

Not to Scale

53 Eliza Street

Beacon, NY 12508

Aryeh Siegel, Architect

84 Mason Circle Beacon, New York 12508 TEC Surveying

Civil Engineer: Hudson Land Design 174 Main Street

BUILDING HATCH LEGEND RENOVATE EXISTING BUILDING TO REMAIN NEW CONSTRUCTION

Now or Formerly

Doc. #02 2017 2633

6054-29-041858

\$34°53'43"W 71.90

UNIT 3

936 SF PER FLOOR

1,872 SF TOTAL + GARAGE

UNIT 4

936 SF PER FLOOR

,872 SF TOTAL + GARAGE

UNIT 5

936 SF PER FLOOR

1,872 SF TOTAL + GARAGE

UNIT 6

936 SF PER FLOOR 372 SF TOTAL + GARAGE

UNIT 8

2,300 SF TOTAL

VER DRIVE-THE

NO GARAGE

UNIT 7

900 PER FLOOR

1,800 SF TOTAL

Concrete Sidewalk

DRIVE THROUGH ENTRANCE WITH FIRE TRUCK ACCESS

,150 PER FLOOR

Stockade Fence

Stockade Fence

Now or Formerly Beacon Housing Authority Liber 1695, Page 562 6054-29-030846

Between Subject Deed and Liber 1695, Page 562

N 15° 59' 43" £

GARAGE LIGHTING ON MOTION SENSORS

PROVIDE 6' HIGH WOOD SHADOWBOX PRIVACY FENCE AT SIDE AND REAR PROPERTY LINES & BETWEEN UNIT YARDS. STOP PERIMETER FENCE LINE OF BUILDING FACE AT ELIZA STREET

Now or Formerly

Doc. #2 2002 5320 6054-29-019865

Stockade Fence

HATCHING LEGEND

GRASS

S34°53'43"W 100.00

UNIT 1

EXISTING BUILDING

PROVIDE 6' HIGH WOOD STOCKADE TRASH ENCLOSURE ON 4" CONCRETE PAD

Now or Formerly

Stafford

Doc. #02 2016 8766

2 Story Frame House

ELIZA STREET

Site Plan

Scale: 1" = 20'

TEC Land Surveying 15c Tioronda Avenue Beacon, New York 12508

Survey Date: July 23, 2018

Now or Formerly DeCordova Liber 1654, Page 889 6054-29-047864

Chain Link Fence

Now or Formerly

Doc. #02 2016 3029

6054-29-050874

SCALE: 1" = 20'

AREA

0.696 +/- ACRE 30,307 SF

N 34° 53' 43" E

Now or Formerly Stafford

Doc. #02 2016 8747 6054-21-033880

195 Fishkill Avenue Avenue, LLC

CONCRETE SIDEWALK

PERVIOUS PAVERS

Garage

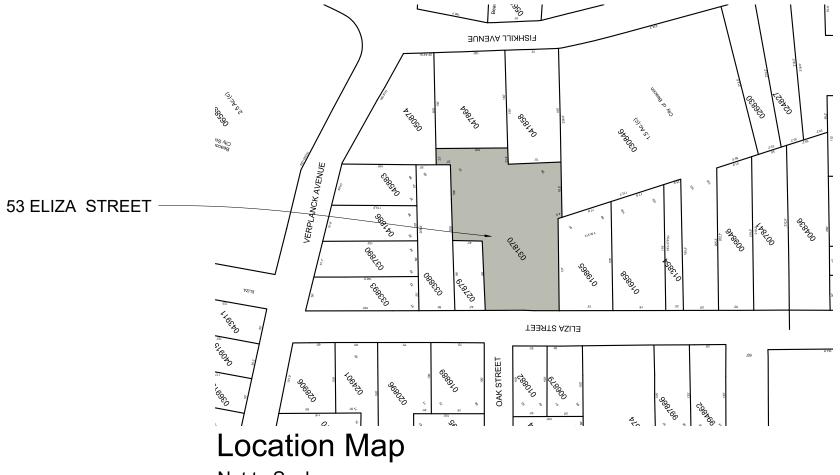
UNIT 2

PERVIOUS PAVERS

UNIT 9

900 PER FLOOR

1,800 SF TOTAL



Not to Scale

Zoning Summary

R1-5 (Residential) Zoning District: Tax Map No.: 6054-29-031870 Lot Area: 0.696 Acres (30,307 sf) **Building Footprint:** 9,981 square feet

Historical Overlay District: Parking Overlay District:

Existing Use: Commercial office, Storage, and Contractor's Yard Multi-Family Residential Proposed Use:

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
1 space per dwelling unit plus 1/4 space per bedroom	9 Units 18 Bedrooms	14 parking spaces
Total Desired Desired Constant		44.5-4:0
Total Required Parking Spaces		14 Parking Spaces
Total Proposed Parking Spaces		18 Parking Spaces (Note 1)

- 1. 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.
- 2. A minimal portion of the parcel is in the RD-5 Zoning District. No new building is proposed in that area.
- 3. No signage is proposed as part of this application.
- 4. 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
- 5. Trash will be stored in an exterior trash enclosure
- 6. The height below the drive-through entrance is 13'-0" to accommodate a fire truck
- 7. 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

Site Plan Sheet 1 of 5 **Existing Conditions Survey** Sheet 2 of 5 Sheet 3 of 5 Elevations

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

Construction Details Sheet 5 of 5

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

Site Plan Application Sheet 1 of 5 - Site Plan

53 Eliza Street

Scale: 1" = 20' August 28, 2018

PIE Development Company, Inc.

15C Tioronda Avenue Beacon, New York 12508 Beacon, New York 12508