

Land Use Compliance		
Use	Permitted / Required	Proposed
<b>Commercial</b>	25% of building area	60% of building area
<b>Residential</b>		
Maximum number of dwelling units per acre of lot area, after deducting on all existing proposed involving a total lot area of more than three acres any lot area with development	15 Dwelling Units (after lot area adjustment and deductions)	8 Dwelling Units
Maximum percentage of lot area that may be developed for residential use, including all existing development, whether or not the lot is zoned for residential use, or within a state or federal regulated watershed. 11		

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 steep 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 trail open 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 5pm
7. A variance to allow 30 parking spaces to be provided where 20 more are required will be requested from the Zoning Board of Appeals. A total of 30 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

[illegible]

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## 23 - 28 Creek Drive

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



Scale: 1" = 40'

Scale: 1" = 20'

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