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'	Units 1-2 = 183.33' existing Units 3-6 = 72.82' Units 7-9 = 7.85' from covered porch *	Units 1-2 = 1.8' existing Units 3-6 = 11.1' Units 7-9 = 10.0'	Units 1-2 = 7.2' existing Units 3-6 = 30.0' Units 7-9 = 189.79'	50'	108' min.	100'	208.32' min.	None	2 1/2 stories 35'	2 1/2 stories 35'

* Proposed setback to conform to neighboring properties

HATCHING LEGEND

- CONCRETE SIDEWALK
- PERVIOUS PAVERS
- GRASS

BUILDING HATCH LEGEND

- RENOVATE EXISTING BUILDING TO REMAIN
- NEW CONSTRUCTION

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
Residential		
1 space per dwelling unit plus 1/4 space per bedroom	9 Units (3) 3 BR (6) 2 BR 21 Bedrooms	15 parking spaces
Total Required Parking Spaces		***15 Parking Spaces***
Total Proposed Parking Spaces		**18 Parking Spaces (Note 1)**

Notes:

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. No signage is proposed as part of this application.
3. 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.
4. Trash will be stored in an exterior trash enclosure.
5. The height below the drive-through entrance is 12'-8" minimum to accommodate a fire truck.

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

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

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

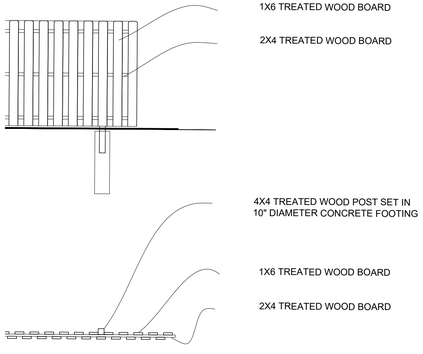
Not to Scale

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 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

PLANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	TREES					
BN	BETULA NIGRA 'HERITAGE' (RIVER BIRCH)	3	10' - 12'	CONT	SEE DRAWING	
CC	CERCIS CANADENSIS (EASTERN REDBUD)	3	2.5" - 3"	B&B	SEE DRAWING	
LS	LIQUIDAMBAR STRYACIFLUA 'ROTUNDILOBA' (SWEETGUM)	1	3.5" - 4"	B&B	SEE DRAWING	
FS	FAGUS SYLVATICA F. PURPUREA (COPPER BEECH)	1	3.5" - 4"	B&B	SEE DRAWING	
PS	PRUNUS SARGENTII (SARGENT CHERRY)	2	3" - 3.5"	B&B	SEE DRAWING	
SP	STEWARTIA PSEUDOCAMELLIA (JAPANESE STEWARTIA) - MULTISTEM	3	6' - 7'	B&B	SEE DRAWING	
	SHRUBS					
PLO	PRUNUS LAUROCERASUS 'OTTO LUYKEN' (CHERRY LAUREL)	26	5 GAL	CONT	42" O.C.	
VR	VIBURNUM X RHYTIDOPHYLLOIDES (ALLEGHENY VIBURNUM)	9	7 GAL	CONT	4' O.C.	
	HERBACIOUS					
CA	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' (K.F. REED GRASS)	60	1 GAL	CONT	20" O.C.	
CV	CLEMATIS VIRGINIANA (VIRGIN'S BOWER)	40	1 GAL	CONT	15' O.C. EXCEPT WHERE NOTED ON DWG.	
HC	HYPERICUM CALYCINUM (ST JOHNS WORT)	2448	PLUGS	TRAY	8" O.C. - STAGGERED. NORTH CREEK NURSERY	
LSJ	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	6	1 GAL	CONT		
	LAWN					
	SEEDED WITH NO-MOW LAWN SEED MIX (OR APPROVED EQUAL). APPLIED AT 5LBS PER 1000SF SOURCE; PRAIRIE NURSERY					

AREA
0.696 +/- ACRE
30,307 SF

Site Plan

Scale: 1" = 20'

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

Index of Drawings

Sheet 1 of 13	Site Plan
Sheet 2 of 13	Existing Conditions Survey
Sheet 3 of 13	Elevations
Sheet 4 of 13	Elevations
Sheet 5 of 13	Elevations
Sheet 6 of 13	Grading, Utility Plan
Sheet 7 of 10	Erosion & Sediment Control Plan
Sheet 8 of 13	Fire Apparatus Maneuvering Plan
Sheet 9 of 13	Profiles
Sheet 10 of 13	Site & Landscaping Details
Sheet 11 of 13	Stormwater and Erosion and Sediment Control Details
Sheet 12 of 13	Water Details
Sheet 13 of 13	Sewer Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	02/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application

Sheet 1 of 13 - Site Plan

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

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