

Now or Formerly

Doc. #02 2017 2633

6054-29-041858

S34°53'43"W 71.90

UNIT 3

936 SF PER FLOOR

1,872 SF TOTAL + GARAGE

UNIT 4

936 SF PER FLOOR

1,872 SF TOTAL + GARAGE

UNIT 5

936 SF PER FLOOR

1,872 SF TOTAL + GARAGE

UNIT 6

936 SF PER FLOOR 1,872 SF TOTAL + GARAGE

UNIT 8

2,300 SF TOTAL

OVER DRIVE-THRU

NO GARAGE

UNIT 7

900 PER FLOOR

1,800 SF TOTAL

+ GARAGE

Concrete Sidewalk

150 PER FLOOR

CV

CV

CV

12'-8" HIGH MINIMUM PORTE COCHERE ENTRANCE WITH FIRE TRUCK ACCESS

CONCRETE PAVERS

L1 € RE

UNIT 9

900 PER FLOOR

1,800 SF TOTAL

N3716 N9 E ... 108.00

Stockade Fence

LS

CV

Stockade Fence

N 15° 59' 43" E

PROVIDE 6' HIGH WOOD SHADOWBOX

YARDS. STOP PERIMETER FENCE LINE OF BUILDING FACE AT ELIZA STREET

FENCE SHOWN INSIDE OF PROPERTY

Now or Formerly

Doc. #2 2002 5320 6054-29-019865

NOTE: THE AVERAGE SETBACK FROM THE

THE STREET WITHIN 250' OF THE SUBJECT

PROPERTY IS APPROXIMATELY 12.3'

ZONING CODE

BUILDING TO THE SIDEWALK ON THIS SIDE OF

THE PROPOSED DISTANCE FROM THE SUBJECT

BUILDING TO THE SIDEWALK IS APPROXIMATELY

THEREFORE, THE PROPOSED FRONT YARD

SETBACK COMPLIES WITH THE REQUIREMENTS OF SECTION 223-13K OF THE CITY OF BEACON

PROVIDE (6) RECESSED LED LIGHT FIXTURES AT COVERED ENTRY TO PROVIDE 1 FOOTCANDLE

PRIVACY FENCE AT SIDE AND REAR

PROPERTY LINES & BETWEEN UNIT

GARAGE LIGHTING ON

LSJ 4

Stockade Fence

SP

PS

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

TYPICAL FENCE DETAIL: 8"W MULCHED

STRIP AT BASE OF FENCE PLANTED

W/ CLIMBING VINES @ 15' O.C.

BEYOND PROPERTY LINE TO BE REMOVED

AND RECONFIGURED ACCORDING TO AGREEMENT WITH ADJACENT PROPERTY

UNIT 2

S34°53'43"W 100.00

UNIT 1

EXISTING BUILDING

N 37° 16′ 43″ E 42.00

PROVIDE 6' HIGH

VR

PLO

PS

**ELIZA STREET** 

Porch

2 Story Frame House

**Site Plan** 

Scale: 1" = 20'

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

Survey Date: July 23, 2018

WOOD STOCKADE

TRASH ENCLOSURE

Now or Formerly

Stafford

Doc. #02 2016 8766

ON 4" CONCRETE PAD



FISHKILL AVENUE

R1-5 (Residential) 6054-29-031870 0.696 Acres (30,307 sf)

Historical Overlay District: Parking Overlay District:

Commercial office, Storage, and Contractor's Yard

Multi-Family Residential

- 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.
- residential use in the Single-Family Zone. The Zoning Board of Appeals also granted an Area Variance to allow 9
- 4. Trash will be stored in an exterior trash enclosure.

Existing Conditions / Demolition Plan Renderings

Elevations Sheet 5 of 13 Grading, Utility Plan Sheet 6 of 13 Sheet 7 of 10

Fire Apparatus Maneuvering Plan Sheet 8 of 13 Sheet 9 of 13

Sheet 10 of 13

Stormwater and Erosion and Sediment Control Details

Sheet 12 of 13 Water Details Sewer Details Sheet 13 of 13

**REVISIONS:** 

## **Zoning Summary**

53 ELIZA STREET

Zoning District: Tax Map No.: Lot Area: **Building Footprint:** 9,981 square feet

Existing Use: 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 (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:

- 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
- 5. The height below the drive-through entrance is 12'-8" minimum to accommodate a fire truck.
- 6. The Condominium Association shall be responsible for snow removal along the sidewalk in front of the subject

## Index of Drawings Sheet 1 of 13

Sheet 2 of 13 Sheet 3 of 13 Floor Plans Sheet 4 of 13

**Erosion & Sediment Control Plan** 

Site & Landscaping Details Sheet 11 of 13

NETICITE.								
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					
4	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS					

# Site Plan Application Sheet 1 of 13 - Site Plan

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 FIÌTÚRE 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

(BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.							
	1X6 TREATED WOOD BOARD						
	2X4 TREATED WOOD BOARD						

POLE MOUNTED LIGHT (L1A)

POLE = 10 FEET

APPROVED EQUAL

Lighting

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED

WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK.

MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM

EXTERIOR PORTE COCHERE LIGHT FIXTURES (L1B)

LUMENS "4" AIR TIGHT SURFACE MOUNT " 11 WATT (620

NOTE: ALL EXTERIOR LIGHTING ON THE SITE

SHALL BE DIRECTED AND/OR SHIELDED SO

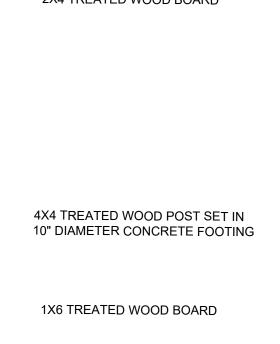
AS NOT TO CAUSE ANY OBJECTIONABLE

GLARE OBSERVABLE FROM NEIGHBORING

STREETS AND PROPERTIES. THE SOURCE

PHOTOCELL CONTROL. OR APPROVED EQUAL.

100W FIXTURE. MODEL #BPC-L-R2-1-H100-BK-120-HS-PC



2X4 TREATED WOOD BOARD

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)	11	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)	61	1 GAL	CONT		HERE NOTED ON DWG.
HC	HYPERICUM CALYCINUM (ST JOHNS WORT)	2448	PLUGS	TRAY		ED. NORTH CREEK NURSE
.SJ	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	6	1 GAL	CONT		
	LAWN					

## **Shadow Box Fence Detail**

Not to Scale

**Aryeh Siegel Architect** PIE Development Company, Inc. 84 Mason Circle

Beacon, New York 12508

TEC Surveying 15C Tioronda Avenue

Beacon, New York 12508

Now or Formerly 195 Fishkill Avenue Avenue, LLC

Doc. #02 2016 3029

6054-29-050874

N 34° 53′ 43″ E | 3

*20.40'* PLO

60

CA

1 CC

FS

1440

НС

Stafford

Doc. #02 2016 8747

6054-21-033880

HC SPACE SIGN~

1008

SCALE: 1" = 20'

AREA

0.696 +/- ACRE

30,307 SF

Civil Engineer:
Hudson Land Design Beacon, New York 12508

Beacon, NY 12508