Bulk Zoning Regulations Table Minimum Distance Allowable Proposed Required | Lot Area per | Actual Lot Building Proposed Proposed between building Building Lot Area | Dwelling Unit | Area Required Setbacks | Proposed Setbacks Lot Width | Lot Width | Lot Depth Lot Depth on the same lot Height Front Side Rear Front Side Zoning District 2 1/2 stories 10.0' minimum 30.5' minimum 2 1/2 stories above 5,000 5,000 30,307 30' 108' min. R1-5 house, at new 208.32' min. garage 7.00' at construction construction porch

* 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

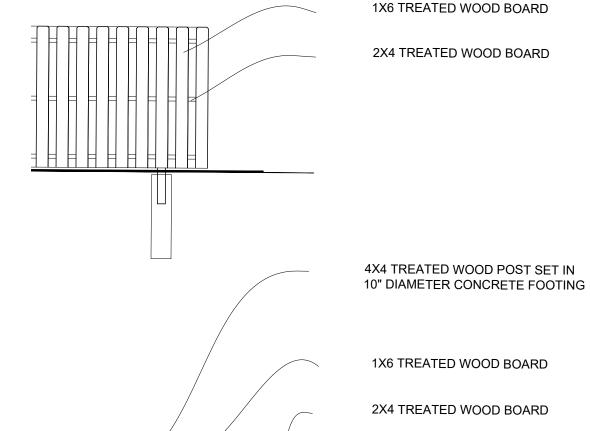


EXTERIOR PORTE COCHERE LIGHT FIXTURES (L1B) LUMENS "4" AIR TIGHT SURFACE MOUNT " 11 WATT (620 LUMENS) 2700K LED FIXTURE. COLOR: WHITE. OR

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

		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)	3	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	15' O.C. EXCEPT WHE	RE NOTED ON DWG
HC	HYPERICUM CALYCINUM (ST JOHNS WORT)	2448	PLUGS	TRAY). NORTH CREEK NUR
LSJ	LONICERA SEMPERVIRENS 'JOHN CLAYTON'	6	1 GAL	CONT		ONEEN ONE
	LAWN					

HATCHING LEGEND CONCRETE SIDEWALK PERVIOUS PAVERS

Now or Formerly

Doc. #02 2017 2633

6054-29-041858

534°53'43"W 71.90

936 SF PER FLOOR

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

2,300 SF TOTAL

VER DRIVE-THRU

NO GARAGE

900 PER FLOOR

1,800 SF TOTAL

Concrete Sidewalk

CV

CV

CV

CONCRETE PAVERS

1,800 SF TOTAL

GRASS

EXISTING PORTION OF

ENCROACHING BEYOND PROPERTY LINE TO BE REMOVED AND RECONFIGURED

ACCORDING TO AGREEMENT WITH

ADJACENT PROPERTY

UNIT 2

CV

Garage

Now or Formerly

DeCordova Liber 1654, Page 889

6054-29-047864

S34°53'43"W 100.00

UNIT 1

EXISTING BUILDING

N 37° 16′ 43″ E

VR

VR

PLO

PS

ELIZA STREET

2 Story Frame

Site Plan

Scale: 1" = 20'

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

Survey Date: July 23, 2018

PROVIDE 6' HIGH

WOOD STOCKADE

TRASH ENCLOSURE

ON 4" CONCRETE PAD

Now or Formerly Stafford

Doc. #02 2016 8766 *6054–21–027879*

Chain Link Fence

Now or Formerly 195 Fishkill Avenue

Avenue, LLC

Doc. #02 2016 3029 6054-29-050874

N 34° 53′ 43″ E 3

20.40' PLO

Now or Formerly

Doc. #02 2016 8747 6054-21-033880

Stafford

60

CA

1008

SCALE: 1" = 20'

AREA

0.696 +/- ACRE

30,307 SF

BUILDING HATCH LEGEND RENOVATE EXISTING BUILDING TO REMAIN NEW CONSTRUCTION

Stockade Fence

LS

N 15° 59' 43" £

GARAGE LIGHTING ON

MOTION SENSORS (TYP)

PROVIDE 6' HIGH WOOD SHADOWBOX

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

Now or Formerly Cordero

Doc. #2 2002 5320 6054-29-019865

PS

NOTE: THE AVERAGE SETBACK FROM THE BUILDING TO THE SIDEWALK ON THIS SIDE OF THE STREET WITHIN 250' OF THE SUBJECT PROPERTY IS APPROXIMATELY 12.3'

THE PROPOSED DISTANCE FROM THE SUBJECT BUILDING TO THE SIDEWALK IS APPROXIMATELY

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 ON SIDE AND REAR

PROPERTY LINES & BETWEEN UNIT

FENCE IS SHOWN INSIDE OF

PROPERTY LINE FOR DRAWING CLARITY. FENCE WILL BE INSTALLED

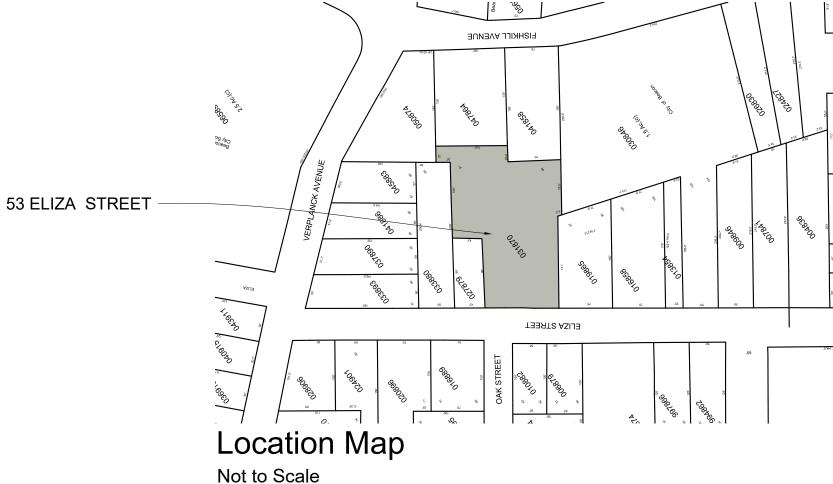
DIRECTLY ON PROPERTY LINES

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.



Zoning Summary

R1-5 (Residential) Zoning District: **Building Footprint:** Historical Overlay District:

6054-29-031870 0.696 Acres (30,307 sf) 9,981 square feet

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

Parking & Loading

Tax Map No.:

Lot Area:

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)

- 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
- 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
- 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.
- 6. The Condominium Association shall be responsible for snow removal along the sidewalk in front of the subject

Sheet 1 of 13	Site Plan
Sheet 2 of 13	Existing Conditions / Demolition Plan
Sheet 3 of 13	Renderings
Sheet 4 of 13	Floor Plans
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
4	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	06/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application Sheet 1 of 13 - Site Plan

Shadow Box Fence Detail

Not to Scale

Aryeh Siegel Architect PIE Development Company, Inc.

84 Mason Circle 53 Eliza Street Beacon, New York 12508 Beacon, NY 12508

TEC Surveying 15C Tioronda Avenue

Beacon, New York 12508

Civil Engineer: Hudson Land Design

174 Main Street Beacon, New York 12508

53 Eliza Street