

**Bulk Zoning Regulations Table**

Zoning District	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							
R1-5	5,000	5,000	30,307	30'	10'	30'	12.00' * at house, 7.00' at porch	10.0' minimum at new construction	30.5' minimum at new construction	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



**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



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

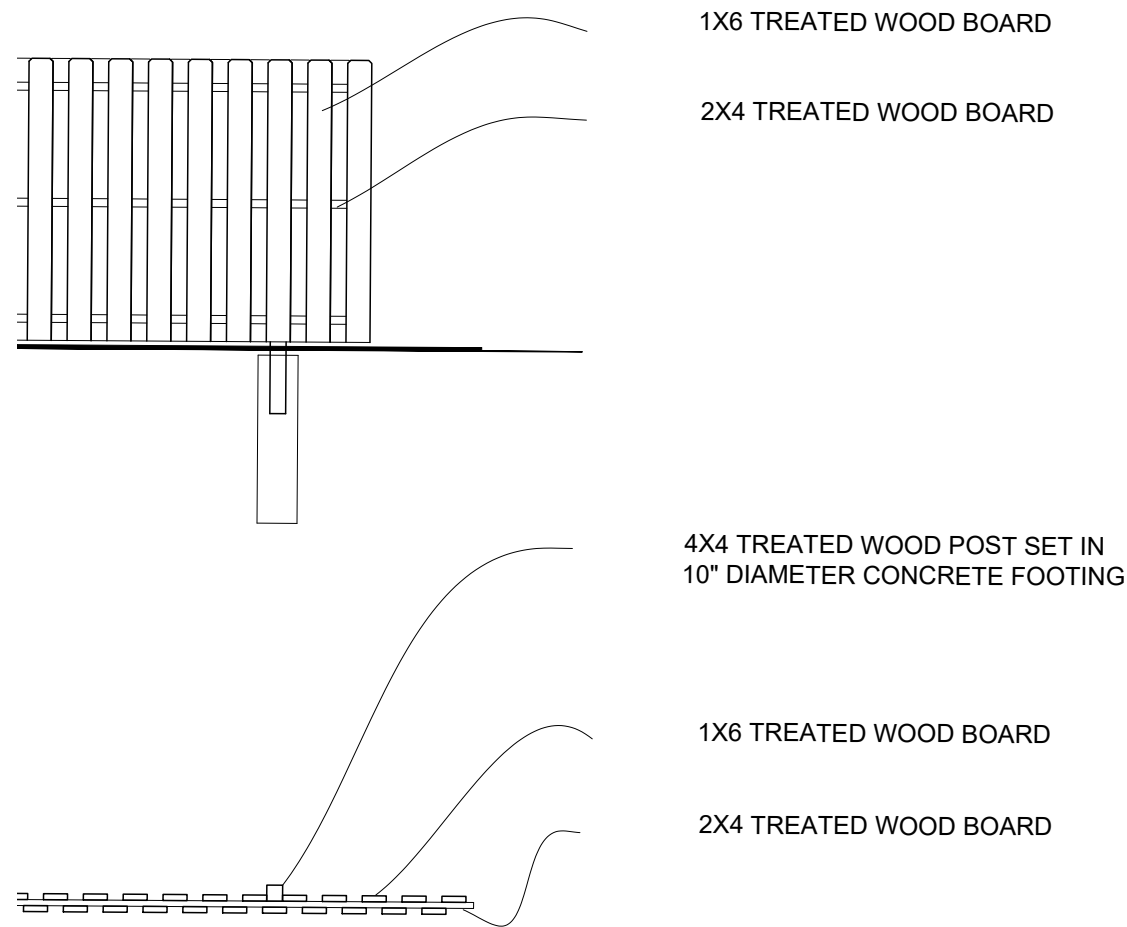


**WALL MOUNTED HOUSE LIGHT (L1)**  
EARNLIGHT ELECTRIC "WALL MOUNTED FIXTURE. MODEL "WESCO GOOSENECK". 100W. COLOR: DARK GREEN METAL SHADE, OR APPROVED EQUAL. MOUNTING HEIGHT = 7 FEET.

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

**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.



**Shadow Box Fence Detail**

Not to Scale

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

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

**Notes:**

- 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.
- No signage is proposed as part of this application.
- 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.
- Trash will be stored in an exterior trash enclosure.
- The height below the drive-through entrance is 12'-8" minimum to accommodate a fire truck.
- The Condominium Association shall be responsible for snow removal along the sidewalk in front of the subject property.

**Index of Drawings**

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



**ELIZA STREET**

**Site Plan**

Scale: 1" = 20'

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

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 12.2'

THEREFORE, THE PROPOSED FRONT YARD SETBACK COMPLIES WITH THE REQUIREMENTS OF SECTION 223-13K OF THE CITY OF BEACON ZONING CODE

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

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

**53 Eliza Street**

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