

Scale: 1" = 400'

FCD (FISHKILL CREEK DEVELOPMENT)
6054-37-037625
2.807 acres (122,272.92 sf) before lot line realignment
3.144 acres (136,974.99 sf) after lot line realignment – 0.337 acres (14,700.76 sf) conveyed from Creek drive to 23-28 Creek Drive
33,590 square feet (20,000 sf commercial + 13,590 Residential)
No
No
Industrial (Vacant)
Commercial / Residential

Use	Permitted / Required	Proposed
Commercial	25% of building area	60% of building area
Residential Maximum number of dwelling units per acre of lot area, after deducting on all development proposals involving a total lot area of more than three acres any lot area with existing development very steep slopes of 25% or more as defined in, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland: 11.	15 Dwelling Units (after lot line adjustment and deductions)	8 Dwelling Units

Residential 1 space for each dwelling unit plus 1/4 space per bedroom	8 apartments + 18 bedrooms	13 spaces
Office 1 space for each 200 square feet	20,000 sf	100 spaces
Total Required Parking Spaces		113 spaces required
Total Proposed Parking Spaces		93 spaces proposed

Notes

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. The proposed trail, where possible, will be 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 times and 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 Trail 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 6pm
7. A variance to allow 93 parking spaces to be provided where 20 more are required will be requested from the Zoning Board of Appeals. A total of 113 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 by 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

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23 - 28 Creek Drive

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

