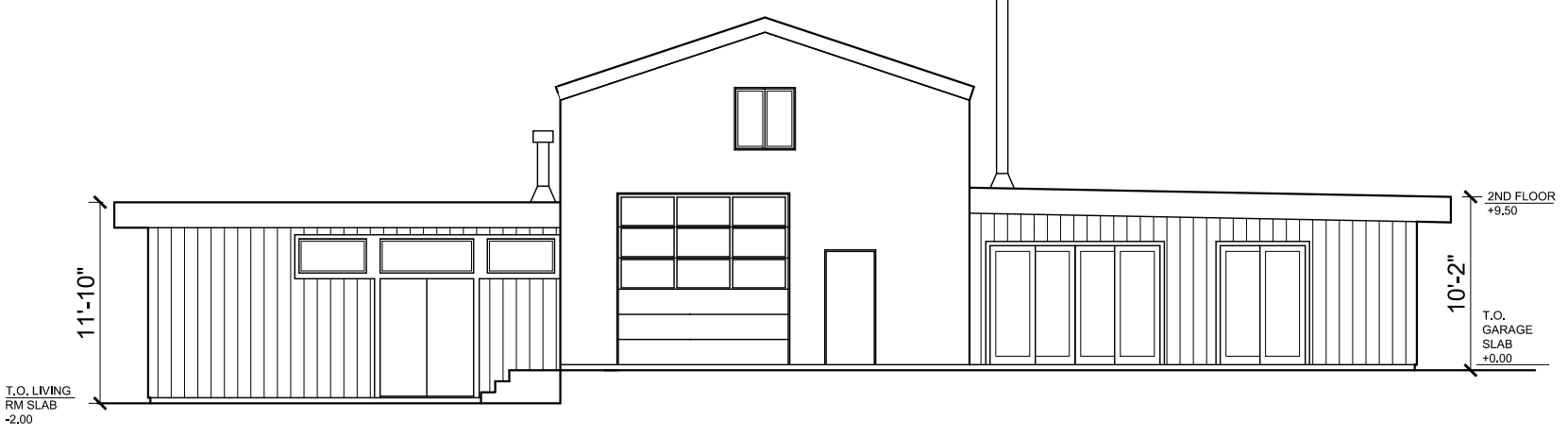
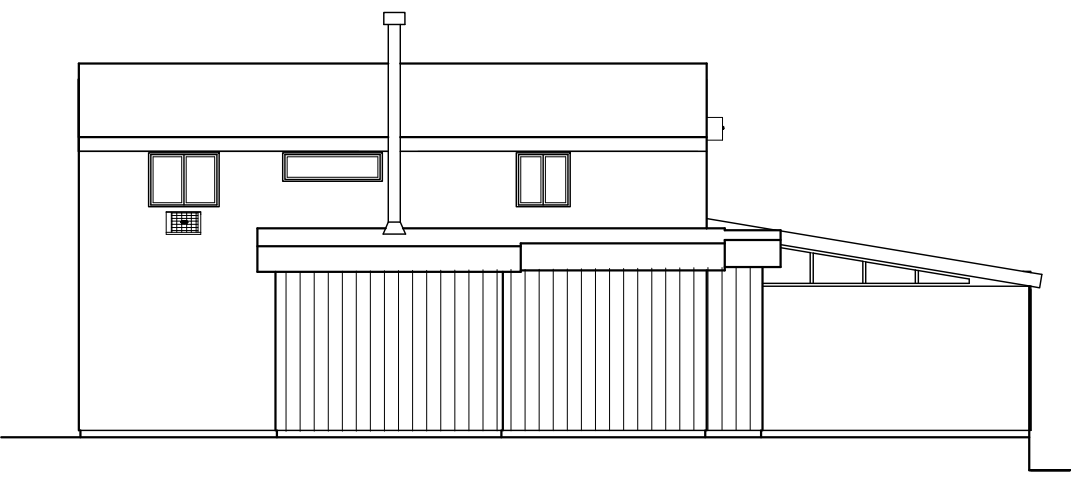


EXTERIOR FINISHES:
WINDOWS AND DOORS: ANDERSEN A-SERIES, BLACK
SIDING: HARDIEBOARD BOARD AND BATTEN, IRON GRAY,
SMOOTH TEXTURE



Water Street (East) Elevation

Scale: 3/32" = 1'-0"



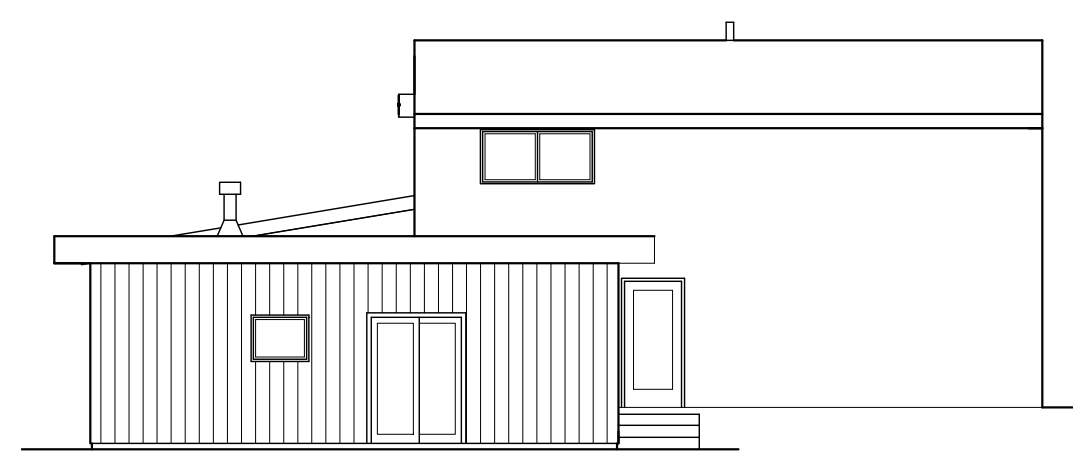
North Elevation

Scale: 3/32" = 1'-0"



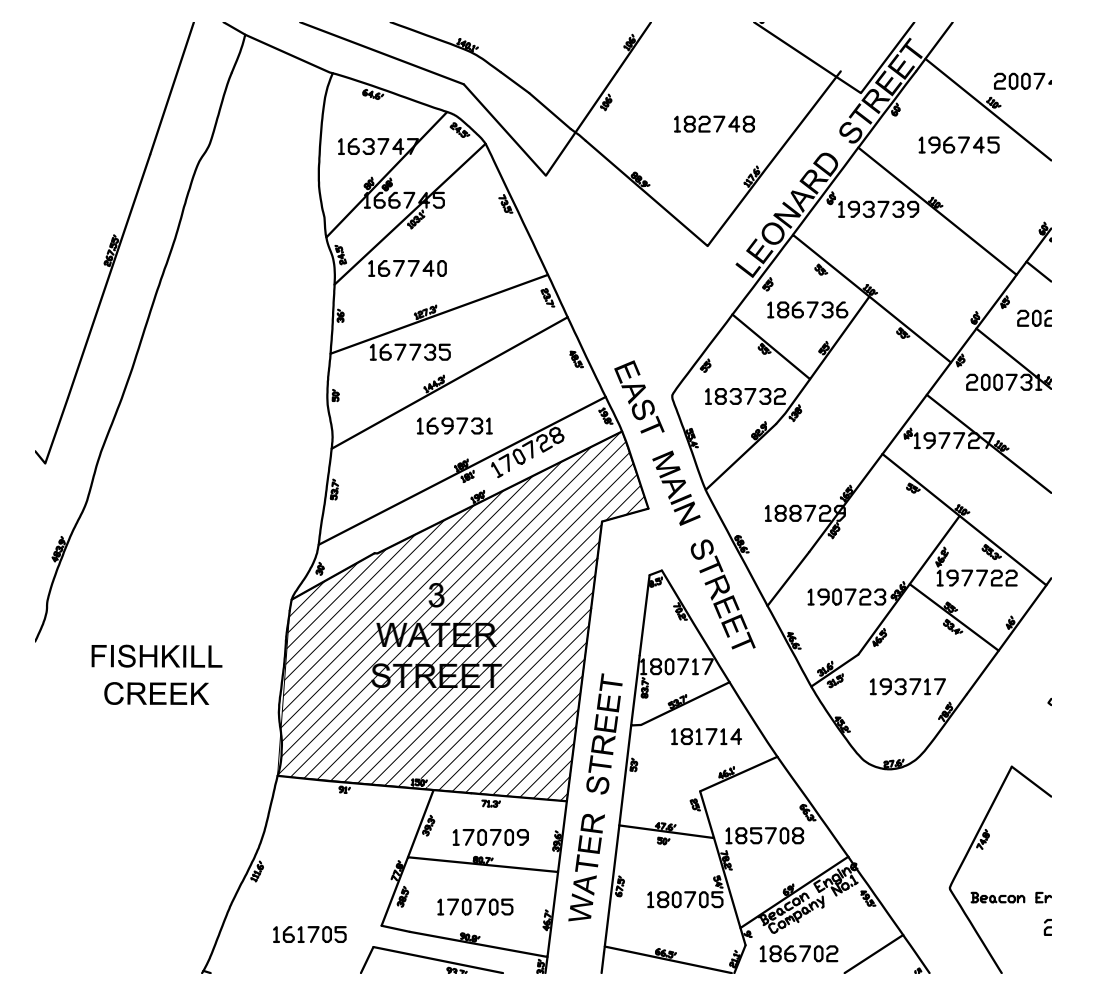
West Elevation

Scale: 3/32" = 1'-0"



South Elevation

Scale: 3/32" = 1'-0"



Location Plan

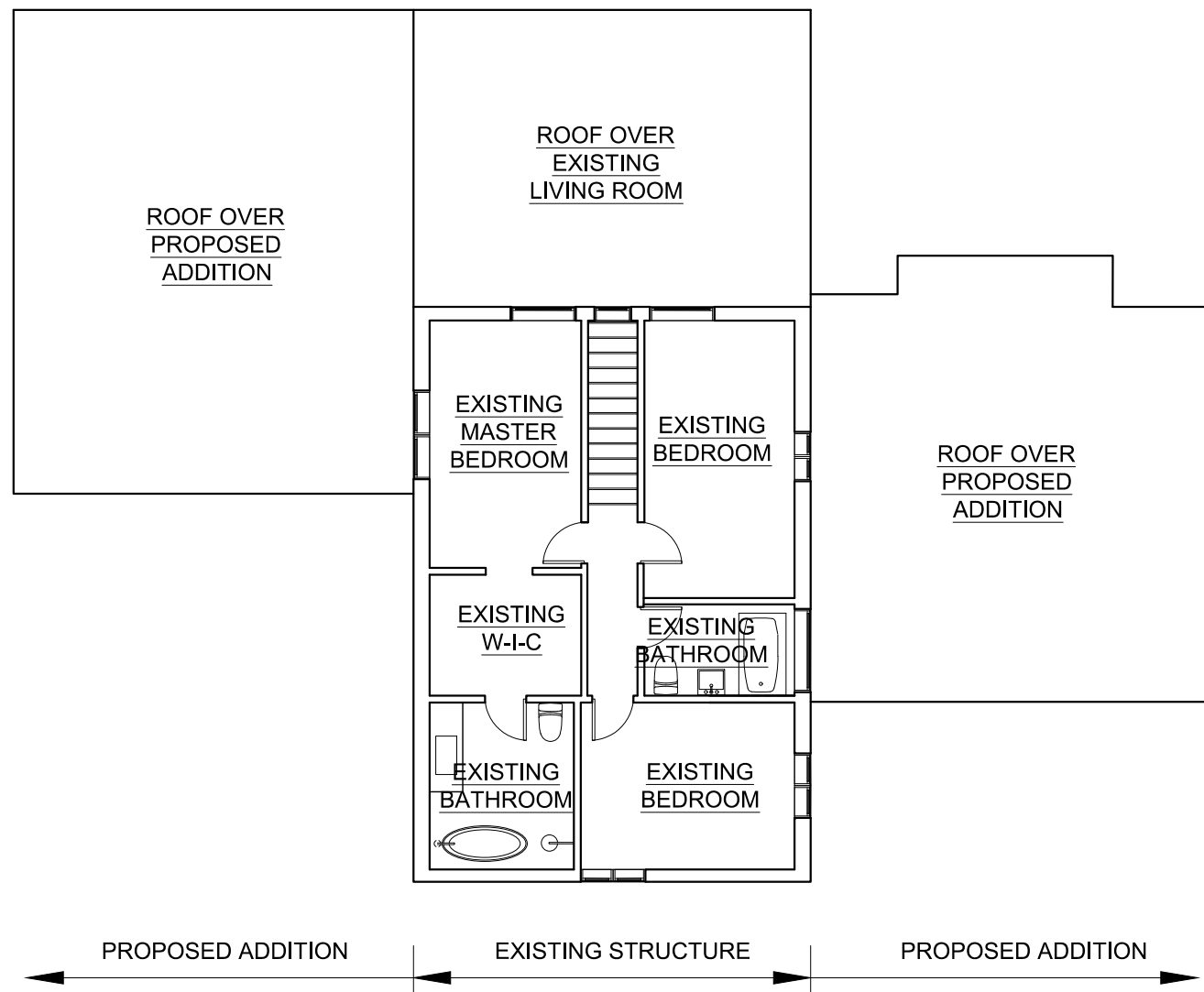
Not to Scale



L1: Wall Mounted

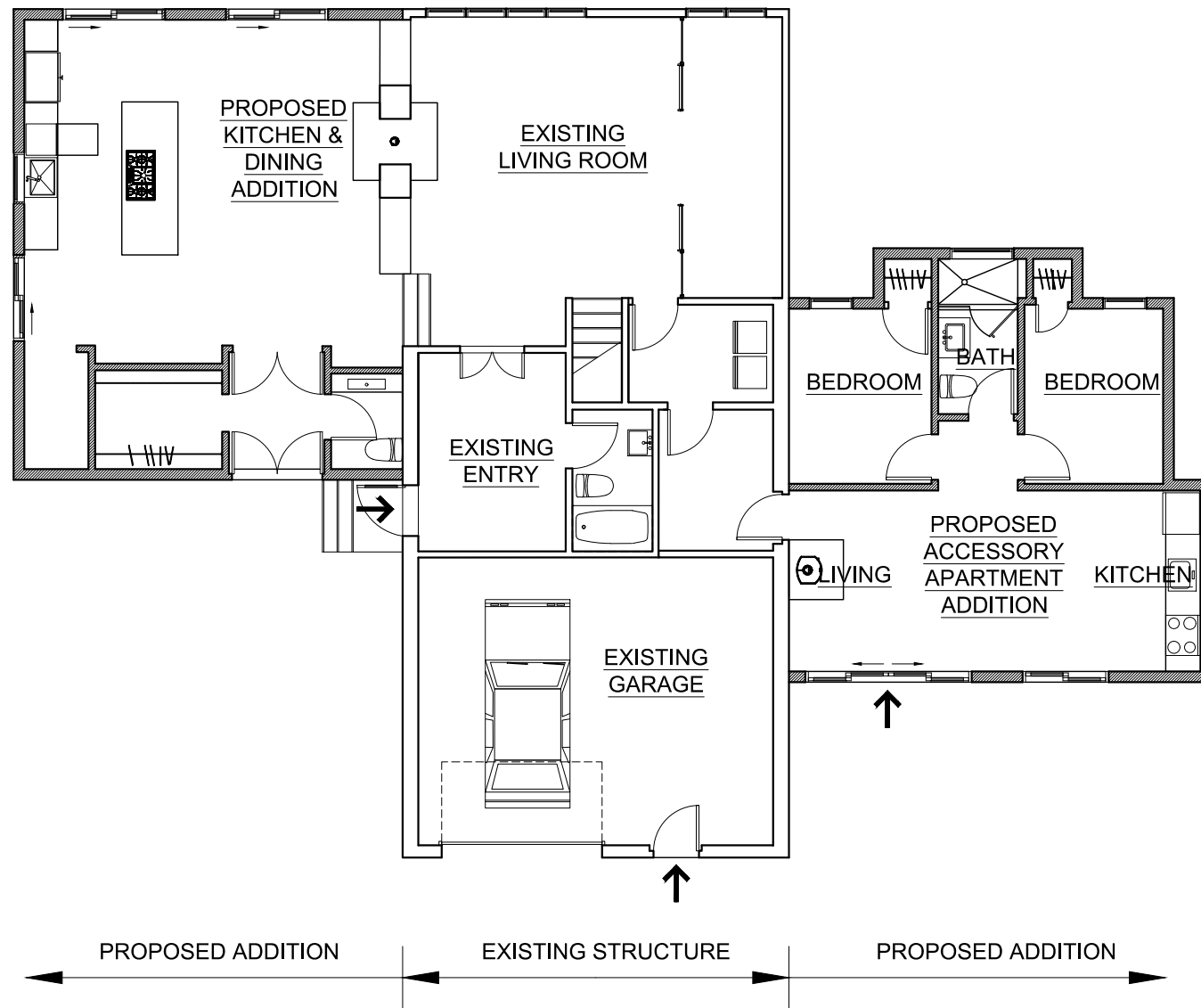
HAMPTON BAY
"1-LIGHT ZINC OUTDOOR WALL
LANTERN" MODEL # HSP1691A
60 W INCANDESCENT LAMP OR
LED EQUIVALENT - MAX COLOR
TEMPERATURE SHALL BE 3000K

Zoning District	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Lot Area
	Front	Side	Rear	Front	Side	Rear							
R1-5 ONE FAMILY RESIDENCE	30'	10'	30'	13.1' Existing non-conforming	76.36'	94.19'	100'	149.69'	NA	2,056 SF	2-1/2 Story	2 Story	19,423 SF
CMS - CENTRAL MAIN STREET	0 Minimum, 10' Maximum	0	25'	40.76'	15.69'	NA	75'	130	NA	573 SF	2 Story min.	1 Story	4,272 SF



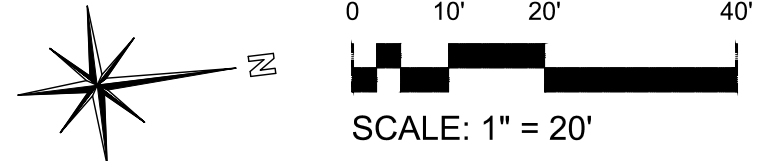
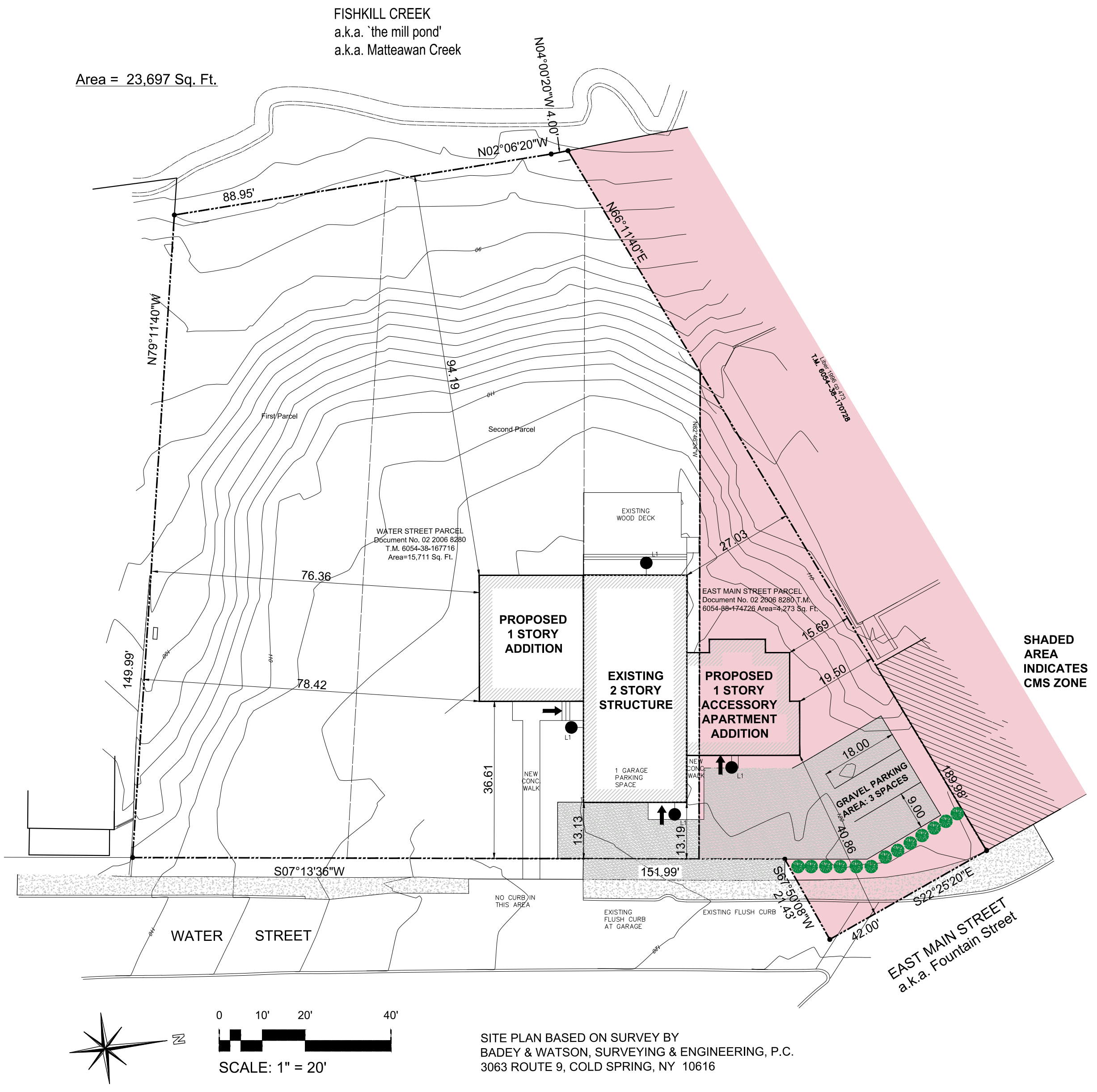
2nd Floor Plan

Scale: 3/32" = 1'-0"



1st Floor Plan

Scale: 3/32" = 1'-0"



SITE PLAN BASED ON SURVEY BY
BADEY & WATSON, SURVEYING & ENGINEERING, P.C.
3063 ROUTE 9, COLD SPRING, NY 10616

Zoning Summary

Zoning District: R1-5 & CMS
Tax Map No.: 130200-6054-38-170722-0000
Lot Area: 0.54 acre
Historical Overlay District: No
Parking Overlay District: No
Existing Use: Single Family Residence
Proposed Use: Owner-Occupied Single-Family Residence with Accessory Apartment

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
	Accessory apartment	2 parking spaces
Total Required Parking Spaces		4 Parking Spaces
Total Proposed Parking Spaces		4 Parking Spaces

Notes:

- Proposed Parking was previously parking for the former Joe's Restaurant.
- The applicant merged the separate parcels to create one lot prior to the re-zoning of a portion of the lot to CMS.
- The area of the accessory apartment is 590 SF (Maximum 650 SF for attached accessory apartments). The accessory apartment constitutes 21% of the total square footage (2,792 SF).

PLANT LIST

COMMON NAME	LATIN NAME	QTY
Emerald Green Arborvitae	<i>Thuja Occidentalis 'Smaragd'</i>	13

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	---	---	---

Index of Drawings

Sheet 1 of 2 Site Plan, Floor Plans & Elevations
Sheet 2 of 2 Site Demolition Plan

Special Use Permit Application
Sheet 1 of 2 - Site Plan

3 Water Street Accessory Apartment

Beacon, New York
Scale: As Noted
October 29, 2019

Owner:
POK Beacon LLC
3 Water Street
Beacon, NY 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Recommended For Approval:

Chairman, City Planning Board Date _____

Approved by Resolution of the City Council of Beacon
on the _____ day of _____, 20____

City Clerk