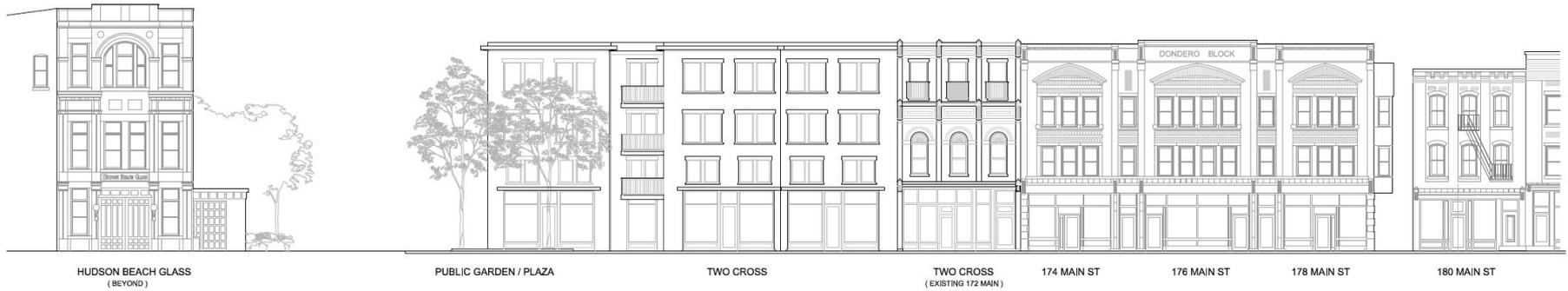
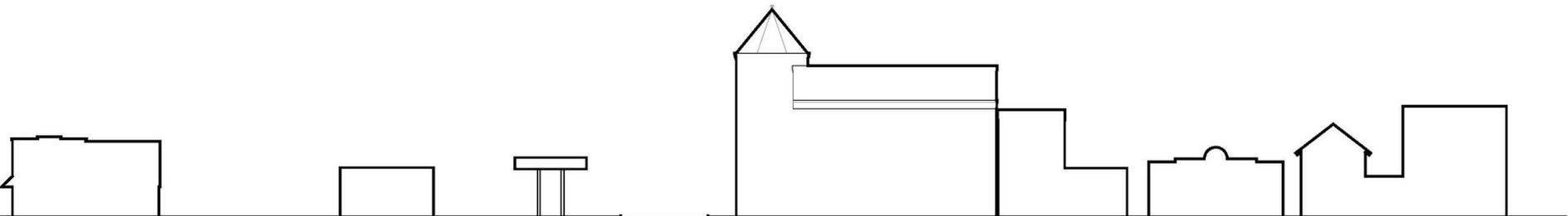




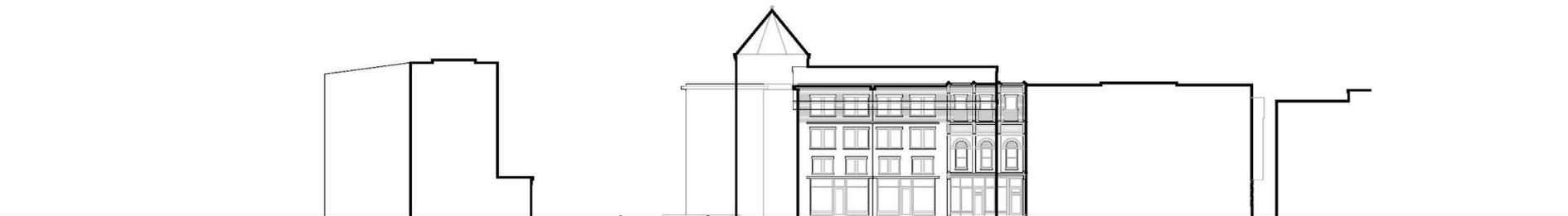
- City Council S.U.P. Control
(4th Floor in HDLO)
- CMS/PB Boundary
- Parking Issues + Options



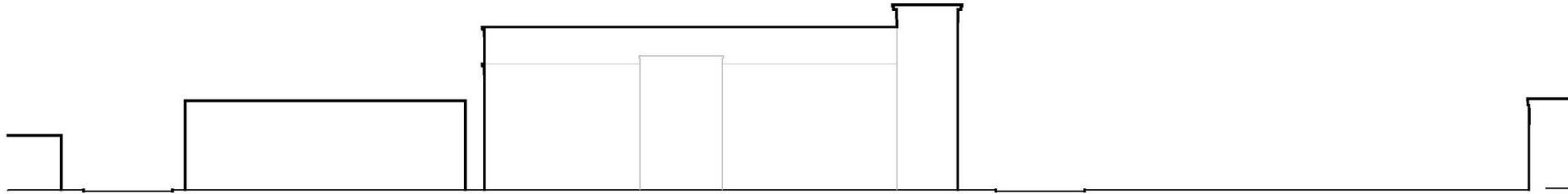




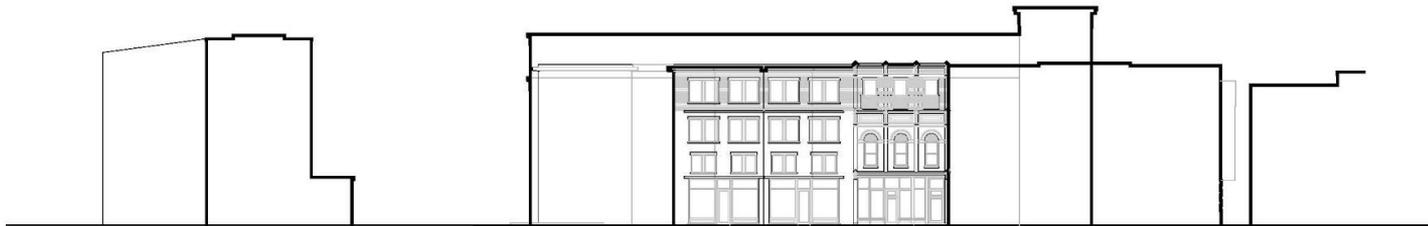
226 Main Street



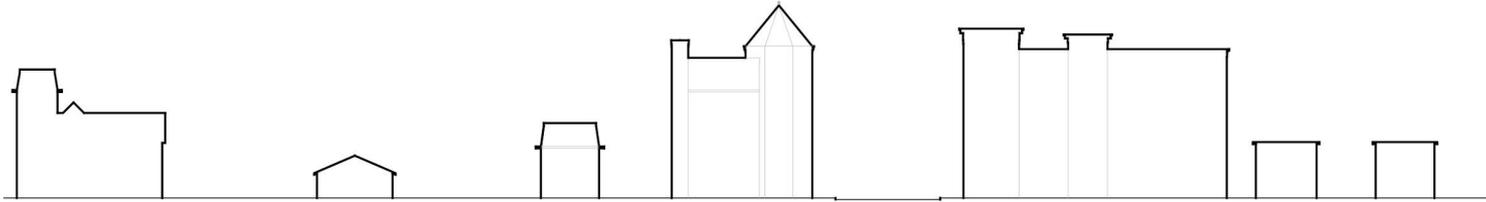
226 Main Street with Two Cross Street



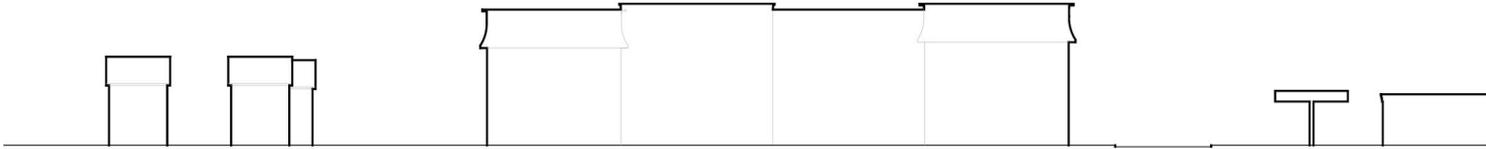
249 Main Street



249 Main Street with Two Cross Street



Elm Street Elevation of 226 and 249 Main Street



Eliza Street Elevation of 344 Main Street

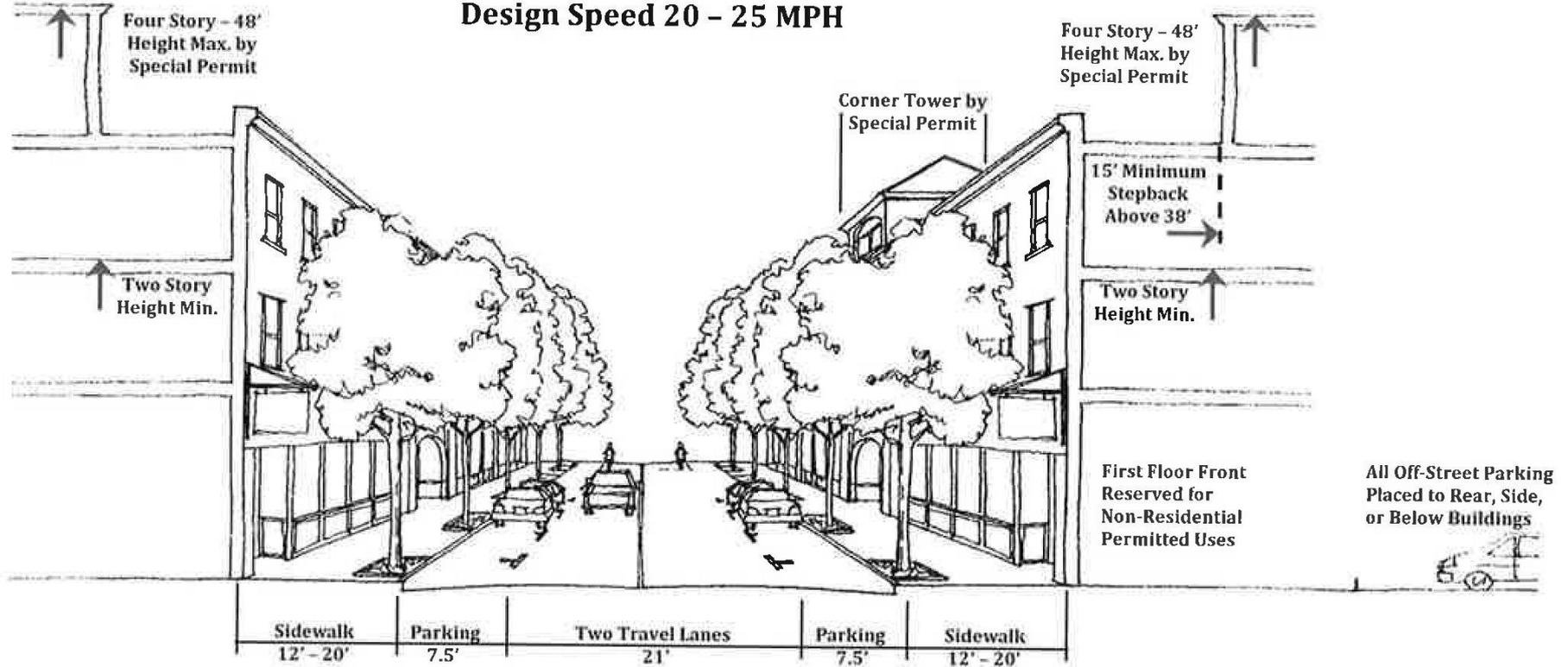


Cross Street Elevation of Two Cross Street



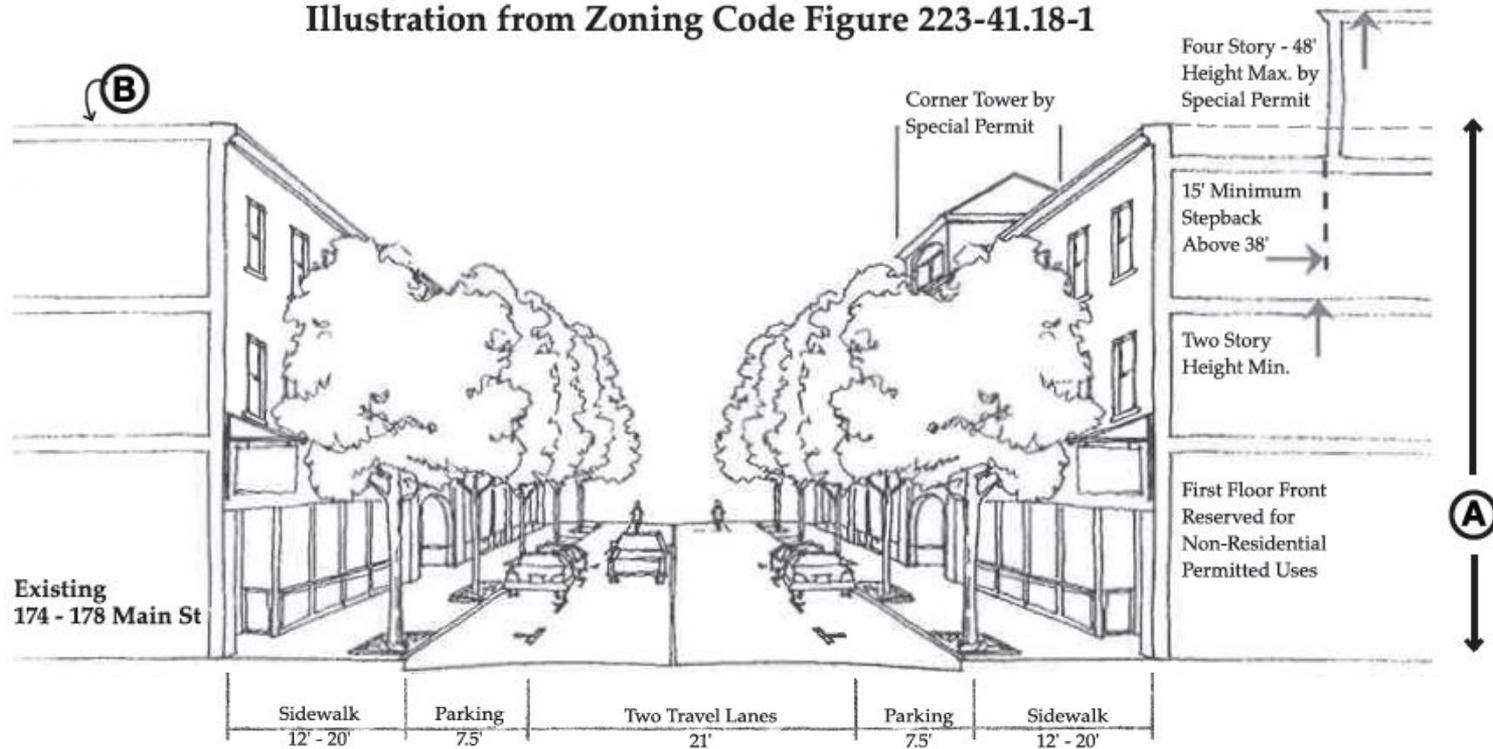
Beacon Main Street

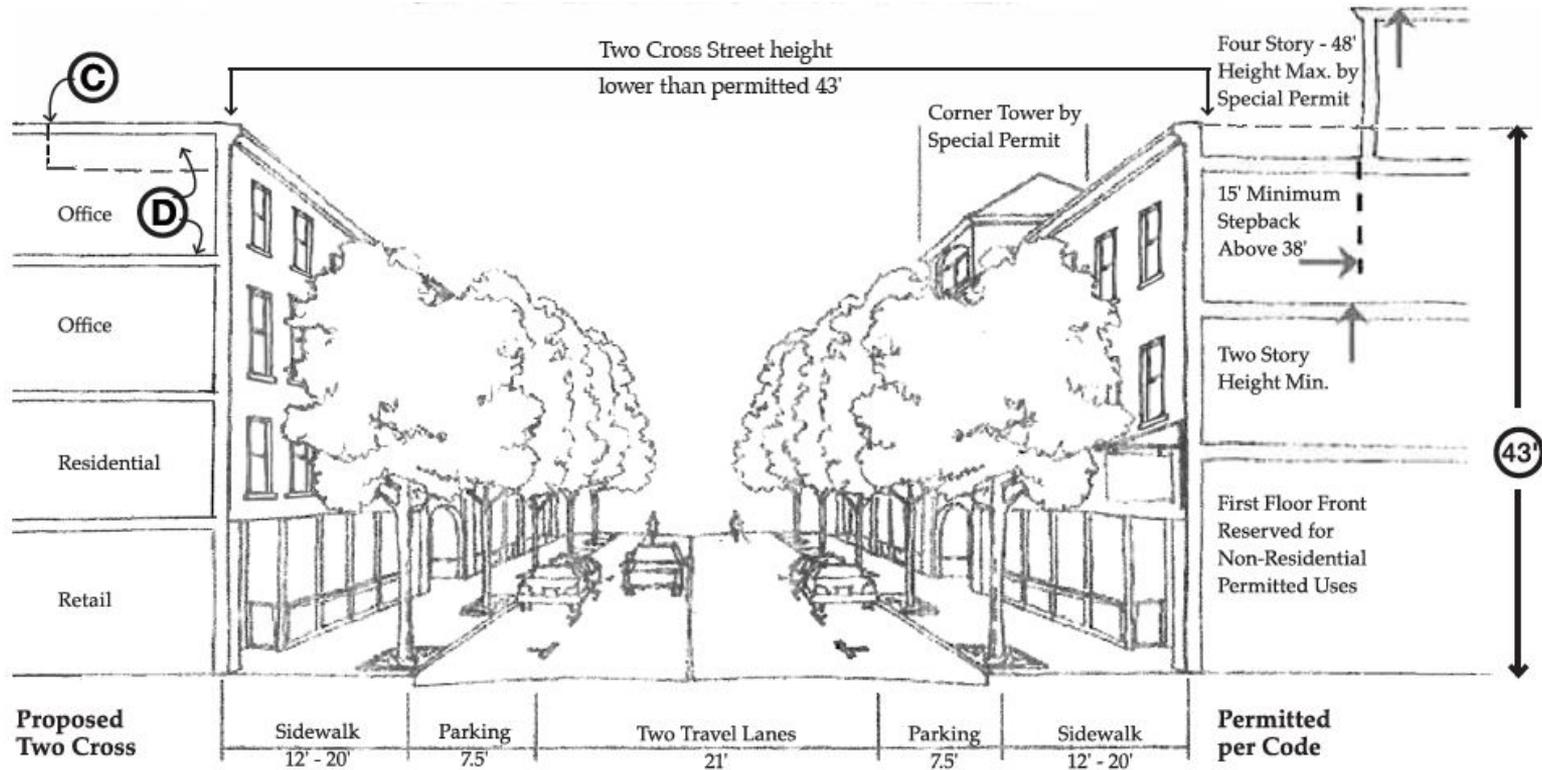
Design Speed 20 - 25 MPH



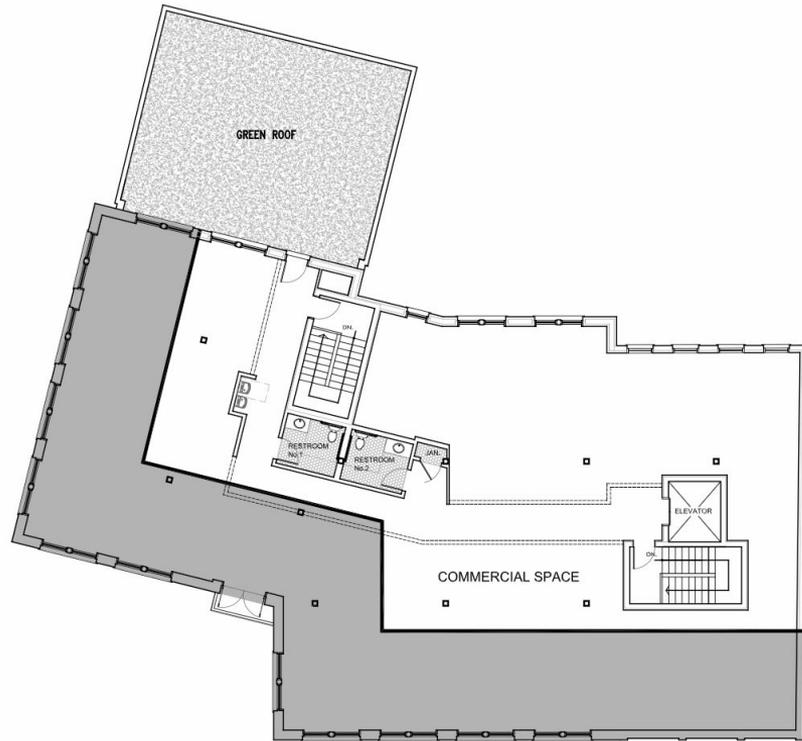
Beacon Main Street

Illustration from Zoning Code Figure 223-41.18-1



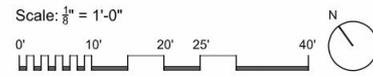


- A 43' cornice height per 223-41.18 E(6) and 223-26.F
- B Existing non-conforming roof height at Dondero Building
- C Proposed roof and cornice heights to match Dondero Building
- D S.U.P. required for fourth floor and functional ceiling height above 38 feet. Total height conforms to permitted 43' height of cornice. (See note A)



Fourth Floor Plan
15' step-back

2,357 NET SQUARE FEET



§ 223-41.18 E. 7 (a)

For proposed buildings on CMS parcels in or abutting the Historic District and Landmark Overlay Zone, any fourth story shall require a special permit by the City Council.

§ 223-41.18 E. 7 (a)

For proposed buildings on CMS parcels in or abutting the Historic District and Landmark Overlay Zone, any fourth story shall require a special permit by the City Council.

The City Council may reduce a permitted building height to be no more than six feet higher than an existing building on an adjoining HDLO parcel for a distance of 30 feet along the frontage from the historic structure.

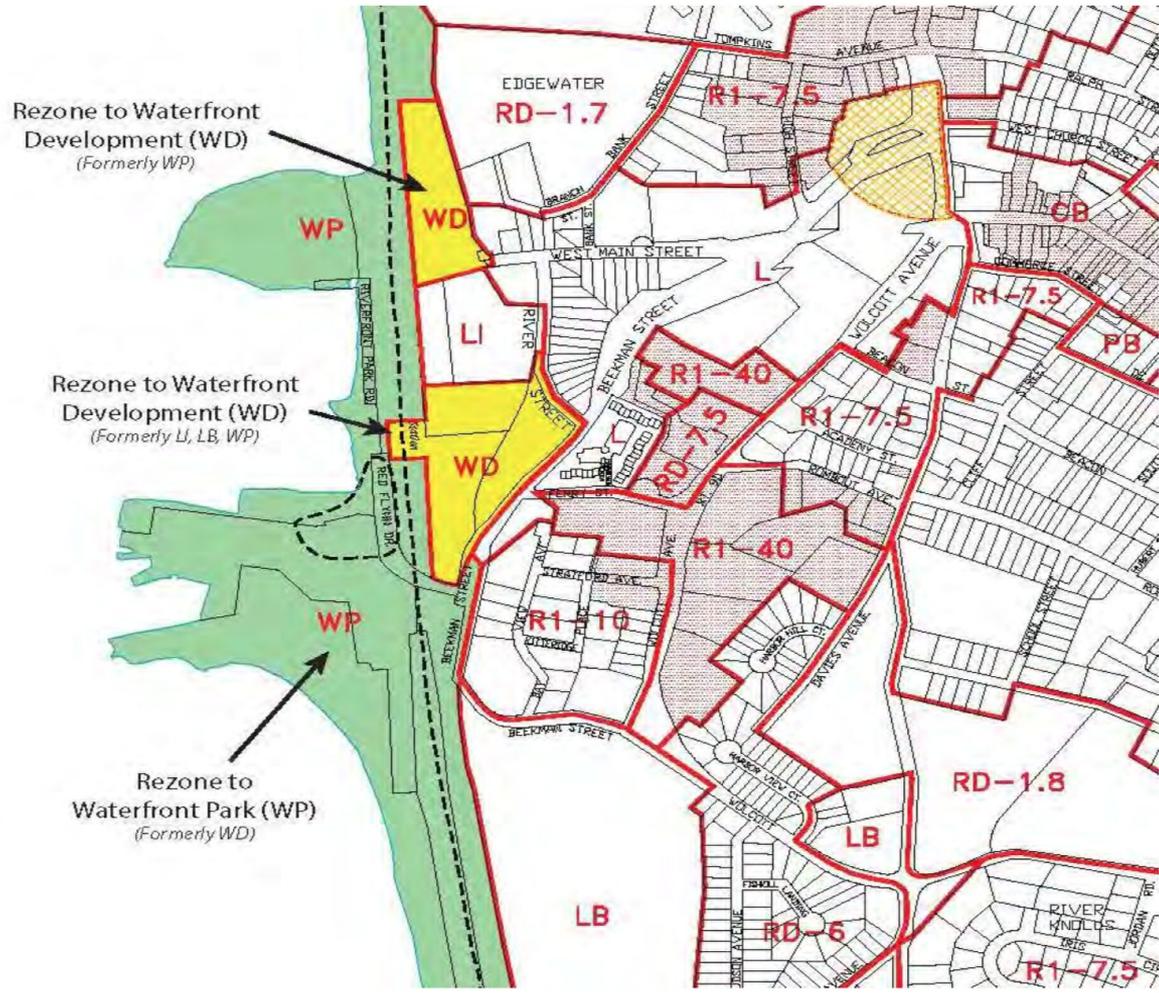
§ 223-41.18 E. 7 (a)

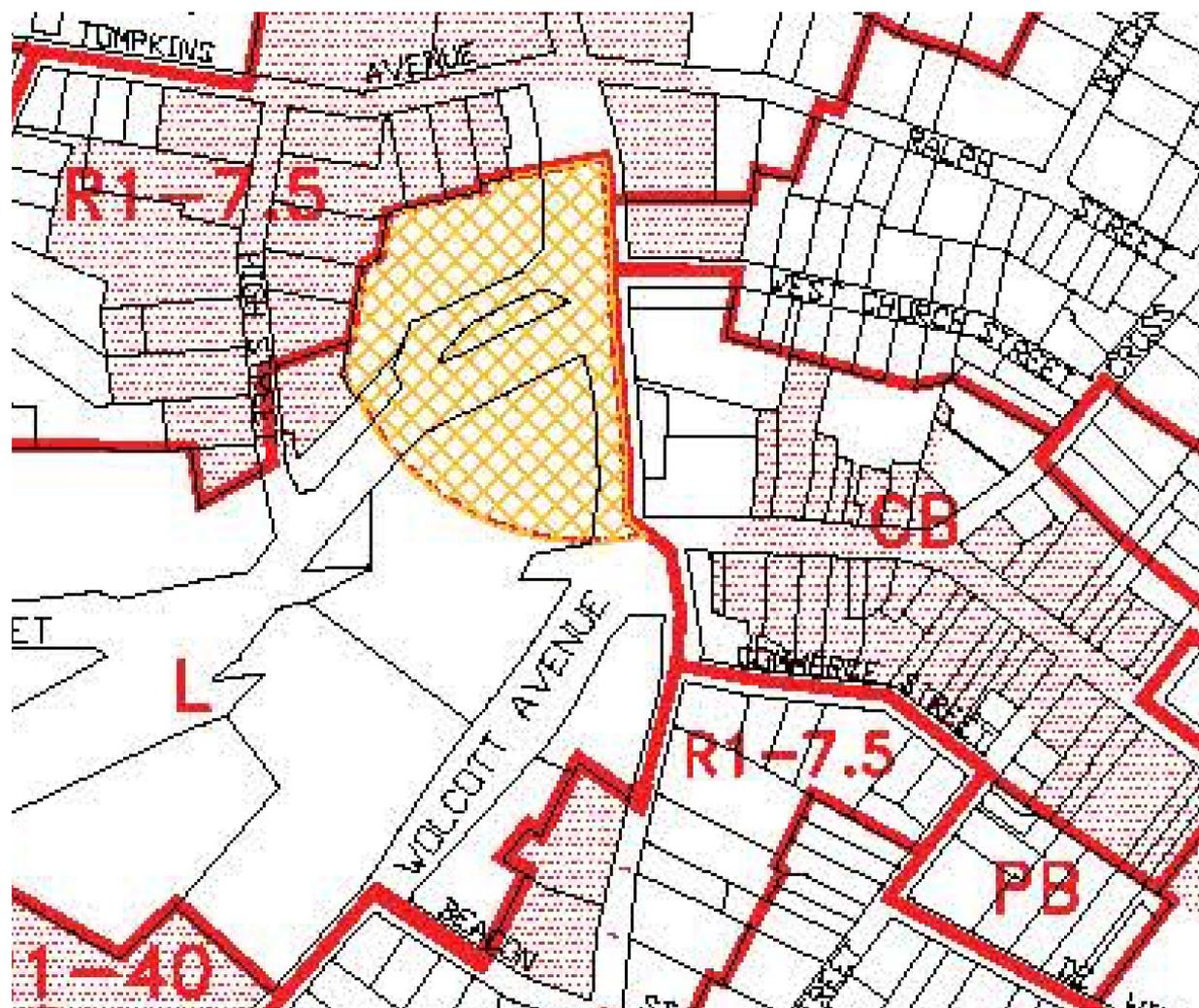
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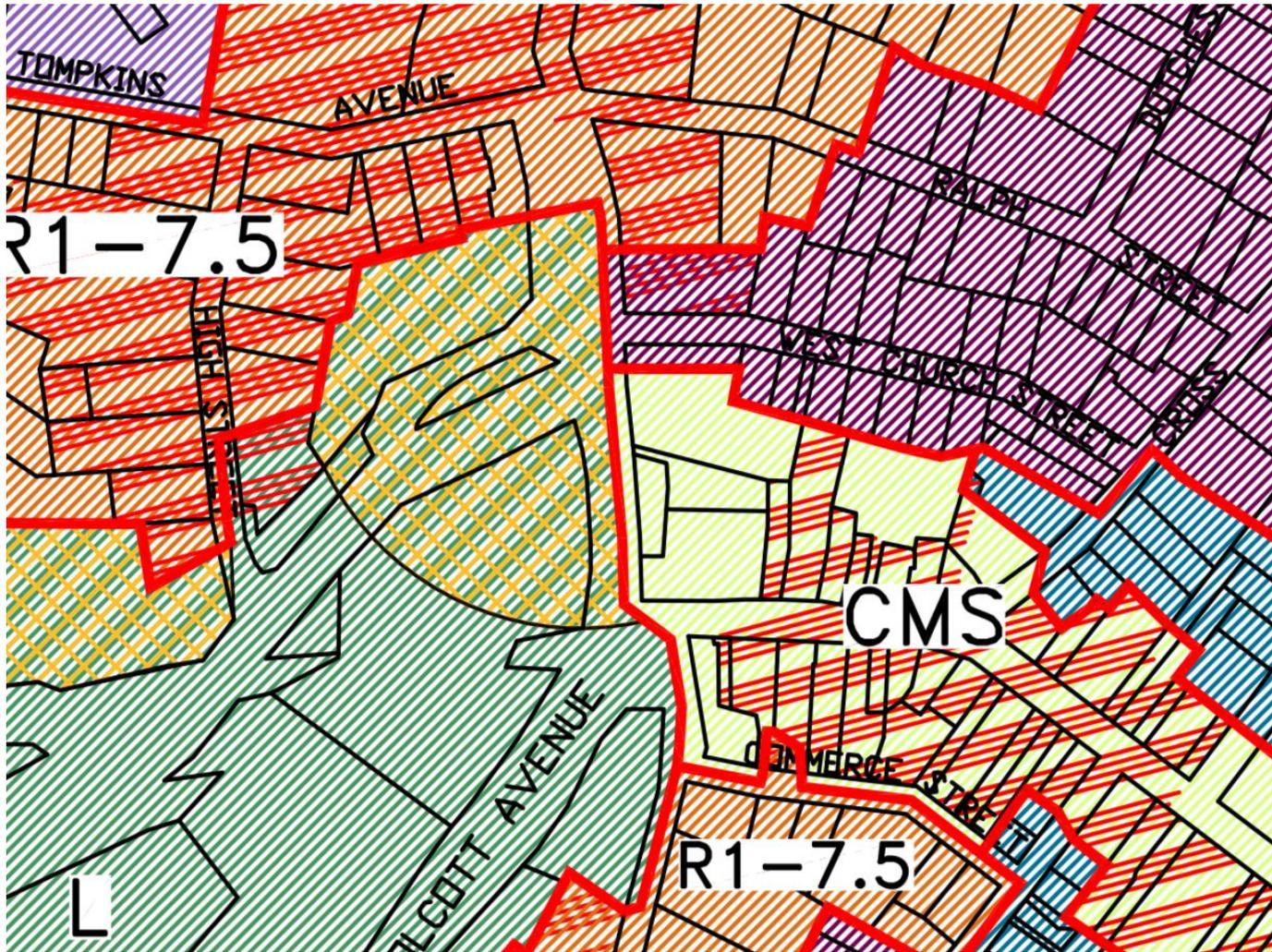
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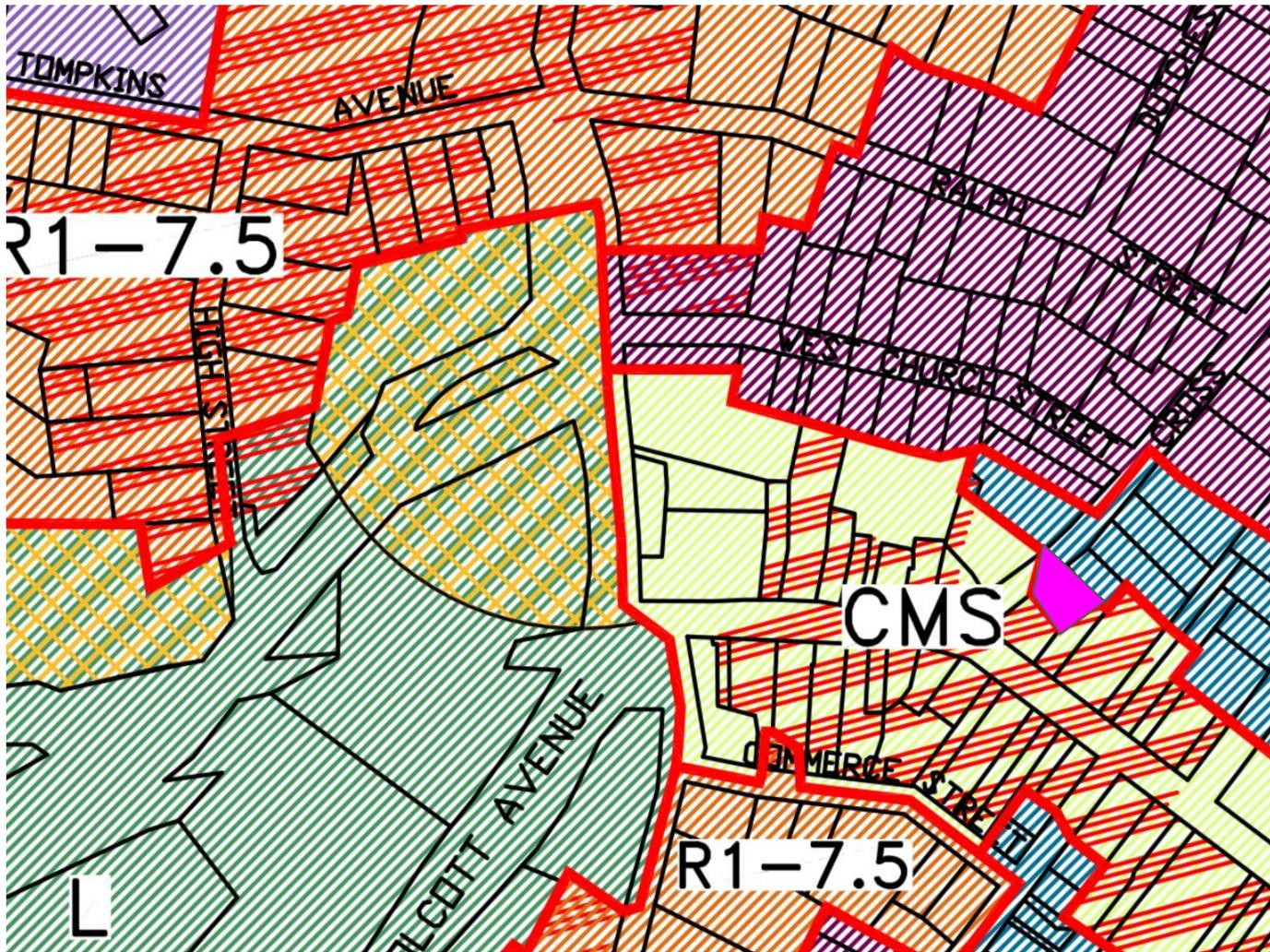
Where the City Council approved special permit requires a setback, the approval may be for any setback dimension up to 15 feet.

- Alignment of the CMS/PB Boundary



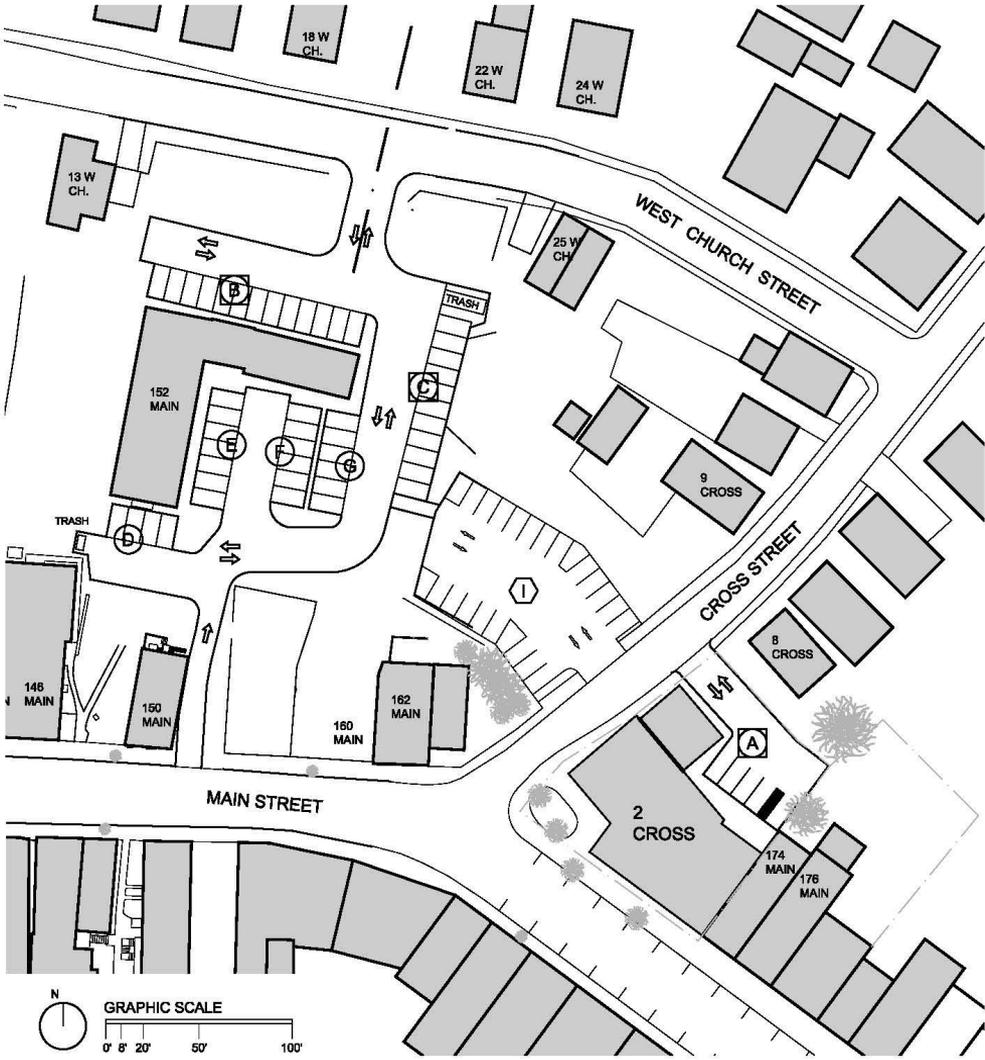






- Parking Issues + Options

2 Cross Street, Beacon NY
PROPOSED PARKING BUILD-OUT

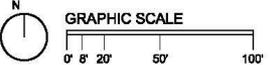


- A** 5 SPACES
- B** 13 SPACES
- C** 11 SPACES

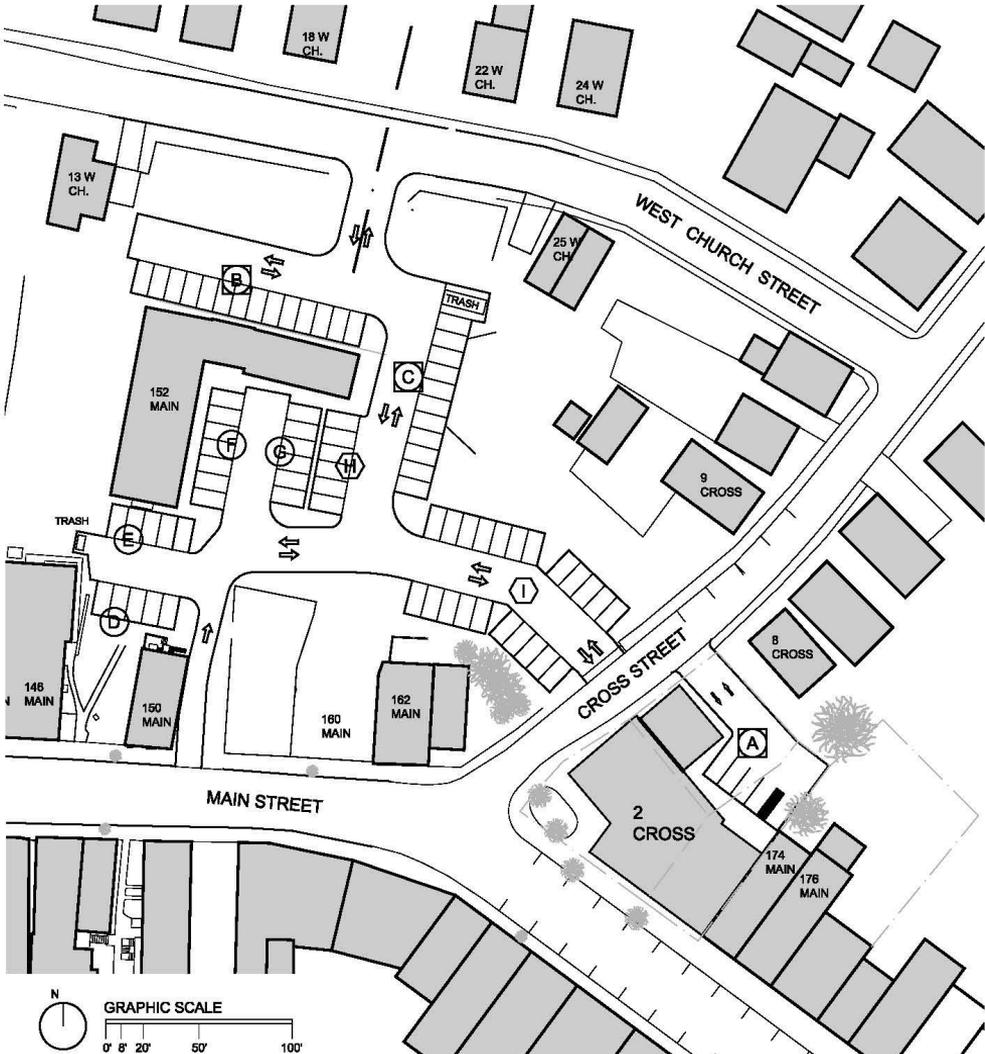
- D** 4 SPACES
- E** 7 SPACES
- F** 6 SPACES
- G** 6 SPACES

H 20 SPACES

72 TOTAL SPACES



2 Cross Street, Beacon NY
ALTERNATE PARKING BUILD-OUT

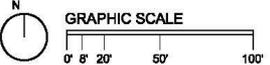


- A** 5 SPACES
- B** 13 SPACES
- C** 11 SPACES

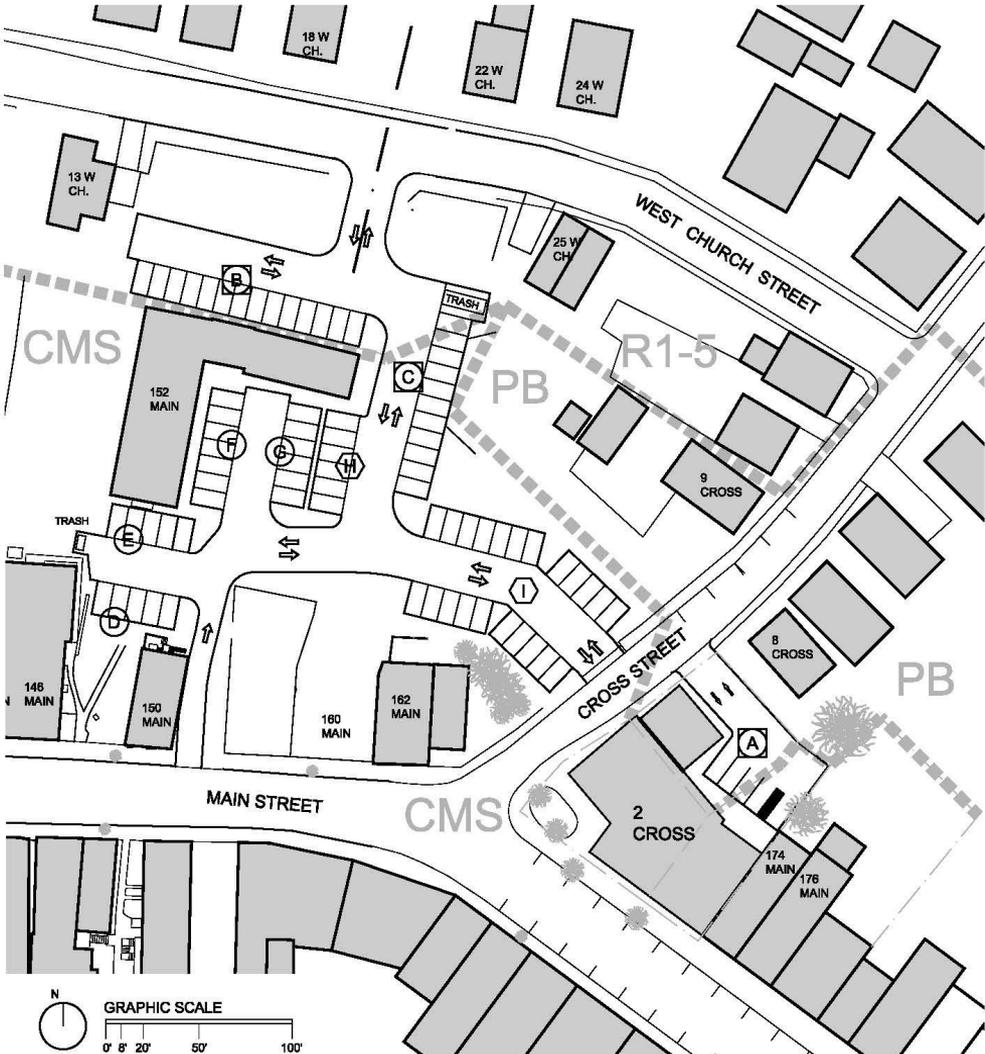
- D** 5 SPACES
- E** 5 SPACES
- F** 7 SPACES
- G** 6 SPACES

- H** 6 SPACES
- I** 22 SPACES

80 SPACES SPACES PROPOSED



2 Cross Street, Beacon NY
ALTERNATE PARKING BUILD-OUT

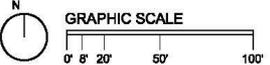


- A** 5 SPACES
- B** 13 SPACES
- C** 11 SPACES

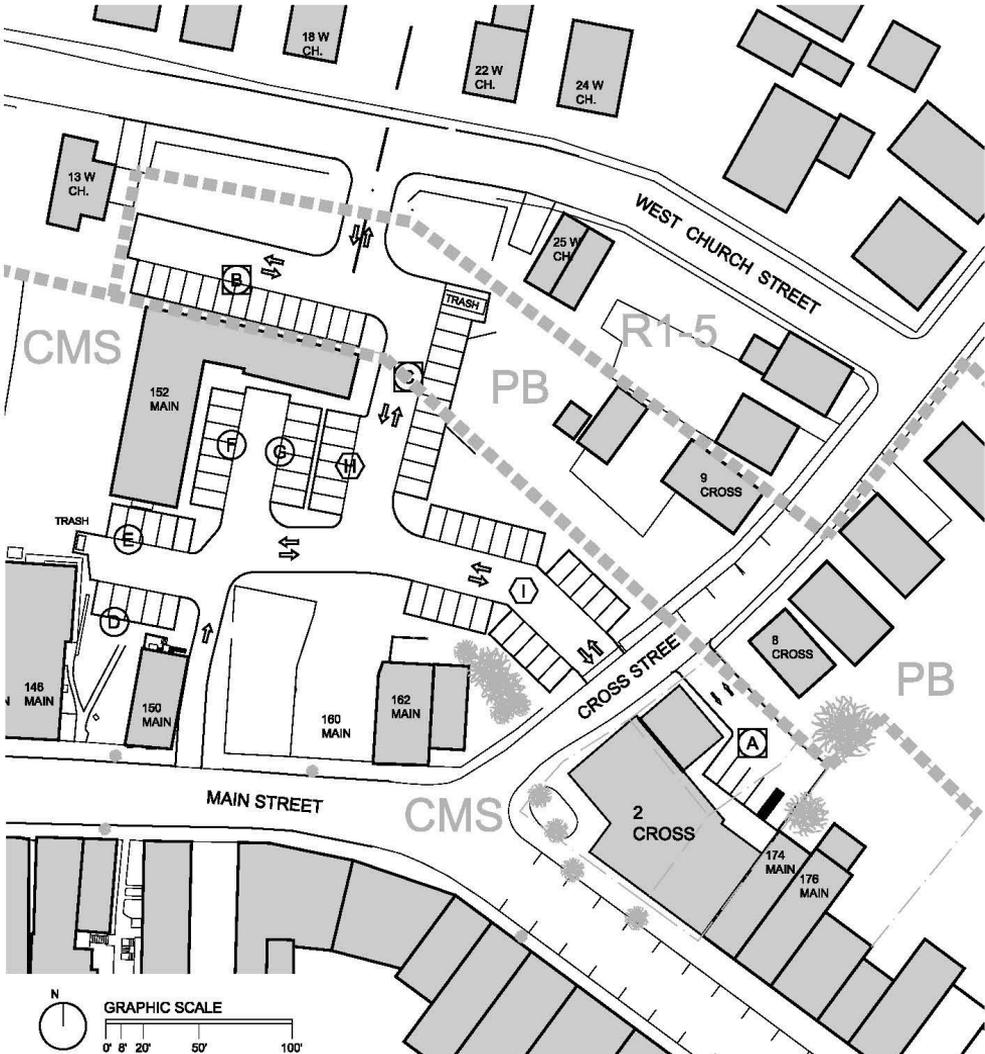
- D** 5 SPACES
- E** 5 SPACES
- F** 7 SPACES
- G** 6 SPACES

- H** 6 SPACES
- I** 22 SPACES

80 SPACES SPACES PROPOSED



2 Cross Street, Beacon NY
ALTERNATE PARKING BUILD-OUT

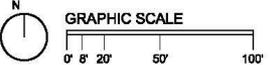


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- H** 6 SPACES
- I** 22 SPACES

80 SPACES SPACES PROPOSED



- **Parking issues and options**
 - Option for Integrated public+private off-street parking
 - CMS/PB/R1-5 boundary change west of Cross, and/or
 - 223-41.18 G (3)(b) language change (for ‘adjacent parcels’)



- **City Council SUP control of step-backs in HDLO**
 - Language change
(to facilitate integration of office and affordable senior residential)
- **Alignment of the CMS/PB boundary**
 - Restore alignment east of Cross to that of the 2017 map
 - No objection to HDLO expansion if CMS boundary restored
- **Parking issues and options**
 - Options for Integrated public+private parking
 - CMS/PB/R1-5 boundary change west of Cross, and/or
 - 223-41.18 G (3)(b) language change (for ‘adjacent parcels’)

