

Zoning District	Required Setbacks			Proposed Setbacks			Minimum frontage on public street right-of-way	Proposed frontage on public street right-of-way	Minimum Site Area	Existing Site Area	Maximum Residential Development Potential	Proposed Number of Residential Units	Required Commercial Space	Proposed Commercial Space	Maximum Dwelling Size	Proposed Dwelling Size	Maximum Building Coverage	Proposed Building Coverage	Minimum Open Space	Proposed Open Space	Maximum Building Height	Proposed Building Height	Minimum setback from and buffer width along Fishkill Creek	Proposed setback from and buffer width along Fishkill Creek
	Front	Side	Rear	Front	Side	Rear																		
FCD	12'	12'	12'	19.4'	23.8'	65.2'	50 feet	157.5 feet	2 acres	3.144 acres with lot line realignment	15	8	25%	60%	2,000 sf	2,975 sf for 2 out of 8 units	35%	11%	30%	91%	3 stories / 40'	4 stories / 52' from 1st floor to roof	An average of 50 feet, but not less than 25 feet at any point	An average of 50 feet, but not less than 25 feet at any point



Location Map
Scale: 1" = 400'

Zoning Summary

Zoning District:	FCD (FISHKILL CREEK DEVELOPMENT)
Tax Map No.:	6054-37-03725
Lot Area:	2,807 acres (122,272 sq ft) before lot line realignment + 0.337 acres (14,700.76 sq ft) conveyed from 7 Creek drive to 23-28 Creek Drive
Building Area:	33,590 square feet (20,000 sf commercial + 13,590 Residential)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial (Vacant)
Proposed Uses:	Commercial / Residential

Land Use Compliance

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, predevelopment 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

Parking & Loading

Residential	Office	Total Required Parking Spaces	Total Proposed Parking Spaces
1 space for each dwelling unit plus 1/4 space per bedroom	1 space for each 200 square feet	113 spaces required	93 spaces proposed

- Notes:**
- 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.
 - 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 stairs in sections. Where practicable, the Trail and public park are 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.
 - 2 parking spaces will be dedicated to 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.
 - 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 Rail Trail has been designed into the plan.
 - Signage will comply with the City of Beacon Zoning Code.
 - Commercial Hours of Operation: 8am to 6pm
 - 4 variances requested by the Applicant, as further described below, were approved by the Zoning Board at their September 2019 hearing.
 - The City Council granted the Concept Plan approval at their regular meeting on November 18, 2019.

ZONING BOARD VARIANCES APPROVED

- RESOLUTION # 2019-14 - SEPTEMBER 17, 2019
1) A VARIANCE OF 20 PARKING SPACES, WHERE 113 PARKING SPACES ARE REQUIRED FOR A MIXED-USED BUILDING CONSISTING OF 20,000 SQUARE FEET OF COMMERCIAL SPACE AND EIGHT (8) RESIDENTIAL UNITS PURSUANT TO CITY CODE § 223-26. F AND 10 PARKING SPACES ARE PROPOSED.
- A 750 SQUARE FOOT VARIANCE FOR TWO APARTMENT UNITS, WHERE THE MAXIMUM PERMITTED DWELLING UNIT SIZE IS 2,000 SQUARE FEET PURSUANT TO CITY CODE § 223-41. 14. D AND TWO APARTMENT UNITS ARE PROPOSED TO BE 2,750 SQUARE FEET.
- A ONE-STORY HEIGHT VARIANCE, WHERE THE MAXIMUM PERMITTED BUILDING HEIGHT IS THREE STORIES PURSUANT TO CITY CODE § 223-41. 14. F AND THE PROPOSED BUILDING HEIGHT IS FOUR STORIES; AND A 13 FOOT 4 INCH BUILDING HEIGHT VARIANCE WHERE THE MAXIMUM PERMITTED BUILDING HEIGHT IS 40 FEET PURSUANT TO CITY CODE § 41. 14. 17 AND THE PROPOSED BUILDING HEIGHT IS 53 FEET - 4 INCHES.

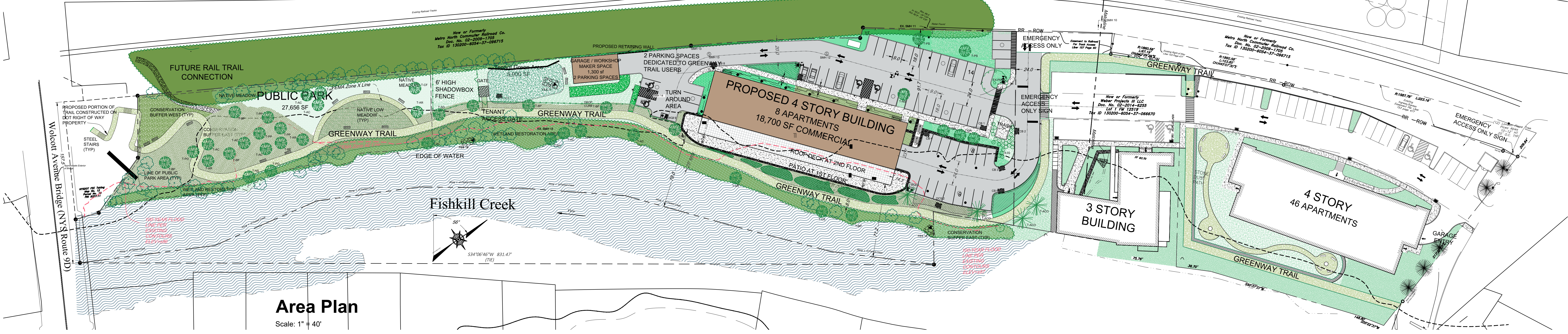
USACE SPECIAL CONDITION NOTE:
IN ORDER TO PROTECT THE FEDERALLY-LISTED ENDANGERED INDIANA BAT (MYOTIS SODALIS) AND THE FEDERALLY-LISTED THREATENED NORTHERN LONG-EARED BAT (MYOTIS SEPTENTRIONALIS), THE CLEARING OF POTENTIAL ROOSTING TREES SHALL OCCUR ONLY BETWEEN NOVEMBER 1 AND MARCH 31. ORANGE CONSTRUCTION FENCING SHALL BE USED TO SEPARATE AREAS TO BE GRADED FROM AREAS NOT TO BE DISTURBED. NO ARTIFICIAL DYES, COLORING, INSECTICIDE, OR ALGAEICIDE SUCH AS COPPER SULFATE SHALL BE USED IN STORMWATER CONTROL STRUCTURES.

REVISIONS:

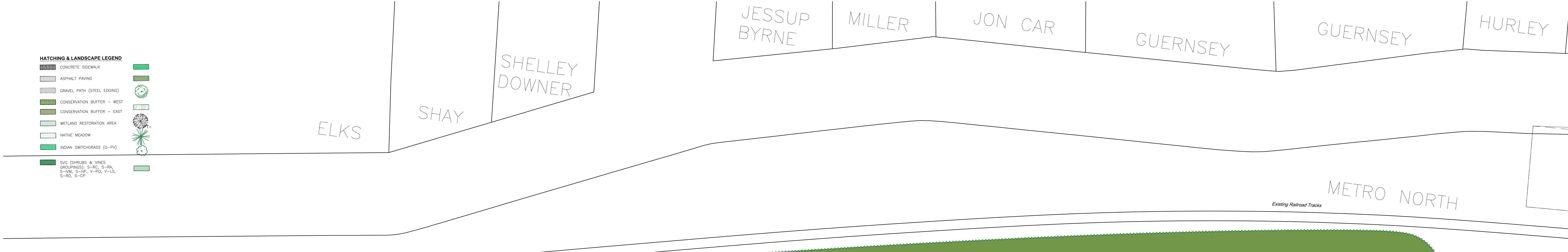
NO.	DATE	DESCRIPTION	BY
1	12/25/18	NO CHANGE	AJS
2	02/20/19	REVISED PER PLANNING BOARD COMMENTS	AJS
3	03/05/19	REVISED PER PLANNING BOARD COMMENTS	AJS
4	04/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS
5	05/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS
6	06/25/19	ZBA SUBMISSION - NO CHANGE	AJS
7	10/29/19	REVISED PER PLANNING BOARD COMMENTS	AJS
8	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet	Description
Sheet 1 of 1	Lot Line Realignment Plat - TEC Surveying
Sheet 1 of 1	Signing Plan - Maser Consulting
Sheet 1 of 12	Site Plan
Sheet 2 of 12	Existing Conditions & Demolition Plan
Sheet 3 of 12	Site Section Diagram
Sheet 4 of 12	Landscape Plan & Planting Schedule
Sheet 5 of 12	Building Plans
Sheet 6 of 12	Renderings
Sheet 7 of 12	Grading & Utility Plan
Sheet 8 of 12	Erosion and Sediment Control Plan
Sheet 9 of 12	Profiles
Sheet 10 of 12	Site & Erosion Sediment Control Details
Sheet 11 of 12	Stormwater Details
Sheet 12 of 12	Water and Sewer Details



Area Plan
Scale: 1" = 40'



Site Plan
Scale: 1" = 20'

HATCHING & LANDSCAPE LEGEND

CONCRETE SIDEWALK	ASPHALT PAVING	GRAVEL PATH (STEEL EDGING)	CONSERVATION BUFFER - WEST	CONSERVATION BUFFER - EAST	METLAND RESTORATION AREA	NATIVE MEADOW	NONAL SWITCHGRASS (G-10)	SIC (SHRUBS & VINES GROUPING): S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10, S-11, S-12, S-13, S-14, S-15, S-16, S-17, S-18, S-19, S-20, S-21, S-22, S-23, S-24, S-25, S-26, S-27, S-28, S-29, S-30, S-31, S-32, S-33, S-34, S-35, S-36, S-37, S-38, S-39, S-40, S-41, S-42, S-43, S-44, S-45, S-46, S-47, S-48, S-49, S-50, S-51, S-52, S-53, S-54, S-55, S-56, S-57, S-58, S-59, S-60, S-61, S-62, S-63, S-64, S-65, S-66, S-67, S-68, S-69, S-70, S-71, S-72, S-73, S-74, S-75, S-76, S-77, S-78, S-79, S-80, S-81, S-82, S-83, S-84, S-85, S-86, S-87, S-88, S-89, S-90, S-91, S-92, S-93, S-94, S-95, S-96, S-97, S-98, S-99, S-100
-------------------	----------------	----------------------------	----------------------------	----------------------------	--------------------------	---------------	--------------------------	---