

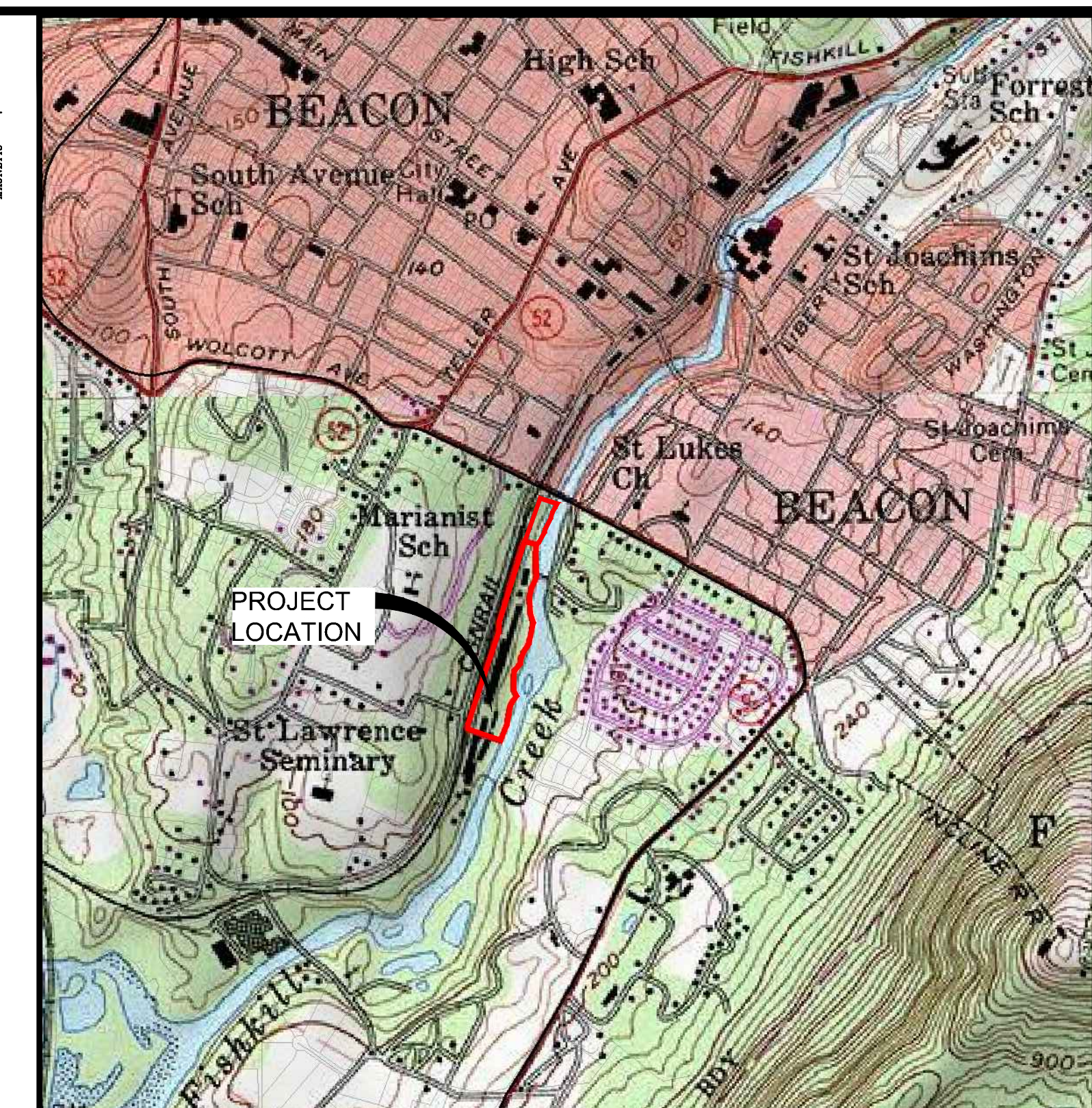
SITE PLAN

248 TIORONDA AVE, BEACON NY

PREPARED FOR
CHAI BUILDERS
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

SEPTEMBER 2018
LAST REVISED: JANUARY 2020

BEST MANAGEMENT PRACTICES FOR INDIANA BATS
1. THE PROJECT WILL AVOID CUTTING TREES TO THE MAXIMUM EXTENT PRACTICABLE.
2. LARGER TREES WILL BE RETAINED.
3. TREE CLEARING LIMITS WILL BE MARKED IN THE FIELD PRIOR TO ANY CLEARING, AND CONTRACTORS WILL BE INFORMED ABOUT CLEARING LIMITS PRIOR TO THE INITIATION OF WORK.
4. TREES WILL BE REMOVED BETWEEN OCTOBER 1 AND MARCH 31 IN ORDER TO AVOID ANY INCIDENTAL TAKE TO INDIANA BATS, OR OTHER BATS THAT MAY USE TREES FOR ROOSTING.
5. ALL SITE LIGHTING ON THE SITE WILL BE FULL CUT-OFF.
6. THERE WILL BE NO USE OF HERBICIDES OR PESTICIDES IN ANY STORMWATER MANAGEMENT BASINS.



LOCATION MAP
SCALE: 1"=1000'
SOURCE: USGS CATSKILL, NY QUADRANGLE
(USGS REF. CODE: WEST POINT-41073-08-1F-024)

**CITY OF BEACON
PLANNING BOARD APPROVAL
CITY OF BEACON, NEW YORK**

APPROVED BY RESOLUTION NUMBER _____
OF THE PLANNING BOARD OF BEACON, NEW YORK ON THE _____ DAY OF _____, 2015, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION, OR REVISION OF THIS PLAN AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS _____ DAY OF _____, 2015.

CHAIRMAN _____

**CITY OF BEACON PLANNING BOARD APPROVAL
OWNER / APPLICANT SIGNATURE**

THE UNDERSIGNED APPLICANT FOR THE PROPERTY AND THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN HEREON STATE THAT THEY ARE FAMILIAR WITH THIS MAP, ITS NOTES AND ITS CONTENTS, AND HEREBY CONSENT TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE CITY TO KEEP THIS SITE AS PER SITE PLAN APPROVAL BY THE CITY PLANNING BOARD UNTIL A NEW OR REVISED SITE PLAN IS APPROVED FOR THE SITE. THE APPLICANT AND OWNER UNDERSTAND THEIR OBLIGATION TO THE TOWN NOT TO OCCUPY THE PREMISES BEFORE A CO IS ISSUED BY THE TOWN CODE ENFORCEMENT OFFICER.

APPLICANT _____ DATE _____

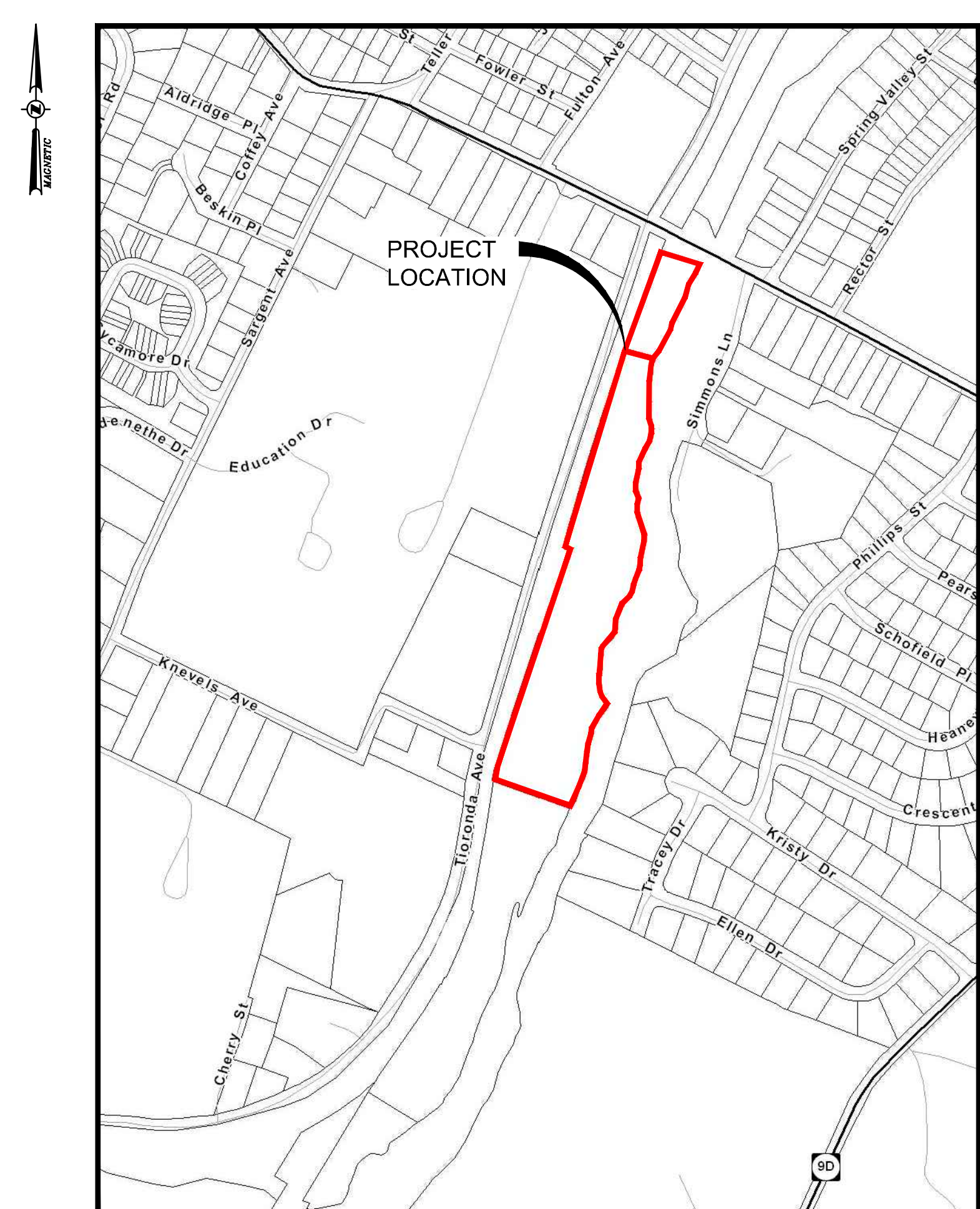
OWNER _____ DATE _____

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PAGE NO.	SHEET NO.	DATE	DESCRIPTION
1	G001	01/28/20	TITLE SHEET
2	C101	04/30/19	EXISTING CONDITIONS PLAN
3	C130	01/28/20	SITE PLAN
4	C140	01/28/20	GRADING PLAN
5	C150	01/28/20	EROSION & SEDIMENT CONTROL PLAN
6	C160	01/28/20	UTILITY PLAN
7	C161	01/28/20	UTILITY PROFILES
8	C162	01/21/19	UTILITY PROFILES 2
9	C180	01/28/20	LANDSCAPE PLAN
10	C190	01/28/20	PHOTOMETRIC LIGHTING PLAN
11	C200	01/28/20	VEHICLE MANEUVERING PLAN
12	C530	01/28/20	SITE DETAILS
13	C540	01/28/20	STORMWATER DETAILS
14	C550	01/28/20	EROSION & SEDIMENT CONTROL DETAILS & NOTES
15	C560	01/28/20	WATER SYSTEM DETAILS & NOTES
16	C570	01/28/20	SANITARY SEWER DETAILS & NOTES
17	C580	01/28/20	LANDSCAPE DETAILS & NOTES

Allowable Residential Units		
1	Total lot area	9.18 acres
2	Lot area with slopes over 25%, covered by surface water, within a federal regulatory floodway, or within a state or federally regulated wetland.	2.98 acres
3	Remaining lands for dwelling unit calculation (line 1 - line 2)	6.2 acres
4	Maximum dwelling units (line 3 x 11)	68 units*

*Subject to change with new jurisdictional determination by Army Corps.

SITE STATISTICS FOR PROPOSED MULTIFAMILY HOUSING & NON-RESIDENTIAL		
PROPOSED USE	MULTIFAMILY HOUSING & NON-RESIDENTIAL	
ZONING DISTRICT	FISHKILL CREEK DEVELOPMENT	
TOTAL BUILDING FLOOR AREA (SF)	107,602 SF (64 UNITS + NON-RESIDENTIAL USES)	
PARKING PROVIDED	216	



AREA PARCEL MAP
SCALE: 1"=400'

BULK TABLE		
FISHKILL CREEK DEVELOPMENT DISTRICT: FCD		
ZONING REQUIREMENTS:		
REQUIRED	PROVIDED	
MINIMUM LOT AREA	2 ACRES	9.18 ACRES
MAXIMUM # OF DWELLINGS*	64 UNITS	64 UNITS
NON-RESIDENTIAL FLOOR AREA	25,400 SF	25,400 SF
MAXIMUM BUILDING COVERAGE	35%	9.5%
MINIMUM OPEN SPACE	30%	70.8%
MINIMUM FRONTAGE OF OVERALL FCD SITE ON PUBLIC STREET ROW	50 FT	135'
MINIMUM BUILDING SETBACK FROM EDGE OF PAVEMENT OF PUBLIC AND PRIVATE STREETS	12 FT	700'
MINIMUM SETBACK AND BUFFER WIDTH ALONG FISHKILL CREEK	AVG 50 FT MIN 25 FT	AVG = 75 FT MIN. = 45 FT
MAXIMUM BUILDING HEIGHT	3 STORIES (40')	3 STORIES (36')
MINIMUM NUMBER OF PARKING SPACES		
RESIDENTIAL:	1 SPACE PER DWELLING UNIT PLUS 1/4 SPACE FOR EACH BEDROOM = 89 SPACES	89 SPACES TOTAL (WHICH INCLUDES 16 SPACES BELOW BUILDING)
NON-RESIDENTIAL:	1 SPACE PER 200 SF GROSS FLOOR AREA EXCLUDING UTILITY AREAS = 127 SPACES	107 SPACES TOTAL
LAND BANKED:	0 SPACES	24 SPACES
TOTAL:	216 SPACES 9 ACCESSIBLE SPACES REQUIRED	216 SPACES 12 ACCESSIBLE SPACES PROVIDED 4 OF 9 ACCESSIBLE SPACES BELOW RESIDENTIAL BUILDING

DEVELOPMENT SCHEDULE					
BUILDING	UNITS	1-BR	2-BR	APPROX. SQUARE FT	% OF PROJECT AREA
RES.	64	28	36	78,202	75
NON-RES.	-	-	-	25,400	25
TOTAL	64	28	36	101,602	100

DEVELOPMENT NOTE:
THE PROJECT SHALL NOT EXCEED A TOTAL OF 64 UNITS, IN A MIX OF ONE AND TWO BEDROOM UNITS, TEN PERCENT (10%) OF THE UNITS WILL MEET THE REQUIREMENTS OF ARTICLE 16B, AFFORDABLE-WORKFORCE HOUSING, OF THE ZONING LAW.

**OWNER'S CERTIFICATION
FOR ALL SHEETS**

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATE THAT HE IS FAMILIAR WITH THIS PLAN, ITS CONTENTS AND LEGENDS AND HEREBY CONSENT TO ALL TERMS AND CONDITIONS AS STATED HEREON AND TO THE FILING OF THE PLAN IN THE OFFICE OF THE CLERK OF THE COUNTY OF DUTCHESS, IF REQUIRED.

OWNER _____ DATE _____

**DUTCHESS COUNTY DEPARTMENT OF HEALTH
APPROVAL**

THIS IS TO CERTIFY THAT THE PROPOSED ARRANGEMENTS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR _____ IN THE _____ WERE APPROVED ON _____ IN ACCORDANCE WITH PLANS ON FILE IN THE OFFICE OF THE DUTCHESS COUNTY DEPARTMENT OF HEALTH. CONSENT IS HEREBY GIVEN TO THE FILING OF THE MAP ON WHICH THIS ENDORSEMENT APPEARS, IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 TITLE 2 OF THE NEW YORK STATE PUBLIC HEALTH LAW, AND ARTICLE 17 TITLE 15 OF THE NEW YORK STATE ENVIRONMENTAL CONSERVATION LAW, AND ARTICLE 11 OF DUTCHESS COUNTY SANITARY CODE.

SUPERVISING PUBLIC HEALTH ENGINEER

SITE ENGINEER:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

PROJECT ARCHITECT:
AB ARCHITECTEN
62 ALLEN STREET, 2ND FLOOR
NEW YORK, NY 10002
PHONE: (212) 334-1232

SITE SURVEYOR:
CHAZEN ENGINEERING, LAND SURVEYING, & LANDSCAPE ARCHITECTURE D.P.C.
21 FOX STREET, Poughkeepsie, NY 12601
PHONE: (845) 454-3980

DEVELOPER / APPLICANT:
CHAI BUILDERS
120 ROUTE 59, SUITE 201
SUFFERN, NY 10901
(917) 696-4402

OWNER(S) INFORMATION:
BERRY KOHN
BEACON 248 HOLDINGS, LLC
15 SYCAMORE LANE
SUFFERN, NY 10901

TAX MAP INFORMATION:
CITY OF BEACON, NEW YORK
SECTION 5954, BLOCK 10, LOT 993482 (8.18 ACRES)
SECTION 6054, BLOCK 45, LOT 012574 (1 ACRE)

AREA:
TOTAL PROJECT AREA: 9.18± ACRES

ZONING DISTRICT:
FISHKILL CREEK DEVELOPMENT (FCD) ZONING DISTRICT

WATER & SEWER DISTRICT:
CITY OF BEACON



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CHAZEN ENGINEERING, LAND SURVEYING & LANDSCAPE ARCHITECTURE CO., D.P.C.

Office Locations:

Dutchess County Office: 21 Fox Street Poughkeepsie, New York 12601 Phone: (845) 454-3980	North County Office: 20 Elm Street (Suite 110) Glen Falls, New York 12801 Phone: (518) 812-0013	Northville Tennessee Office: 2418 2nd Ave S. (Suite 103) Northville, Tennessee 37222 Phone: (615) 380-1358
Westchester NY Office: 545 New York White Plains, New York 10601 Phone: (914) 997-8500	Chattanooga Tennessee Office: 437 E. 5th St. (Suite 203) Chattanooga, Tennessee 37403 Phone: (423) 241-6275	

rev.	date	description
7	01/28/20	REVISED FOR PLANNING BOARD COMMENTS
6	12/20/19	REVISED FOR PLANNING BOARD COMMENTS
5	04/26/19	REVISED FOR PLANNING BOARD COMMENTS
4	02/28/19	REVISED FOR CITY COUNCIL COMMENTS
3	01/17/19	REVISED FOR CITY COUNCIL COMMENTS
2	11/26/18	REVISED FOR CITY COUNCIL COMMENTS
1	10/12/18	REVISED FOR CITY COUNCIL COMMENTS

248 TIORONDA AVE., BEACON, N.Y.

TITLE SHEET

CITY OF BEACON, DUTCHESS COUNTY, NEW YORK

designed	checked
CL	LAD
date	scale
09/10/18	AS NOTED
PROJECT NO.	
81750.00	
SHEET NO.	
G001	
1 of 17	