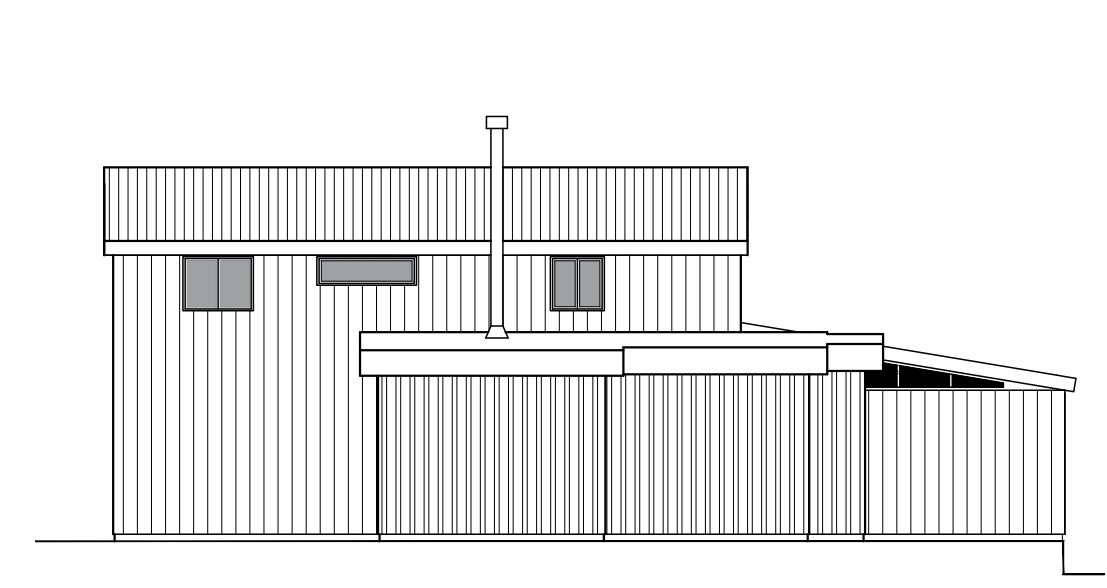
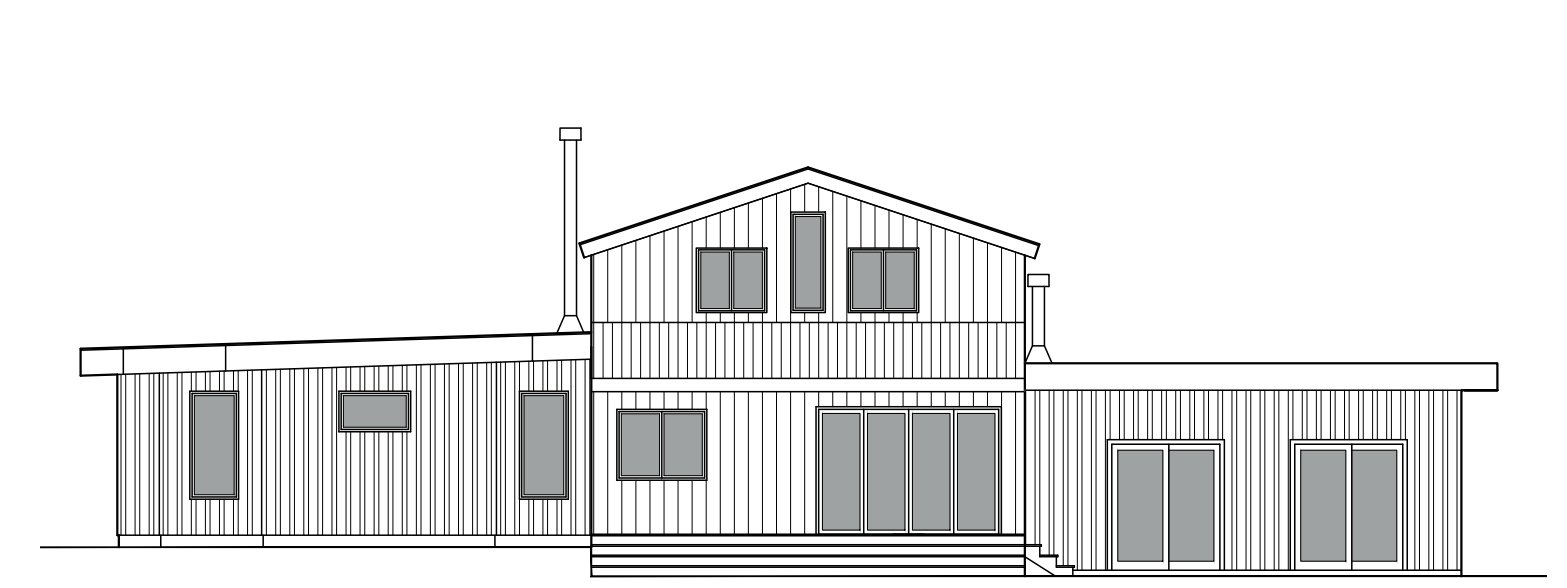


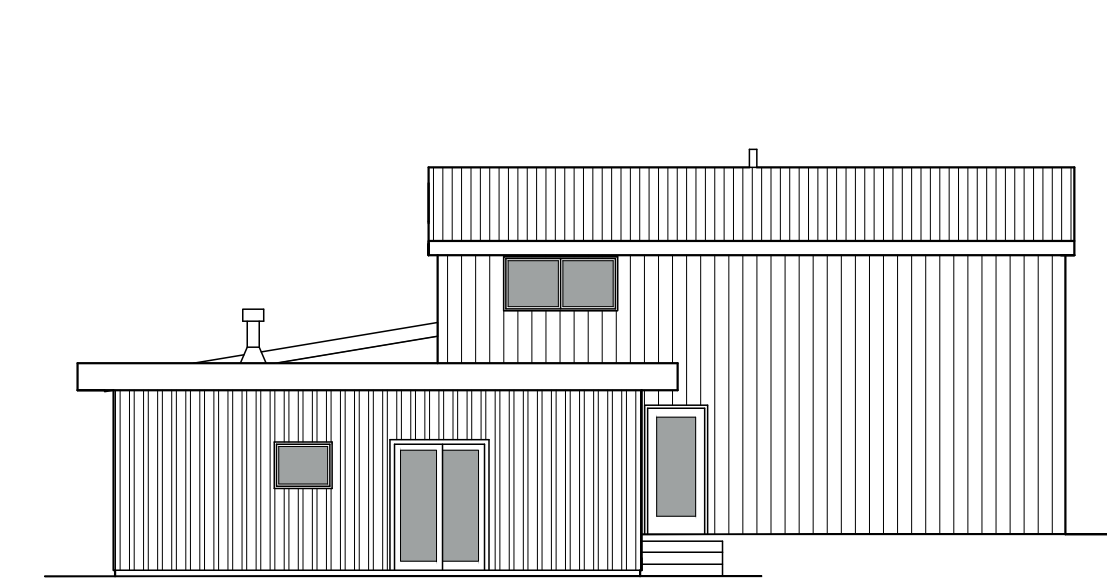
Water Street (East) Elevation
Scale: 3/32" = 1'-0"



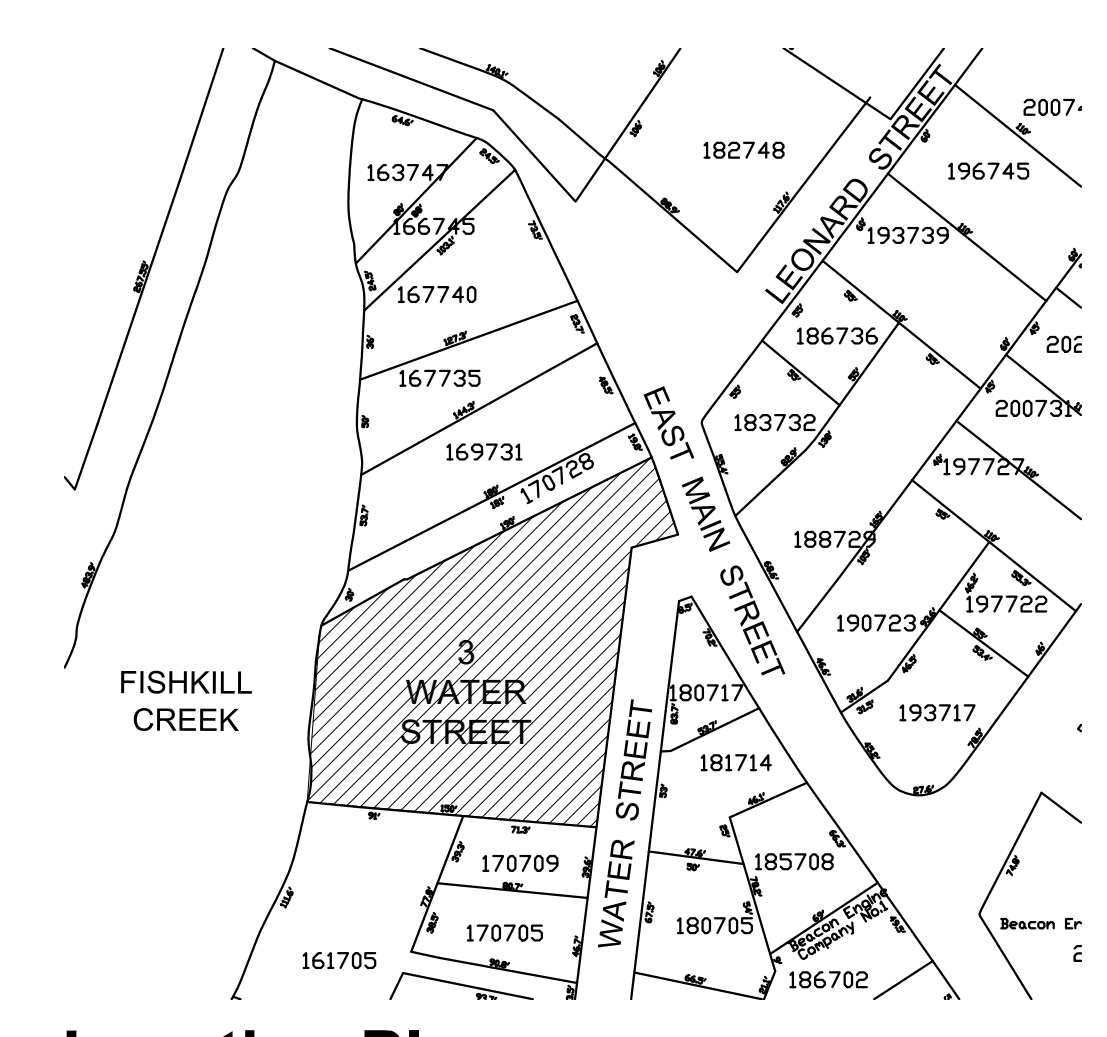
North Elevation
Scale: 3/32" = 1'-0"



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 2700K. SHIELD LIGHTS TO PREVENT LIGHT
SPILL ACROSS TO ADJACENT PROPERTIES OR
ABOVE THE HORIZONTAL PLANE INTO THE SKY

Bulk Regulations Table

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-S ONE FAMILY RESIDENCE	30'	10'	30'	13.1' Existing non-conforming	76.38'	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'	30.00' at addition	12.87'	NA	75'	130'	NA	573 SF	3 stories. With special permit, 4 stories with a 15' high back eave. 38'	2 story at existing, 1 story at addition	4,272 SF

Zoning Summary

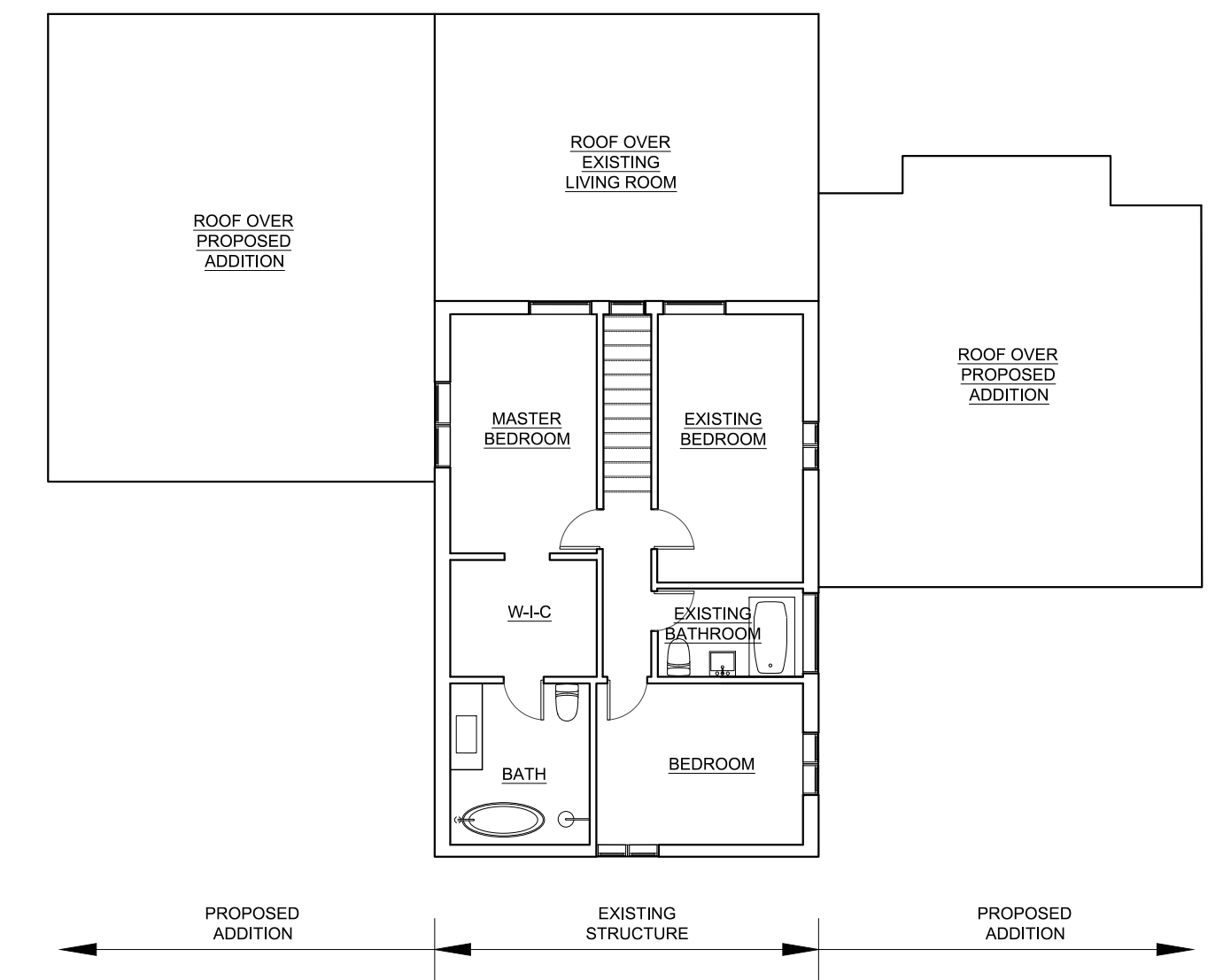
Zoning District:	R1-S & CMS
Tax Map No.:	6054-38-170722
Lot Area:	0.58 acre
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Single Family Residence
Proposed Use:	Owner-Occupied Single-Family Residence with Accessory Apartment

Parking & Loading

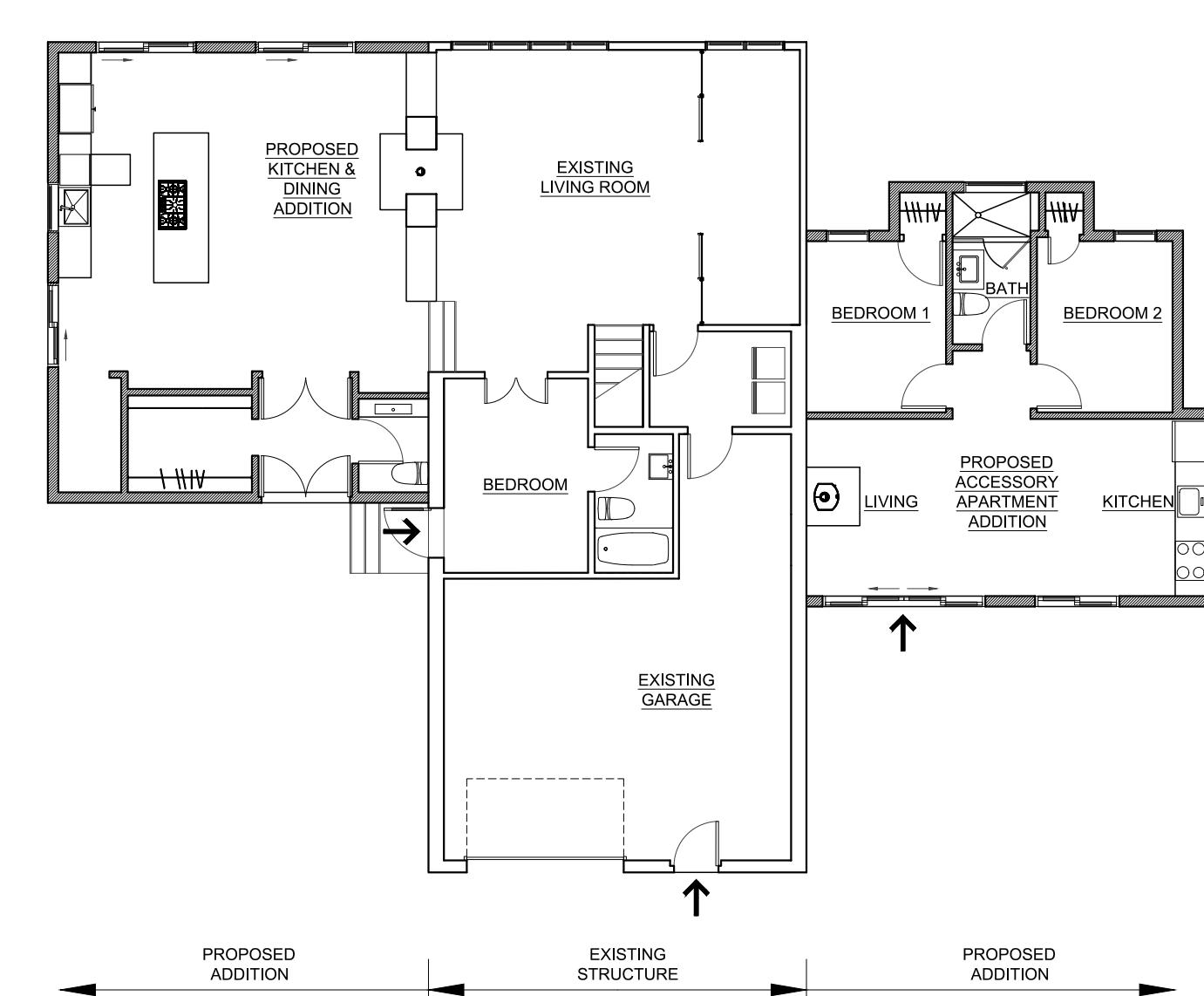
Use & Parking Requirements	Proposed Area	Current Parking Requirements
Residential		
2 spaces per dwelling unit	1 single family	2 parking spaces
	Accessory apartment	2 parking spaces
Total Required Parking Spaces		4 Parking Spaces
Total Proposed Parking Spaces		4 Parking Spaces

Notes:

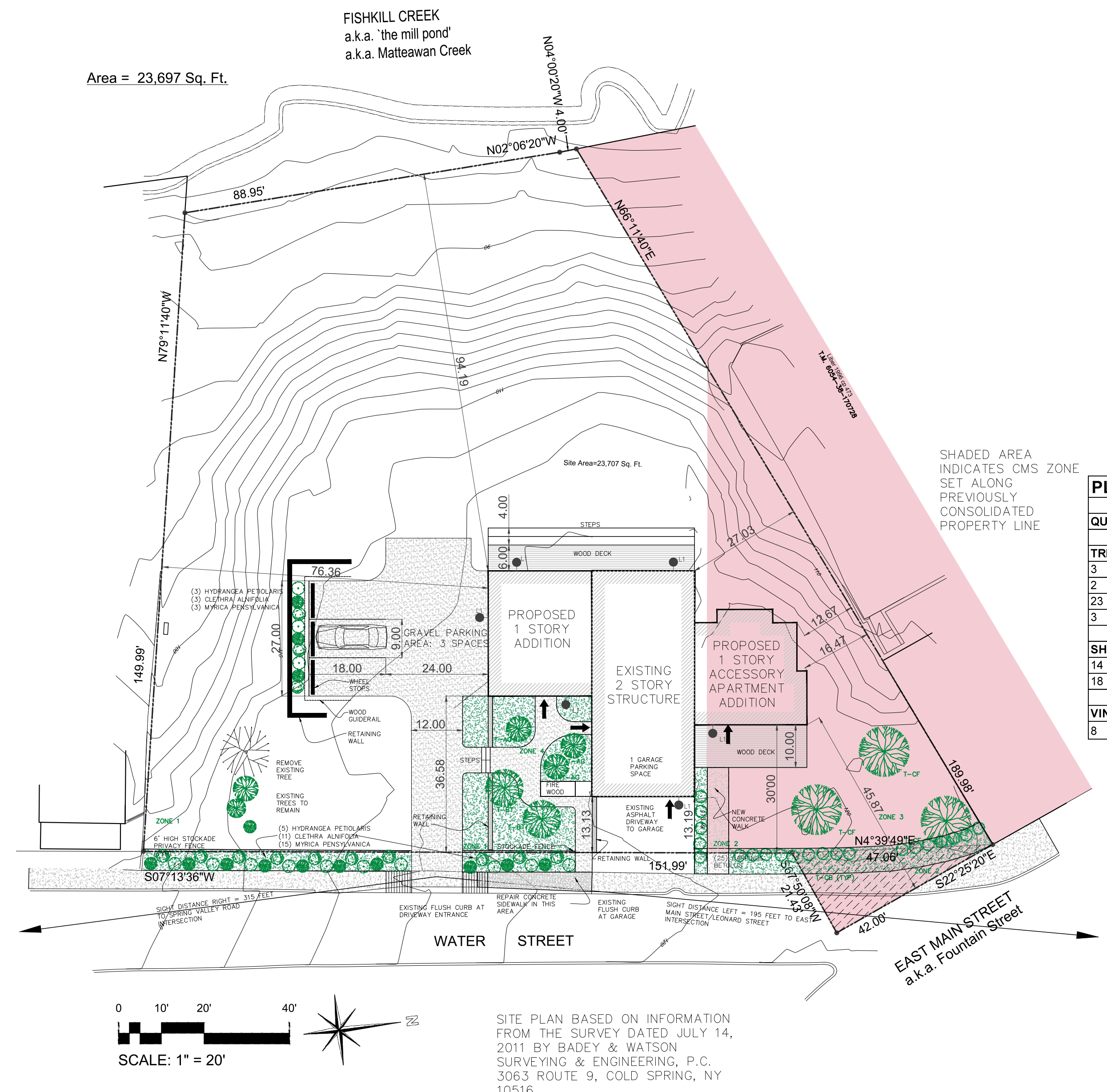
- The applicant merged the separate parcels to create one lot prior to the re-zoning of a portion of the lot to CMS.
- The Applicant will submit a Subdivision application to merge the lots according to the City's specifications.
- Per City of Beacon Zoning Section 223-24.1 Accessory Apartments:
 - The Accessory Apartment is connected to an owner-occupied single-family residence.
 - The area of the accessory apartment is 500 SF (Maximum 650 SF for attached accessory apartments).
 - The accessory apartment constitutes 21% of the total square footage (2,792 SF). The maximum area for an Accessory Apartment shall not exceed 30% of the floor area of the residence in which it is located.
 - The exterior appearance maintains that of a single-family residence.
 - The Accessory Apartment has 2 parking spaces assigned to it.
- Note that there is one existing garage parking space, and 3 proposed surface parking spaces.
- The City Council approved the Special Use Permit for the Accessory Apartment at their March 16, 2020 public hearing.



2nd Floor Plan
Scale: 3/32" = 1'-0"



Stockade Fence
Scale: NOT TO SCALE



Site Plan
Scale: 1" = 20'

PLANT SCHEDULE | 3 WATER ST BEACON

QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	PLANTING TIME	AREA
3	T-AG	Amelanchier x grandiflora 'Autumn Brilliance'	apple serviceberry	2' cal	Spring Fall Zone 4
2	T-BT	Betula nigra	river birch	10/12'	Spring Fall Zone 4
23	T-CB	Carpinus betulus	common hornbeam	10 gal	Spring Fall Zone 2
3	T-CF	Comes florida	flowering dogwood	2' cal	Spring Fall Zone 3
SHRUBS					
14	S-CA	Celastrus alternifolius	sweet pepperbush	7 gal	Spring Fall Zone 1
18	S-MP	Myrica pennsylvanica	bayberry	7 gal	Spring Fall Zone 1
VINES					
8	V-HA	Hydrangea anomala subsp. petiolaris	climbing hydrangea	5 gal	Spring Fall Zone 1

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/31/19	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/31/20	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

Sheet 1 of 2	Site Plan, Floor Plans & Elevations
Sheet 2 of 2	Existing Conditions / 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

Site / Civil Engineer:
Hudson Land Design
174 Main Street
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