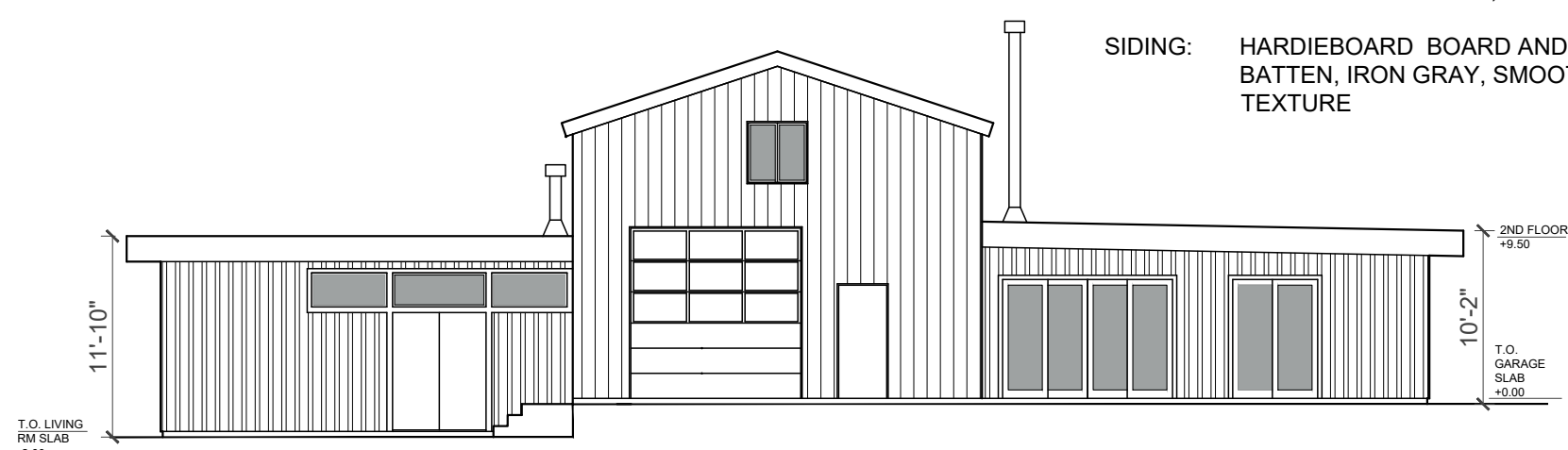


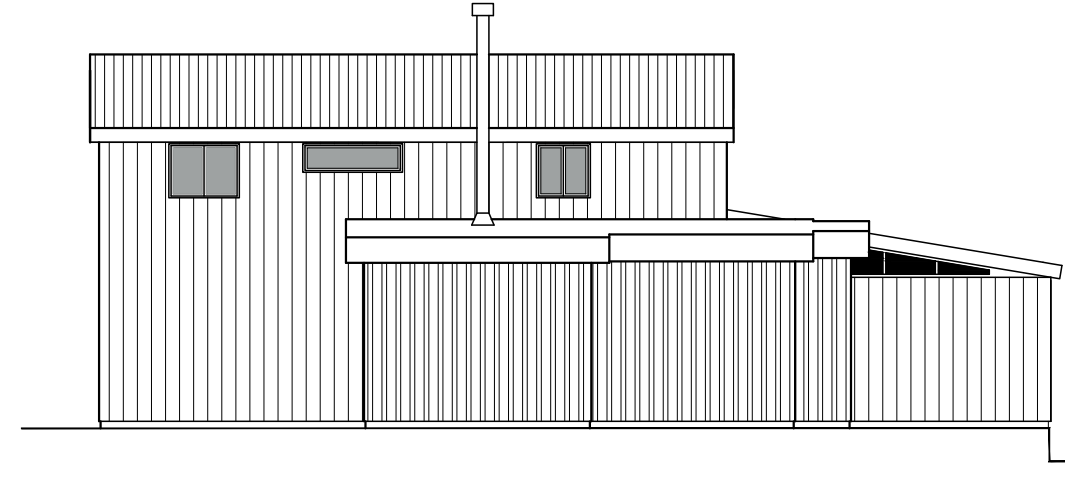
EXISTING SIDING: RIBBED GALVANIZED METAL

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



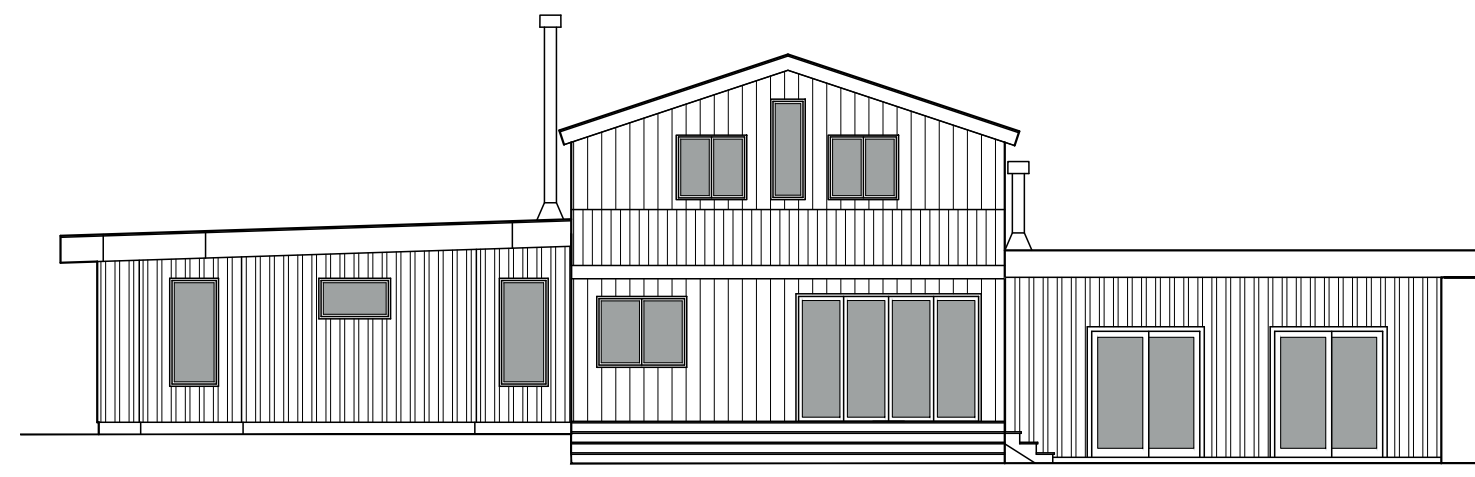
### Water Street (East) Elevation

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



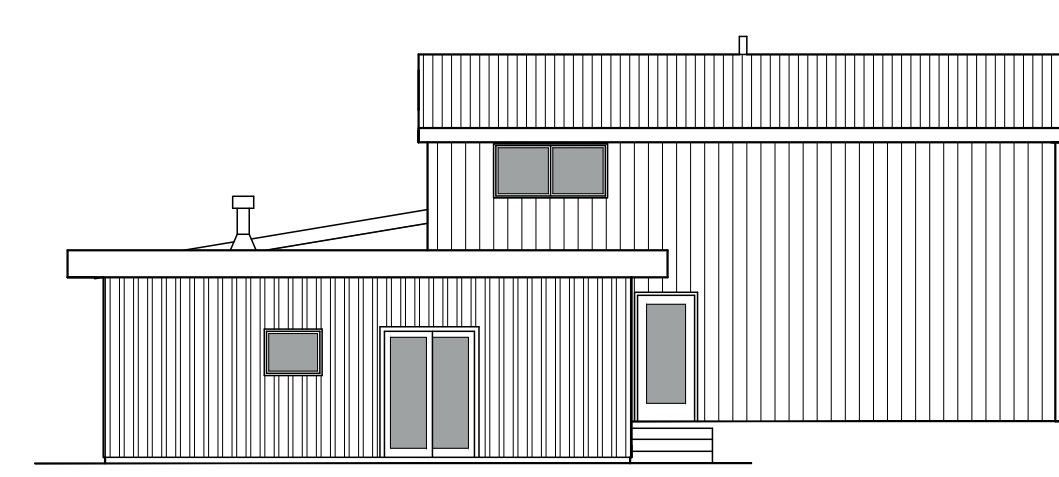
### North Elevation

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



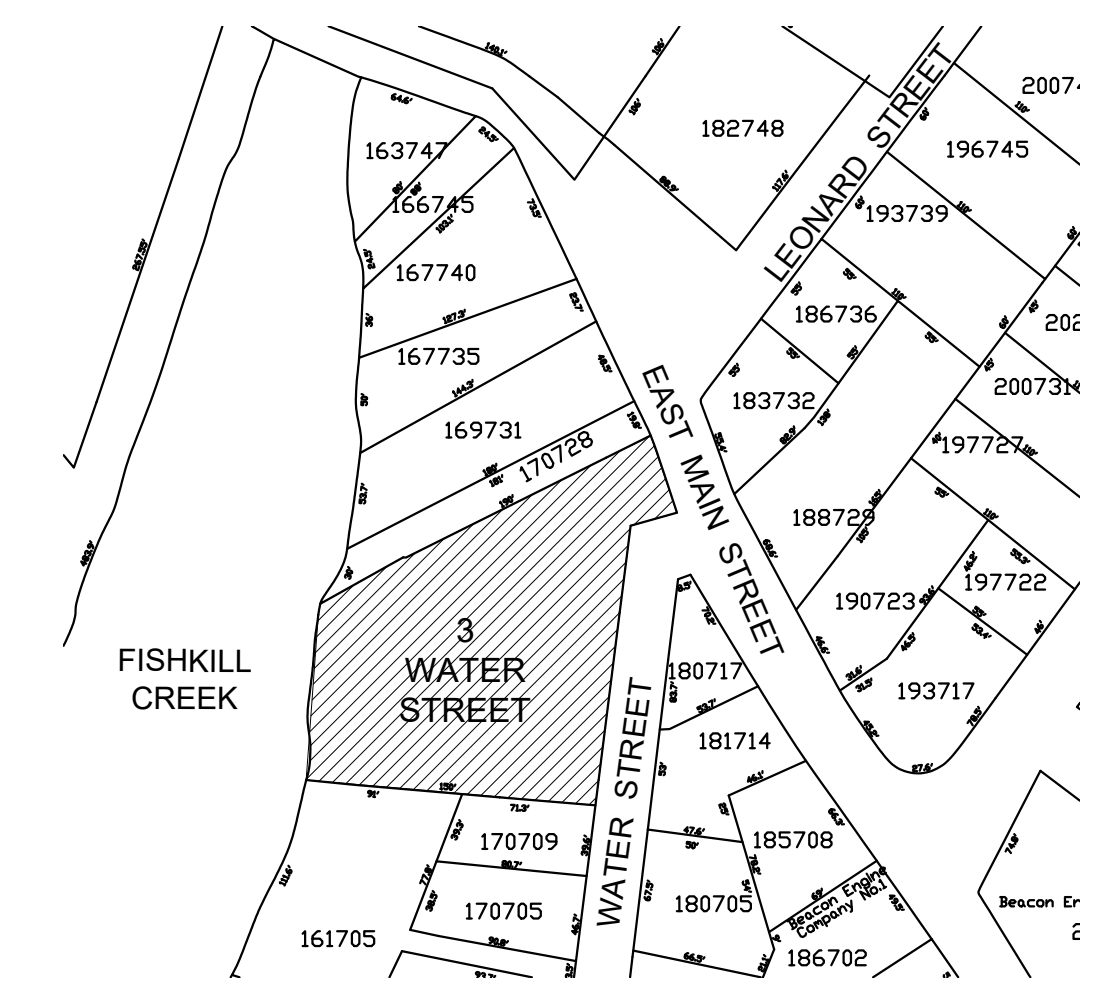
### West Elevation

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 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							
R1-5 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	23,247 SF total lot area after merging of lots and after conveyance of land to City of Beacon
CMS - CENTRAL MAIN STREET	0 Minimum, 10' Maximum	0	25'	30.00' at addition	12.67'	NA	75'	130'	NA	573 SF	3 stories, With special permit, 4 stories with a 15' step back above 38'	2 story at existing, 1 story at additions	

### Zoning Summary

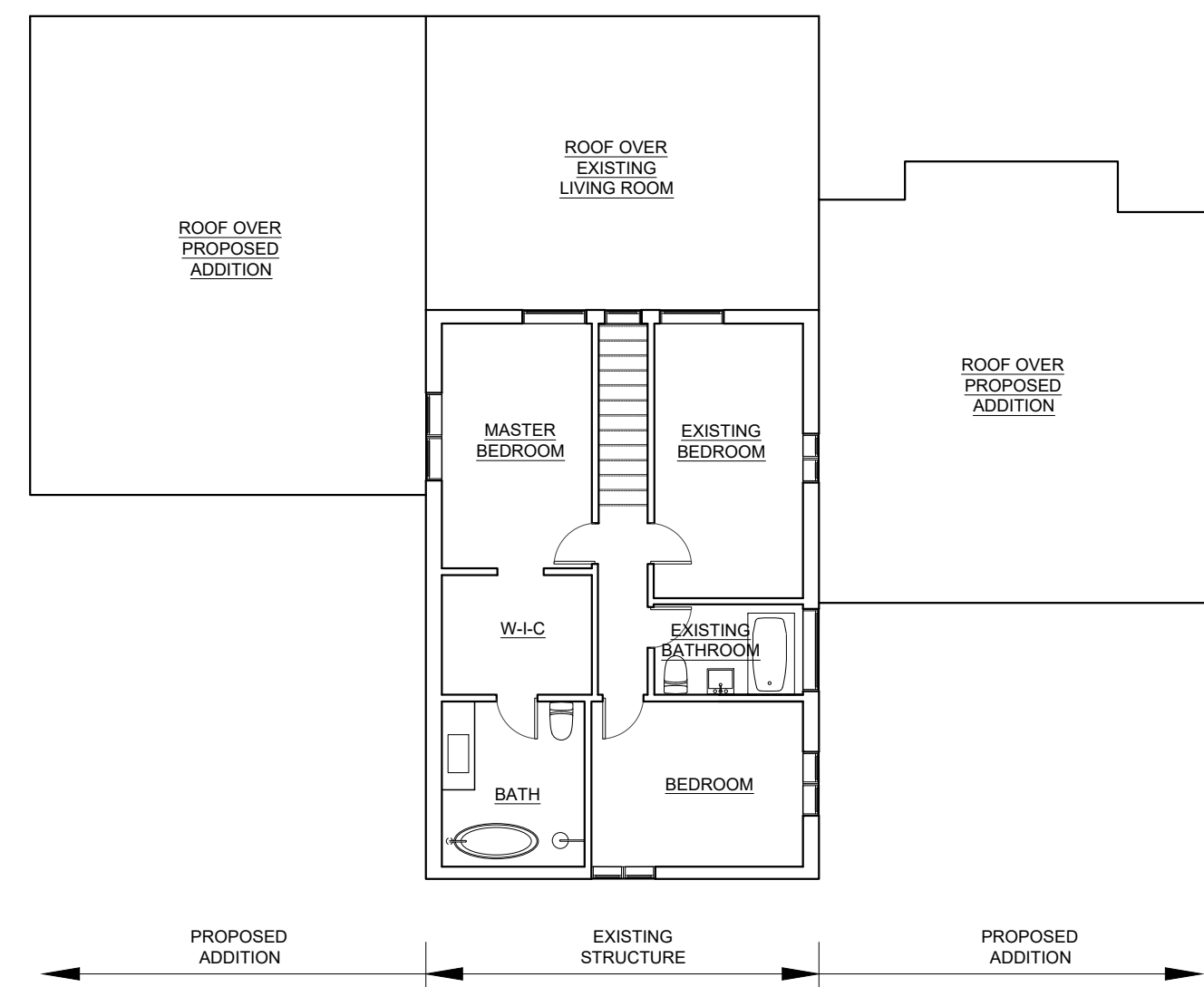
Zoning District: R1-5 & CMS  
Tax Map No.: 6054-38-170722  
Lot Area: +0.53 acre  
Historical Overlay District: No  
Parking Overlay District: No  
Existing Use: Single Family Residence  
Proposed Use: Owner-Occupied Single-Family Residence with Accessory Apartment

### 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
<b>Total Required Parking Spaces</b>		<b>4 Parking Spaces</b>
<b>Total Proposed Parking Spaces</b>		<b>4 Parking Spaces</b>

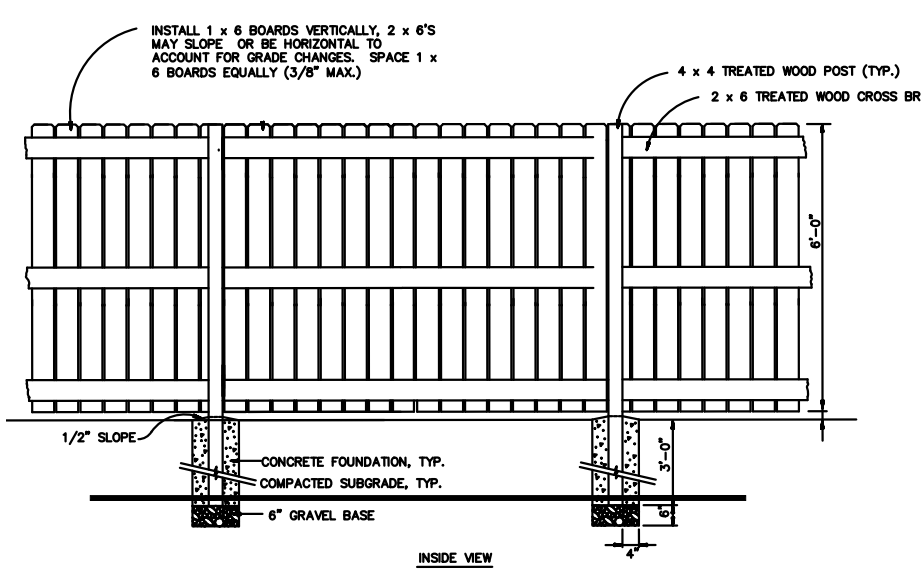
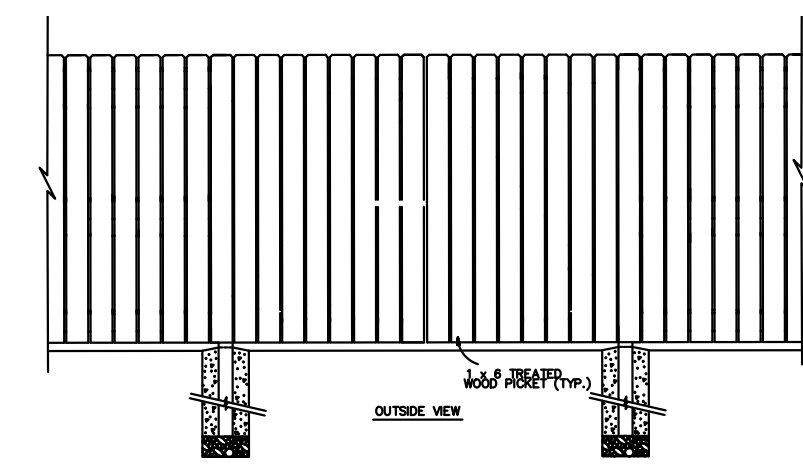
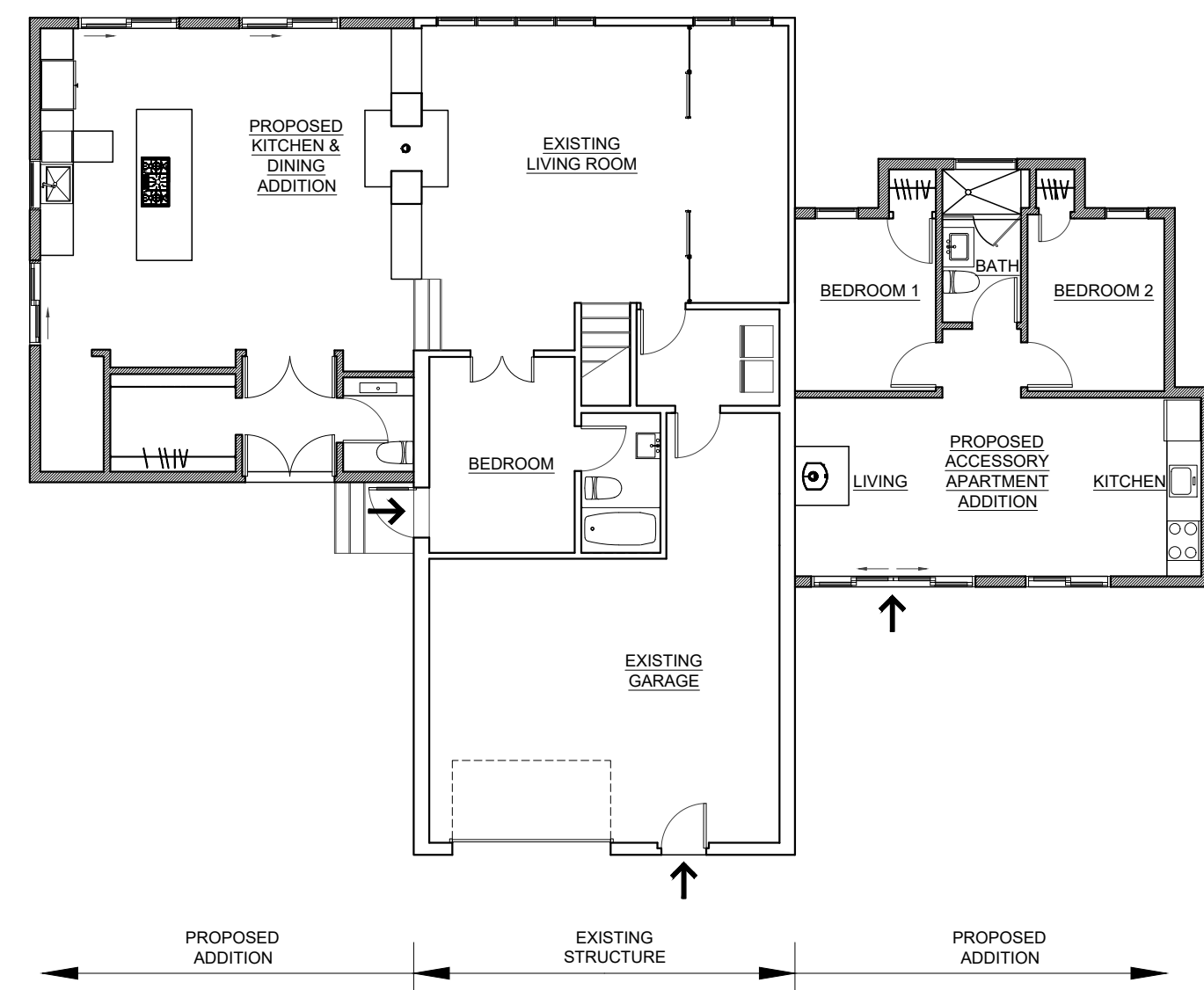
### Notes:

- 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 590 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.



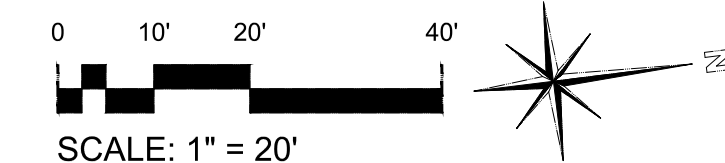
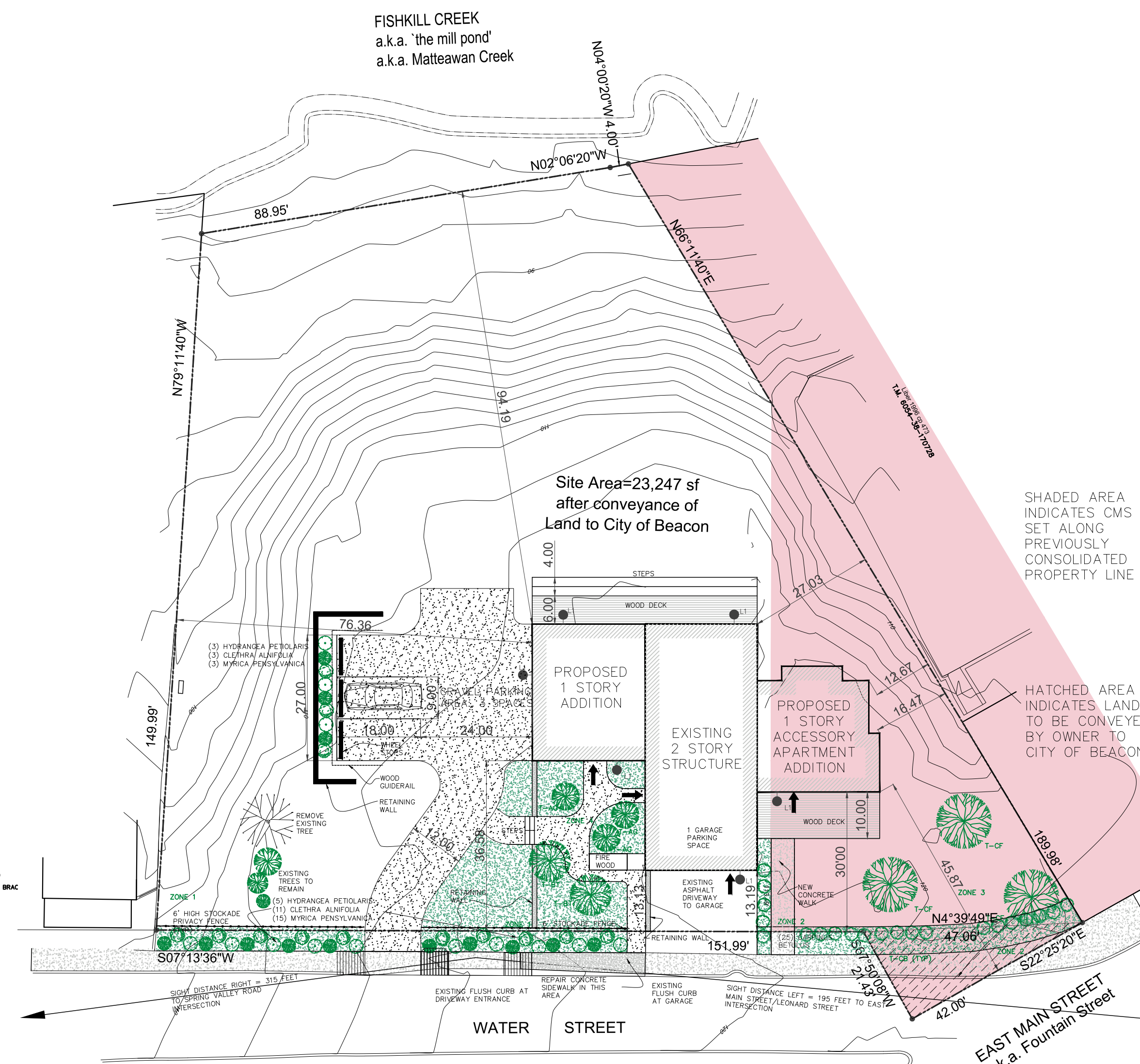
### 2nd Floor Plan

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



### Stockade Fence

Scale: NOT TO SCALE



### Site Plan

Scale: 1" = 20'

SITE PLAN BASED ON INFORMATION FROM THE SURVEY DATED JULY 14, 2011 BY BADEY & WATSON SURVEYING & ENGINEERING, P.C. 3063 ROUTE 9, COLD SPRING, NY 10516

### PLANT SCHEDULE | 3 WATER ST BEACON

QUANTITY	BOTANIC NAME	COMMON NAME	SIZE	PLANTING TIME	AREA
<b>TREES</b>					
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	Cornus florida	flowering dogwood	2" cal	Spring Fall Zone 3
<b>SHRUBS</b>					
14	S-CA	Clethra alnifolia	sweet pepperbush	7 gal	Spring Fall Zone 1
18	S-MP	Myrica pensylvanica	bayberry	7 gal	Spring Fall Zone 1
<b>VINES</b>					
8	V-HA	Hydrangea anomala subsp. petiolaris	climbing hydrangea	5 gal	Spring Fall Zone 1

### Index of Drawings

Sheet 1 of 6	Site Plan, Floor Plans & Elevations
Sheet 2 of 6	Existing Conditions / Site Demolition Plan
Sheet 3 of 6	Grading and Drainage Plan
Sheet 4 of 6	Erosion & Sediment Control Plan
Sheet 5 of 6	Construction Details
Sheet 6 of 6	Construction Details

### 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
3	04/28/20	REVISED PER PLANNING BOARD COMMENTS	AJS

# Special Use Permit Application

## Sheet 1 of 6 - 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