

Zoning Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Actual Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Building Height	Proposed Maximum Building Height of Stories	Area & # of Units per Building			
	Front	Side	Rear	Front	Side	Rear												
RD 17	30'	10'	25'	25'	30'	50'	5,000 sq ft	523,112 sq ft	50'	100'	25%	15%	30'	25' Average	50'	4.12	3 Units	38 Units

--- Adding residential districts or where driveway is proposed between building and lot line

Zoning Summary

RD 17
Zoning District:
Tax Map No.:
5955-19-590022 = 10,580 Acres or 460,024 Sq. Ft.
5954-25-590023 = 0.688 Acres or 29,727 Sq. Ft.
5954-25-590024 = 0.533 Acres or 23,333 Sq. Ft.
5954-25-596883 = 0.573 Acres or 25,234 Sq. Ft.
Lands Underwater = 10,035 Acres or 433,113 Sq. Ft.

Lot Area:
12,009 acres (523,112.04 sq ft)
Building Footprint:
63,950 square feet
Building Footprint Density:
426.540 square feet per acre
Paving Overlay District:
No
Existing Use:
Residential & Vacant
Proposed Use:
Residential

Land Use Compliance	
Use	Proposed
Residential	307 Dwelling Units
Parking	350 Parking Spaces

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential	1 space for each dwelling unit plus 1/4 space per bedroom	307 apartments + 317 bedrooms = 387 spaces
Total Required Parking Spaces		387 spaces
Total Proposed Parking Spaces		350 spaces

Notes:

- A variance to exceed the maximum number of stories from 4 1/2 stories to 5 stories will be requested from the Zoning Board of Appeals for buildings 3, 4, and 6
- A variance to exceed the maximum number of units in a building will be requested from the Zoning Board of Appeals for buildings 1, 2, 3, and 6
- The Applicant proposes to land bank 69 of the 380 proposed parking spaces. The spaces can be built as required, as demonstrated on the site plan
- The Applicant is proposing directional signage around the property. No other signage is proposed.
- Trash will be collected within the buildings and taken out by building personnel to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
- The applicant is proposing a total of 307 apartments. The floor plans presented demonstrate that 307 apartments can be built within the site boundaries. The applicant is proposing a total of 307 apartments. The floor plans presented demonstrate that 307 apartments can be built within the site boundaries. The applicant is proposing a total of 307 apartments. The floor plans presented demonstrate that 307 apartments can be built within the site boundaries.
- The renderings of the exterior elevations show, in general, the proposed building designs and material specifications. Depending on the final layout of the apartments, the window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented.
- Note that this project will comply with Section 22-24.1.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Beacon Market Rate (BMR) units shall have exterior finishes and general materials consistent with the market rate units in the area. The applicant is proposing a total of 307 units. The applicant is proposing a total of 307 units. The applicant is proposing a total of 307 units. The applicant is proposing a total of 307 units.

Hudson River

Park

Location Plan

Scale: NTS

Index of Drawings

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REVISIONS:		NO.	DATE	DESCRIPTION	BY
		1	02/28/17	REUSE PER PLANNING BOARD COMMENTS	AJS
		2	03/28/17	REUSE PER PLANNING BOARD COMMENTS	AJS
		3	04/25/17	REUSE PER PLANNING BOARD COMMENTS	AJS

Site Plan

Sheet 1 of 13

Edgewater

Scale: 1" = 30'

January 31, 2017

Landscape Restorations

P.O. Box 286
Beacon, New York 12508

TEC Land Surveying, P.C.

150 Toronto Avenue
Beacon, New York 12508

Site / Civil Engineer

174 Main Street
Beacon, New York 12508

Architect

514 Main Street
Beacon, New York 12508

Scenic Beacon Developments, LLC

26 East Main Street
Beacon, NY 12508



NOTE: EXISTING WOODLANDS TO REMAIN - REMOVE DAMAGED, DEAD, AND DISEASED TREES (TYPICAL)

NOTE: EXISTING WOODLANDS TO REMAIN - REMOVE DAMAGED, DEAD, AND DISEASED TREES (TYPICAL)

NOTE: PROVIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OR EXISTING MEADOW PLANTING IN THE FIELD (TYPICAL)

RE-FORESTATION PLANTING TO INCLUDE BIRCH / BEECH / MAPLE SAPLINGS

NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE IF NOT POSSIBLE IN SIMILAR LOCATIONS

PROPOSED LAND BANKED PARKING - 23 SPACES

BRANCH STREET ENTRY

Site Plan

Scale: 1" = 30'

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF ANY RESOLUTION AND ANY FURTHER RESOLUTIONS AND ORDINANCES OF THE CITY OF BEACON, NEW YORK, AND AS APPROVED, SHALL VOID THIS APPROVAL.

SHOWED THIS _____ DAY OF _____, 20____, BY _____

CHAMAN

SECRETARY

IN ASSISTANCE OF THE CHAMAN OR SECRETARY, THE ACTING CHAMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN THIS PLACE.