



L1: Pole Mounted

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R21-14100-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD. COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL. MOUNTING HEIGHT ON A35 SERIES BLACK ALUMINUM POLE = 10 FEET

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



L2: Wall Mounted Lighting

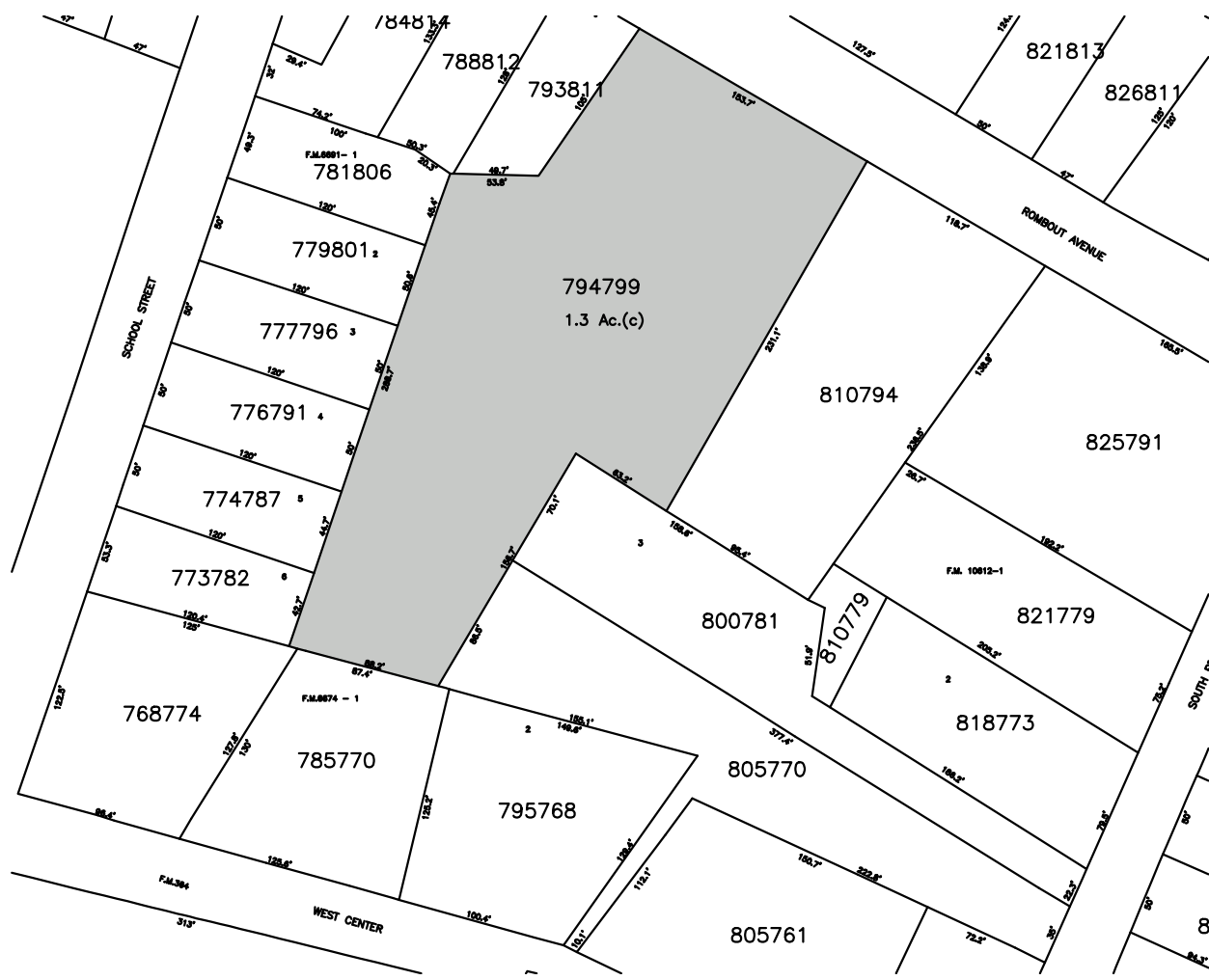
Not to Scale

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 3/4" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning District Area	Allowable FAR	Allowable Floor Area
	Front	Side	Rear	Front	Side	Rear									
Zoning District															
R1-5 (Single Family)	30'	10'	30'	120'	17'-6"	20'-2"	54'-0"	100	400	NA	NA	35'	25' *	5,000 sf	NA
* Existing Condition															



Location Map

Not to Scale

Zoning Summary

Zoning District:	R1-5 (Single Family Residential)
Tax Map No.:	5954-35-794799
Lot Area:	1.3 Acres
Building Footprint:	12,730 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Office / Warehouse
Proposed Use:	R-2 Residential

Parking & Loading

Use & Parking Requirements	Proposed Area	Parking Requirement
Multi Family Residential		
Present - 1 space per apartment plus 1/4 space per bedroom	(10) apartments (10 bedrooms)	13 parking spaces
Total Required Parking Spaces		13 Parking Spaces
Total Proposed Parking Spaces		18 Parking Spaces

Notes:

1. A Use Variance will be requested from the Zoning Board of Appeals to allow R-2 multi-family residential use in an R1-5 single family residential zone

Index of Drawings

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Sheet 2 of 3	Survey / Existing Conditions
Sheet 2 of 3	Building Plans & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/25/17	REVISED PARKING	AJS

Site Plan Application
Sheet 1 of 3 - Site Plan

123 Rombout Avenue

Beacon, New York
Scale: 1" = 20'
March 28, 2017

Owner:
My Four Daughter's Realty Corp.

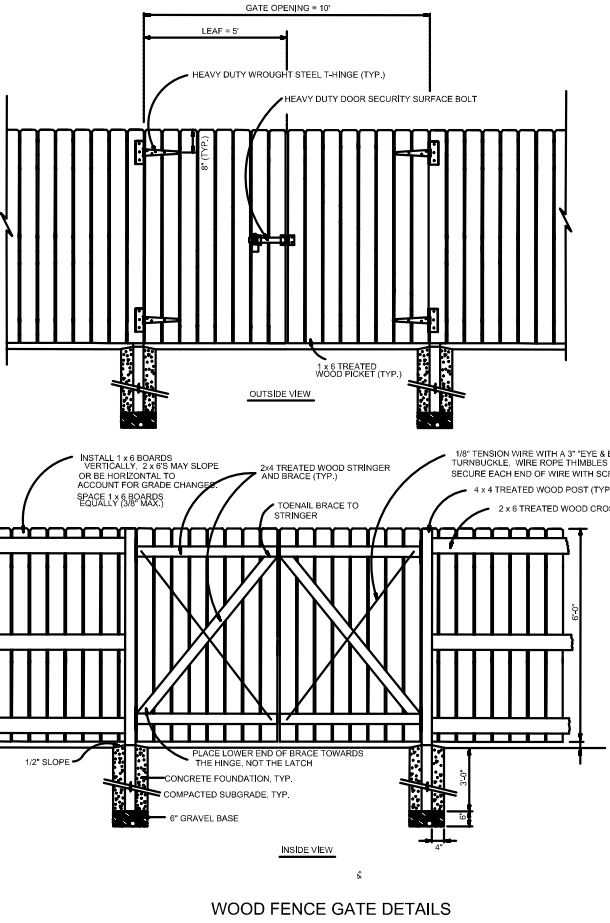
5-44 74th Ave.
Long Island City, New York 11101

Architect:
Aryeh Siegel, Architect

84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying

15C Tioronda Avenue
Beacon, New York 12508



Trash Enclosure

Not to Scale

Site Plan

Scale: 1" = 20'

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 SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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

_____, CHAIRMAN

_____, SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	4/25/17	REVISED PARKING	AJS

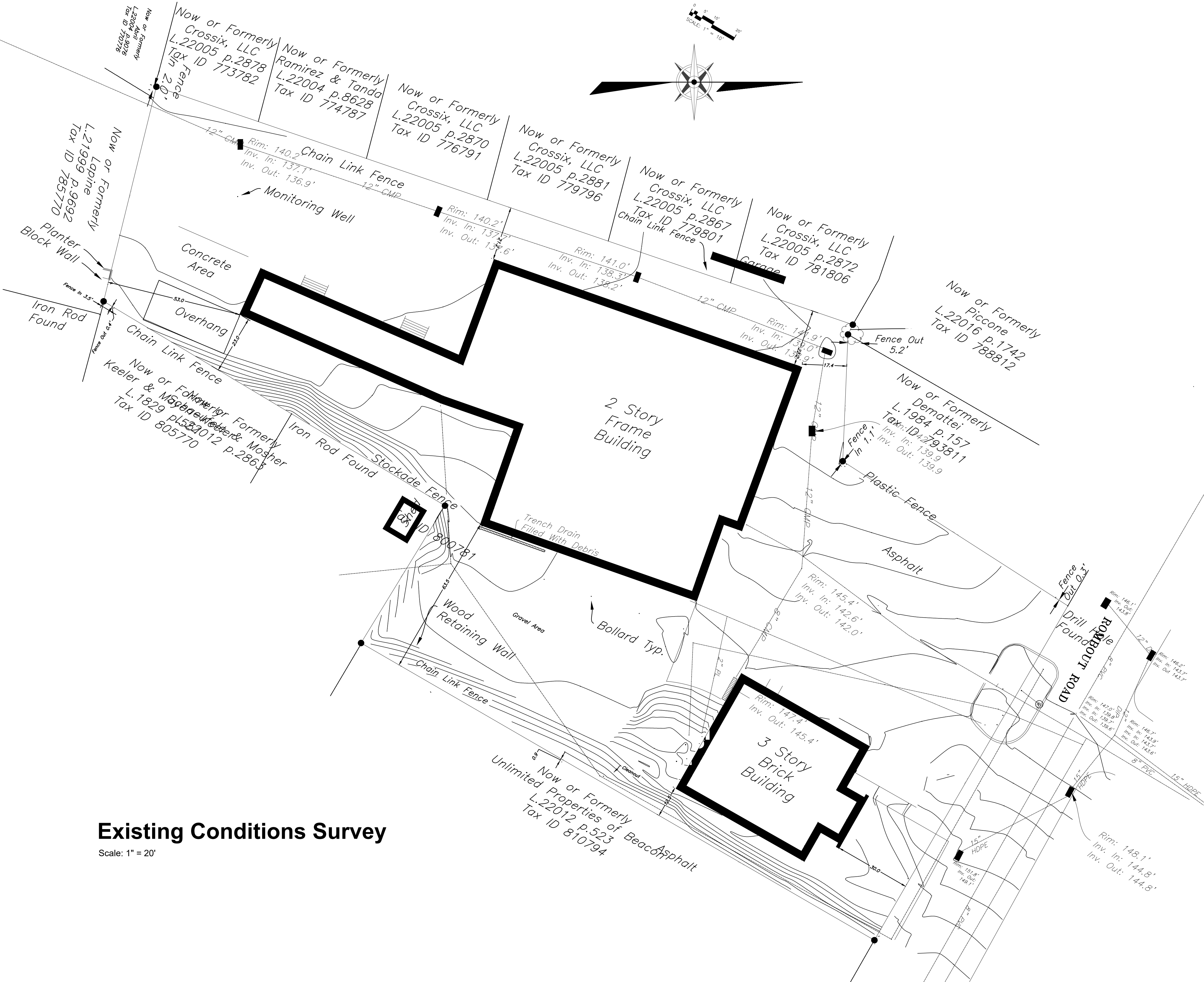
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_____ CHAIRMAN

_____ SECRETARY

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Existing Conditions Survey

Scale: 1" = 20'

Site Plan Application
Sheet 2 of 3 - Existing Conditions Survey

Owner:
My Four Daughter's Realty Corp.
5-44 74th Ave.
Long Island City, New York 11101

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

Surveyor:
TEC Surveying
15C Tioronda Avenue
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123 Rombout Avenue
Beacon, New York
Scale: 1" = 20'
March 28, 2017



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NO.	DATE	DESCRIPTION	BY

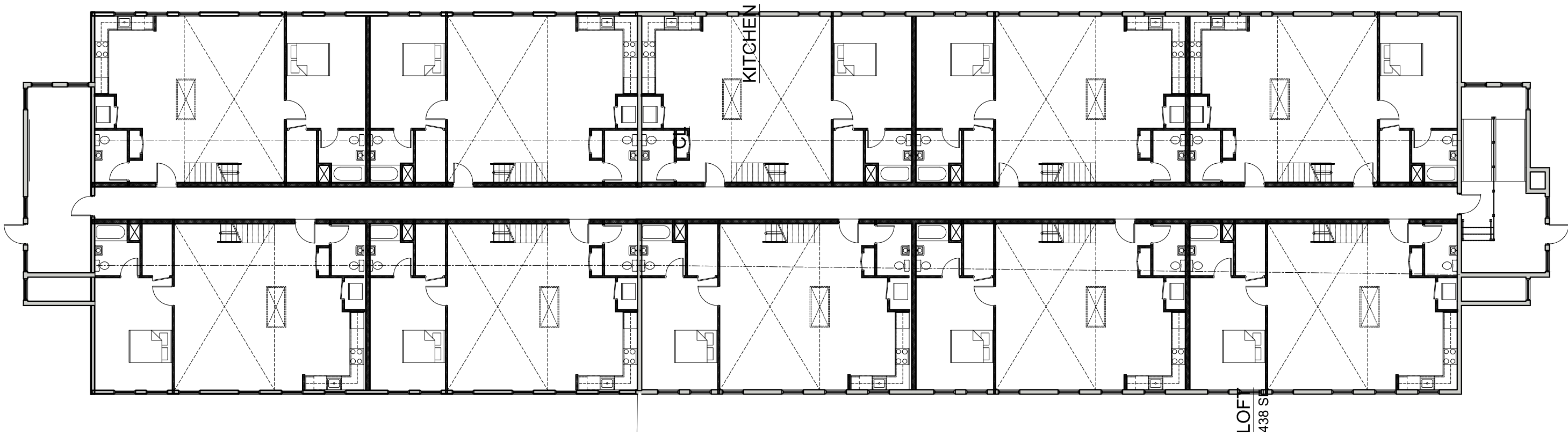
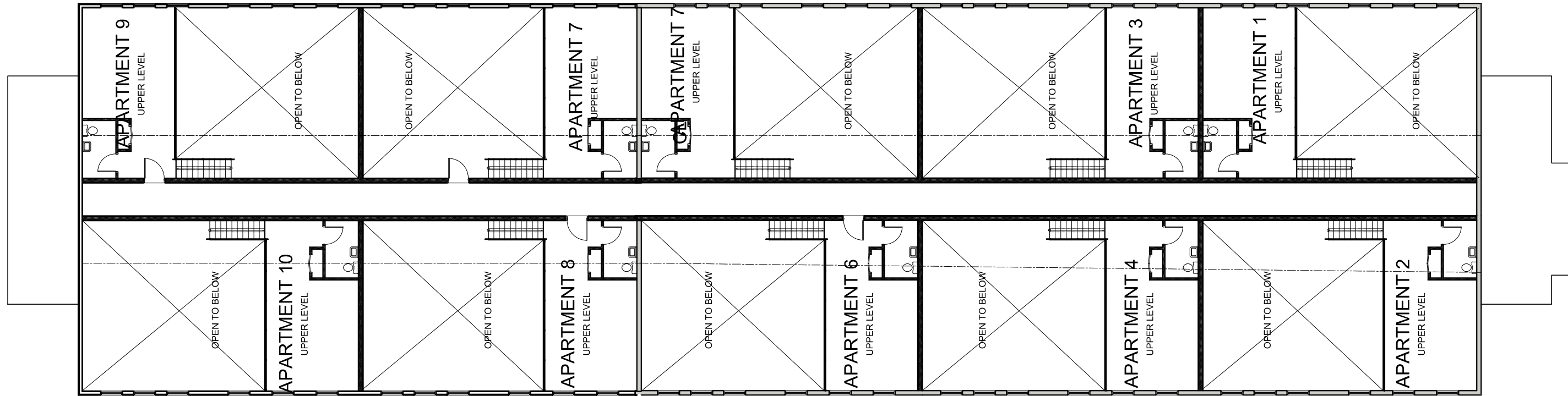
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CHAIRMAN

SECRETARY

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Site Plan Application

Sheet 3 of 3 - Building Plans and Elevations

Owner:
My Four Daughter's Realty Corp.
5-44 74th Ave.
Long Island City, New York 11101

Architect:
Aryeh Siegel, Architect
84 Mason Circle
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Surveyor:
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Scale: As Noted
March 28, 2017