

REGULATIONS IN CONFORMANCE WITH THE ZONING AND SUBDIVISION MAPS ACT, THE FOLLOWING SHALL APPLY:

- (1) NO PART OF A BUILDING SHALL BE LOCATED TO THE WEST OF THE STRUCTURE WHICH PROVIDES ACCESS TO SUCH STRUCTURE PROVIDED THAT:
- (2) THE DISTANCE FROM THE FRONT OF EACH SUCH BUILDING SHALL EXCEED ONE SQUARE FOOT FOR EACH SQUARE FOOT OF FLOOR AREA OF SUCH BUILDING EXCEPT THAT A MINIMUM OF TWO FEET SHALL BE MAINTAINED.
- (3) NO SIGN SHALL EXCEED TWO FEET IN HEIGHT EXCEPT THAT A SIGN FOR A BUSINESS OR PROFESSION SHALL EXCEED THREE FEET IN HEIGHT TO A SIGN FOR A BUSINESS OR PROFESSION WHICH IS PERPENDICULAR TO THE FACE OF SUCH WALL OR SIGN SHALL EXCEED FIVE FEET IN HEIGHT TO A SIGN FOR A BUSINESS OR PROFESSION WHICH IS PARALLEL TO THE FACE OF SUCH WALL OR SIGN.
- (4) NO SIGN SHALL EXCEED FIVE FEET IN HEIGHT TO A SIGN FOR A BUSINESS OR PROFESSION WHICH IS PARALLEL TO THE FACE OF SUCH WALL OR SIGN EXCEPT WHERE THE SIGN IS LOCATED WITHIN 10 FEET OF SUCH STRUCTURE.
- (5) THE TOTAL AREA OF ALL SIGNS SHALL NOT EXCEED TWO PERCENT OF THE TOTAL AREA OF THE STRUCTURE TO WHICH SUCH SIGNS ARE ATTACHED.
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NOTHING IN THIS SECTION SHALL BE CONSIDERED TO PREVENT THE INSTALLATION OF SIGNS WHICH ARE NECESSARY TO THE OPERATION OF A BUSINESS OR PROFESSION OR TO THE SAFETY OF A BUILDING OR TO THE SAFETY OF THE PUBLIC.

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Category	Regulation	Requirement
Building Height	Maximum Building Height	35'
	Maximum Building Height	35'
Floor Area Ratio	Maximum Floor Area Ratio	0.25
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Setbacks	Front Setback	10'
	Side Setback	5'

- LEARNING NOTES:**
1. LIGHTING ON THE SITE SHALL BE DIRECTED AND SHIELDED SO AS NOT TO CAUSE ANY OBSTACLES TO THE NEIGHBORING STREETS AND PROPERTIES.
 2. PHOTOGRAPHIC LIGHTING IS NOT ALLOWED FOR THE EXISTING LIGHT FIXTURES AND NEW LIGHT FIXTURES ARE TO BE INSTALLED IN ACCORDANCE WITH THE CITY ENGINEER'S REQUIREMENTS.

- HATCHING LEGEND**
- CONCRETE SIDEWALK
 - ASPHALT PAVING
 - CONCRETE PAVING
 - STONE DUST TRAIL
 - GRASS
 - HERBACEOUS GRASSES & PERENNIALS

- BUILDING HATCHING LEGEND**
- NEW CONSTRUCTION
 - EXISTING BUILDING TO REMAIN
 - RENOVATE EXISTING BUILDING

- NOTES:**
1. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.
 2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEER AND THE CITY PLANNING DEPARTMENT.
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- PROPOSED FUTURE WORK ON POTENTIAL ADJACENT PARCEL - NOT INCLUDED IN THIS APPLICATION FOR REFERENCE ONLY**
- BUILDING #A ARTIST LIVE WORK +64 APARTMENTS

- POTENTIAL FUTURE WORK ON POTENTIAL ADJACENT PARCEL - NOT INCLUDED IN THIS APPLICATION FOR REFERENCE ONLY**
- BUILDING #12 COMMUNITY GARDEN BUILDING EXISTING ROOFLESS STRUCTURE

- BUILDING #16 PROPOSED ARTIST LIVE WORK**
- 87 APARTMENTS (64 1BR, 23 2BR)

- BUILDING #10 ARTIST LIVE WORK**
- 22 APARTMENTS (0 1BR, 22 2BR)

- BUILDING #11 ARTIST LIVE WORK**
- 50 APARTMENTS (45 1BR, 5 2BR)

- BUILDING #9 ARTIST LIVE WORK**
- 7 APARTMENTS

- BUILDING #8 PROPOSED ARTIST LIVE WORK**
- 2 APARTMENTS (2 BR)

- BUILDING #19 ARTIST LIVE WORK**
- 4 APARTMENTS (4 1BR, 0 2BR)

- BUILDING #12.83 ARTIST LIVE WORK**
- 4 APARTMENTS (4 1BR, 0 2BR)

- BUILDING #4 SELF STORAGE**
- 3 STORY BUILDING

- BUILDING #20 SELF STORAGE**
- 3 STORY BUILDING

- BUILDING #4A NEW 3 STORY SELF-STORAGE**
- NEW 3 STORY BUILDING

Owner:
Beacon HIP Lofts, LLC
For Parcel 0655-04-450165
39 Front Street
Beacon, NY 12508

Owner:
Beacon Lofts and Storage, LLC
For Parcel 0655-04-551728
39 Front Street
Beacon, NY 12508

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

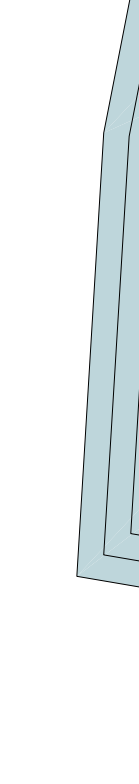
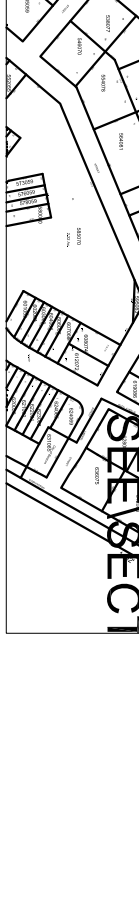
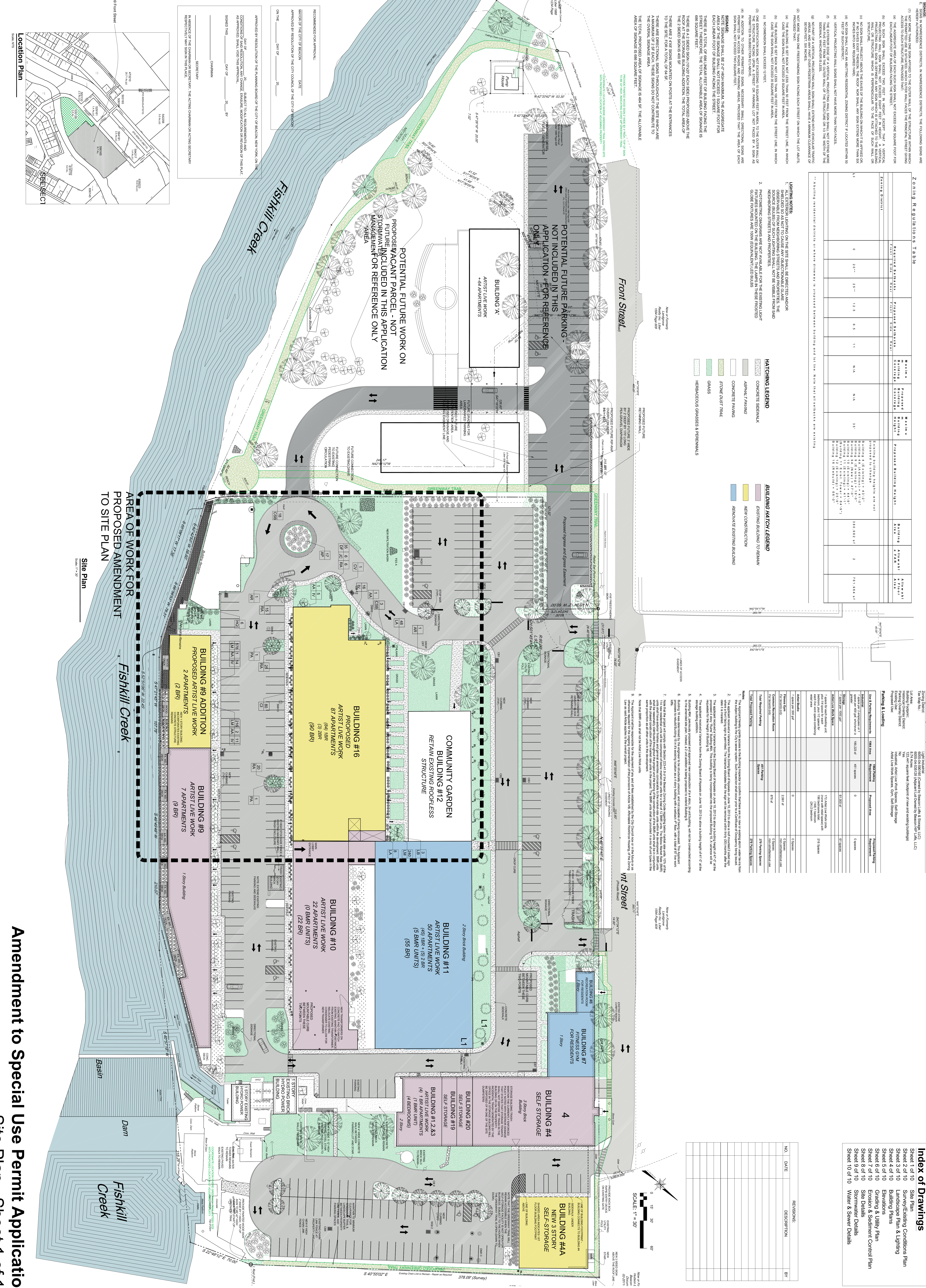
Site/Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Landscape Design:
LQ Design
P.O. Box 214
Beacon, NY 12508

Surveyor:
TEC Land Surveying
Beacon, New York 12508

Owner:
Beacon HIP Lofts
Beacon, New York
Scale: AS NOTED
July 25, 2017

Amendment to Special Use Permit Application
Site Plan - Sheet 1 of 10



Sheet No.	Sheet Description
Sheet 1 of 10	Site Plan
Sheet 2 of 10	Survey/Existing Conditions Plan
Sheet 3 of 10	Landscape Plan & Lighting
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Elevations
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion & Sediment Control Plan
Sheet 8 of 10	Site Details
Sheet 9 of 10	Stormwater Details
Sheet 10 of 10	Water & Sewer Details

NO.	DATE	DESCRIPTION	BY

