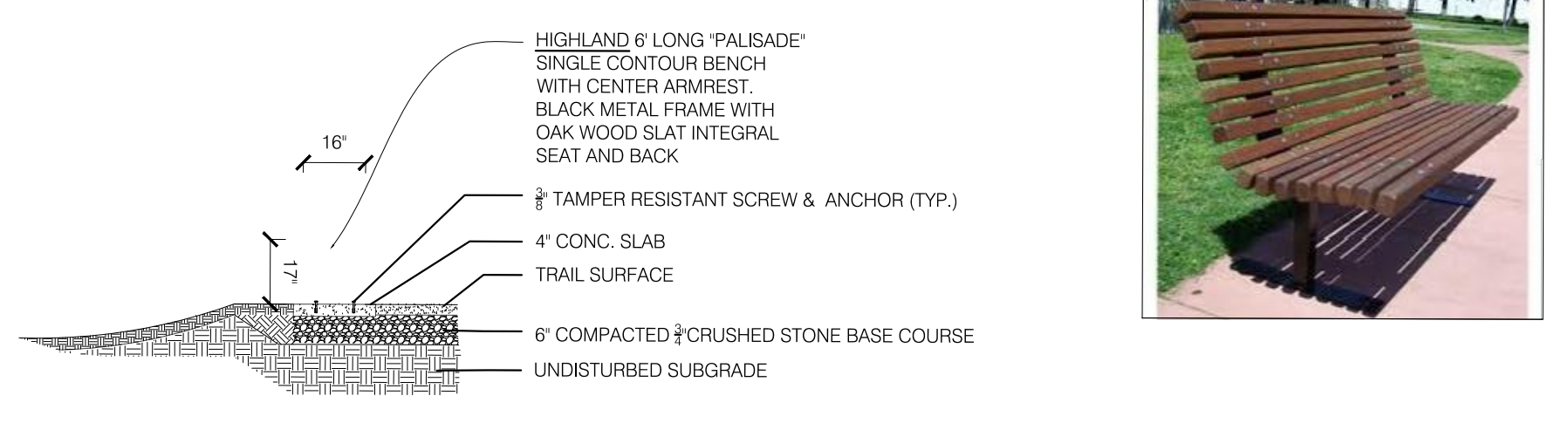


Zoning District	Bulk Zoning Regulations Table		Required Minimum Setbacks				Proposed Setbacks				Proposed Building Footprint				Proposed Building Coverage				Proposed Building Height				Proposed Building Length								
	Minimum Lot Area	Entire Tract Area	Front	Side	Rear	Front	Side	Rear	Proposed Building Footprint	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Proposed Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Minimum Townhouse Lot Size	Proposed Townhouse Lot Size	Maximum Building Length	Proposed Building Length								
RD-7.5-1	2 acres	2,953 acres or 128,641 sf	7,500 sf	128,641 / 7500 = 17 plus 1 for density bonus for providing 2	200	200	No less than 20' and no more than 35'	25'	50'	50'	20'	25'	50'	20'	25'	50'	17,907 sf	Multi-family 15%	Multi-family 14%	Twice the average height of the facing buildings	70'	3 stories and 30'	35'	3	3	12	11	1800 sf	1800 sf	150'	187'

Notes:
 k. For multifamily developments, a well-designed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or part thereof, plus 100 square feet for each additional dwelling unit will be required.
 l. In any RD District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 1,800 square feet of area each and designed for attached or semiautonomous single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entire tract does not exceed that which can normally be permitted for multiple dwellings in the district in which the property is located and further provided that the Planning Board attaches such conditions and safeguards to its approval as, in its opinion, are necessary to assure that the entire property, including any designated common areas for open space, recreational or other purposes, will be properly maintained for the intended purpose(s) and not further subdivided or developed in the future.
 Note that a 0.62 acre portion of the entire tract is in the Linkage Zone. Density for the entire tract has been calculated at the lower density of the RD-7.5 district. No development is proposed in the Linkage portion of the property.

HATCHING LEGEND

[Hatching]	CONCRETE SIDEWALK
[Hatching]	ASPHALT PAVING
[Hatching]	STONE DUST TRAIL
[Hatching]	GRASS
[Hatching]	HERBACEOUS GRASSES & PERENNIALS
[Hatching]	INFILTRATION AREA MIX



RELOCATE EXISTING STONE GAZEBO TO PROPOSED NEW LOCATION. PHOTOGRAPH AND MARK COMPONENTS OF STRUCTURE AND RE-CONSTRUCT TO MATCH EXISTING INSTALLATION ON NEW CONCRETE FOUNDATION SUPPORTING NEW BASE

Now or Formerly Hammond Plaza Condominiums



Location Plan
Scale: NTS

Zoning Summary

Zoning District:	RD-7.5 / L
Tax Map No.:	Lot 1 - 5954-26-649885 Lot 2 - 5954-26-637979 Lot 3 - 5954-34-630770
Total Combined Lot Area:	2,952 acres (128,607 sf) (3 existing lots to be consolidated and subdivided)
Building Footprint:	17,907 square feet
Building Area:	54,000 square feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Vacant land
Proposed Use:	Residential (Town Houses)

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	18 Dwelling Units	18 Dwelling Units
Parking	36 (2 per unit)	23 Surface Parking Spaces 30 Garage Parking Spaces 53 Spaces Total

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential	18 townhouses	36 spaces
Total Required Parking Spaces		36 spaces
Total Proposed Parking Spaces		53 spaces (30 garage/23 surface)

- Notes:
- 18 townhouses, on 1,800 of minimum lots, are proposed (see proposed plat.) 17 town houses are permitted based on the area of the entire tract (residential use schedule, note l), 2 of which must be BMR units. Providing the 2 BMR units results in one additional market-rate unit.
 - Common areas will be managed by a property owners' association.
 - Townhouse layout is designed to provide continuity of finished building front elevation appearance facing the Reformed Church to the north, and avoid views into active parking areas. See Project Narrative for further details.
 - The project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Below Market Rate (BMR) units are proposed to have exterior finishes and general amenities comparable to the market-rate units within the development. The BMR units are townhouse units, the same unit type as the market-rate units. The BMR units are reasonably distributed throughout the project, and are both end units with windows on 3 sides. The BMR units comply with the relative size provisions of the Affordable Housing Law.
 - A Pocket Park is proposed near Beekman Street, which would be visible from Beekman Street and would provide views of Beekman Street and the train station and river beyond. This area will be provided with park benches and landscaping, and will become a well-designed and landscaped usable open space area approximately 5,000 SF in size. (residential use schedule, note k requires a minimum of 2,000 sf) The pocket park area will be offered for dedication to the City to allow public access to the pocket park. This area is intended for use from dawn to dusk and will not be lit. A private path from the pocket park to the townhouses will provide pedestrian connections for the residents to and from the train. Only solar lighting placed close to the ground will be located along the path. See Project Narrative for further details.
 - The Applicant proposes to build a concrete site stair on the City owned property adjacent to the subject property to create a pedestrian link from the train station to Wolcott Avenue. The new stair is in the approximate location of an existing pedestrian path with low rope.
 - The Applicant is proposing a monument sign at the entrance to the property, and directional signage around the property.
 - Trash will be collected within the buildings, and taken out by occupants to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
 - The Applicant may change the layout of the floor plans of the townhouse units to suit market demand, but the total number of units will not exceed what is proposed in the Application.
 - Parking is a combination of enclosed garages and exterior parking spaces. More parking is proposed than is required to allow adequate guest parking.
 - The Applicant proposes to remove invasive trees and shrubs in the adjoining Church cemetery in consultation with Church personnel and an arborist.

Index of Drawings

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Sheet 15 of 11	Water and Sewer Details

REVISIONS:

NO.	DATE	DESCRIPTION	BY

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 PLAN, 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.

Owner:
River Ridge Views, LLC
445 Main Street
Beacon, NY 12508

Architect:
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Beacon, New York 12508

Site / Civil Engineer:
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Beacon, New York 12508

Surveyor:
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Beacon, New York 12508

Landscape Design:
LQ Design
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Beacon, NY 12508