

Zoning Regulations Table																	
Zoning District	Required Setbacks		Proposed Setbacks		Minimum		Actual		Lot		Maximum		Proposed				
	Front	Side	Front	Side	Lot Area	Lot Area	Width	Depth	Coverage	Building Coverage	Between Buildings	Between Buildings	Maximum Building Height	Max. # of Units per Building			
R01.7	30'	10'	25'	30'	5,000 SF	\$23,112 SF	50'	100'	20%	13%	30'	25' Average	55'	4-12			
Notes:												Yards	36	Yards	1700	69,900 SF	307
** Abutting residential districts or where driveway is proposed between buildings shall set lot line																	

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

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



Site Plan

Scale: 1" = 30'

Zoning Summary

R01.7
 Zoning District: R01.7
 Tax Map No.: 5555-19-90022 = 10.580 Acres or 460,024 Sq. Ft.
 5554-25-59105 = 0.862 Acres or 37,722 Sq. Ft.
 5554-25-56683 = 0.579 Acres or 25,234 Sq. Ft.
 Land Underwater = 10.023 Acres or 437,119 Sq. Ft. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)
 12,009 acres (523,112.84 sq ft)
 Building Footprint: 226,894 square feet
 Building Area: 226,894 square feet
 Parking Overlay District: No
 Historic Overlay District: No
 Proposed Use: Residential

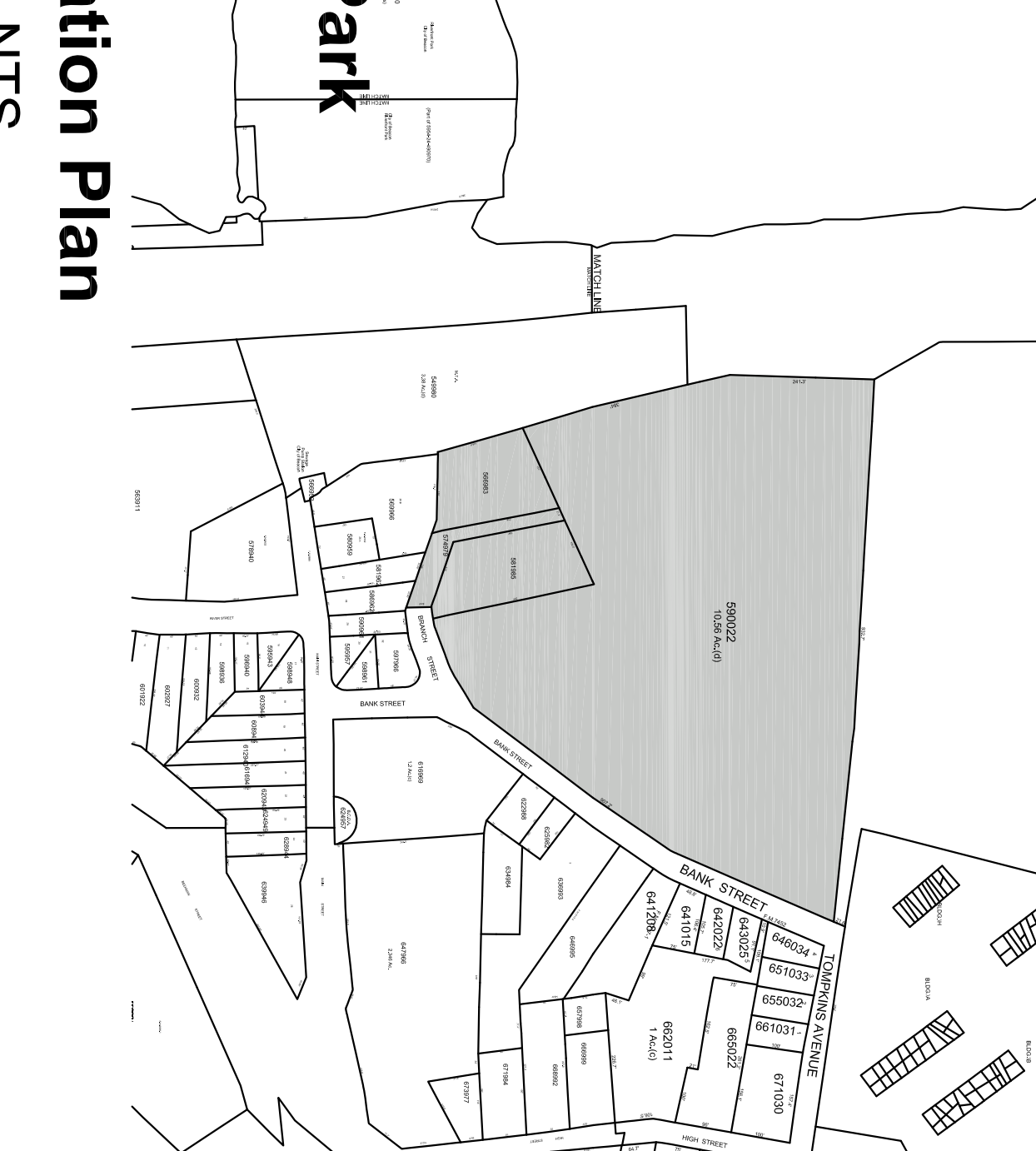
Use & Compliance	Permitted/Required	Proposed
Residential	307 Dwelling Units	307 Dwelling Units
Parking	307 Parking Spaces	400 or 307 Parking Spaces
Use & Loading	Area / Count	Proposed Parking Requirement
Residential	1 space for each dwelling unit plus 1/4 space per bedroom	307 apartments + 317 bedrooms
Total Required Parking Spaces	307	307 spaces
Total Proposed Parking Spaces	307	307 spaces
		307 spaces (138 provided) (290 unbanked minus 3 spaces to allow for access to unbanked parking in other scenario)

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
- A variance to allow less than 30 feet between buildings will be requested from the Zoning Board of Appeals
- The Applicant proposes to bank 67 or 68 of the 400 or 401 proposed parking spaces. There are 2 banked parking scenarios. The spaces can be banked 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 prepared demonstrate that 307 apartments can be accommodated within the building footprint. The total number of apartments and bedrooms will not exceed what is proposed in the Application
- The window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented
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- Note that the project will comply with Section 225-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Beacon Zoning Code shall have exterior finishes and general materials consistent with the project. The Beacon Zoning Code shall also have exterior finishes and general materials consistent with the project. The Beacon Zoning Code shall also have exterior finishes and general materials consistent with the project. The Beacon Zoning Code shall also have exterior finishes and general materials consistent with the project.

Location Plan

Scale: NTS



Index of Drawings

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AS
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AS

Owner:
Scenic Beacon Developments, LLC
 25 East Main Street
 Beacon, NY 12508

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

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

Surveyor:
TEC Land Surveying, P.C.
 150 Toronto Avenue
 Beacon, New York 12508

Landscape Designer:
Landscape Restorations
 P.O. Box 286
 Beacon, New York 12508

Edgewater
 Beacon, New York
 Scale: 1" = 30'
 January 31, 2017

Site Plan

Sheet 1 of 15

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 THE ZONING AND SUBDIVISION ORDINANCES AND ANY ORDINANCES, REGULATIONS, ORDINANCES, DECISIONS, RESOLUTIONS OR ORDERS OF THE PLAT. SIGNED THIS _____ DAY OF _____ 20____ BY _____ CHAIRMAN _____ SECRETARY

IN WITNESS WHEREOF, I, THE ACTING CHAIRMAN OR ACTING SECRETARY, HAVE HEREBY SIGNED AND SEALED THIS _____ DAY OF _____ 20____.