

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 Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Lot Area per Unit	Proposed Building Footprint	Allowable Density	Proposed Density
	Front	Side	Rear	Front	Side	Rear																		
RD1.7	30'	10'	25'	25'	30'	55'	5,000 sf	523,112 sf	50'	100'	25%	13%	30'	25' Average	55'	55'	4 1/2	Varies 5 Max.	36	Varies 59 Max.	1700	69,960 sf	307	307
** Abutting residential districts or where driveway is proposed between building and lot line																								

Zoning Summary

Zoning District:	RD 1.7
Tax Map No.:	5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft.
	5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft.
	5954-25-574979 = 0.193 Acres or 8,190 Sq. Ft.
	5954-25-566883 = 0.579 Acres or 25,234 Sq. Ft.
	Lands Underwater = 10.035 Acres or 437,113 Sq. Ft. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

Lot Area:	12.009 acres (523,112.04 sf)
Building Footprint:	69,960 square feet
Building Area:	298,840 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Residential & Vacant
Proposed Use:	Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	307 Dwelling Units	307 Dwelling Units
Parking	387 Parking Spaces	387 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		387 spaces (354 provided (308 surface + 46 podium) + 33 landbanked

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 in order to consolidate the built area on the site and maximize open space.
- 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 in order to consolidate the built area on the site and maximize open space.
- A variance to allow less than 30 feet between buildings will be requested from the Zoning Board of Appeals in order to consolidate the built area on the site and maximize open space.
- The requested variances DO NOT add to the permitted number of units on the site. 307 units are allowed by the Zoning Code regulations.
- The Applicant proposes to land bank 33 of the 387 proposed parking spaces, 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 situated in the buildings. The Applicant may change the layout of the floor plans to suit market demand, but the total number of apartments and bedrooms will not exceed what is proposed in the Application.
- 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 the project will comply with Section 223-41.3 of the Beacon Zoning Code regarding below market rate units in effect at the time of this Plan approval. The Below Market Rate (BMR) units shall have exterior finishes and general amenities comparable to the market-rate units within the development. BMR units shall be reasonably distributed throughout the project. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.

Hudson River

Park

Location Plan

Scale: NTS

Index of Drawings

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NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS

Site Plan

Sheet 1 of 15

Edgewater

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

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

NOTE: PROVIDE APPROXIMATELY 10' WIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

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

PATH GENERALLY ADJACENT TO EDGE OF BLUFF - VERIFY EXACT LOCATION IN FIELD. PROVIDE FENCE AT DROP OFF

NOTE: PROTECT EXISTING TREES ON THIS SLOPE TO THE GREATEST EXTENT POSSIBLE. IF NOT POSSIBLE TO SAVE, PLANT NEW TREES IN SIMILAR LOCATIONS

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

NOTE: TREES ADJACENT TO PARKING AREAS TO BE MINIMUM 3" CALIPER AT FOUR FEET FROM THE GROUND (TYPICAL)

NOTE: PROVIDE AREA AT PERIMETER OF DEVELOPED AREA FOR POTENTIAL RE-FORESTATION IF NECESSARY DUE TO CONSTRUCTION OPERATIONS. VERIFY EXTENT OF REQUIRED PLANTING IN THE FIELD (TYPICAL)

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

HATCHING & LANDSCAPE LEGEND

	CONCRETE SIDEWALK
	ASPHALT PAVING
	GRAVEL PATH (STEEL EDGING)
	EXISTING WOODLAND TO REMAIN (REMOVE DEAD, DISEASED, AND DAMAGED TREES)
	ECO-LAWN
	INDIAN SWITCH GRASS (G-PVS)
	NATIVE MEADOW (GRASSES, POLLINATOR ATTRACTING WILDFLOWERS) (ERNMX-105)
	GRASS - RED OCTOBER (G-AGRO)
	SHADED AREA BIO RETENTION MIX - (ERNMX-140)
	VINE - VIRGINIA CREEPER (V-PQ)
	EVERGREEN SHRUB (S-G)
	BIO-RETENTION AREA MIX
	PROPOSED NEW ORNAMENTAL NATIVE TREE T-X
	PROPOSED NATIVE EVERGREEN
	EXISTING TREE TO REMAIN (WITH CALIPER)
	RE-FORESTATION / REPAIR PLANTINGS: BIRCH - BEECH - MAPLE SAPPLINGS

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 SAID RESOLUTION, ANY CHANGE, ENSURE, 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:
Scenic Beacon Developments, LLC
25 East Main Street
Beacon, NY 12508

Architect:
Aryeh 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.
15C Tloronda Avenue
Beacon, New York 12508

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