

L1: Pole Mounted

SELUX LIGHTING "BETA PENDANT" POLE MOUNTED 100W FIXTURE. MODEL #BPC-L-R2-1-H100-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.

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



L2: Wall Mounted

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH x 6-1/2" 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

Zoning District	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Site Area	Allowable FAR	Allowable Floor Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear												
R1-5 (One Family)																		
Proposed Residential Bldg.	30'	10'	30'	120.68'	14.22' 20.52'	54.90'	100'	400'	50'	151'	NA	NA	35'	25' to Loft Peak **	56,628 SF	NA	NA	13,615 SF
Existing Office Building	30'	10'	30'	30' **	12.94' ** 88.59' **	135.27' **	100'	400'	50'	151'	NA	NA	35'	30' **	56,628 SF	NA	NA	6,400 SF **

** Existing Condition. No Change.

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

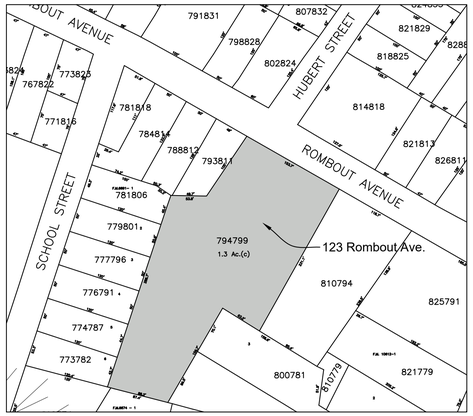
IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

LEGEND

- PROPERTY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- x — x — FENCE
- OHW — OVERHEAD WIRES
- HYDRANT
- GAS VALVE
- WATER VALVE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- TELEPHONE MANHOLE
- SANITARY SEWER MANHOLE
- DRAINAGE MANHOLE
- DROP INLET
- LIGHT POLE
- UTILITY POLE
- MAIL BOX
- GUY WIRE
- SIGN
- BOLLARD
- IRON ROD FOUND
- MONUMENT FOUND

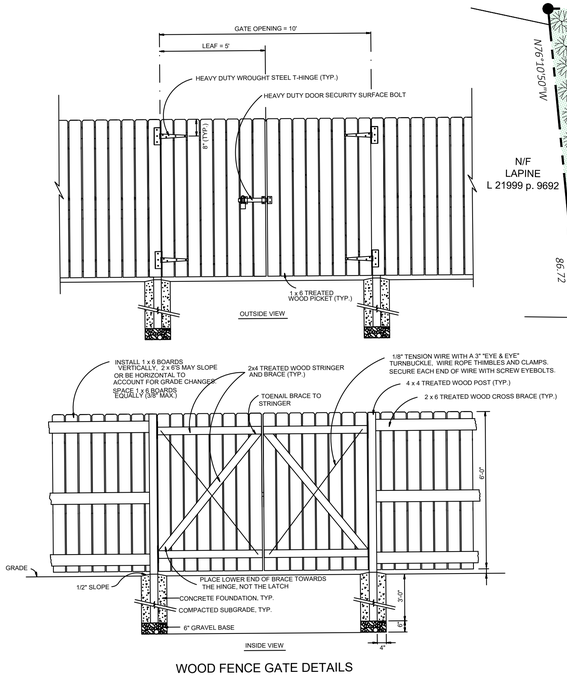
Material Legend

- No-Mow Lawn
- Concrete
- Asphalt Paving
- Groundcover - Deschampsia Cespitosa 'Goldtau'
- Groundcover - Carex Flaca "Blue Zinger"
- Lawn Grass



Location Map

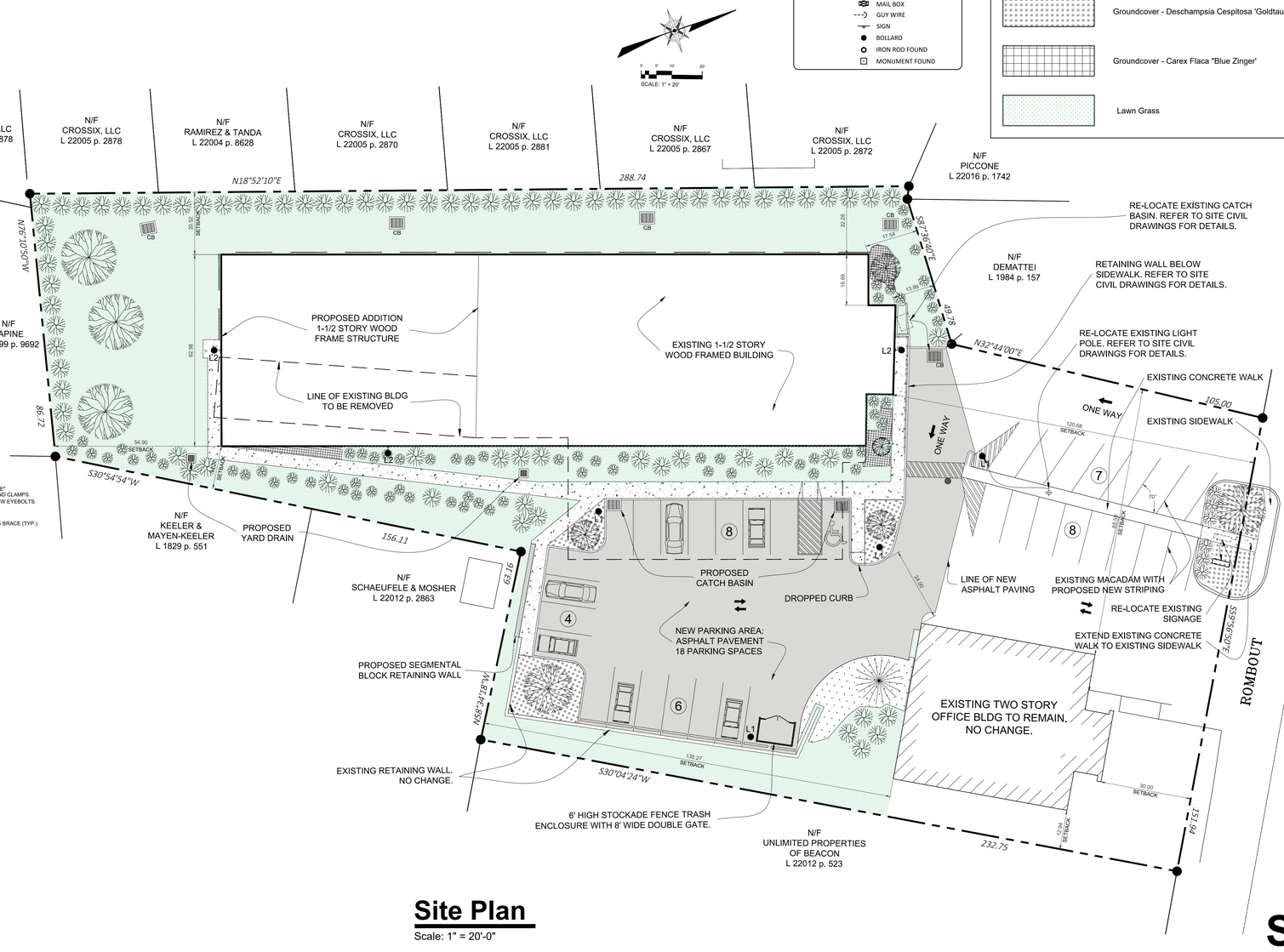
Not to Scale



WOOD FENCE GATE DETAILS

Trash Enclosure

Not to Scale



Site Plan

Scale: 1" = 20'-0"

Zoning Summary

Zoning District:	R1-5 (One Family)
Tax Map No.:	5954-35-794799
Lot Area:	1.3 Acres
Building Footprint:	13,625 square feet
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Warehouse - Storage
Proposed Use:	R-2 Residential / Office Use

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential (Multifamily Dwelling)		
1 space per apartment plus 1/4 space per bedroom	(10) 1 Bedroom Loft Apts.	13 Parking Spaces
Total Required Parking Spaces		***13 Parking Spaces***
Total Proposed Parking Spaces		***18 Parking Spaces***
Office / Professional Use		
1 space for each 200 square feet of gross floor area	6,400 SF	32 Parking Spaces
Total Required Parking Spaces		***32 Parking Spaces***
Total Proposed Parking Spaces		**15 Parking Spaces (See Note 2)**

Notes:

1. The City of Beacon Zoning Board of Appeals has granted Variance # 2017-13, dated May 16, 2017, to allow multi-family apartments (10 units total) in a single-family zoning district.
2. The City of Beacon Zoning Board of Appeals has granted a Variance dated 4/11/84 to allow expansion of a non-conforming use by constructing a new office building during the March 27, 1984 meeting. At the same meeting, a variance was also granted for less than the required number of parking spaces. (No exact number of spaces was recorded.)
3. Note that 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 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.

Index of Drawings

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REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	8/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS

FILED MAP REFERENCE

Map entitled "Highway Boundary Plan - Beacon Arterial" S.H. #85-1prepared by Dennis E. Walden and dated July 13, 2000 and on file with the N.Y.S.D.O.T.

Map entitled "Subdivision Plat Prepared for Mark Defabio" prepared by Dennis E. Walden and filed in the Dutchess County Clerks office on December 30, 1986 as Map No. 7863

DATE OF SURVEY

Field Completion: September 25, 2016
TEC Land Surveying
15c Toironda Ave.
Beacon, New York 12508

Site Plan Application

Sheet 1 of 8 - Site Plan

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

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

Surveyor:
TEC Surveying
15C Tioronda Avenue
Beacon, New York 12508

123 Rombout Avenue
Beacon, New York
Scale: 1" = 20'
July 25, 2017