

Bulk Zoning Regulations Table						Required Minimum Setbacks				Proposed Setbacks																				
Zoning District	Minimum Lot Area	Entire Tract Area	Lot Area Per Dwelling Unit	Dwelling Units Permitted	Lot Width	Lot Depth	Required Minimum Setbacks			Proposed Setbacks			Proposed Building Footprint	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	Minimum Townhouse Lot Size	Proposed Townhouse Lot Size	Maximum Building Length	Proposed Building Length			
							Front	Side	Side total of 2	Rear	Front	Side																Rear		
RD-7.5 ¹	2 acres	2,953 acres or 128,641 sf	7,500 sf	128,641 / 7,500 = 17 plus 1 for density bonus for providing 2 BMR units	200'	200'	No less than 20' and no more than 35'	25'	50'	50'	20'	25'	50'	17,907 sf	Multi-family 15% Other Uses 20%	Multi-family 14%	Twice the average height of the facing buildings	70'	3 stories and 35'	35'	3	3	12	11	1800 sf	1800 sf	150'	169' at south building with BMR 144' at north building 193' at building parallel to church		
				18 Total Proposed																										

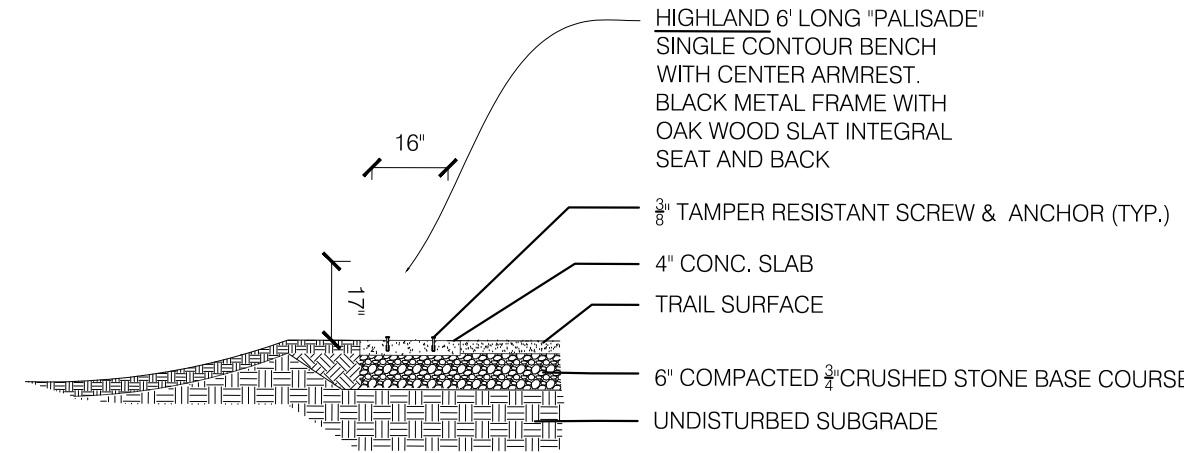
Notes:

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	
	CONCRETE SIDEWALK
	ASPHALT PAVING
	STONE DUST TRAIL
	GRASS
	HERBACEOUS GRASSES & PERENNIALS



Now or Formerly
Hammond Plaza Condominiums

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

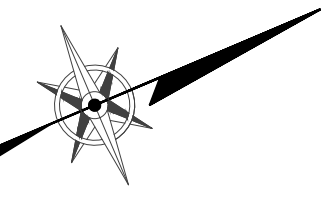
Now or Formerly
Reformed Church of Beacon
Tax ID 651901
Liber 121 Page 692

CLEAR INVASIVE TREES AND SHRUBS FROM CHURCH CEMETERY UNDER THE DIRECTION OF CHURCH PERSONNEL AND ARBORIST

ENDANGERED SPECIES PROTECTION NOTES:

1. A THREATENED AND ENDANGERED SPECIES HABITAT SUITABILITY ASSESSMENT REPORT FOR THE SITE WAS PREPARED BY ECOLOGICAL SOLUTIONS, LLC ON AUGUST 18, 2017.
2. THE REPORT DETERMINED THAT THERE IS POTENTIAL FOR INDIANA BAT AND NORTHERN LONG-EARED BAT HABITAT ON-SITE.
3. TO AVOID, MINIMIZE AND MITIGATE THE EFFECTS OF THE DEVELOPMENT ON THE POTENTIAL HABITAT FOR THE INDIANA BAT AND THE NORTHERN LONG-EARED BAT, THE APPLICANT PLANS IMPLEMENT THE FOLLOWING:

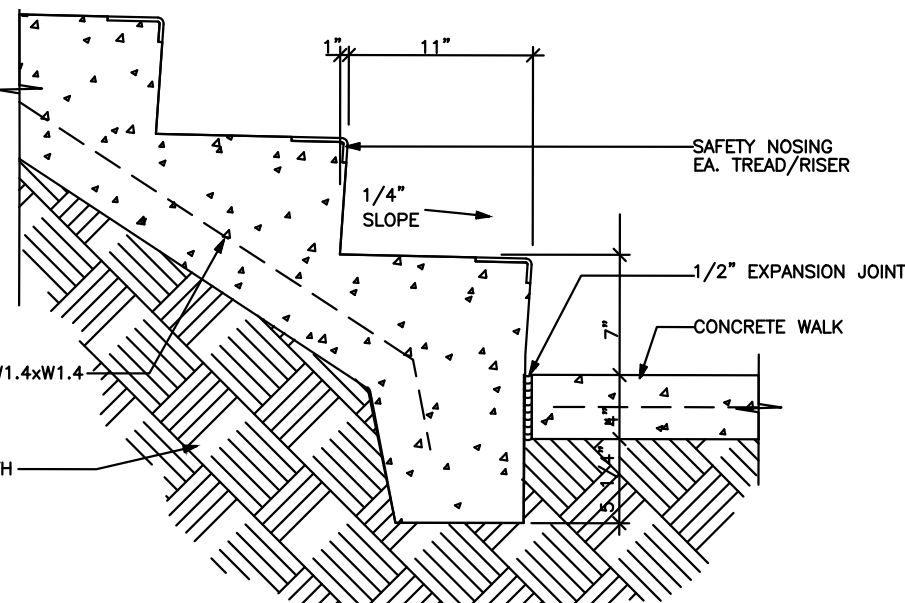
- 3.1. TREE CLEARING RESTRICTIONS: TREES SHALL ONLY BE CLEARED FROM OCTOBER 1 TO MARCH 31.
- 3.2. MINIMIZE LIGHT POLLUTION: SITE LIGHTING SHALL BE DIRECTED DOWNWARD TO MINIMIZE LIGHT POLLUTION, AND
- 3.3. SOIL CONSERVATION AND DUST CONTROL: BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED, SUCH AS WATERING DRY DISTURBED SOIL AREAS TO KEEP DUST DOWN, USING STAKED, RECESSED SLT FENCE AND W/IT TRACKING PAIRS (STABILIZED CONSTRUCTION ENTRANCES) TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS.



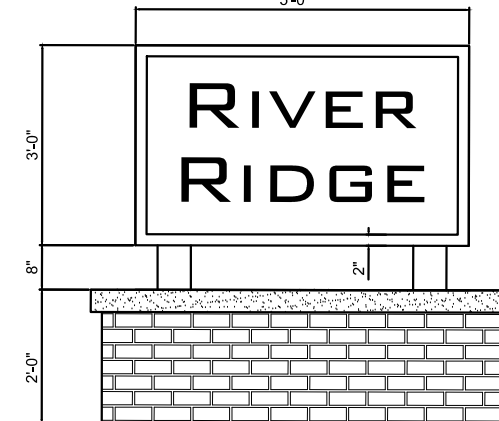
0 10' 20' 40'
SCALE: 1" = 20'



Site Plan
Scale: 1" = 20'



Concrete Stair Detail



Monument Sign

5X3' PAINTED WOOD SIGN WITH 8" HIGH TEXT WITH 2" PAINTED TRIM BORDER - L.E.D. LIGHTING

6" SQUARE PAINTED PT WOOD POSTS SET IN CONCRETE

BRICK BASE WITH 4" STONE CAP

Index of Drawings

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REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS

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.

Site Plan

Sheet 1 of 11

River Ridge Townhouses

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

Owner:
River Ridge Views, LLC
445 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 Tioronda Avenue
Beacon, New York 12508

Landscape Design:
LQ Design
P.O. Box 244
Beacon, NY 12508