

248 Tioronda Avenue

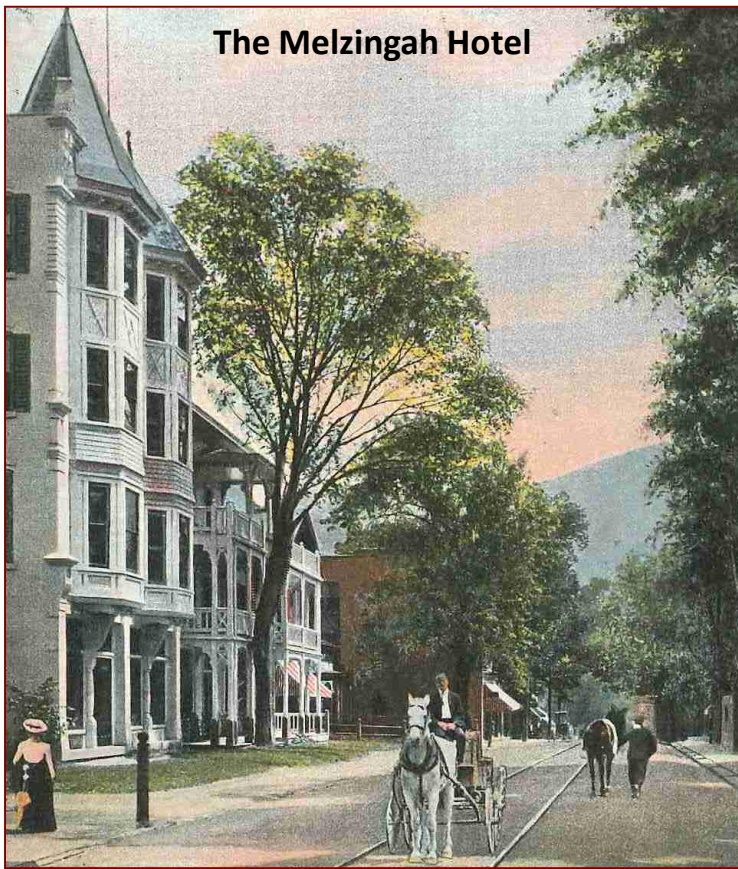


Groveville Mills



555 South Avenue

The Melzingah Hotel

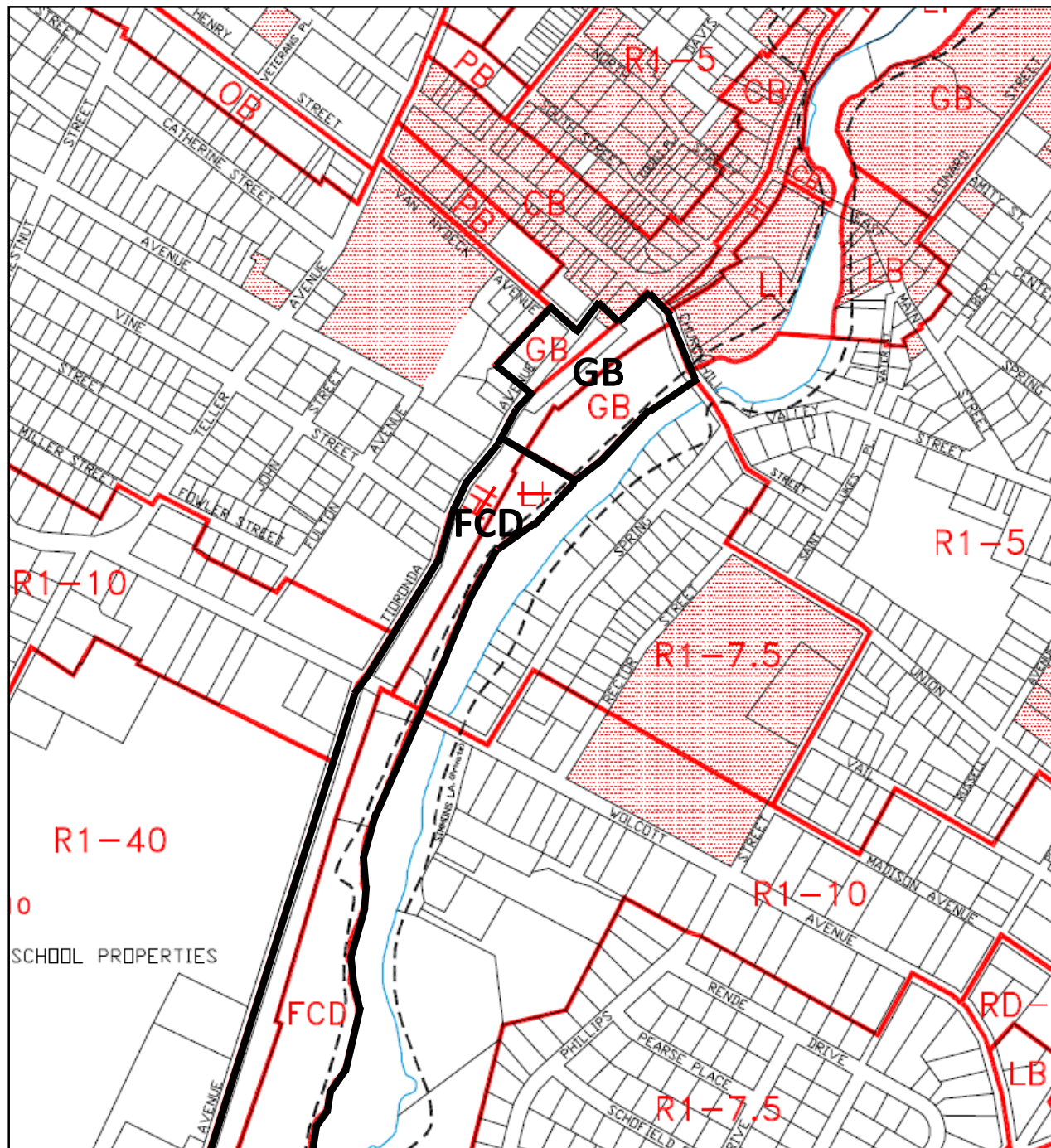


The Holland Hotel



Matteawan Manufacturing Company, 1914

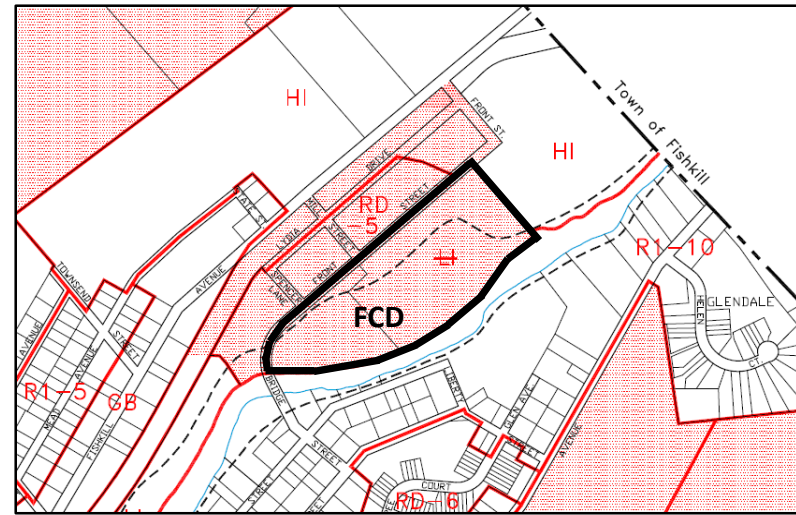
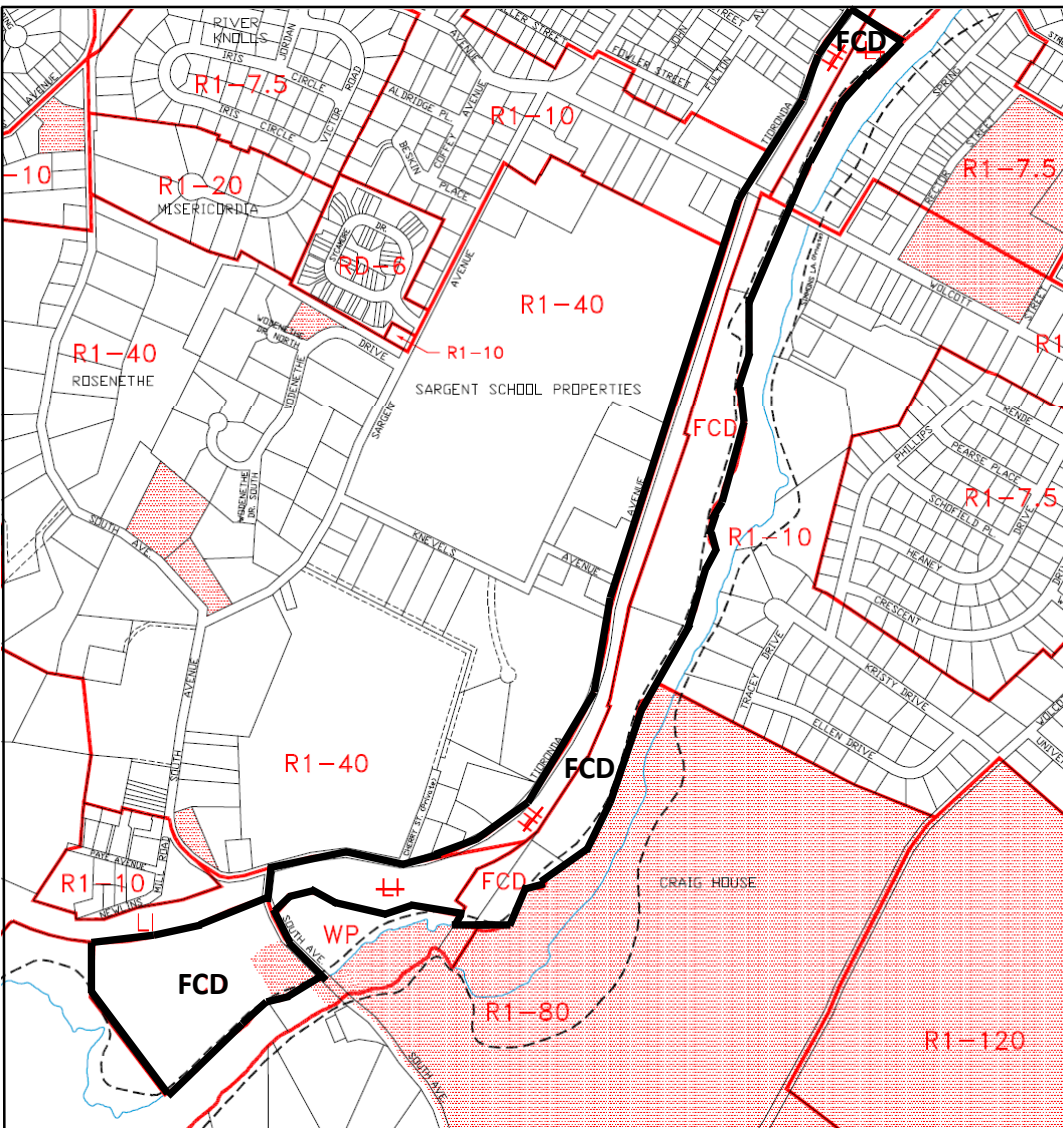




General Business District Map Changes

See Comprehensive Plan Update
Table 12-1 and Figure 12-1

1. Merge Metro-North tracks HI with adjacent GB districts;
2. Combine split parcel currently in two zoning districts;
3. Change former Highway Garage from LI to FCD or GB.



Fishkill Creek Development District Changes

See Comprehensive Plan Update
Table 12-1 and Figure 12-1

1. Combine HI district along Metro-North tracks with adjacent FCD district;
2. Convert Groveville Mills from LI to FCD;
3. Streamline the three-step review process;
4. Require consistency with Fishkill Creek Greenway and Heritage Trail Master Plan;
5. Set maximum height at 3 stories and 40 ft.;
6. Consider deducting natural constraints from dwelling units per acreage calculations.



One East Main Street



Beacon High School



The Beacon Hotel – 424-428 Main Street



498-500 Main Street

Hudson Beach Glass



Dondero Building



**The Inn
at Beacon**



**Mechanics
Savings Bank,
1929**





Inn at Beacon, 151 Main Street



249 Main Street



226 Main Street



Design Standards (CMS & L)

**Traditional
Main St.
Example**



Façade and roof line breaks at intervals of no more than 35'

Top floor cornice feature

Bay windows, balconies and open porches may encroach up to 4' over the sidewalk

Primary window proportions greater in height than in width

Secondary storefront cornice or first floor articulation

Commercial first floor facing Main Street

**More Modern
Example**



Design Standards Consistent Examples

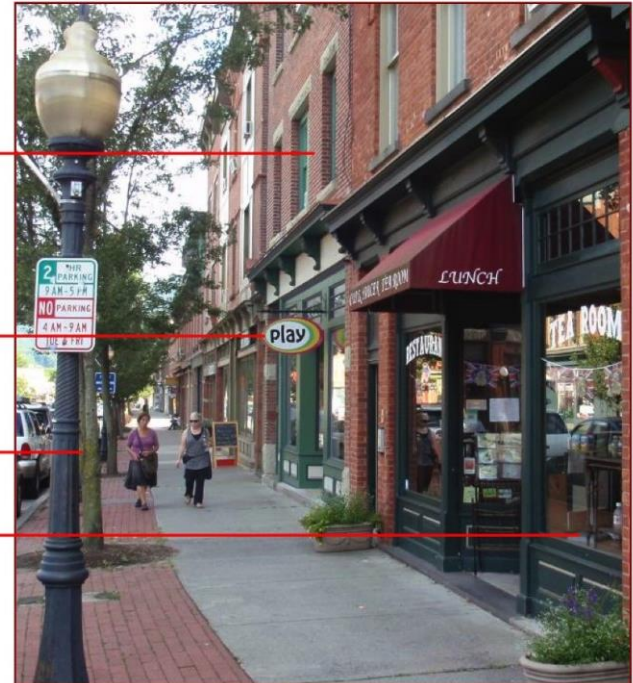


Wood, brick, stucco, stone, or fiber-cement siding and trim recommended

Metal, glass, or canvas-type awnings and canopies or projecting signs may encroach up to 6 feet over the sidewalk above 7 feet

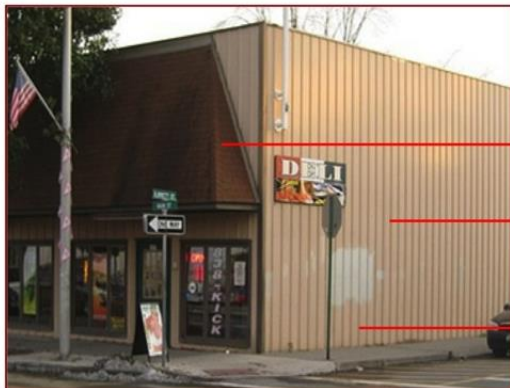
Street trees planted on average 30' - 40' apart

Commercial buildings shall have at least 70% glass on first floor facades between 2' and 10' above the sidewalk



Design Standards (CMS & L)

Design Standards Inconsistent Examples



Two-story minimum required, allowing second floor occupancy

Architectural features and windows should be continued on all sides, avoiding any blank walls

Vinyl, aluminum, or sheet metal siding or sheet trim shall not be permitted



Buildings should have a top floor cornice feature

Primary window proportions shall be greater in height than in width

Commercial buildings shall have at least 70% glass on the first floor facade



Vinyl and aluminum awnings shall not be permitted

Design Standards Consistent Examples



Wood, brick, stucco, stone, or fiber-cement siding and trim recommended

Bay windows, balconies and open porches may encroach up to 4' into the setback

Required landscaping between the sidewalk and building to enhance the streetscape



In the Linkage District, a step-back of at least 15' behind the façade above the third story

Primary window proportions greater in height than in width

Secondary cornice or first floor articulation

Residential buildings shall have at least 30% glass on first floor facades



Top floor cornice feature

Façade and roof line breaks at intervals of no more than 35'

Street trees planted on average 30' - 40' apart

Metal, glass, or canvas-type awnings and canopies may encroach up to 6 feet over the sidewalk above 7 feet