



GENERAL NOTES:

- OWNER/APPLICANT: BEACON RESIDENTIAL, LLC. (C/O TIM OWEN)  
50 RED SCHOOLHOUSE ROAD  
FISHKILL, NEW YORK 12524
- ZONING DISTRICT - R 1-5; 1 FAMILY (5,000 SQ.FT./DWELLING)  
\*\*Historic District and Landmark Overlay Zone
- TAX MAP PARCEL # 6054-29-086785
- FIRE DISTRICT - BEACON
- Required Setbacks  
Front= 30'  
Side= 10'  
Total of Two Sides= 20'  
Rear= 30'  
Lot Width= 50'  
Lot Depth= 100'
- Existing Setbacks  
3' Story Building (4 Family Dwelling)  
Front ±21.5'  
Side ±4' & ±56'  
Rear ±138'  
\*Existing Non-Conforming Setback  
Lot Depth 200'

Proposed Setbacks  
LOT 1 (Area=15,000 Sq.Ft.)  
Two Family Dwelling (Existing Building)  
Front ±22'  
Side ±4' & ±56'  
Rear ±38'  
\*Existing Non-Conforming Setback  
Lot Width 100'  
Lot Depth 100'

LOT 2 (Area=5,000 Sq.Ft.)  
Single Family Dwelling  
Front 15' (to match neighborhood)  
Side 10' & 10'  
Rear 30'  
Lot Width 50'  
Lot Depth 100'

7. Proposed Parking  
Minimum Off-Street Parking Required  
Multifamily dwelling and/or apartment or artist live/work space  
[Amended 8-6-2001 by L.L. No. 12-2001]  
1 space for each dwelling unit, plus 1/4 space for each bedroom, plus 1/2 space for each live/work space containing retail area

(2) Four Bedroom Units requires 4 Spaces

Front Yard Setback Note  
§222-13 Yards: Building Projections  
K. Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations, (1) a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to set back from the street a distance greater than 40 feet.

Sight Distance Note  
1. All driveways shall be constructed in compliance with Section 192-9(B) of the City of Beacon Code.  
2. The driveway entrances as shown on this plan meet the requirements of Section 192-9(B) of the City of Beacon Code.

SUBDIVISION PLAT  
SCALE 1"=10'

\*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.



| REVISION NUMBER | DESCRIPTION                                      | DRAWN BY: | DATE:    |
|-----------------|--|-----------|----------|
| 1               | ADD LANDSCAPE NOTES AND TREE IN FRONT YARD LOT 1 | SKB       | 10/31/17 |
|                 |  |           |          |
|                 |  |           |          |

|   |                                  |
|---|----------------------------------|
| Beacon Residential LLC, Subdivision   | Burns Engineering Services, P.C. |
| 58 Teller Avenue<br>Beacon, New York 12508<br>TEL: 845-546-3310<br>FAX: 845-546-6613<br>SBurns@BurnsEngineeringServices.com |                                  |
| SUBDIVISION PLAT & MULTIFAMILY SITE PLAN  | DATE: 09/24/17<br>DRAWN BY: SKB  |
|   | SCALE: SHEET 1 OF 2              |