SIGNAGE:

E. SIGNS IN NONRESIDENCE DISTRICTS. IN NONRESIDENCE DISTRICTS, THE FOLLOWING SIGNS ARE HEREBY AUTHORIZED:

(1) NOT MORE THAN ONE SIGN AFFIXED TO THE OUTER WALL OF THE STRUCTURE WITHIN WHICH THE PERMITTED USE IS SITUATED, WHICH OUTER WALL FACES THE PRINCIPAL STREET GIVING ACCESS TO SUCH STRUCTURE, PROVIDED THAT:

(a) THE AGGREGATE AREA OF EACH SUCH SIGN SHALL NOT EXCEED ONE SQUARE FOOT FOR EACH LINEAR FOOT OF BUILDING FACING THE STREET,

(b) NO SUCH SIGN SHALL EXCEED TWO FEET IN HEIGHT, EXCEPT THAT A VERTICAL PROJECTING WALL SIGN SHALL NOT EXCEED EIGHT FEET IN HEIGHT. A VERTICAL PROJECTING WALL SIGN IS DEFINED AS ANY SIGN WHICH IS ATTACHED TO THE BUILDING WALL OR STRUCTURE WHICH IS PERPENDICULAR TO THE FACE OF SUCH WALL OR STRUCTURE,

(c) NO SIGN SHALL PROJECT ABOVE THE EAVES OF THE BUILDING ON WHICH IT IS AFFIXED OR, IF NO EAVES EXIST THEREON, THE ROOF, NOR SHALL ANY SIGN EXTEND MORE THAN SIX INCHES INTO ANY REQUIRED YARD,

(d) NO SIGN SHALL FACE AN ABUTTING RESIDENTIAL ZONING DISTRICT IF LOCATED WITHIN 50 FEET OF SUCH DISTRICT,

(e) VERTICAL PROJECTING WALL SIGNS SHALL NOT HAVE MORE THAN TWO FACES,

(f) THE EXTERIOR EDGE OF A VERTICAL PROJECTING WALL SIGN SHALL NOT EXTEND MORE THAN FIVE FEET FROM THE OUTER WALL OF THE STRUCTURE OR 1/3 THE WIDTH OF THE SIDEWALK, WHICHEVER IS LESS,

(g) NO PART OF A VERTICAL PROJECTING WALL SIGN SHALL EXTEND INTO VEHICULAR TRAFFIC AREAS, AND ANY PART OVER PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEARANCE OF SEVEN FEET, SIX INCHES.

(2) NOT MORE THAN ONE FREESTANDING SIGN FACING EACH STREET ON WHICH THE LOT ABUTS, PROVIDED THAT:

(a) THE BUILDING IS SET BACK NOT LESS THAN 50 FEET FROM THE STREET LINE, IN WHICH CASE THE SIGN SHALL NOT EXCEED 20 SQUARE FEET IN AREA,

(b) THE BUILDING IS SET BACK NOT LESS THAN 100 FEET FROM THE STREET LINE, IN WHICH CASE THE SIGN SHALL NOT EXCEED 35 SQUARE FEET IN AREA,

(c) NO DIMENSION SHALL EXCEED 12 FEET,

(3) ONE IDENTIFICATION SIGN, NOT EXCEEDING 10 SQUARE FEET IN AREA, TO THE OUTER WALL OF THE STRUCTURE FACING UPON A STREET OR PARKING LOT NOT FACED BY A SIGN AS PERMITTED IN SUBSECTION E(1) ABOVE,

(4) IN ADDITION TO OTHER PERMITTED SIGNS, NECESSARY SMALL DIRECTIONAL SIGNS ARE PERMITTED ON ACCESS ROADS AND PARKING AREAS, PROVIDED THAT THE AREA OF EACH SIGN SHALL NOT EXCEED TWO SQUARE FEET.

SIGNAGE:

NOTE: SIGNAGE SHALL BE 2'-0" HIGH MAXIMUM. THE AGGREGATE AREA OF THE SIGNAGE SHALL NOT EXCEED 1 SQUARE FOOT FOR EACH LINEAR FOOT OF BUILDING FACING THE STREET.

THERE IS A TOTAL OF 686 LINEAR FEET OF BUILDING FACING THE STREET, THEREFORE, THE TOTAL ALLOWABLE AREA OF SIGNAGE IS 686 SQUARE FEET.

THERE IS A 2 SIDED SIGN (10'x20' EACH SIDE) PROPOSED ABOVE THE ROOF AT THE STORAGE BUILDING ADDITION. THE TOTAL AREA OF THE 2 SIDED SIGN IS 400 SF

THERE ARE 2 4'X8' SIGNS MOUNTED ON POSTS AT THE ENTRANCES TO THE SITE, FOR A TOTAL OF 64 SF.

THERE ARE DIRECTIONAL SIGNS THROUGHOUT THE SITE WHICH ARE A MAXIMUM OF 2 SF EACH. THESE SIGNS DO NOT CONTRIBUTE TO THE OVERAL SIGNAGE AREA

THE TOTAL PROPOSED AREA OF SIGNAGE IS 464 SF. THE ALLOWABLE AREA OF SIGNAGE IS 686 SQUARE FEET.

Zoning Regulations Table

	Required Setbacks			Existing Setbacks			Maximum Building Coverage	Proposed Building Coverage	Maximum Density	Proposed Density	Maximum Building Height	Proposed Building Height	Site Area	Allowable FAR	Allowable Floor Area	Total Proposed Floor Area after project completion
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
LI	0	20**	25**	12.5	6.5	11	N/A	N/A	**253** Permitted number of dwelling units equals site area (380,982 sf) divided by: 1,500 sf per dwelling unit,	**172** Total proposed dwelling units after project completion 143 Units construction and/or approved 29 Additional dwelling units under consideration per Amendment application	35'	Existing building heights are not proposed to change Building 4 (Existing) = 43'-2" Building 4A (Addition) = 41'-0" Building 9 (Existing) = 16'-0" Building 9A (Approved) = 47'-0" Building 10 (Existing) = 44'-9" Building 11 (Existing) = 41'-1" (Building 11 Tower = 64'-9") Building 12 (Existing) = 25'-9" Building 16 (Rebuild) = 66'-0"	380,982 sf	2	761,964 sf	278,280 sf

** Abutting residential districts or where driveway is proposed between building and lot line. Note that all setbacks are existing

LIGHTING NOTES:

1. 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.
2. PHOTOMETRIC DIAGRAMS ARE NOT AVAILABLE FOR THE EXISTING LIGHT FIXTURES MOUNTED ON THE BUILDING. THE LAMPS IN THESE FROSTED GLOBE FIXTURES ARE 100W (EQUIVALENT) LED BULBS

HATCHING LEGEND

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

BUILDING HATCH LEGEND

- *EXISTING BUILDING TO REMAIN*
- *NEW CONSTRUCTION*
- *RENOVATE EXISTING BUILDING*

Zoning Summary – Developed Parcel – 6055-04-590165

Zoning District: Light Industrial
Tax Map No.: 6055-04-590165 (Owned by Beacon Lofts & Storage, LLC)
6055-04-535128 (Adjacent Lot Owned by Beacon HIP Lofts, LLC)
Lot Area: 8.74 Acres
Building Footprint: 123,441 square feet (footprint of new and existing buildings)
Historical Overlay District: Yes
Parking Overlay District: No
Existing Use: Industrial, Artist Live Work Spaces, Self-Storage
Proposed Use: Artist Live Work Spaces, Gym, Self-Storage

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Proposed Parking Requirement
Industrial				
1 space per 2 employees or 1 space per 400 gsf, whichever is greater	180,223 sf	451 spaces	0	0 spaces
Storage				
1 space per 1000 gsf			61,000 sf	61 spaces
Artist Live Work Space				
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			172 Artist Live Work Units (none with retail space) with 196 bedrooms total: (148) 1 bedroom (24) 2 bedroom	221 Spaces
Artist Studio				
1 space per 500 gsf			0	0 Spaces
Fitness Gym *For tenants only*			2,581 sf	0 Spaces non-simultaneous use
Common Recreation Room *For tenants only*			878 sf	0 Spaces non-simultaneous use
Total Required Parking		***451 Parking Spaces***		***282 Parking Spaces***
Total Proposed Parking				**282 Parking Spaces**

Notes:

1. The Applicant hereby grants access to the Building Inspector to confirm that there are no new or existing storm water tie-ins from the subject building to the City's sewer system. Such inspection shall occur prior to a Certificate of Occupancy being issued.
2. The applicant received a Variance from the Zoning Board of Appeals on June 18, 2013 to allow a roof mounted 2 sided sign where a front facing sign is permitted. The Variance stipulates that the sign will be removed within thirty (30) months after the date it is installed
3. The applicant received a Variance from the Zoning Board of Appeals on June 18, 2013 to allow a building height of 47'-0" at the proposed 4 story "Ruins" Building #9A. This building is being incorporated into the proposed Building 16. A variance will be requested for the height of Building 16.
4. The applicant received a Variance from the Zoning Board of Appeals on June 18, 2013 to allow a building height of 41'-0" at the storage building addition.
5. Building #9A, previously proposed and approved new construction of a 4 story, 24 unit building, will not be constructed according to the amended site plan. Instead, a 2 unit addition is being proposed to extend Building 9.
6. Building 16 was determined by the engineer to be structurally unsound, and not capable of being renovated. The Applicant proposes to rebuild Building 16 in it's existing location as a 4 story building with a setback 4th floor, with a total of 67 live work lofts.
7. Note that the project will comply with Section 223-41 9 of the Beacon Zoning Code regarding below market rate units. 10% of the 114 new residential units will be comprised of below market rate units for a total of 12 BMR units. 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 and the timing of the construction of the BMR units shall be in conjunction with the phased construction of the market rate units in 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.
8. Note that BMR units shall not be Artist Live Work units.
9. The Applicant shall be responsible for the payment of any and all fees established by the City Council now or in the future or as otherwise required for the ongoing implementation of the provisions of Article IVB, Affordable Workforce Housing, of the Zoning Law as said Article applies to the overall project.

Index of Drawings

Sheet 1 of 10	Site Plan
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Sheet 3 of 10	Landscape Plan & Lighting
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Elevations
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion & Sediment Control Plan
Sheet 8 of 10	Site Details
Sheet 9 of 10	Stormwater Details
Sheet 10 of 10	Water & Sewer Details

NOTE THAT SHEETS FROM THE PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION ARE INCLUDED IN THIS SET FOR REFERENCE

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISED PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	REVISED PER PLANNING BOARD COMMENTS	AJS

RECOMMENDED FOR APPROVAL:

_____
MAYOR OF THE CITY OF BEACON DATE

APPROVED BY RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BEACON

ON THE _____ DAY OF _____, 20____

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE

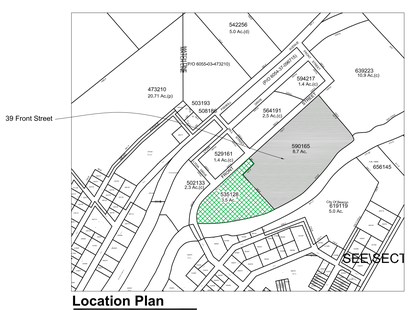
_____ DAY OF _____, 20_____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



Location Plan
Scale: NTS

Amendment to Special Use Permit Application

Site Plan - Sheet 1 of 10

Owner:
Beacon HIP Lofts, LLC
For Parcel 6055-04-590165
39 Front Street
Beacon, NY 12508

Owner:
Beacon Lofts and Storage, LLC
For Parcel 6055-04-535128
39 Front 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

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

Surveyor:
TEC Land Surveying
Beacon, New York 12508

Beacon HIP Lofts
Beacon, New York
Scale: As Noted
July 25, 2017