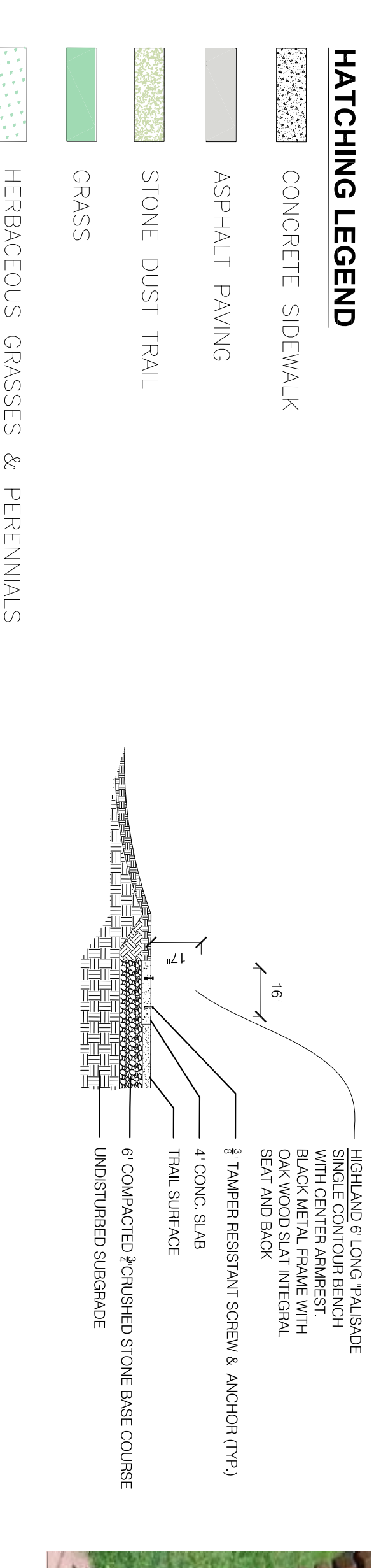


Bulk Zoning Regulations Table			Required Minimum Standards			Proposed Standards		
Zoning District	Minimum Lot Area	Minimum Building Footprint	Minimum Building Footprint	Minimum Building Coverage	Minimum Building Height	Maximum Building Height	Maximum Number of Stories	Maximum Number of Units per Building
RD-2.5	2 acres	2,000 sq ft	2,000 sq ft	15%	15 ft	35 ft	3	12

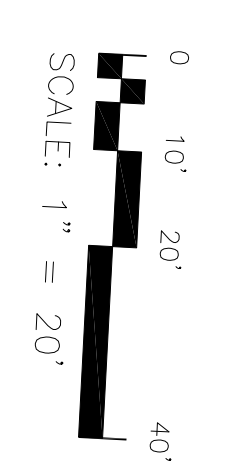
Notes:
 k. Formally developed and landscaped recreation or usable open space area, approved by the Planning Board, of 2,000 square feet for the first 20 dwelling units or per three (3) plus 100 square feet for each additional dwelling unit will be required.

1. In any District, the Planning Board may approve a subdivision of land into individual building lots containing a minimum of 2,000 square feet of area each and designed for attached or semi-attached single-family dwelling (townhouse), provided that the design is such that the gross dwelling unit density for the entire site is not less than the density provided in the zoning ordinance. The Planning Board shall determine whether the proposed subdivision meets the requirements of this section. The Planning Board shall also determine whether the proposed subdivision meets the requirements of the zoning ordinance. The Planning Board shall also determine whether the proposed subdivision meets the requirements of the zoning ordinance. The Planning Board shall also determine whether the proposed subdivision meets the requirements of the zoning ordinance.

Note that a 60' set back of the entire tract is in the R1-40 Zone. Density for the entire tract has been calculated at the lower density of the RD-2.5 district. No development is proposed in the linkage portion of the property.



ENDANGERED SPECIES PROTECTION NOTES:
 1. THE SITE WAS REVIEWED BY ECOLOGICAL ZONING, LLC ON AUGUST 28, 2017.
 2. THE SITE IS NOT IN A DESIGNATED ENDANGERED SPECIES HABITAT AND NO DESIGNATED ENDANGERED SPECIES ARE KNOWN TO OCCUR ON THE SITE.
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Location Plan
 Scale: NTS

Item	Permitted / Required	Proposed
Zoning Summary	RD-2.5 (L)	RD-2.5 (L)
Land Use Compliance	Permitted / Required	Proposed
Use	Residential (10) 3 bedroom units	Residential
Use & Parking Requirements	Asst Count	Proposed Parking Requirements
Residential	18 townhouses	36 spaces
Parking	2 spaces per dwelling unit	43 spaces (21 standard/22 surface)

1. 18 townhouses, on 1.860 of minimum lot, are proposed (less proposed dual) 17 town houses are permitted based on the area of the entire tract (proposed use schedule, code II), 2 of which must be BGR units. Providing the 2 units are reserved for the applicant's use.
2. Common areas will be managed by a property owners' association.
3. Townhouse layout is designed to provide continuity of finished building front elevation appearance during the project.
4. The project will comply with Section 222-4.1.3 of the Bulk Zoning Code regarding better market rate units in residential areas. The project will provide a minimum of 10% of the total units as better market rate units. The project will provide a minimum of 10% of the total units as better market rate units. The project will provide a minimum of 10% of the total units as better market rate units.
5. A pocket park is proposed near Beekman Street, which would be visible from Beekman Street and would provide views of Beekman Street and the town station and river beyond. The area will be provided with park benches and shade. (Residential use schedule, note: requires a minimum of 2,000 sq ft. The pocket park area will be dedicated to the City to allow public access to the pocket park. This area is intended for use from dawn to dusk for residents to and from the train. Only solar lighting placed close to the ground will be located along the path. The project will comply with the applicable zoning code.)
6. The applicant proposes to build a concrete site on the City owned property adjacent to the subject property to existing pedestrian path with two rows.
7. The applicant is proposing a monument sign at the entrance to the property, and directional signage around the property.
8. Trash will be collected within the building, and taken out by occupants to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
9. The applicant may change the layout of the floor plans of the townhouses units to suit market demand, but the total number of units will not exceed what is proposed in the Application.
10. Parking is a combination of enclosed garages and exterior parking spaces. More parking is proposed than is required to allow adequate guest parking.
11. The applicant proposes to remove invasive trees and shrubs in the adjoining Church cemetery in consultation with Church personnel and an arborist.

Index of Drawings

Sheet	Subdivision Plan
Sheet 1 of 11	Site Plan
Sheet 2 of 11	Existing Conditions Plan Survey
Sheet 3 of 11	Landscape & Lighting Plan
Sheet 4 of 11	Building Plans
Sheet 5 of 11	Site Plan
Sheet 6 of 11	Site Plan
Sheet 7 of 11	Grading and Utility Plan
Sheet 8 of 11	Erosion and Sediment Control Plan
Sheet 9 of 11	Site Details
Sheet 10 of 11	Stormwater Details
Sheet 11 of 11	Water & Sewer Details

NO.	DATE	DESCRIPTION	BY
1	06/29/17	REVISE PER PLANNING BOARD COMMENTS	LAS
2	06/29/17	REVISE PER PLANNING BOARD COMMENTS	LAS
3	10/20/17	REVISE PER PLANNING BOARD COMMENTS	LAS
4	11/28/17	REVISE PER PLANNING BOARD COMMENTS	LAS

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 2017.
 SECRETARY
 CHAIRMAN

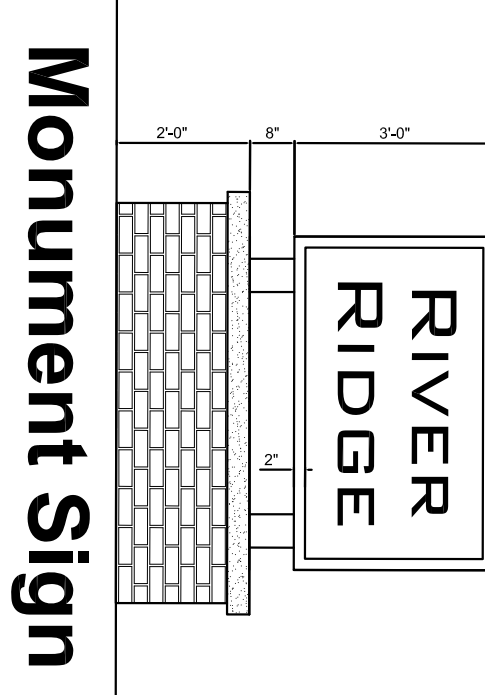
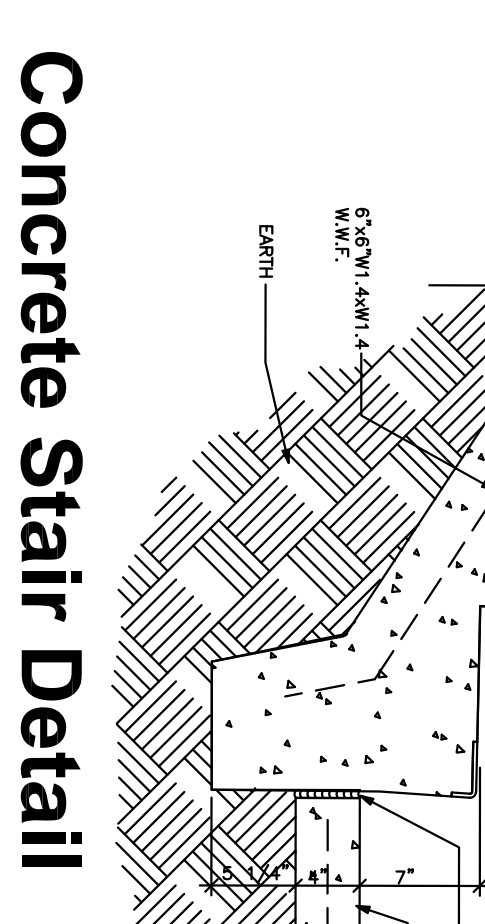
Owner:
 River Ridge Views, LLC
 445 Main Street
 Beacon, NY 12508

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 Toronto Avenue
 Beacon, New York 12508

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



Site Plan
 Scale: 1" = 20'

River Ridge Townhouses
 Sheet 1 of 11