Bulk Zoning Regulations Table

	Minimum Lot Area	Entire Tract Area	Lot Area Per Dwelling Unit	Dwelling Units Permitted	Lot Width	Lot Depth	Required Minimum Setbacks: Front	Side	Side total of 2	Rear	Proposed Setbacks: Front	Side	Rear	Proposed Building Footprint	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Average 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
Zoning District																												
RD-7.5 [k,l]	2 acres	2.953 acres or 128,641 sf	7,500 sf	128,641 / 7500 = 17 plus 1 for density bonus for prosding 2 BMR units 18 Total Proposed	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' between building groups 1 and 2. 18.9' between building groups 2 and 3 (at the nearest point)	3 stories and 35'	Building Group 1 = 31.4' Building Group 2 = 31.3' Building Group 3 = 31.5'	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

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 semiattached single-family dwellings (townhouses), provided that the design is such that the gross dwelling unit density for the entiretract 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 designatedcommon 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.

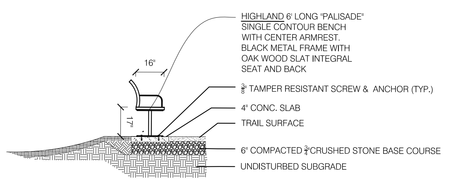
Note that a 0.62 acre portion of the entire tract is in the Linkage Zone. Density for the entire tract has been calculated at the lower density of the RD-7.5 district. No development is proposed in the Linkage portion of the property.

HATCHING LEGEND

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

LEGEND

- CATCH BASIN
- CATCH BASIN
- WATER VALVE
- FIRE HYDRANT
- CHAIN LINK FENCE



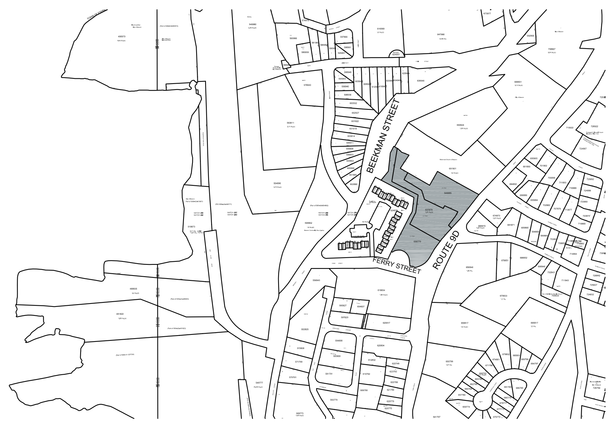
ENDANGERED SPECIES PROTECTION NOTES:

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 ONSITE.
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 FELLING RESTRICTIONS. TREES SHALL ONLY BE CLEARED FROM OCTOBER 1 TO MARCH 31. IF NOT POSSIBLE TO FELL TREES IN THIS PERIOD, APPLICANT WILL, WITH DEC CONSENT, CONDUCT EMERGENT SURVEYS BEFORE CLEARING, AND

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 SILT FENCE AND ANTI TRACKING PADS (STABILIZED CONSTRUCTION ENTRANCES) TO PREVENT EROSION AND SEDIMENTATION IN SURFACE WATERS.



Location Plan
Scale: NTS

Zoning Summary

Zoning District:	RD-7.5 / L
Tax Map No.:	Lot 1 - 5954-26-649885 Lot 2 - 5954-26-637879 Lot 3 - 5954-34-630770
Total Combined Lot Area:	2.952 acres (128,607 sf) (3 existing lots to be consolidated and subdivided)
Building Footprint:	17,907 square feet
Building Area:	54,000 square feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Vacant land
Proposed Use:	Residential (Town Houses)

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	18 Dwelling Units (16) 3 bedroom units (2) 2 bedroom units 52 Bedrooms total	18 Dwelling Units
Parking	36 (2 per unit)	12 Surface Parking Spaces 31 Garage Parking Spaces 43 Spaces Total

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential *2 spaces for each dwelling unit*	18 townhouses	36 spaces
Total Required Parking Spaces		***36 spaces***
Total Proposed Parking Spaces		***43 spaces*** *(31 garage/12 surface)*

Notes:

1. 18 townhouses, on 1,800 sf minimum lots, are proposed (see proposed plat.) 17 town houses are permitted based on the area of the entire tract (residential use schedule, note l), 2 of which must be BMR units. Providing the 2 BMR units results in one additional market-rate unit.
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 facing the Reformed Church to the north, and avoid views into active parking areas. See Project Narrative for further details.
4. The project will comply with Section 223-41.9 of the Beacon Zoning Code regarding below market rate units in effect at the time of Site Plan approval. The Below Market Rate (BMR) units are proposed to have exterior finishes and general amenities comparable to the market-rate units within the development. The BMR units are townhouse units, the same unit type as the market-rate units. The BMR units are reasonably distributed throughout the project, and are both end units with windows on 3 sides. The BMR units comply with the relative size provisions of the Affordable Housing Law. The BMR units are 1,520 square feet, not including basement space. The BMR unit area is 76% of the typical unit area of 2,000 square feet (not including basement level). Therefore, the BMR units comply with size and area requirements.
5. A well-designed and landscaped usable open space area approximately 6,000 SF in size is proposed around the restored gazebo. (residential use schedule, note k requires a minimum of 2,000 sf)
6. The Applicant proposes to build a concrete site stair on the City owned property adjacent to the subject property to create a pedestrian link from the train station to Wolcott Avenue. The new stair is in the approximate location of an existing pedestrian path with tow rope.
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 buildings, 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 townhouse units to suit market demand, but the total number of units will not exceed what is proposed in the Application.
10. The Applicant proposes to remove invasive trees and shrubs in the adjoining Church cemetery in consultation with Church personnel and an arborist.
11. A variance was granted by the Zoning Board of Appeals at their January 2018 meeting to allow a smaller building separation than the normally required 75'. The building separation at the corner is 18.9 feet.
12. Building numbers will be displayed on both the street side and the interior parking lot side of buildings, per the direction of the Fire Chief.

Index of Drawings

Sheet 1 of 1	Subdivision Plan
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Sheet 7 of 14	Grading Plan
Sheet 8 of 14	Utility Plan
Sheet 9 of 14	Erosion and Sediment Control Plan
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Sheet 13 of 14	Stormwater Details
Sheet 14 of 14	Water & Sewer Details

CHURCH

RECTORY

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	11/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	12/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	01/30/18	REVISE PER PLANNING BOARD COMMENTS	AJS

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

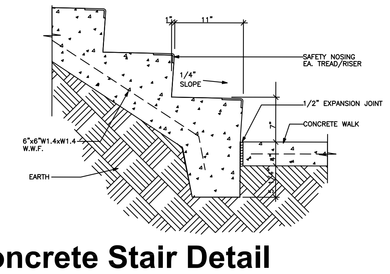
_____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



Concrete Stair Detail

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

Monument Sign

Site Plan
Scale: 1" = 20'

Site Plan
Sheet 1 of 14

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

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