

**BEACON:**  
E. SIGNS IN NONRESIDENTIAL DISTRICTS, IN NONRESIDENTIAL 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.
- (2) 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.
- (3) 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.
- (4) NO SIGN SHALL FACE AN ABUTTING RESIDENTIAL ZONING DISTRICT IF LOCATED WITHIN 50 FEET OF SUCH DISTRICT.
- (5) 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 (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 ARE 2,438 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 OVERALL SIGNAGE AREA.

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

## Zoning Regulations Table

Zoning District	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										
LI	0	30"	25'	12.5	6.5	11	N/A	N/A	253	172	35'	35'	380,962 sf	2	761,964 sf	278,280 sf

divided by:  
1,500 sf per dwelling unit,  
29 additional dwelling units under consideration per Amendment application

## 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.

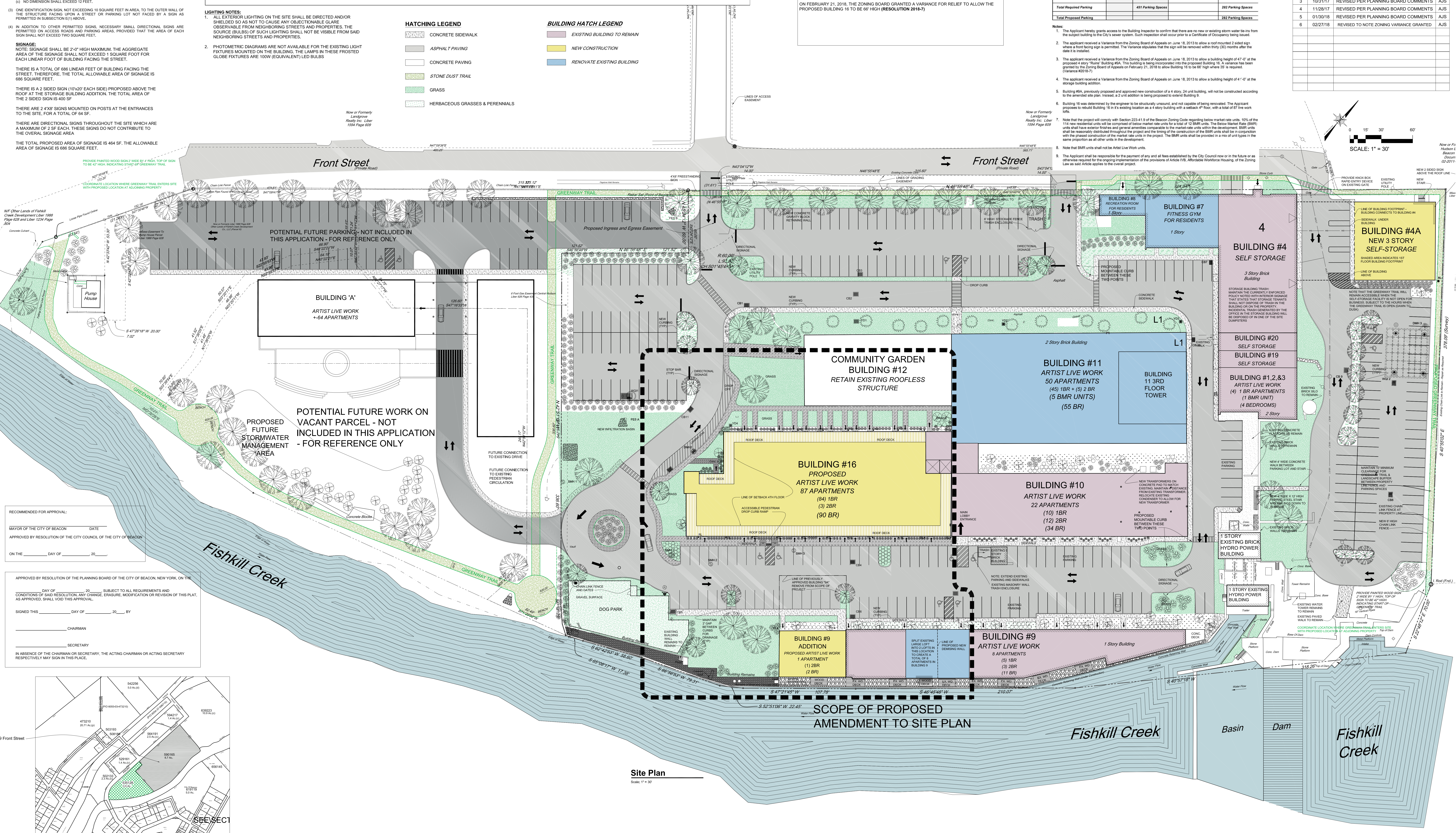
2. PHOTOMETRIC DIAGRAMS ARE NOT AVAILABLE FOR THE EXISTING LIGHT FIXTURES MOUNTED ON THE BUILDING. THE LAMPS IN THESE FROSTED GLOBE FIXTURES ARE 100W (EQUIVALENT) LED BULBS

## HATCHING LEGEND

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

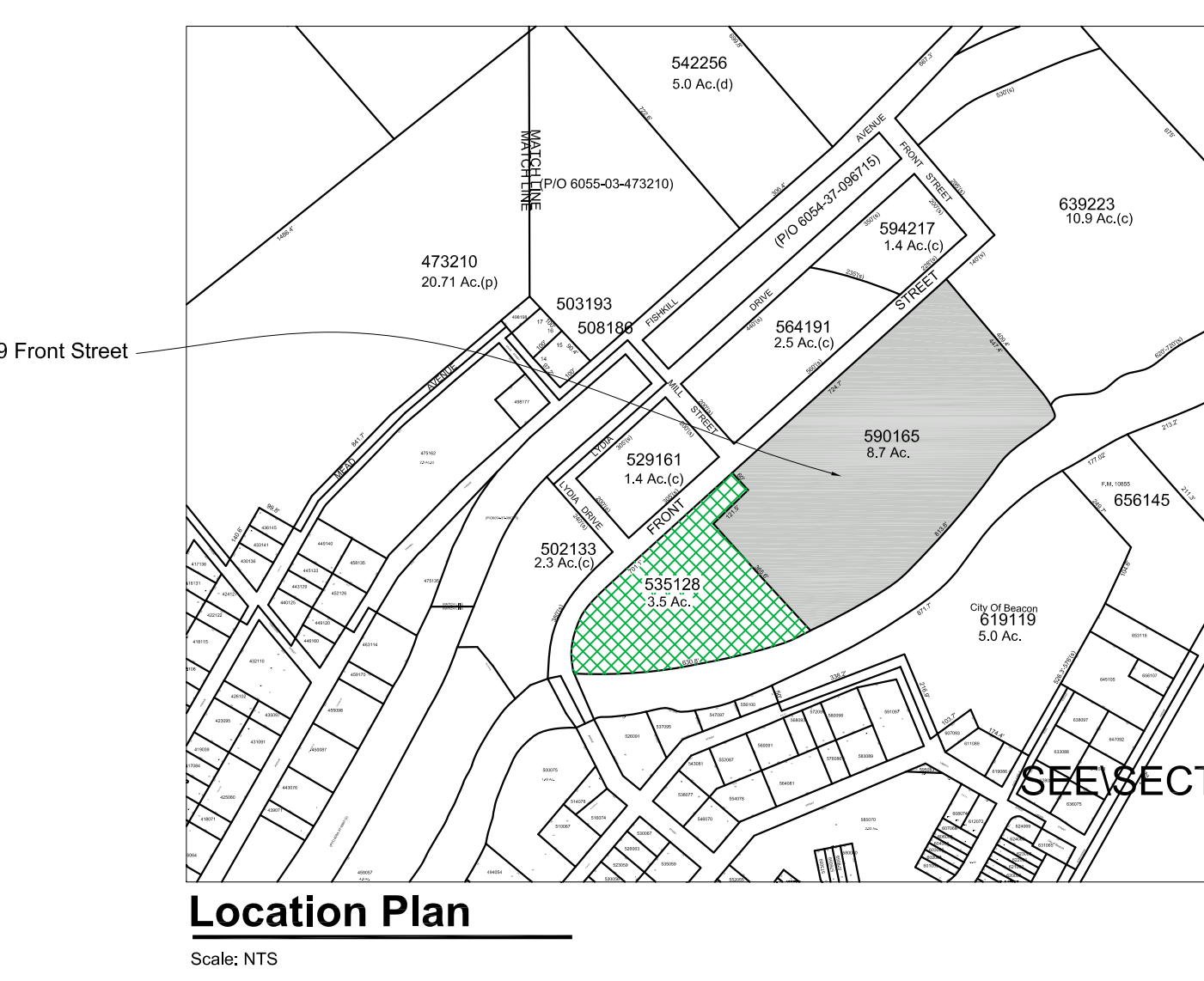
## BUILDING HATCH LEGEND

- EXISTING BUILDING TO REMAIN  
NEW CONSTRUCTION  
RENOVATE EXISTING BUILDING



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, ERRASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THE 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.



## Site Plan

Scale: 1" = 30'

## SCOPE OF PROPOSED AMENDMENT TO SITE PLAN

# Amendment to Special Use Permit Application Site Plan - Sheet 1 of 10

## Beacon HIP Lofts

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

Owner:  
**Beacon HIP Lofts, LLC**  
For Parcel 6055-04-590165  
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

**Zoning Summary – Developed Parcel – 6055-04-590165**

Zoning District: Tax Map No.:	Light Industrial 6055-04-590165 (Owned by Beacon Lofts & Storage, LLC) 6055-04-335128 (Adjacent Lot Owned by Beacon HIP Lofts, LLC) 8.74 Acres 123,441 square feet (footprint of new and existing buildings)
Lot Area: Building Footprint: Historical Overlay District: Parking Overlay District: Existing Use: Proposed Use:	No No No No Industrial, Artist Live Work Spaces, Self Storage Artist Live Work Spaces, Gym, Self-Storage

**Parking & Loading**

Use & Parking Requirements	1964 Area	1962 Parking Requirement	Proposed Area	Proposed Parking Requirement
Industrial 1 space per 2 employees or 1 space per 400 sq ft whichever is greater	180,223 sf	451 spaces	0	0 spaces
Storage 1 space per 1000 sq ft		61,090 sf		61 spaces
Artist Live Work Spaces 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 with 196 bedrooms total 1481 bedrooms (241 x bedroom)		221 Spaces
Artist Studio 1 space per 500 sq ft	0	0 Spaces		0 Spaces
Fitness Gym For tenants only	2,581 sf	0 Spaces		0 non-simultaneous use
Common Recreation Room For tenants only	878 sf	0 Spaces		0 non-simultaneous use
Total Required Parking		451 Parking Spaces		282 Parking Spaces
Proposed Parking				282 Parking Spaces

- Notes:**
- The Applicant hereby grants access to the Building Inspector to confirm that there are no new or existing storm water facilities on the subject building to the City's sewer system. Such inspection shall occur prior to a Certificate of Occupancy being issued.
  - The Applicant received a Variance from the Zoning Board of Appeals on June 18, 2013 to allow a roof mounted 2 sided sign on the front facing sign is permitted. The variance stipulates that the sign will be removed within thirty (30) months after the date it is installed.
  - 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 proposed 4 story "Rural" Building #16. The building is being constructed on the proposed Building 16. A variance has been granted by the Zoning Board of Appeals on February 21, 2018 to allow Building 16 to be 66' high where 35' is required. (Variance #010-17)
  - 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.
  - Building #16, 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 5.
  - 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 its existing location as a 4 story building with a setback 4th floor, with a total of 67 live work units.
  - Note that the project will comply with Section 223.4.1.9 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 Beacon 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 compliance 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.
  - Note that BMR units shall not be Artist Live Work units.
  - 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 IV.B, Affordable Workforce Housing, of the Zoning Law as said Article applies to the overall project.

## Index of Drawings

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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
5	01/30/18	REVISED PER PLANNING BOARD COMMENTS	AJS
6	02/27/18	REVISED TO NOTE ZONING VARIANCE GRANTED	AJS

