

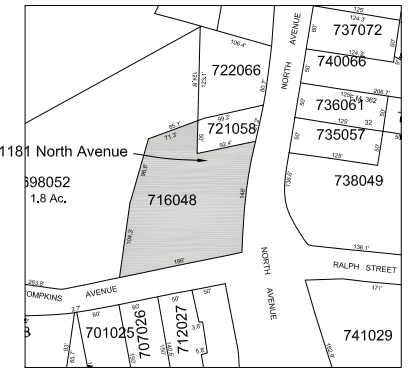
SCHEDULE OF REGULATIONS (R1-7.5 ZONING DISTRICT)
AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIREMENT	LOT #1	LOT #2
LOT AREA:	7,500 SQUARE FEET MIN	17,485 S.F.	14,909 S.F.
LOT WIDTH:	75 FEET MINIMUM	86 FEET	62 FEET
LOT DEPTH:	100 FEET MINIMUM	197 FEET	182 FEET
YARD SETBACKS:			
FRONT YARD:	30 FEET MINIMUM	10.6 FEET ⁽²⁾	13.7 FEET ¹
SIDE YARD ⁽²⁾ :	10 FEET MINIMUM	11.3 FEET	21.9 FEET
REAR YARD (TOTAL OF TWO):	20 FEET MINIMUM TOTAL	31.4 FEET	28.3 FEET
REAR YARD:	30 FEET MINIMUM	114.0 FEET	87.5 FEET
YARD SETBACKS (ACCESSORY STRUCTURE):			
SIDE YARD:	5 FEET MINIMUM	N/A	16.0 FEET
REAR YARD:	5 FEET MINIMUM	N/A	47.3 FEET
MAIN BUILDING HEIGHT:	MAX 35 FEET, 2.5 STORIES	<N/A> FEET	<35> FEET
ACCESSORY BLDG. HEIGHT:	MAX 15 FEET, 1 STORY	N/A	<15> FEET
BUILDING COVERAGE:	MAX 30%	11.6%	13.1%

1. THE LOT WIDTH WAS MEASURED AT THE REAR OF THE PROPOSED STRUCTURE. THE APPLICANT IS SEEKING AN AREA VARIANCE IN ORDER TO MAXIMIZE SEPARATION TO THE NATIONALLY REGISTERED HISTORIC DISTRICT TO THE WEST AND TO PROVIDE A CONSISTENT STREETSCAPE ALONG ROUTE 90 (NORTH AVENUE).

2. PRE-EXISTING, NON CONFORMING LOT 1. THE APPLICANT REQUESTS RELIEF FROM THE PLANNING BOARD FOR THE FRONT YARD REQUIREMENT ON LOT 2 (TO PROVIDE A CONSISTENT FRONT YARD SETBACK TO BUILDINGS ALONG NORTH AVENUE).

3. PRE-EXISTING, NON CONFORMING LOT 2. ON A CORNER IN ANY RESIDENCE DISTRICT, THERE SHALL BE PROVIDED A SIDE YARD ON THE SIDE STREET EQUAL IN DEPTH TO THE REQUIRED FRONT YARD ON SAID LOT. THIS REQUIREMENT APPLIES TO LOT 1.



Location Map
Not to Scale

Zoning Summary

Zoning District:	R1-7.5 (One Family)
Tax Map No.:	5955-19-716048
Existing Lot Area:	0.74 acres (32,394 sf)
Proposed Subdivided Lot Areas	
Lot 1:	0.40 acres (17,485 sf)
Lot 2:	0.34 acres (14,909 sf)
Proposed Building Footprint:	1,300 Square Feet
Historical Overlay District:	Yes
Parking Overlay District:	No
Existing Use:	Office Building
Proposed Use:	Office Building
	Sub-divide property to create new office building on new lot

Parking & Loading

Parking Requirements	Area	Parking Requirement
Office / Professional Use		
Proposed Office Building		
1 space for each 200 square feet gross floor area per current Zoning Code requirements	2,600	13 Spaces
Existing Office Building to Remain		
Previously approved requirement of 1 space for each 250 square feet of gross floor area	2,340 SF	10 Spaces
Total Required Parking Spaces		23 Parking Spaces
Total Proposed Parking Spaces		23 Parking Spaces

Notes:

1. The proposed Office use is allowed by Special Use Permit issued by the City Council.
2. The siting of the proposed building on the newly created parcel fills a void in the continuous street frontage common along both sides of this block, and reinforces the historical nature of the original city plan along this length of North Avenue. The building screens the existing parking lot towards the rear of the property.
3. The proposed and existing lots, after subdivision, will comply with bulk requirements for the R1-7.5 Zoning District, thereby making simpler a potential future conversion to residential use in either or both buildings.
4. The proposed building complies with Zoning for setbacks and height.
5. Office hours are 7:00am to 10:00 pm, Monday through Sunday, inclusive.
6. The existing business identification sign is proposed to remain in it's current location between the new and existing buildings. The sign is proposed to be lit with a shielded, concealed light source 12 watt LED strip fixture.

DOCUMENT# 2

Index of Drawings

Sheet 1 of 5	Site Plan
Sheet 2 of 5	Existing Conditions Survey & Planting
Sheet 3 of 5	Floor Plans & Elevations
Sheet 4 of 5	Grading & Utility Plan
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	04/24/18	REVISED PER PLANNING BOARD COMMENTS	AJS

Special Use Permit Application

Sheet 1 of 5 - Site Plan

Owner:
North Avenue Properties, LLC
1181 North Avenue
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
514 Main Street
Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design
174 Main Street
Beacon, New York 12508

Surveyor:
John J. Post, Jr.
P.O. Box 827
Stone Ridge, New York

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

Office Building - 1181 North Avenue
Beacon, New York
Scale: As Noted
February 27, 2018