

Zoning Regulations Table

Zoning District	Required Setbacks			Proposed Setbacks			Minimum Lot Area	Actual Lot Area	Lot Width	Lot Depth	Maximum Building Coverage	Proposed Building Coverage	Minimum Distance Between Buildings	Proposed Distance Between Buildings	Maximum Building Height	Building Height	Maximum Number of Stories	Proposed Number of Stories	Max. # of Units per Building	Proposed # of Units per Building	Lot Area per Unit	Proposed Building Footprint	Allowable Density	Proposed Density
	Front	Side	Rear	Front	Side	Rear																		
RD1.7	30'	10**	25**	252'	39'	55'	5,000 sf	523,112 sf	50'	100'	25%	12%	30'	25' Average 12' minimum per variance	55'	55'	4 1/2	Varies 5 Max.	36	Varies	1700	69,960 sf	246	246

Zoning Summary

Zoning District: RD 1.7
Tax Map No.: 5955-19-590022 = 10.560 Acres or 460,004 Sq. Ft.
5954-25-581985 = 0.682 Acres or 29,727 Sq. Ft.
5954-25-574579 = 0.158 Acres or 6,190 Sq. Ft.
5954-25-566983 = 0.579 Acres or 25,234 Sq. Ft.
Lands Underwater = 10.035 Acres or 437,113 Sq. Ft. (UNDERWATER LANDS ARE NOT INCLUDED IN THIS APPLICATION)

Lot Area: 12.009 acres (523,112.04 sf)
Building Footprint: 69,960 square feet
Building Area: 296,840 square feet
Historical Overlay District: No
Parking Overlay District: No
Existing Use: Residential & Vacant
Proposed Use: Residential

Land Use Compliance

Use	Permitted / Required	Proposed
Residential	242 Dwelling Units + 10 BMR units = 252 total permitted	246 Dwelling Units (including 10 bonus units for providing BMR units)
Parking	328 Parking Spaces	329 Parking Spaces

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Residential 1 space for each dwelling unit plus 1/4 space per bedroom	246 apartments 325 bedrooms (for parking) (25) Studios (126) 1-Bedroom (89) 2-Bedroom (9) 3-Bedroom	328 spaces 246 units + (325 x .25) = 82
Total Required Parking Spaces		328 spaces
Total Proposed Parking Spaces		329 spaces 239 surface spaces constructed 46 podium 45 landbanked

Notes:

- A variance to exceed the maximum number of stories from 4 ½ stories to 5 stories has been granted by the Zoning Board of Appeals for buildings 3, 4, and 6. Variance #2018-1, dated January 17, 2018.
- A variance to exceed the maximum number of units in a building was granted by the Zoning Board of Appeals for buildings 1, 2, 3, and 6. Variance #2018-1, dated January 17, 2018. The variance is void if the number of units constructed is less than 252, per the language of the variance.
- A variance to allow less than 30 feet between buildings has been granted by the Zoning Board of Appeals. Variance #2018-1, dated January 17, 2018.
- The Applicant proposes to land bank 45 of the 329 proposed parking spaces, as demonstrated on the site plan.
- The Applicant is proposing directional and traffic control signage around the property. No other signage is proposed.
- Trash will be collected within the buildings and taken out by building personnel to the enclosed trash containers on the property. Trash and recycling pickup will be scheduled as needed.
- The applicant is proposing a total of 246 apartments. The floor plans presented demonstrate that 246 apartments can be situated in the buildings. The Applicant may change the layout of the floor plans to suit market demand, but the total number of apartments and bedrooms will not exceed what is proposed in the Application.
- The renderings of the exterior elevations show, in general, the proposed building designs and material specifications. Depending on the final layout of the apartments, the window and door arrangements may be modified to suit the floor plans, while maintaining the general appearance of the design as presented.
- Note that 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 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. The BMR units shall be provided in a mix of unit types in the same proportion as all other units in the development.



Location Plan

Scale: NTS

Index of Drawings

NO.	DATE	DESCRIPTION	BY
1	02/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
2	03/28/17	REVISE PER PLANNING BOARD COMMENTS	AJS
3	04/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
4	05/30/17	REVISE PER PLANNING BOARD COMMENTS	AJS
5	07/25/17	REVISE PER PLANNING BOARD COMMENTS	AJS
6	08/29/17	REVISE PER PLANNING BOARD COMMENTS	AJS
7	09/26/17	REVISE PER PLANNING BOARD COMMENTS	AJS
8	10/31/17	REVISE PER PLANNING BOARD COMMENTS	AJS
9	11/28/17	NO CHANGE	AJS
10	01/30/18	REVISE PER PLANNING BOARD COMMENTS	AJS
11	06/11/18	REVISE PER PLANNING STEEP SLOPES LAW	AJS
12	06/18/18	REVISE PER PLANNING STEEP SLOPES LAW	AJS
13	06/26/18	REVISE PER PLANNING STEEP SLOPES LAW	AJS

REVISIONS:

NO.	DATE	DESCRIPTION	BY
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Site Plan

Scale: 1" = 30'

Owner:
Scenic Beacon Developments, LLC
25 East 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 Tloronda Avenue
Beacon, New York 12508

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

Site Plan

Sheet 1 of 15

Edgewater

Beacon, New York
Scale: 1" = 30'
January 31, 2017