

Live / Work Area Calculations

Live / Work Unit	Live Area	Work Area	Net Area	Work to Live Ratio	Remarks
Unit 1	640	1,788	2,428	74 : 26	
Unit 2	417	1,629	2,046	80 : 20	

City of Beacon Local Law No. 12 of 2001

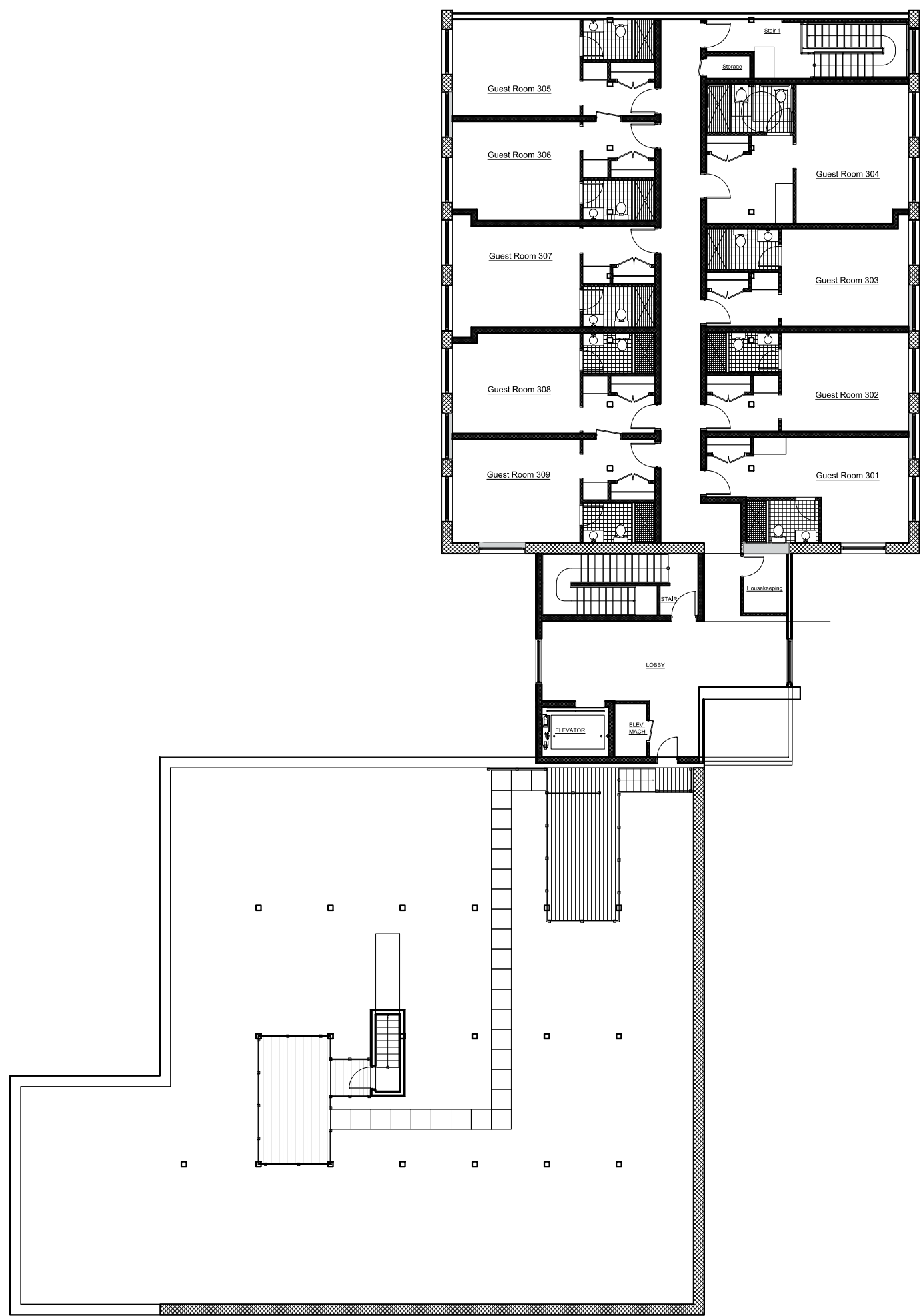
§223-24.3 Artist live/work spaces

A. Development Standards.

1. An artist live/work space may exist on the first floor of a structure only if the appearance and use of the live/work space on the street side is consistent with the nature of the permitted uses in the surrounding area. For example, if the surrounding area is retail in nature at the first floor level, the live/work space shall be restricted to retail on the street side of the first floor, and said street side space shall be large enough, in the opinion of the Building Inspector, to support a typical retail enterprise.
2. Each artist live/work space and its various components shall be physically separate and distinct from other live/work spaces and other uses within a particular building. The sharing of artist live/work spaces, by multiple tenancies components thereof or utilities shall not be permitted. However, access to live/work spaces may be provided from common access areas, halls or corridors.
3. Each artist live/work space must be individually equipped with an enclosed bathroom containing a sink, toilet, shower or tub, and appropriate venting.
4. Each artist live/work space must be individually equipped with a kitchen consisting of a sink, non-portable stove, oven and refrigerator.
5. Each artist live/work space must contain a floor area of no less than eight hundred (800) square feet, of which a minimum area shall be devoted to the following: thirty-five (35) square feet for an enclosed bathroom, sixty (60) square feet for a kitchen, and one hundred twenty (120) square feet for a sleeping area.
6. No more than thirty percent (30%) of the floor area of the artist live/work space may be devoted to residential space.
7. Direct access between living and working areas must be provided.
8. In order to ensure that the use is consistent with the other commercial uses, artist live/work spaces shall not be used for: classroom instructional uses with more than two (2) pupils at any (1) one time; the storage of flammable liquids or hazardous materials; welding; or any open-flame work. Further, the work in the live/work space shall be so conducted as not to cause noise, vibration, smoke, odors, humidity, heat, cold, glare, dust, dirt or electrical disturbance which is perceptible by the average person located within any other residential or commercial unit within the structure or beyond any lot line.
9. Not more than one (1) person who is eighteen (18) years of age or older may reside within an artist live/work space per three hundred (300) square feet of residential floor area. Further, not more than two (2) persons who are at least eighteen (18) years of age, of which at least one (1) of whom is an artist in residence, and not more than two (2) children of said persons who are under twenty-two (22) years of age may reside within a live/work space on a year-round

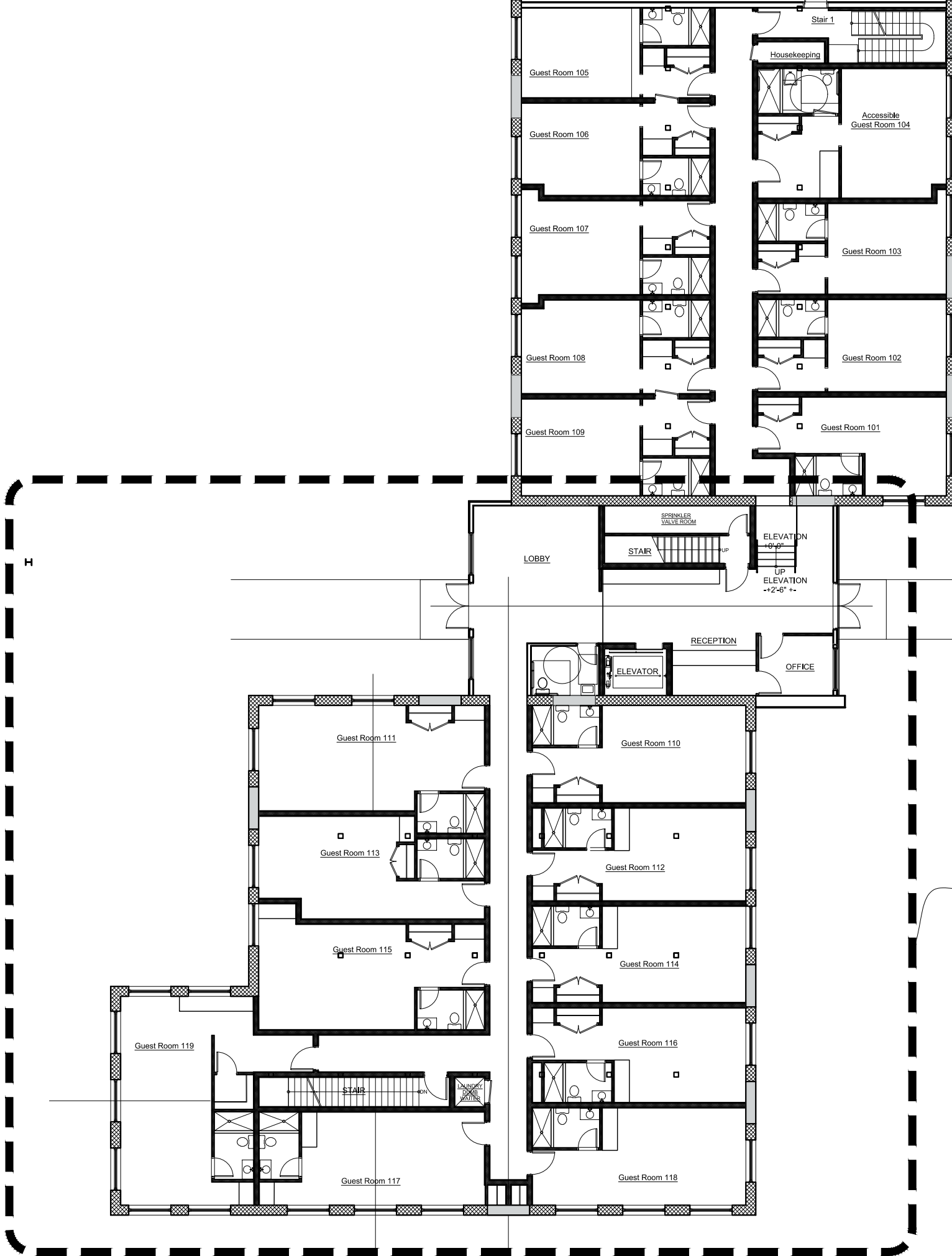
basis.

10. Only one (1) nonresident employee may be employed within an artist live/work space. This requirement may be waived for live/work spaces that provide retail space on the first floor.
11. Other than in a first-floor retail-oriented area, articles offered for sale within a live/work space must include those produced by the artist residing in said live/work space and may be offered with other like items.
12. One (1) flush-mounted, non-illuminated sign, with a maximum area of two (2) square feet, attached adjacent to or near the street entrance door to the live/work spaces may be used to identify the artist. This sign may list only the name of the artist with a one- or two-word description of the type of artwork or craft that is to be conducted within the live/work spaces. Where two (2) or more live/work spaces occur within the same building, the signs must be placed in an orderly fashion in relation to each other and must be part of a coherent directory in which signs are ordered in a horizontal fashion. Where five (5) or more live/work spaces are developed within one (1) building, an interior directory sign shall be located in lieu of individual signs on the building exterior.
13. Residential space and work space shall not be rented separately or used by persons other than those people legally residing within the artist live/work spaces and permitted nonresident employees.
14. No artist live/work space shall serve as a place from which commercial vehicles are dispatched or operated.
15. All live/work spaces shall conform with all applicable building codes.
16. For the purposes of this permitted use, artists shall only be those persons working exclusively with paint, paper, clay and/or other soft materials, and this use shall include photography, jewelry making, graphic arts and other similar relatively quiet endeavors as determined by the City Council in reviewing the proposed special use permit application. Tattoo artists, body piercers and musicians shall not be considered artists for the purpose of this use.
17. Renewal inspections. Each artist live/work space shall be inspected by the Building Department every two years in order to determine whether the artist live/work space remains in compliance with this section. Upon a satisfactory inspection report, the artist live/work space owner shall be reissued a certificate of occupancy. If the Building Inspector determines that the artist live/work space is not in compliance, the building owner or manager shall have 60 days in which to rectify all noncomplying elements and shall apply for reinspection with the Building Department, subject to an additional fee. If all such noncomplying elements are not rectified within the above-specified time frame, the certificate of occupancy for the use shall expire and the use as authorized by the special permit shall be terminated.



3rd Floor Plan - Mill Hotel

1/16" = 1'-0"



1st Floor Plan - Mill Hotel

1/16" = 1'-0"

AMENDMENT SCOPE OF WORK:
REPLACE PREVIOUSLY APPROVED SPA WITH 10 HOTEL ROOMS



Rendering at West Elevation

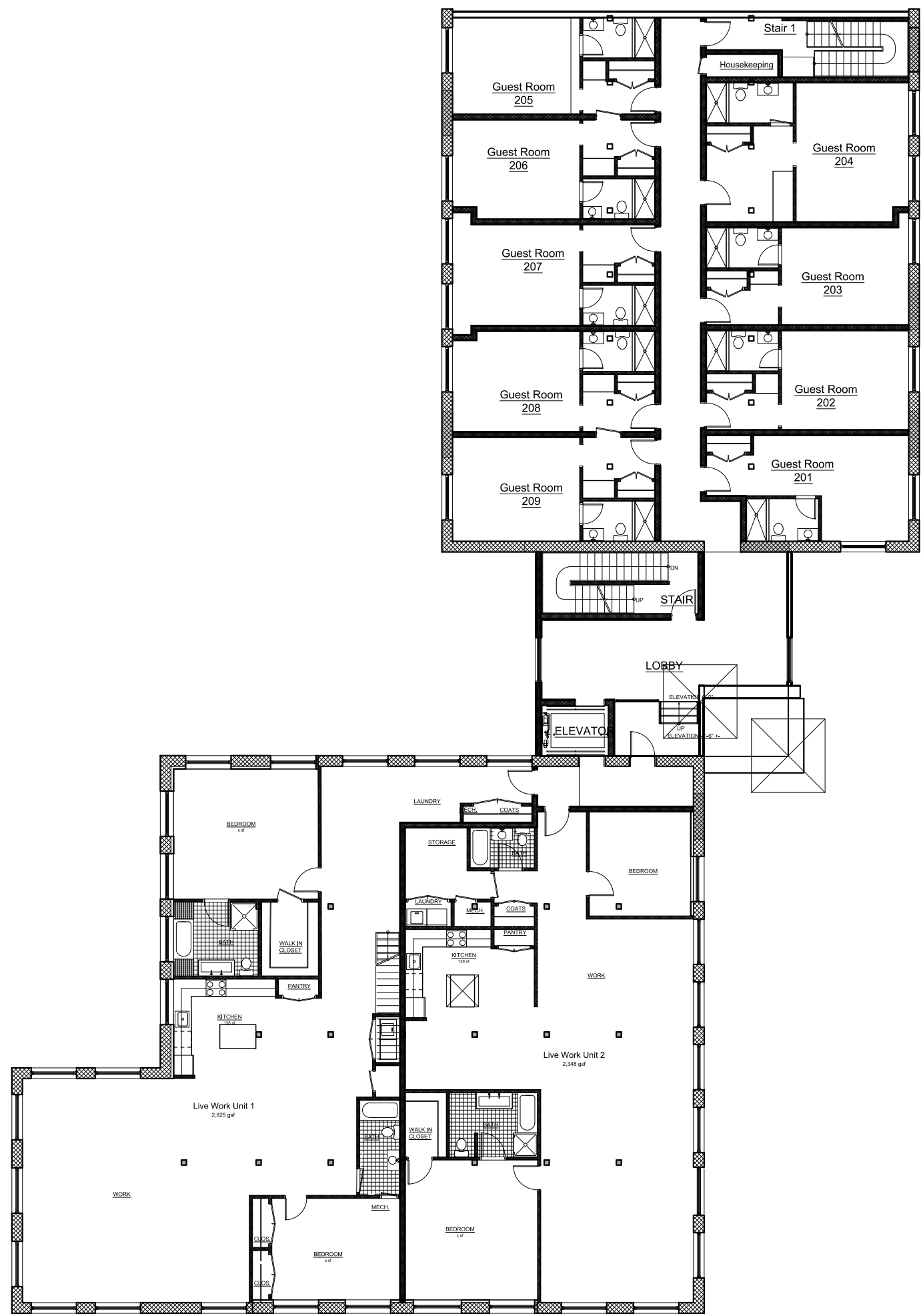
PITCHED ROOF WITH BLACK TRIM TO MATCH EXISTING

HARDIE SIDING TO MATCH EXISTING LINK ADDITION

ALUMINUM AND GLASS STOREFRONT AND TRANSOM - MATCH BLACK COLOR OF EXISTING WINDOWS

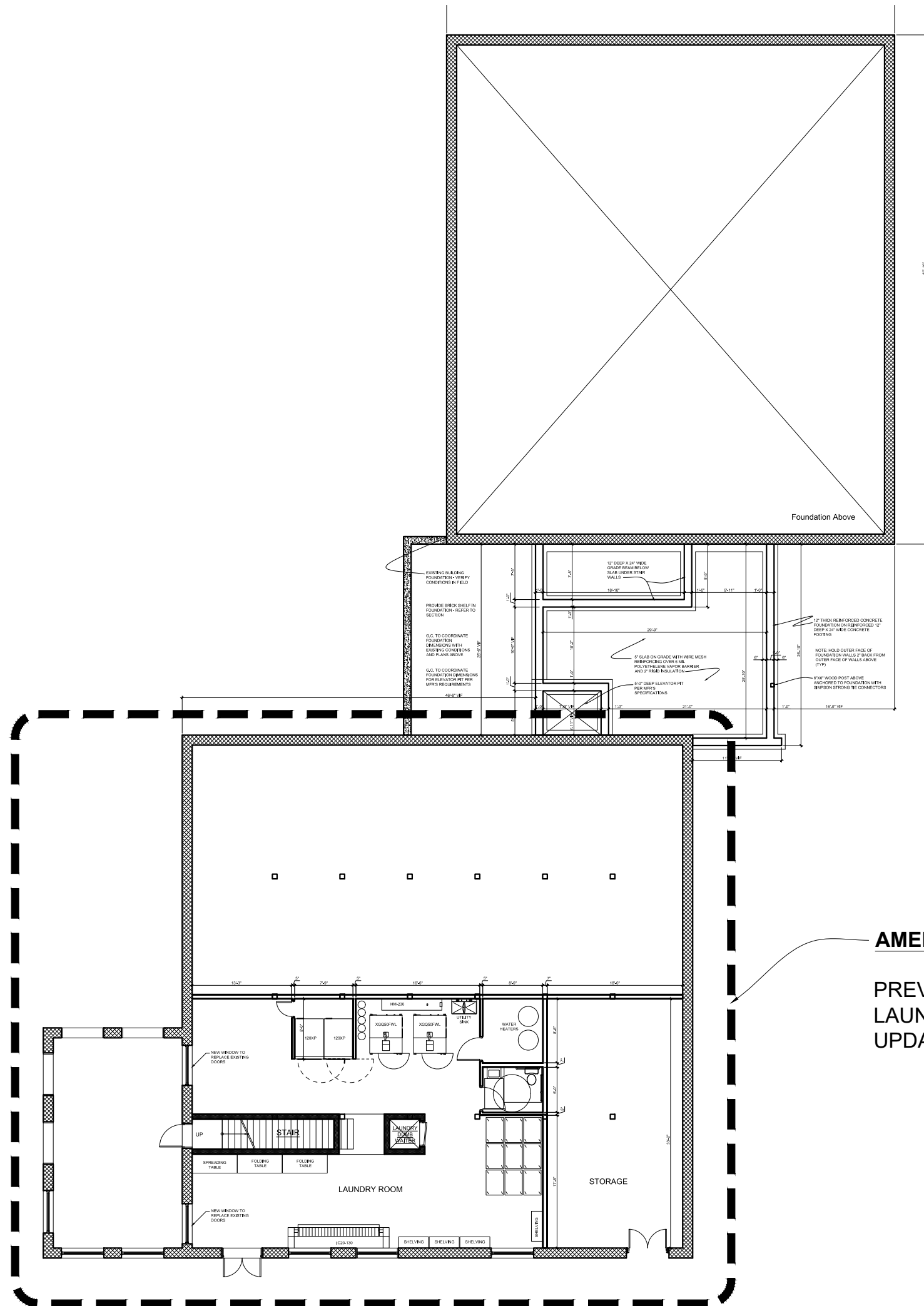
METAL CANOPY SIMILAR TO EXISTING CANOPY AT ENTRANCE ON OPPOSITE SIDE OF LOBBY

RECONFIGURE CONCRETE PLATFORM TO EXISTING CONCRETE STEPS



2nd Floor Plan - Mill Hotel

1/16" = 1'-0"



Lower Level Plan - Mill Hotel

1/16" = 1'-0"

AMENDMENT SCOPE OF WORK:
PREVIOUSLY APPROVED LAUNDRY ROOM LAYOUT UPDATED.



View at Lobby Entrance



View



View

NOTE: THESE IMAGES SHOW THE PROPOSED ONE STORY ADDITION AT THE 1ST FLOOR LOBBY. ALL OTHER ELEVATIONS FOR THE BUILDINGS AND LINK ADDITION HAVE BEEN APPROVED PREVIOUSLY.

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, ENLARGEMENT, 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.

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	02/23/10	REVISED PER PLANNING BOARD COMMENTS	AJS
2	03/30/10	REVISED PER PLANNING BOARD COMMENTS	AJS
3	05/25/10	REVISED PER PLANNING BOARD COMMENTS	AJS
4	11/30/10	REVISED PER OWNER CHANGES	AJS
5	12/24/12	REVISED PER OWNER CHANGES	AJS
6	1/26/13	REVISED PER PLANNING BOARD COMMENTS	AJS
7	2/26/13	REVISED PER PLANNING BOARD COMMENTS	AJS
8	2/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS