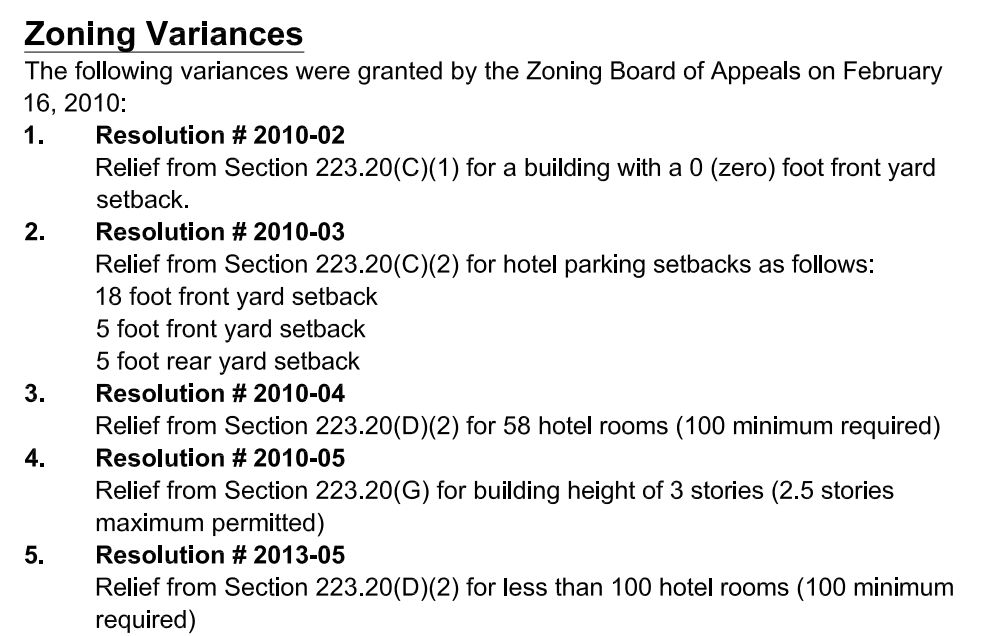


1. BY CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, ASSUMED DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 300 FEET. 300 FEET MEANS 300 FEET TO THE RIGHT.
2. THEREFORE TO THE LINE OF SIGHT TO THE TOP FOR PROPOSED ENTANCES OCCURS AT THE NORTHWEST CORNER OF THE FUTURE RESIDENTIAL PARCEL 1A139.71; HOWEVER, THIS DISTANCE IS MEASURED TO THE INTERSECTION OF ROAD STREET AND LEONARD STREET (WHERE VEHICLES ARE TRAVELING MUCH LESS THAN THE 30 MPH LIMIT). THE DISTANCE FROM THE PROPOSED ENTANCE TO THE INTERSECTION MEASURING SIGHT DISTANCE TO THE RIGHT BECAUSE LEONARD STREET IS A ONE WAY STREET TO THE NORTH OF THE INTERSECTION AT AMITY STREET.
3. THE PROPOSED ENTANCE FOR THE COMMERCIAL PARCEL OF LEONARD STREET HAS ADEQUATE SIGHT DISTANCE IN BOTH DIRECTIONS.
4. THE PROPOSED ENTANCE FOR THE COMMERCIAL PARCEL OFF EAST MAIN STREET MEASURES 300 FEET TO THE RIGHT; HOWEVER, THIS DISTANCE IS MEASURED TO THE INTERSECTION OF MAIN STREET AND EAST MAIN STREET.



SCALE: NOT TO SCALE



## Special Use Permit Resolutions

The following Special Use Permits were approved by the City Council on May 17, 2010:

- Resolution #69A of 2010**  
Special Use Permit approval for the Hotel and Artist Live/Work components of the Round House at Beacon Falls project.
- Resolution # 69B of 2010**  
Special Use Permit approval for the Multi-Family component of the Round House at Beacon Falls project.

## Planning Board Resolutions

1. Site Plan approval and Certificate of Appropriateness for Hotel and Artist Live/Work component of Round House at Beacon Falls project
2. Site Plan approval and Certificate of Appropriateness for Multi-family component of Round House at Beacon Falls project
3. Preliminary and Final Subdivision plat approvals for Round House at Beacon Falls project

## Index of Drawings

NOTE THAT THE DRAWING LISTED IN RED ARE THE  
SUBJECT OF THIS PROPOSED AMENDMENT. NO  
CHANGES ARE PROPOSED TO THE OTHER DRAWINGS

Sheet 1 of 19	Site Plan
Sheet ARB1	Event Space Building Revisions
Sheet ARB2	Event Space Building Addition
Attachment 1	Bridge Railing Height Options
Sheet 2 of 19	Existing Conditions Plan
Sheet 3 of 19	Demolition Plan
Sheet 4 of 19	Landscape Plant & Planting Schedule
Sheet 5 of 19	Barge/Landscape Plans
Sheet 6 of 19	Lighting/Phasing/Pavement/Signage
Sheet 7 of 19	Round House Plans & Elevations
Sheet 8 of 19	Mill Hotel Plans & Elevations
Sheet 9 of 19	Event & Live Work Plans & Elevations
Sheet 10 of 19	Residential Plans & Elevations
Sheet 11 of 19	Power House Plans & Elevations
Sheet 12 of 19	Subdivision Plat
Sheet 13 of 19	Grading & Utility Plan
Sheet 14 of 19	Erosion & Sediment Control Plan
Sheet 15 of 19	Sanitizer Profiles
Sheet 16 of 19	Water & Sewer Profiles
Sheet 17 of 19	Site Details
Sheet 18 of 19	Stormwater Details
Sheet 19 of 19	Water & Sewer Details

REVIEWS:			
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	04/27/10	REVISED PER PLANNING BOARD COMMENTS	AJS
4	05/25/10	REVISED PER PLANNING BOARD COMMENTS	AJS
5	09/01/10	REVISED PER PLANNING BOARD COMMENTS	AJS
6	3/28/11	REVISED PER OWNER CHANGES	AJS
7	4/21/11	REVISED PER PLANNING BOARD COMMENTS	AJS
8	5/21/11	REVISED PER PLANNING BOARD COMMENTS	AJS
9	6/27/11	REVISED PER CONSULTANT COMMENTS	AJS
10	5/29/12	Amendment to Site Plan - Event Space Addition	AJS
11	6/29/12	REVISED PER PLANNING BOARD COMMENTS	AJS
12	12/24/12	REVISED PER OWNER CHANGES	AJS
13	1/29/13	REVISED PER PLANNING BOARD COMMENTS	AJS
14	2/28/13	REVISED PER PLANNING BOARD COMMENTS	AJS
15	4/30/13	REVISED PER PLANNING BOARD COMMENTS	AJS

## Amendment to Site Plan

Sheet 1 of 19

## Round House at Beacon Falls

Beacon, New York  
Scale: As Noted  
Revised May 29, 2012

Owner:  
**10 Leonard Street, LLC**  
**10 Boulevard, LLC**  
 484 Main Street  
 Beacon, New York 12508

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

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

*Landscape Design:*  
**Naomi Sachs Design**  
55 South Street  
Beacon, New York 12508

Surveyor:  
**Badey & Watson**  
3063 Route 9  
Cold Spring, New York 10516

\_\_\_\_\_  
SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY  
RESPECTIVELY MAY SIGN IN THIS PLACE.