

- PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DESIGN SPEED 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. ASSIGNED DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 1,000 FEET FOR LEFT TURN SIGHT DISTANCES.
- THE SHORTEST LINE OF SIGHT TO THE LEFT FOR ALL PROPOSED ENTRANCES OCCURS AT THE NORTHWEST CORNER OF THE FUTURE RESIDENTIAL PARK (110' FT). HOWEVER, THIS DISTANCE IS MEASURED TO THE INTERSECTION OF GROVE STREET AND LEONARD STREET WHERE VEHICLES ARE TRAVELING MUCH LESS THAN THE DESIGN SPEED REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCE TO THE RIGHT BECAUSE LEONARD STREET IS A ONE WAY STREET TO THE NORTH OF THE INTERSECTION AT AMITY STREET.
- THE PROPOSED ENTRANCE FOR THE COMMERCIAL PARCEL OFF LEONARD STREET HAS ADEQUATE SIGHT DISTANCE IN BOTH DIRECTIONS.
- THE PROPOSED ENTRANCE TO 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.

[illegible]

Zoning Summary

Zoning District:

Tax Map No.:

Lot Area:

Building Footprint:

Historical Overlay District:

Parking Overlay District:

Existing Use:

Proposed Use:

CB, LB, GB, HI, RD-5

6054-30-195787 & 6054-30-171812

8,943 acres total of combined lots

61,318 square feet total existing and proposed buildings (222 sf added for Lobby)

Yes

Yes – for the portion in the LB District

Industrial

Hotel, Restaurant, Artist Live Work, Events, Residential, Power House

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
<b>Hotel</b> 1 space for each hotel room, plus 1 space for each employee, plus 1 space for each 50 square feet of floor area of restaurants, bars, and other public rooms, other than lobbies, devoted to patron use	51 Rooms (14 in Roundhouse & 37 in Mill) + 8 employees	59
<b>Restaurant in Hotel</b> 1 space for every 50 square feet of floor area for patron use  <i>Note that the net area excluding kitchen, bar, toilets, and storage is 2,182 sf. Based on area, 44 parking spaces are required.</i>	2,182 sf	44
<b>Hotel Administration Office</b> <i>Non-simultaneous accessory to hotel use</i>		0 (See Note 4)
<b>Event Space (Place of Assembly)</b> 1 space for each 4 seats, or in places without seats, 1 space for each 100 square feet of floor space used for public assembly	226 seats (57 spaces) 4,067 sf area (41 spaces) <i>Note that area does not include reception space, which is non-simultaneous occupancy</i>	57
<b>Artist Live Work Space</b> 1 space for each dwelling unit, plus 14 space for each bedroom, plus 1/2 space for each live work space containing retail area	(7) artist live/work spaces without retail area - 11 bedrooms total	10
<b>Apartments</b> 1 space per apartment + 1/4 space per bedroom	(78) apartments (40) 1 bedroom (38) 2 bedroom	107 (SEPARATE PROPERTY OWNER - NOT PART OF ROUNDHOUSE PROJECT - NOT COUNTED IN TOTAL REQUIRED PARKING)
<b>Laundry / Utility</b> 1 space per 1,000 sf	2,000 sf	2
<b>Power House</b>		1
<b>Total Required Parking Spaces</b>		<b>173</b>
<b>Total Proposed Parking Spaces</b>		<b>173</b>

**Notes:**

1. Sub-division of the property was approved on June 8, 2010.
2. 46 Parking Spaces are land banked, per the approval of the Planning Board
3. 165 parking spaces are provided on the property, including 46 land banked spaces. The remaining 8 spaces are provided on the adjacent property, through an easement agreement provided at the time of the original approval of the project, when both parcels were controlled by the owner of the Roundhouse. The residential property was sold to another party since that time, but the easement agreement remains in force. The 280 spaces total required for parking for the Hotel property and the adjacent residential property, are provided. A total of 284 spaces are provided between the 2 parcels: 165 on the hotel property, and 119 on the adjacent residential property.
4. The Hotel Administration Office is an accessory use to the Hotel. Therefore, it is a non-simultaneous use with the Hotel and must be parked. Parking is already been calculated for the Hotel Use. No additional parking is proposed for the Hotel Office as a separate use.

The following variances were granted by the Zoning Board of Appeals on February 16, 2010:

- Resolution # 2010-02**  
Relief from Section 223.20(C)(1) for a building with a 0 (zero) foot front yard setback
- Resolution # 2010-03**  
Relief from Section 223.20(C)(2) for hotel parking setbacks as follows:  
18 foot front yard setback  
5 foot front yard setback  
5 foot rear yard setback
- Resolution # 2010-04**  
Relief from Section 223.20(D)(2) for 58 hotel rooms (100 minimum required)
- Resolution # 2010-05**  
Relief from Section 223.20(G) for building height of 3 stories (2.5 stories maximum permitted)
- Resolution # 2013-05**  
Relief from Section 223.20(D)(2) for less than 100 hotel rooms (100 minimum required)

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.

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

**NOTE THAT THE DRAWINGS LISTED IN RED ARE THE SUBJECT OF THIS PROPOSED AMENDMENT TO REPLACE THE SPA WITH HOTEL ROOMS IN THE MILL BUILDING & TO CHANGE THE PRIVATE DINING ROOM TO ACCESSORY OFFICE SPACE IN THE ROUNDHOUSE BUILDING . NO CHANGES ARE PROPOSED TO THE OTHER DRAWINGS.**

Sheet 1 of 19	Site Plan
Sheet 2 of 19	Existing Conditions Plan
Sheet 3 of 19	Demolition Plan
Sheet 4 of 19	Landscape Plan & Planting Schedule
Sheet 5 of 19	Enlarged 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
Sheet 10 of 19	Residential Plans & Elevations
Sheet 11 of 19	Power House Plans & Elevations
Sheet 12 of 19	Subdivision Plan
Sheet 13 of 19	Grading & Utility Plan
Sheet 14 of 19	Erosion & Sediment Control Plan
Sheet 15 of 19	Stormwater 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

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	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	6/26/12	REVISED PER PLANNING BOARD COMMENTS	AJS
12	12/24/12	REVISED PER OWNER CHANGES	AJS
13	12/24/12	REVISED PER PLANNING BOARD COMMENTS	AJS
14	2/26/13	REVISED PER PLANNING BOARD COMMENTS	AJS
15	4/30/13	REVISED PER PLANNING BOARD COMMENTS	AJS
16	2/27/18	Amendment to Site Plan - Mill Hotel Revision	AJS
17	8/28/18	REVISED PER PLANNING BOARD COMMENTS	AJS

# Round House at Beacon Falls

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

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.