

- SIGHT DISTANCE NOTES:**
- PER 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 (AASTHO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASTHO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 200 FEET TO THE LEFT AND 200 FEET TO THE RIGHT.
 - THE SHORTEST LINE OF SIGHT TO THE LEFT FOR ALL PROPOSED ENTRANCES OCCURS AT THE NORTHEAST CORNER OF THE FUTURE RESIDENTIAL PARCEL (1130 FT). HOWEVER, THIS DISTANCE IS MEASURED TO THE INTERSECTION OF GROVE STREET AND LEONARD STREET WHERE VEHICLES ARE TRAVELING MUCH LESS THAN THE POSTED SPEED LIMIT. THE TWO ENTRANCES FOR THE FUTURE RESIDENTIAL PARCEL DO NOT REQUIRE 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 FOR THE COMMERCIAL PARCEL OFF EAST MAIN STREET MEASURES 309 FEET TO THE RIGHT. HOWEVER, THIS DISTANCE IS MEASURED TO THE INTERSECTION OF MAIN STREET AND EAST MAIN STREET.

Zoning Regulations Table

Zoning District	Required Setbacks		Proposed Setbacks		Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning District Area	Allowable FAR	Allowable Floor Area	Proposed Floor Area	Allowable Density	Proposed Density
	Front	Side	Front	Rear										
CB Round House Hotel & Restaurant	200'	50'	50'	0'	31.2%	105.7	35'	Existing	10,874	2	21,748	16,254		
GB									270,507	2	541,014	133,385		6,703 per room for hotel use in the GB zone. *** See note below for density on proposed Lot 1
Mill Hotel Building	200'	50'	50'	275'	100'	98'	35'	Existing			29,945	20,607		2,500 of per room for hotel use minimum
Event Space / Live Work	0'	20'	25'	0'	20'	231'	35'	Existing						
LB (Parking)							35'	0'						
HI (Parking)							35'	0'						

** Variance Granted
*** Minimum 5' from property line
*** Note that there is 6,703 sq ft per hotel room on the proposed sub-divided Lot 1, after the area devoted to Artist Live Work is deducted. The Artist Live Work area includes the 5 units in the Artist Live Work building plus the 2 units in the Mill Building. This area of 6,703 is greater than the 2,500 of minimum per hotel room per Section 232-206 of the Beacon Zoning Code. Total area of proposed Lot 1 is 6.21 acres (270,507 sq ft). The total area of proposed Lot 1 devoted to Artist Live/Work, including building footprint, gardens, and parking devoted to Artist Live/Work is 22,513 sq ft. Therefore, 270,507-22,513 = 247,994 sq ft. 247,994 divided by 37 hotel rooms in the GB Zone = 6,703 sq ft per hotel room > 2,500 of minimum required. OK

Zoning Summary

Zoning District	CB, LB, GB, HI, RD-5
Lot Area	8,943 acres total of combined lots
Building Footprint	51,318 square feet total existing and proposed buildings (222 sq added for Lobby)
Historical Overlay District	Yes
Parking Overlay District	Yes - for the portion in the LB District
Industrial	No
Proposed Use:	Hotel, Restaurant, Artist Live Work, Events, Residential, Power House

FLOOR AREA NOTES:

- THE GROSS FLOOR AREA OF THE EVENT SPACE ADDITION IS 1,560 CSF

PARKING NOTES:

- PARKING FOR THE EVENT SPACE BUILDING IS CALCULATED USING THE LOWER LEVEL SEATING CAPACITY BASED ON OCCUPANCY
- THE UPPER AND LOWER LEVELS OF THE EVENT SPACE BUILDING ARE NOT USED SIMULTANEOUSLY AND THEREFORE THE UPPER LEVEL IS NOT USED IN THE PARKING CALCULATION AND THERE IS NO CHANGE TO THE OCCUPANCY LOAD OF THE BUILDING AS A RESULT OF THE EXPANSION OF THE UPPER LEVEL FLOOR AREA.
- THE THEORETICAL PARKING REQUIREMENT FOR THE EVENT SPACE MEZZANINE LEVEL, IF IT WERE TO BE USED SIMULTANEOUSLY WITH THE LOWER LEVEL, IS 27 SPACES, BASED ON 1 SPACE FOR EACH 100 SQUARE FEET OF FLOOR SPACE USED FOR PUBLIC ASSEMBLY. THE TOTAL AREA OF SPACE USED FOR PUBLIC ASSEMBLY ON THE MEZZANINE LEVEL IS 2,670 S.F.

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Hotel 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
Restaurant in Hotel 1 space for every 50 square feet of floor area for patron use	2,182 sf	44
Hotel Administration Office Non-simultaneous accessory to hotel use	229 sq ft (57 spaces)	0 (See Note 4)
Event Space (Place of Assembly) 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	4,067 sq ft (41 spaces) Note that area does not include reception space which is non-simultaneous occupancy	57
Artist Live Work Space 1 space for each dwelling unit, plus 1/4 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
Apartments 1 space per apartment + 1/4 space per bedroom	(78) apartments (69) 1 bedroom (8) 2 bedroom	107 (SEPARATE PROPERTY OWNER - NOT PART OF ROUNDHOUSE PROJECT - NOT COUNTED IN TOTAL REQUIRED PARKING)
Laundry / Utility 1 space per 1,000 sq ft	2,000 sq ft	2
Power House		1
Total Required Parking Spaces		173
Total Proposed Parking Spaces		173

- Notes:**
- Sub-division of the property was approved on June 8, 2010.
 - 46 Parking Spaces are land banked, per the approval of the Planning Board
 - 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 assessment agreement provided at the time of the 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 assessment agreement remains in force. The 204 spaces total required for parking for the Hotel property and the adjacent residential property, are provided. A total of 204 spaces are provided between the 2 parcels: 165 on the hotel property, and 119 on the adjacent residential property.
 - The Hotel Administration Office is an accessory use to the Hotel. Therefore, it is a non-simultaneous use with the hotel guest rooms. Parking has already been calculated for the Hotel Use. No additional parking is proposed for the Hotel Office as a separate use.

Zoning Variances

- Resolution # 2010-02
Relief from Section 232-20(C)(1) for a building with a 0 (zero) foot front yard setback
- Resolution # 2010-03
Relief from Section 232-20(C)(2) for hotel parking setbacks as follows:
15 foot front yard setback
5 foot front yard setback
5 foot rear yard setback
- Resolution # 2010-04
Relief from Section 232-20(D)(2) for 58 hotel rooms (100 minimum required)
- Resolution # 2010-05
Relief from Section 232-20(G) for building height of 3 stories (2.5 stories maximum permitted)
- Resolution # 2013-05
Relief from Section 232-20(D)(2) for less than 100 hotel rooms (100 minimum required)

Special Use Permit Resolutions

- Resolution # 2010-02
Special Use Permit approval for the Hotel and Artist Live/Work components of the Round House at Beacon Falls project.
- Resolution # 698 of 2010
Special Use Permit approval for the Multi-Family component of the Round House at Beacon Falls project.

Planning Board Resolutions

- The Planning Board adopted the following resolutions on June 8, 2010:
1. Site Plan approval and Certificate of Appropriateness for the Hotel and Artist Live/Work component of Round House at Beacon Falls project.
- Site Plan approval and Certificate of Appropriateness for Multi-Family component of Round House at Beacon Falls project.
- Preliminary and Final Subdivision plat approvals for Round House at Beacon Falls project

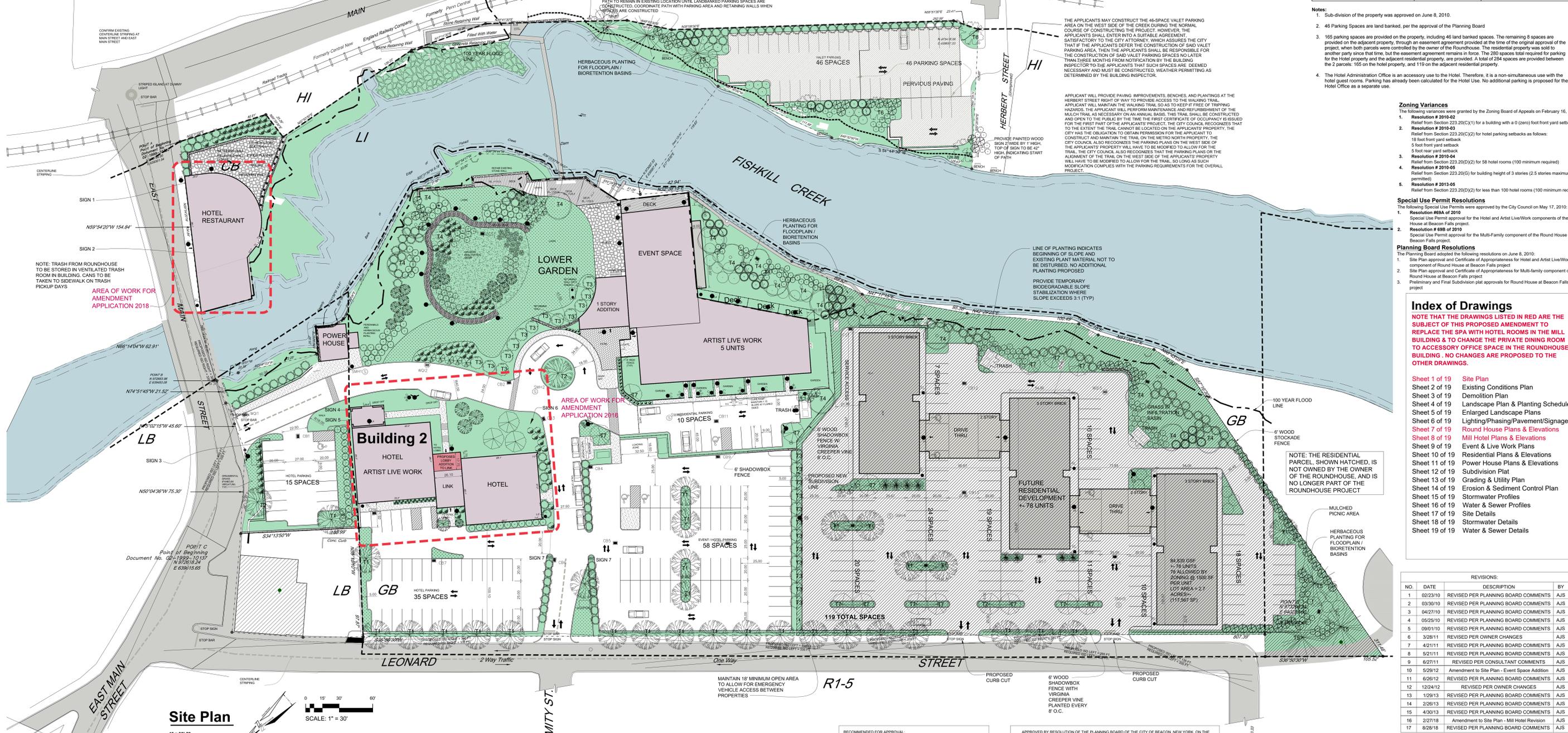
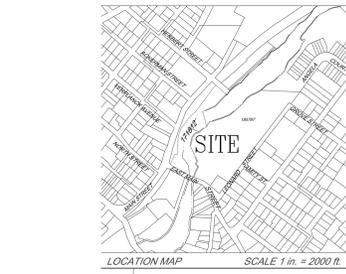
Index of Drawings

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.

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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	08/01/10	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	1/29/13	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



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, ERRORS, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS _____ DAY OF _____, 20____ BY _____ CHAIRMAN

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