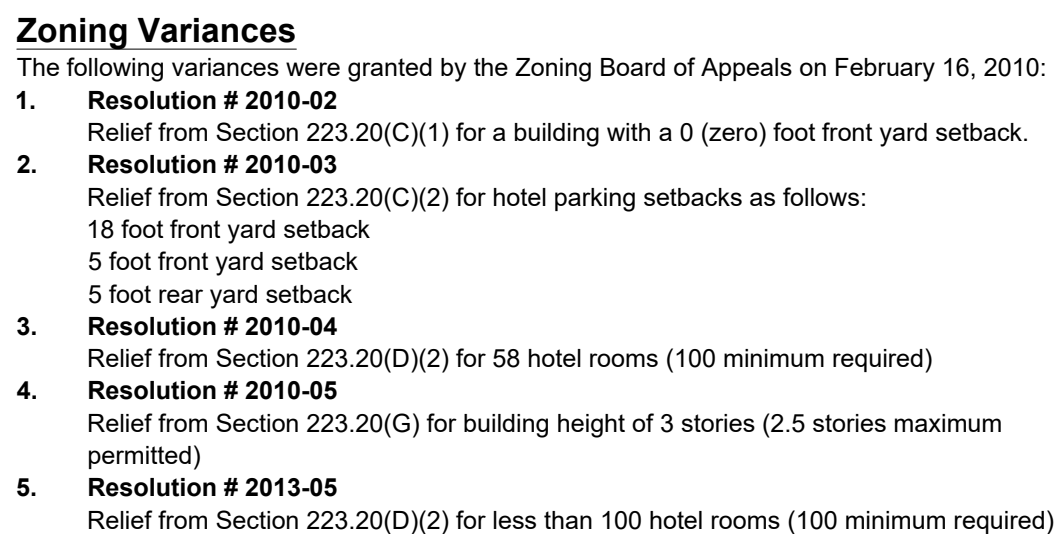


- PER CITY GUIDELINES, THE REQUIRED SIGHT DISTANCES SHALL MEET OR EXCEED THE NEW YORK STATE DESIGN SPEED REQUIREMENTS. THE STATE UTILIZES THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES FOR ROADS WITH A SPEED LIMIT OF 30 MPH. 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 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.

[illegible]

\*\*\* Note that there is

Building. This area of 6,703 is greater than the 2,500 sf minimum per hotel room per Section 223-20(c) 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 sq. ft. minimum required. OK



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

1. **Resolution #69A of 2010**  
Special Use Permit approval for the Hotel and Artist Live/Work components of the Round House at Beacon Falls project.
2. **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 Hole 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 | Sanitation Plans                   |
| 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          | 04/17/10 | REVISED PER PLANNING BOARD COMMENTS           | AJS |
| 4          | 05/25/10 | REVISED PER PLANNING BOARD COMMENTS           | AJS |
| 5          | 09/10/10 | REVISED PER PLANNING BOARD COMMENTS           | AJS |
| 6          | 3/28/11  | REVISED PER OWNER CHANGES                     | AJS |
| 7          | 4/12/11  | 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         | 12/29/13 | 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 |
| 18         | 9/25/18  | 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.