

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 (AASHTO) GUIDELINES FOR INTERSECTION SIGHT DISTANCES. FOR ROADS WITH A SPEED LIMIT OF 30 MPH, AASHTO DESIGN TABLES CALL FOR A SIGHT DISTANCE OF 260 FEET TO THE LEFT AND 330 FEET TO THE RIGHT.
- THE SHORTEST LINE OF SIGHT TO THE LEFT FOR ALL PROPOSED ENTRANCES OCCURS AT THE NORTHERN MOST ENTRANCE TO THE FUTURE RESIDENTIAL PARCEL (4139 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

	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	Rear	Front	Side	Rear										
Zoning District																
GB																
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	135,385		8,703 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			
Event Space / Live Work	0'	20'	25'	0'	20'	231'			35'	Existing			20,601		2,500 ft per room for hotel use minimum	
LB																
(Parking)	-	-	-	**	**	**			35'	0'		2		0		
HI																
(Parking)	-	-	-	**	**	**			35'	0'		2		0		
** Variance Granted																
*** Minimum 5' from property line																
*** Note that there is 6,703 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 ft minimum per hotel room per Section 223-205 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 ft minimum required. OK																

