

- 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.

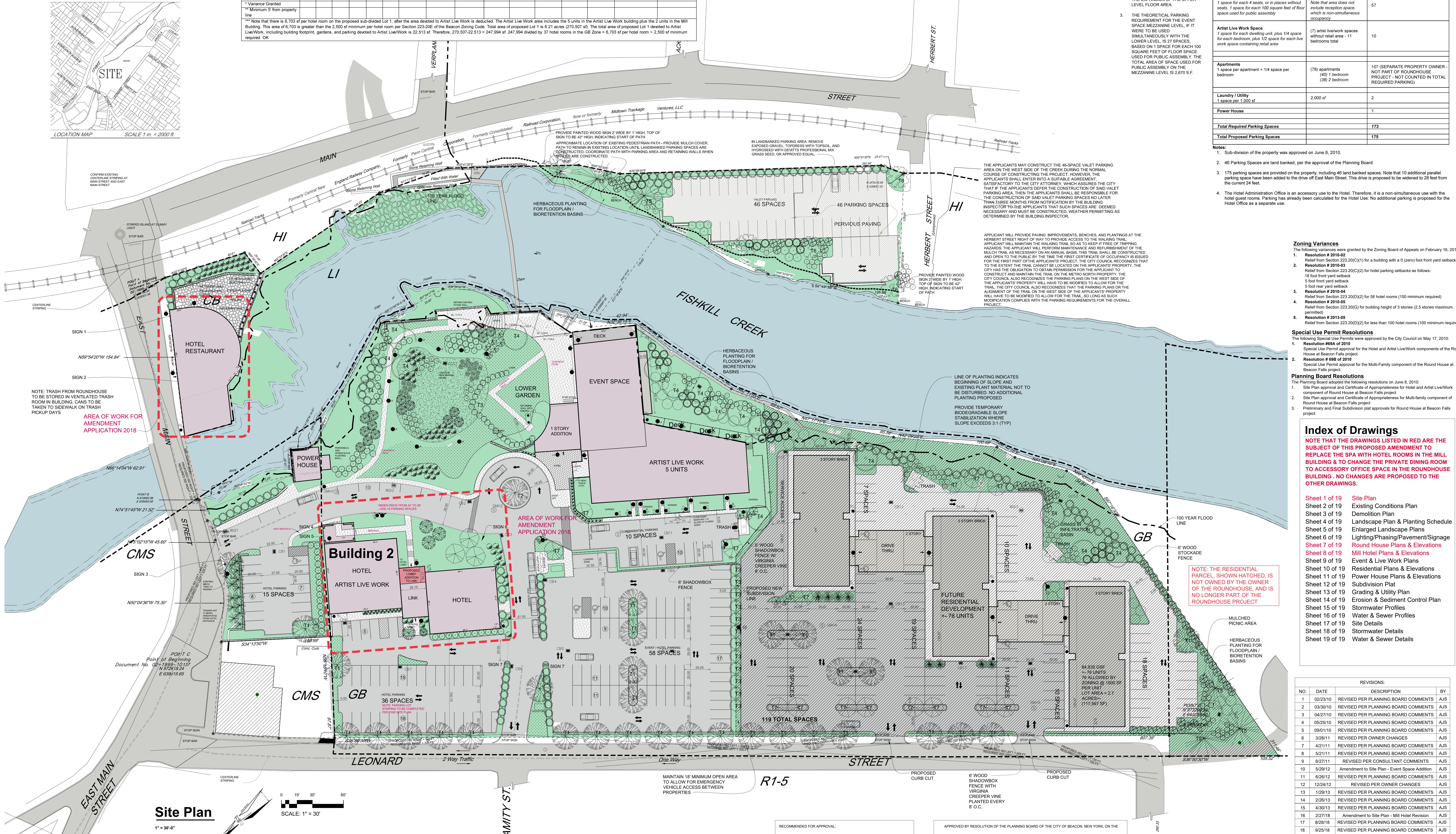
Zoning Regulations Table

	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
Zoning District	Front	Side	Rear	Front	Side	Rear										
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 223-206 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 ft minimum required OK



Zoning Summary	CB, LB, GB, HI, RD-5
Zoning District	6054-30-195787 & 6054-30-171812
Tax Map No.	8 943 acres total of combined lots
Lot Area	51,318 square feet total existing and proposed buildings (222 sf added for Lobby)
Building Footprint	Yes
Historical Overlay District	Yes
Parking Overlay District	Yes - for the portion in the LB District
Existing Use	Industrial
Proposed Use	Hotel, Restaurant, Artist Live Work, Events, Residential, Power House

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 Note that the net area excluding kitchen, bar, toilets, and storage is 2,182 sf. Based on area, 44 parking spaces are required	2,182 sf	44
Hotel Administration Office Non-simultaneous accessory to hotel use 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	226 seats (57 spaces) 4,067 sq ft area (41 spaces) Note that area does not include reception space, which is non-simultaneous occupancy	0 (See Note 4)
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 livework spaces without retail area - 11 bedrooms total	10
Apartments 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)
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		175

- 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
 - 175 parking spaces are provided on the property, including 48 land banked spaces. Note that 10 additional parallel parking spaces have been added to the drive off East Main Street. This drive is proposed to be widened to 28 feet from the current 24 feet.
 - 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

- The following variances were granted by the Zoning Board of Appeals on February 16, 2010:
- Resolution # 2010-02**
Relief from Section 223-202(C)(1) for a building with a 0 (zero) foot front yard setback
 - Resolution # 2010-03**
Relief from Section 223-202(C)(2) for hotel parking setbacks as follows:
15 foot front yard setback
5 foot front yard setback
15 foot rear yard setback
 - Resolution # 2010-04**
Relief from Section 223-202(C)(2) for 58 hotel rooms (100 minimum required)
 - Resolution # 2010-05**
Relief from Section 223-202(C) for building height of 3 stories (2.5 stories maximum permitted)
 - Resolution # 2013-05**
Relief from Section 223-202(C)(2) for less than 100 hotel rooms (100 minimum required)

Special Use Permit Resolutions

- The following Special Use Permits were approved by the City Council on May 17, 2010:
- Resolution #854 of 2010**
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:
- Site Plan approval and Certificate of Appropriateness for 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.

NO.	DATE	REVISIONS:	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	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	
18	9/25/18	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
May 29, 2012

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

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

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

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

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