SIGHT DISTANCE NOTES:

1. 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 290 FEET TO THE LEFT AND 335 FEET TO THE RIGHT.
2. THE SHORTEST LINE OF SIGHT TO THE LEFT FOR ALL PROPOSED ENTRANCES OCCURS AT THE NORTHEN-MOST ENTRANCE TO THE FUTURE RESIDENTIAL PARCEL (±139 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.
3. THE PROPOSED ENTRANCE FOR THE COMMERCIAL PARCEL OFF LEONARD STREET HAS ADEQUATE SIGHT DISTANCE IN BOTH DIRECTIONS.
4. 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																
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	135,385		
Mill Hotel Building	200'	50'	50'	275'	100'	98'			35'	Existing				*29,945*	2,500 sf per room for hotel use minimum	6,703 per room for hotel use in the GB zone. *** See note below for density on proposed Lot 1
Event Space / Live Work	0'	20'	25'	0'	20'	231'			35'	Existing				*20,601*		
LB												2		0		
(Parking)	_	_	_	**	**	**			35'	0'						
HI												2		0		
(Parking)	_	_	_	**	**	**			35'	0'						
* Variance Granted																
** Minimum 5' from property line																

*** Note that there is 6,703 sf 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 sf minimum per hotel room per Section 223-20E of the Beacon Zoning Code. Total area of proposed Lot 1 is 6.21 acres (270,507 sf). 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 sf. Therefore, 270,507-22,513 = 247,994 sf. 247,994 divided by 37 hotel rooms in the GB Zone = 6,703 sf per hotel room > 2,500 sf minimum required. OK

FLOOR AREA NOTES:

1. THE GROSS FLOOR AREA OF THE EVENT SPACE ADDITION IS 1,560 GSF

PARKING NOTES:

1. PARKING FOR THE EVENT SPACE BUILDING IS CALCULATED USING THE LOWER LEVEL SEATING CAPACITY BASED ON OCCUPANCY
2. 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.
3. 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.

Zoning Summary

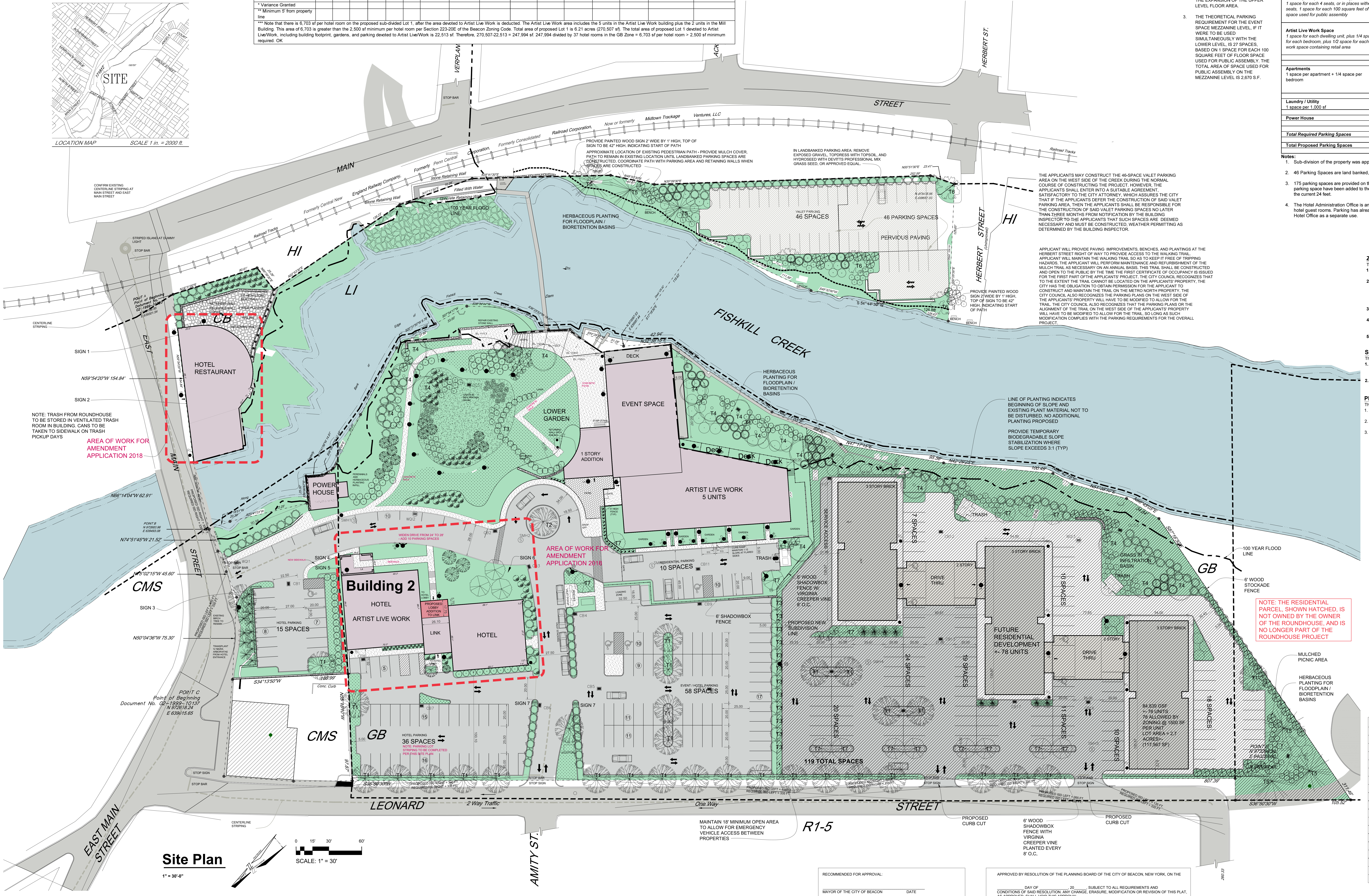
Zoning District:	CB, LB, GB, HI, RD-5
Tax Map No.:	6054-30-195787 & 6054-30-171812
Lot Area:	8.943 acres total of combined lots
Building Footprint:	61,318 square feet total existing and proposed buildings (222 sf added for Lobby)
Historical Overlay District:	Yes
Parking Overlay District:	Yes – for the portion in the LB District
Existing Use:	Industrial
Proposed Use:	Hotel, Restaurant, Artist Live Work, Events, Residential, Power House

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* *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*		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*	226 seats (57 spaces) 4,067 sf area (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 *(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 sf	*2,000 sf*	2
Power House		1
Total Required Parking Spaces		***173***
Total Proposed Parking Spaces		**175**

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. 175 parking spaces are provided on the property, including 46 land banked spaces. Note that 10 additional parallel parking space 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.
4. 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.


LOCATION MAP
SCALE 1 in. = 2000 ft.
SITE
MAIN
STREET
VERPLANCK
HERBERT ST.
HERBERT STREET
Railroad Tracks
Formerly Central New England Railway Company
Now or formerly Midtown Trackage Ventures, LLC
Formerly Consolidated Railroad Corporation
Stone Retaining Wall
100 YEAR FLOOD LINE
HERBACEOUS PLANTING FOR FLOODPLAIN / BIORETENTION BASINS
46 SPACES
46 PARKING SPACES
PERVIOUS PAVING
HI
LI
CB
FISHKILL CREEK
HOTEL RESTAURANT
AREA OF WORK FOR AMENDMENT APPLICATION 2018
NOTE: TRASH FROM ROUNDHOUSE TO BE STORED IN VENTILATED TRASH ROOM IN BUILDING. CANS TO BE TAKEN TO SIDEWALK ON TRASH PICKUP DAYS
SIGN 1
SIGN 2
SIGN 3
SIGN 4
SIGN 5
SIGN 6
SIGN 7
EAST
MAIN
STREET
CMS
GB
LOWER GARDEN
1 STORY ADDITION
EVENT SPACE
DECK
Deck
ARTIST LIVE WORK 5 UNITS
POWER HOUSE
Building 2
HOTEL
ARTIST LIVE WORK
LINK
15 SPACES
10 SPACES
58 SPACES
36 SPACES
119 TOTAL SPACES
FUTURE RESIDENTIAL DEVELOPMENT +- 78 UNITS
DRIVE THRU
3 STORY BRICK
TRASH
GRASS IN INFILTRATION BASIN
100 YEAR FLOOD LINE
6' WOOD STOCKADE FENCE
NOTE: THE RESIDENTIAL PARCEL, SHOWN HATCHED, IS NOT OWNED BY THE OWNER OF THE ROUNDHOUSE, AND IS NO LONGER PART OF THE ROUNDHOUSE PROJECT
MULCHED PICNIC AREA
HERBACEOUS PLANTING FOR FLOODPLAIN / BIORETENTION BASINS
84,539 GSF +- 78 UNITS 78 ALLOWED BY ZONING @ 1500 SF PER UNIT LOT AREA = 2.7 ACRES +- (117,597 SF)
6' WOOD SHADOWBOX FENCE W/ VIRGINIA CREEPER VINE 8' O.C.
6' SHADOWBOX FENCE
PROPOSED NEW SUBDIVISION LINE
LINE OF PLANTING INDICATES BEGINNING OF SLOPE AND EXISTING PLANT MATERIAL NOT TO BE DISTURBED, NO ADDITIONAL PLANTING PROPOSED
PROVIDE TEMPORARY BIODEGRADABLE SLOPE STABILIZATION WHERE SLOPE EXCEEDS 3:1 (TYP)
PROVIDE PAINTED WOOD SIGN 2' WIDE BY 1' HIGH, TOP OF SIGN TO BE 42" HIGH, INDICATING START OF PATH
APPROXIMATE LOCATION OF EXISTING PEDESTRIAN PATH - PROVIDE MULCH COVER. PATH TO REMAIN IN EXISTING LOCATION UNTIL LANDBANKED PARKING SPACES ARE CONSTRUCTED. COORDINATE PATH WITH PARKING AREA AND RETAINING WALLS WHEN SPACES ARE CONSTRUCTED
IN LANDBANKED PARKING AREA: REMOVE EXPOSED GRAVEL, TOPDRESS WITH TOPSOIL, AND HYDROSEED WITH DEVITTS PROFESSIONAL MIX GRASS SEED, OR APPROVED EQUAL
CONFIRM EXISTING CENTERLINE STRIPING AT MAIN STREET AND EAST MAIN STREET
CENTERLINE STRIPING
STOP BAR
STOP SIGN
N59°54'20"W 154.84'
N66°14'04"W 62.91'
N74°51'45"W 21.52'
N50°04'36"W 75.30'
S34°13'50"W
S36°50'30"W
Point of Beginning Document No. 02-1999-10137
LEONARD
STREET
2 Way Traffic
One Way
AMITY ST.
R1-5
MAINTAIN 18' MINIMUM OPEN AREA TO ALLOW FOR EMERGENCY VEHICLE ACCESS BETWEEN PROPERTIES
PROPOSED CURB CUT
6' WOOD SHADOWBOX FENCE WITH VIRGINIA CREEPER VINE PLANTED EVERY 8' O.C.
311.46'
105.52'
260.33

THE APPLICANTS MAY CONSTRUCT THE 46-SPACE VALET PARKING AREA ON THE WEST SIDE OF THE CREEK DURING THE NORMAL COURSE OF CONSTRUCTING THE PROJECT. HOWEVER, THE APPLICANTS SHALL ENTER INTO A SUITABLE AGREEMENT, SATISFACTORY TO THE CITY ATTORNEY, WHICH ASSURES THE CITY THAT IF THE APPLICANTS DEFER THE CONSTRUCTION OF SAID VALET PARKING AREA, THEN THE APPLICANTS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF SAID VALET PARKING SPACES NO LATER THAN THREE MONTHS FROM NOTIFICATION BY THE BUILDING INSPECTOR TO THE APPLICANTS THAT SUCH SPACES ARE DEEMED NECESSARY AND MUST BE CONSTRUCTED, WEATHER PERMITTING AS DETERMINED BY THE BUILDING INSPECTOR.

APPLICANT WILL PROVIDE PAVING IMPROVEMENTS, BENCHES, AND PLANTINGS AT THE HERBERT STREET RIGHT OF WAY TO PROVIDE ACCESS TO THE WALKING TRAIL. APPLICANT WILL MAINTAIN THE WALKING TRAIL SO AS TO KEEP IT FREE OF TRIPPING HAZARDS. THE APPLICANT WILL PERFORM MAINTENANCE AND REFURBISHMENT OF THE MULCH TRAIL AS NECESSARY ON AN ANNUAL BASIS. THIS TRAIL SHALL BE CONSTRUCTED AND OPEN TO THE PUBLIC BY THE TIME THE FIRST CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE FIRST PART OFTHE APPLICANTS' PROJECT. THE CITY COUNCIL RECOGNIZES THAT TO THE EXTENT THE TRAIL CANNOT BE LOCATED ON THE APPLICANTS' PROPERTY, THE CITY HAS THE OBLIGATION TO OBTAIN PERMISSION FOR THE APPLICANT TO CONSTRUCT AND MAINTAIN THE TRAIL ON THE METRO NORTH PROPERTY. THE CITY COUNCIL ALSO RECOGNIZES THE PARKING PLANS ON THE WEST SIDE OF THE APPLICANTS' PROPERTY WILL HAVE TO BE MODIFIED TO ALLOW FOR THE TRAIL. THE CITY COUNCIL ALSO RECOGNIZES THAT THE PARKING PLANS OR THE ALIGNMENT OF THE TRAIL ON THE WEST SIDE OF THE APPLICANTS' PROPERTY WILL HAVE TO BE MODIFIED TO ALLOW FOR THE TRAIL, SO LONG AS SUCH MODIFICATION COMPLIES WITH THE PARKING REQUIREMENTS FOR THE OVERALL PROJECT.

Site Plan

1" = 30'-0"

SCALE: 1" = 30'

Zoning Variances

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

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

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.

Planning Board Resolutions

The Planning Board adopted the following resolutions on June 8, 2010:

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

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.

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 Plat
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	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

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, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

SIGNED THIS ______________ DAY OF ____________, 20____, BY

______________________ CHAIRMAN

______________________ SECRETARY

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

Amendment to Site Plan

Sheet 1 of 19

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

Round House at Beacon Falls

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