

SUBJECT PARCEL INFO:
1154 NORTH AVENUE
BEACON, NY 12508
TAX ID: 5954-26-740983
ZONING: CENTRAL MAIN STREET (CMS)

OWNER:
THE LINDLEY LLC
4 CROSS STREET
BEACON, NY 12508
APPLICANT:
PAOLA OCHOA
MOTHER GALLERY
16 W. CHURCH STREET
BEACON, NY 12508

GENERAL NOTES:

1. THE SUBJECT PARCEL LIES WITHIN THE CENTRAL MAIN STREET (CMS) ZONING DISTRICT, AND AS SUCH, IS GOVERNED BY ARTICLE IVD OF CHAPTER 223 (ZONING) FOR THE CITY OF BEACON. THE PARCEL ALSO LIES WITHIN THE CITY'S PARKING OVERLAY DISTRICT.
2. ART GALLERIES ARE CLASSIFIED AS USES BY RIGHT WITHIN THE CMS ZONING DISTRICT.
3. THE SITE WAS PREVIOUSLY USED AS STORAGE, AND PER SECTION 223-41.18(A), SITE PLAN REVIEW IS REQUIRED FOR THE CHANGE OF USE (TO ART GALLERIES) AS THE SITE PARKING REQUIREMENT FOR THE ART GALLERIES HAS BEEN CALCULATED TO BE 9 PARKING SPACES, WHICH EXCEEDS 125% OF THE PREVIOUS USE'S REQUIRED PARKING OF 5 SPACES. SEE ALSO PARKING NOTES.
4. THE SITE IS NOT LOCATED WITHIN THE BOUNDARY OF A FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT ASSOCIATION FLOOD INSURANCE RATE MAP PANEL 463 OF 602 (MAP NUMBER 36027C0463E) EFFECTIVE MAY 2, 2012.
5. THERE ARE NO STATE OR FEDERAL WETLANDS LOCATED ON SITE.
6. THE PROJECT IS SERVICED BY PUBLIC WATER AND SEWER FROM THE CITY OF BEACON.
7. NEW YORK STATE ROUTE 9D A.K.A. NORTH AVENUE IS A STATE ROAD. THERE ARE NO PROPOSED IMPROVEMENTS TO EXISTING DRIVEWAYS OR SIDEWALKS OR UTILITIES WITHIN THE STATE RIGHT-OF-WAY; THEREFORE, NO STATE DEPARTMENT OF TRANSPORTATION PERMITS ARE SOUGHT.
8. THE CONTRACTOR SHALL PERFORM A UTILITIES CALL-OUT PRIOR TO CONSTRUCTION TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS BY CONTACTING UFPO @ 1-800-962-7962.
9. THE CONTRACTOR SHALL KEEP THE SITE IN A CLEAN AND ORDERLY MANNER.
10. THE CONTRACTOR SHALL NOT INTERRUPT EXISTING ACCESS OR OPERATIONS FOR THE ADJACENT 1156 NORTH AVENUE PARCEL.
11. THE EXISTING FLOOR DRAIN ON THE SECOND FLOOR SHALL BE PHYSICALLY DISCONNECTED FROM THE SANITARY SEWER DISCHARGE PIPE.

PARKING NOTES:

1. PER SECTION 223-41.18(G)(2), BOTH OFFICE AND NON-RETAIL COMMERCIAL & RETAIL COMMERCIAL AND PERSONAL SERVICES REQUIRE TWO PARKING SPACES PER 1,000 SQUARE FEET OF FLOOR AREA. THE EXISTING FLOOR AREA TOTALS 4,561 SQUARE FEET, RESULTING IN 9.1 REQUIRED PARKING SPACES. THE EXISTING BUILDING IS LOCATED ON THE NORTHERN PORTION OF THE SITE WITH AN EXISTING GRASSED AREA ON THE SOUTHERN PORTION OF THE SITE THAT IS BIFURCATED BY AN EXISTING RETAINING WALL. DUE TO ITS PROXIMITY TO THE INTERSECTION OF NORTH AVENUE WITH MAIN STREET AND THE LIMITED SIZE OF THE AVAILABLE AREA TO PROVIDE PARKING WITH TURNAROUND CAPABILITY TO AVOID BACKING ONTO NORTH AVENUE, PARKING IN THE GRASSED AREA IS NOT PROPOSED. THEREFORE, THERE ARE NO PROPOSED ON-SITE PARKING SPACES.
2. BASED ON PROPOSED HOURS OF OPERATION THAT DO NOT COINCIDE WITH TYPICAL COMMUTER TRAFFIC, IT IS ANTICIPATED THAT ON-STREET PARKING WILL BE AVAILABLE ON BEEKMAN STREET AS WELL AS NEARBY MUNICIPAL LOTS.
3. THE APPLICANT IS REQUESTING RELIEF OF THE PARKING REQUIREMENT FROM THE PLANNING BOARD PER SECTION 223-41.18(G)(4). THE PLANNING BOARD HAS THE ABILITY TO WAIVE THE PARKING REQUIREMENT (9 SPACES) BASED ON THE LOT SIZE BEING LESS THAN 8,000 SQUARE FEET WHERE ON-SITE PARKING IS INFEASIBLE, AND PROVIDED THAT THE TOTAL FLOOR AREA OF THE BUILDING IS LESS THAN 5,000 SQUARE FEET.

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

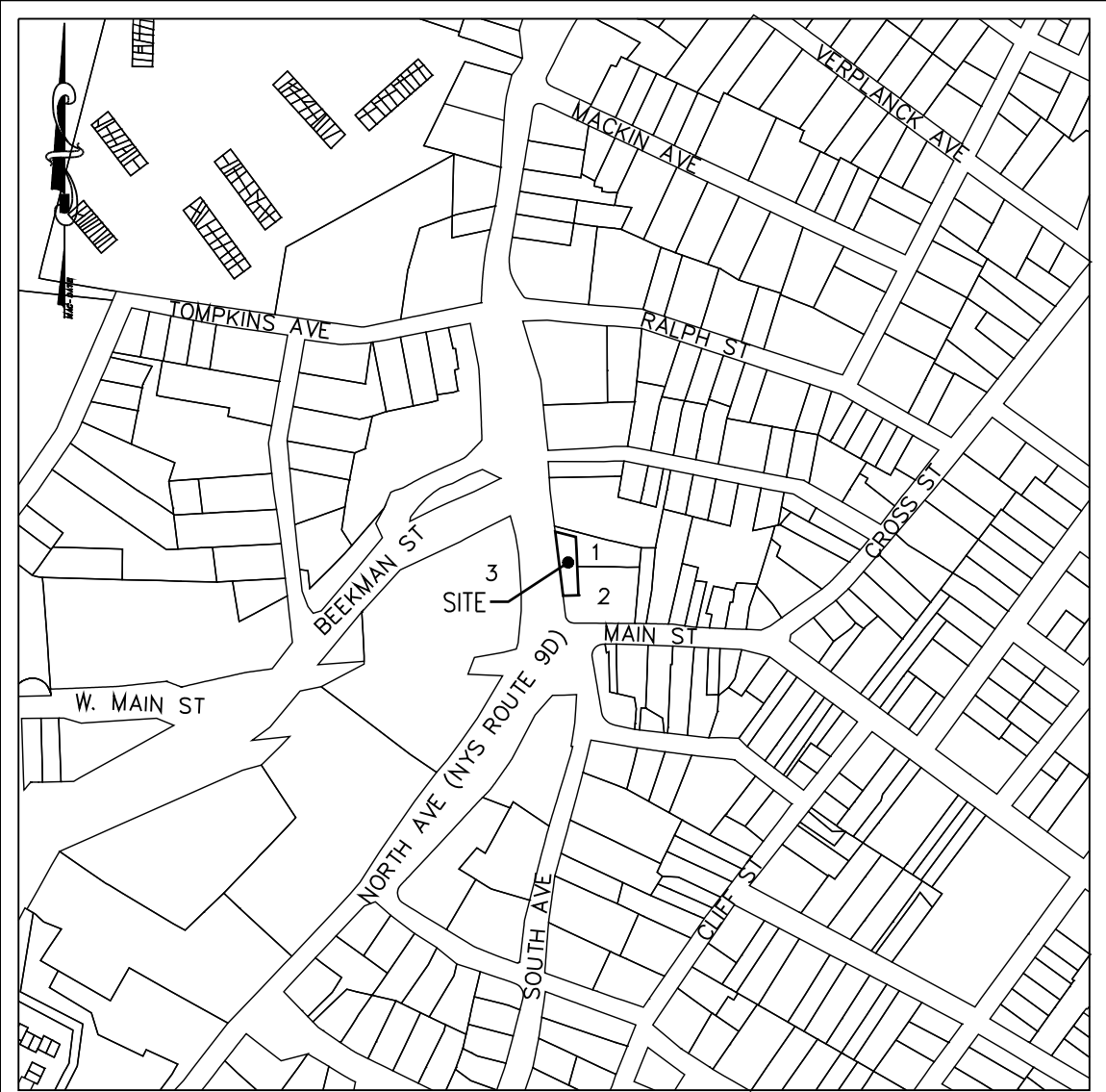
SECRETARY

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

OWNER'S CONSENT:

THE UNDERSIGNED OWNER OF THE PROPERTY HEREON STATES THAT HE/SHE IS FAMILIAR WITH THIS MAP, ITS CONTENTS AND ITS LEGENDS AND HEREBY CONSENTS TO ALL SAID TERMS AND CONDITIONS AS STATED HEREON.

THE LINDLEY, LLC _____ DATE _____



SITE LOCATION MAP SCALE: 1" = 400'

ADJACENT PARCELS:

PARCEL: OWNER & MAILING ADDRESS
1: 1156 NORTH AVENUE LLC, 121 MONTGOMERY ST. NEWBURGH, NY 12550, TAX ID 5954-26-748987
2: THE LINDLEY TODD LLC, 4 CROSS STREET BEACON, NY 12508, TAX ID 5954-26-747977
3: CITY OF BEACON, 1 MUNICIPAL PLZ. BEACON, NY 12508, TAX ID 5954-26-708967

SCHEDULE OF REGULATIONS (CMS ZONING DISTRICT) AND LOT CONFORMANCE TABLE:

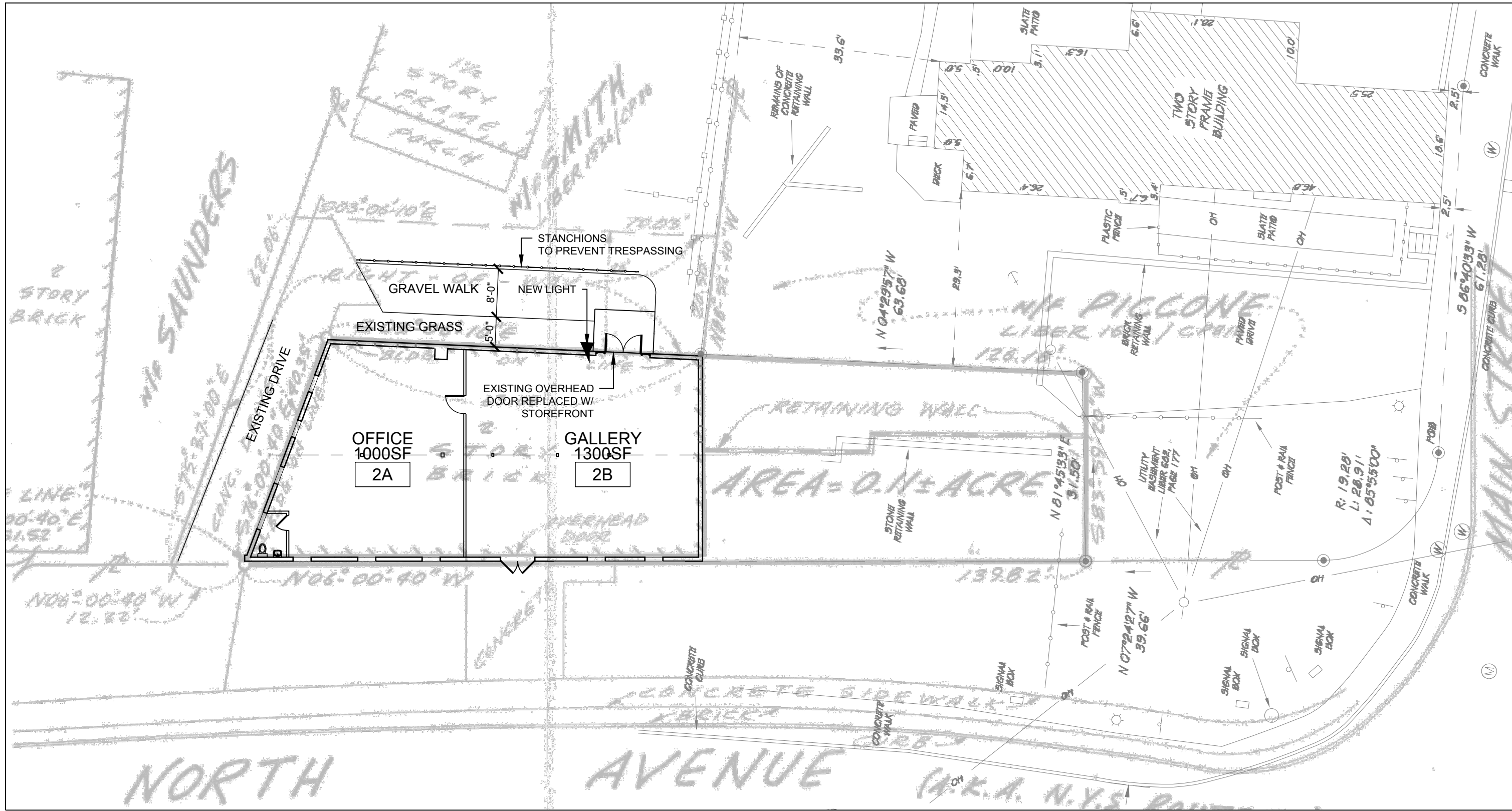
PARAMETER	REQUIREMENT	EXISTING
LOT AREA:	NO REQUIREMENT	±4,536 S.F.
LOT WIDTH:	NO REQUIREMENT	±132 FEET
LOT DEPTH:	75 FEET MINIMUM	±34.7 FEET ⁽¹⁾
FLOOR AREA RATIO:	NO REQUIREMENT	0.95
YARD SETBACKS (PRINCIPAL STRUCTURE):		
FRONT YARD:	0 FEET MINIMUM/10 FEET MAXIMUM	±1.5 FEET
SIDE YARD:	0 FEET MINIMUM	0 FEET
REAR YARD:	10 FEET MINIMUM ⁽²⁾	0 FEET ⁽¹⁾
MAIN BUILDING HEIGHT:	MIN. 2 STORIES/MAX. 3 STORIES (38 FEET)	2 STORIES
LANDSCAPED AREA:	MINIMUM 10%	45.9%

1. PRE-EXISTING, NON CONFORMING
2. 10 FEET MINIMUM FOR LOTS LESS THAN 100 FEET DEEP, 25 FEET MINIMUM FOR LOTS 100 FEET DEEP AND MORE.



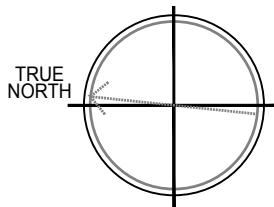
3 STANCHIONS

SCALE: N.T.S.



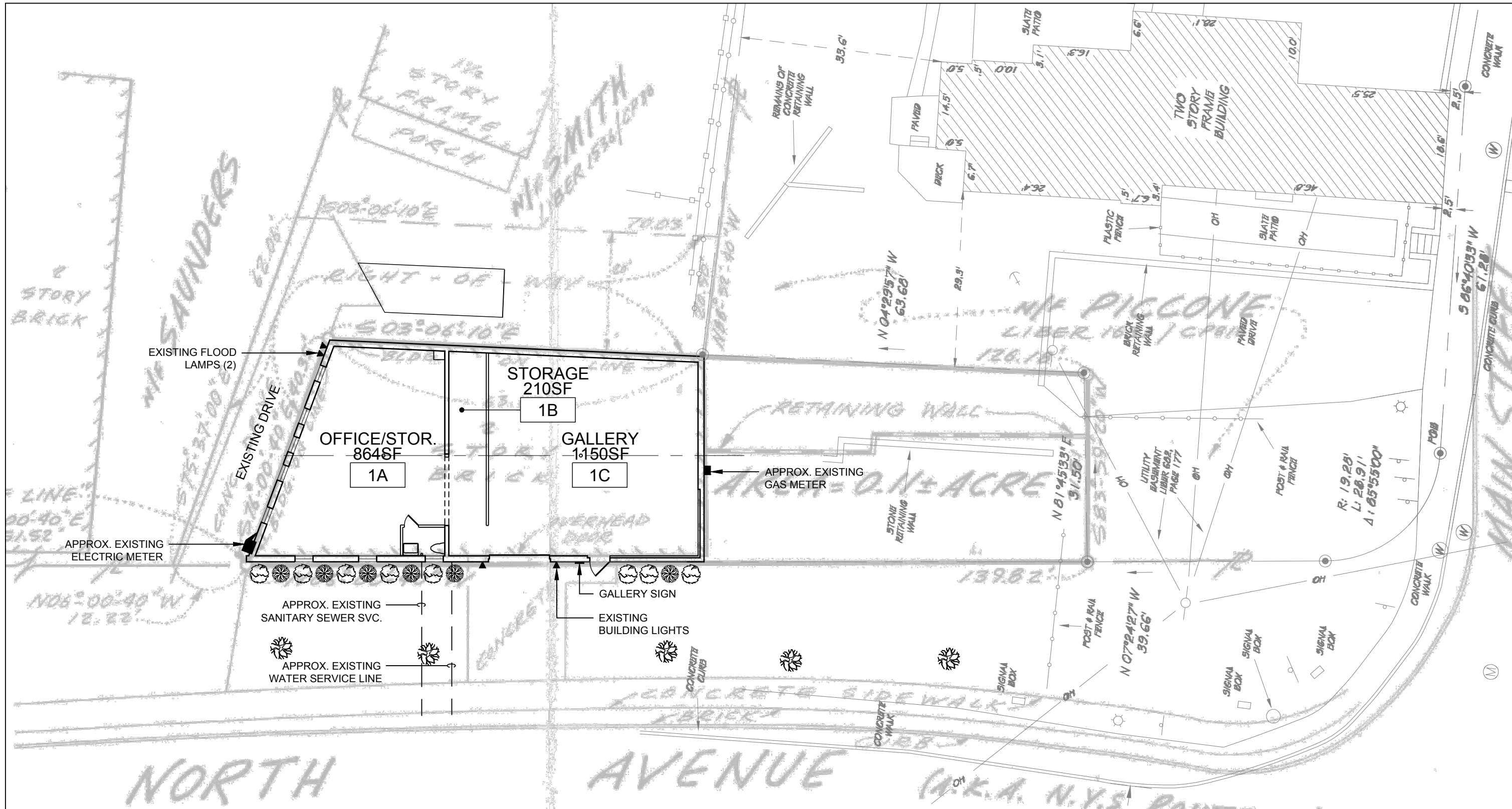
2 SITE/2ND FLOOR PLAN

SCALE 1/16" = 1'-0"



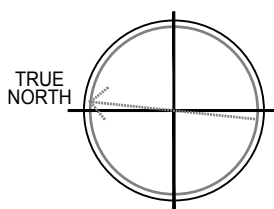
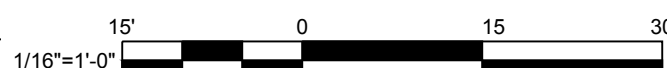
NOTES:

- 1) BASE MAP REFERENCES:
 - 'MAP OF SURVEY FOR HIBERNATION AUTO STORAGE, INC.', PETER R. HUSTIS, L.L.S., 1987
 - 'ON THE SQUARE APARTMENTS', DECKER SURVEYING, 2013
- 2) THERE ARE NO PROPOSED SIGNS FOR THE 'PARTS AND LABOR GALLERY'.
- 3) GALLERY HOURS OF OPERATION:
 - FRIDAY - SUNDAY 12-5PM



1 SITE/1ST FLOOR PLAN

SCALE 1/16" = 1'-0"



NOTES:

- 1) ALL EXISTING LANDSCAPING TO REMAIN.
- 2) EXISTING OVERHEAD DOOR TO REMAIN.
- 3) GALLERY HOURS OF OPERATION:
 - FRIDAY - SUNDAY 12-5PM
 - OPENINGS EVERY 6 WEEKS 6-9PM

LEGEND

- WINTERBERRY SHRUB
- UNKNOWN SHRUB
- STREET TREE

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BAR DOWN STUDIO
257b Main Street, Beacon, NY 12508
845-559-3187

Consultant

THE LINDLEY LLC.
1154 NORTH AVENUE
BEACON NY

Project Title



4			
3			
2			
1	2/26/19	Planning Board Comments	dh
No	Date	Revision	By

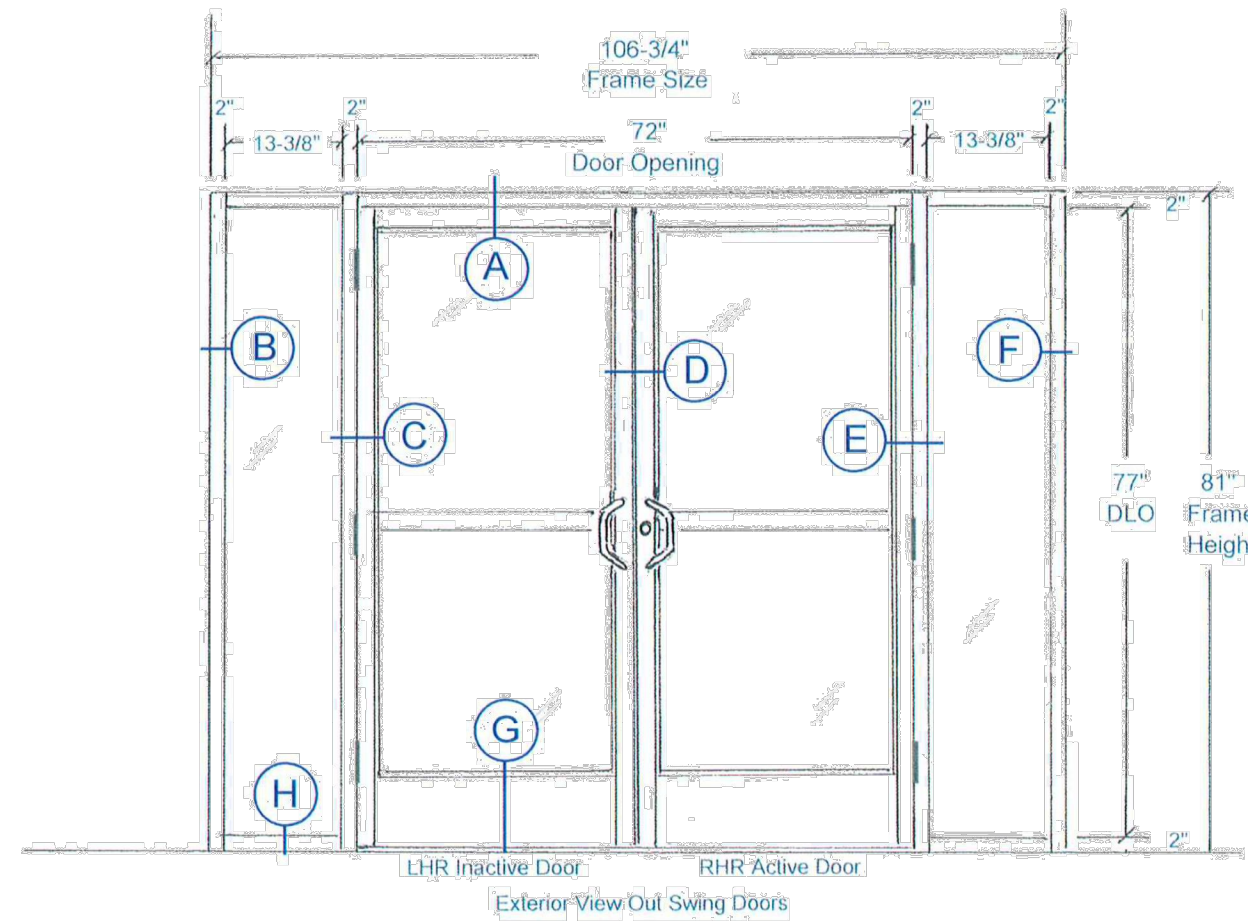
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Checked By: dbh
BDS Proj. #: 17-10
Date: 01/29/19

Sheet Title

SITE
PLAN &
NOTES

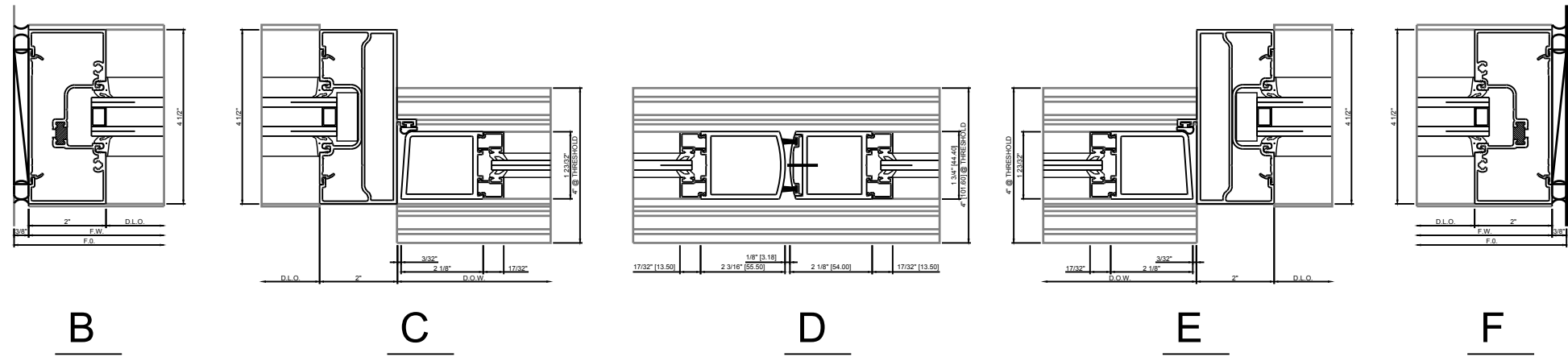
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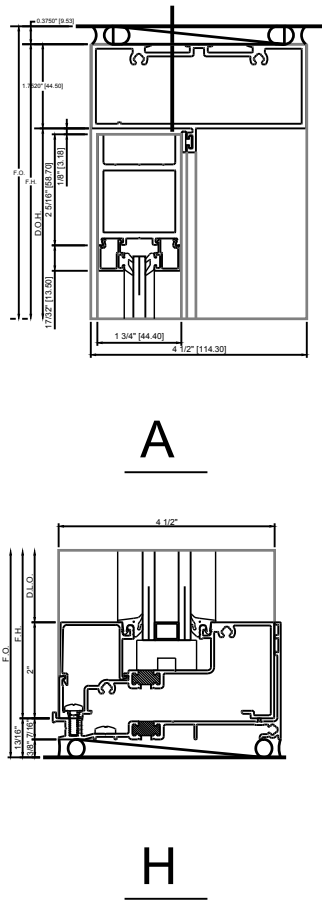


Provided Rough Opening Size: 107'-1/2" Wide x 81'-1/2" High
Frame Dimensions: 106'-3/4" Wide x 81" High
FRAME: YKK YES 45 IU (Thermally Broken) Storefront
DOORS: YKK 20D Narrowstile Doors (60 x 6.7")
RHR Active: 36" x 79" with (3) Stainless Steel Hinges, Smart Series Push/Pulls, Exterior Keyed Cylinder, Surface Mount Closer, 36" Door Sweep
LHR Inactive: 36" x 79" with (3) Stainless Steel Hinges, Smart Series Push/Pulls, Top and Bottom Flush Bolts
HARDWARE includes 4" wide x 1/2" High Aluminum Threshold
GLASS: 1" Insulated Glazing in Sidelites and 1/4" Clear Tempered Glass in Doorlites

7 STOREFRONT ELEVATION
SCALE: 1/2" = 1'-0"



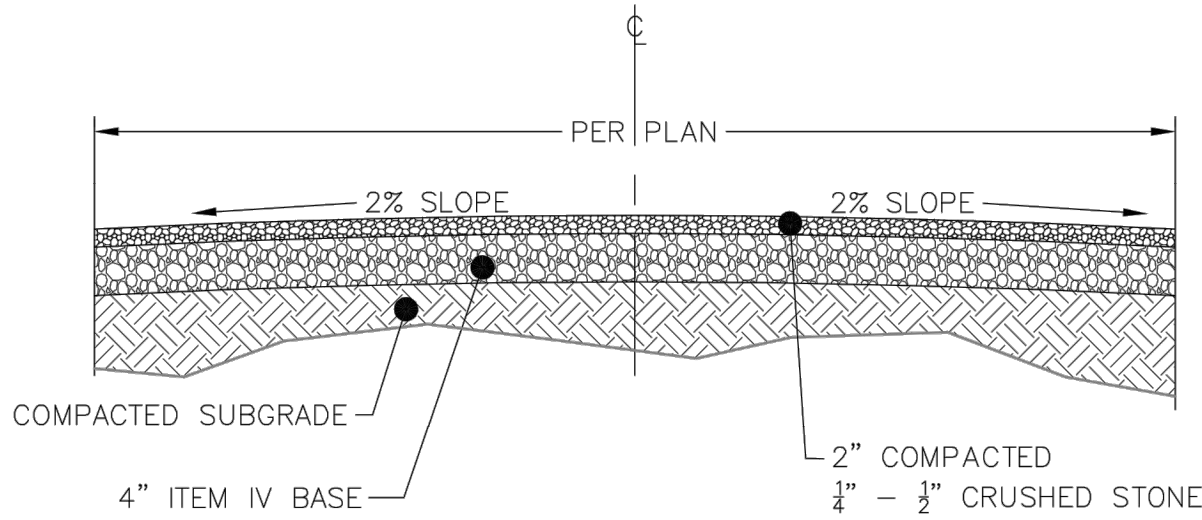
8 STOREFRONT PLAN DETAILS
SCALE: 3" = 1'-0"



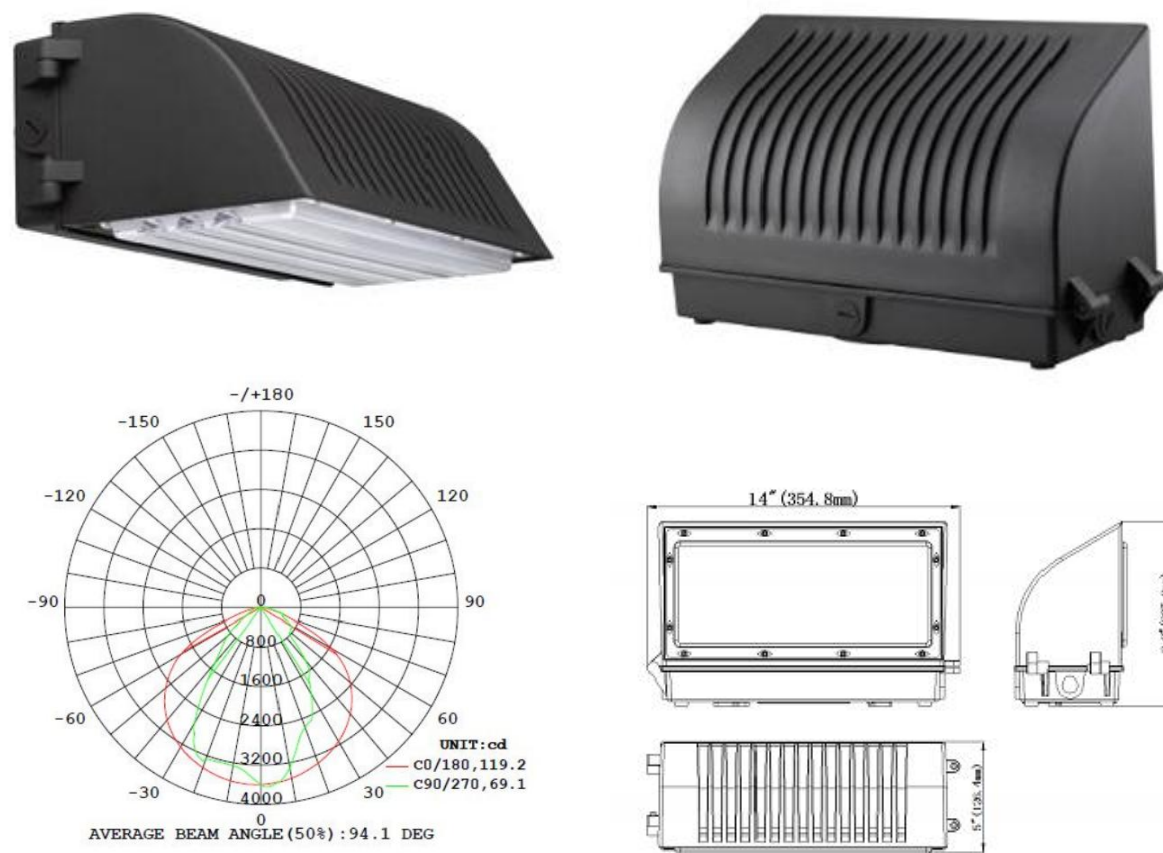
9 STOREFRONT SECTION DETAILS
SCALE: 3" = 1'-0"



4 VIEW FROM WEST
N.T.S.



5 GRAVEL WALKING PATH DETAIL
N.T.S.



6 DARK SKY COMPLIANT FIXTURE
N.T.S.



3 VIEW FROM NE (REAR)
N.T.S.



2 VIEW FROM NW (FRONT)
N.T.S.



1 VIEW FROM SOUTH
N.T.S.



4			
3			
2			
1	2/28/19	Planning Board Comments	dh
No.	Date	Revision	By

Drawn By: dbh
Checked By: dbh
BDS Proj. #: 17-10
Date: 01/29/19

Sheet Title

SITE
PHOTOS &
DETAILS

Sheet No.

A101