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.




**PROPOSED INDUSTRIAL ARTS BREWERY SIGN**

PROPOSED 48" DIAMETER STAINLESS STEEL AND ACRYLIC POLE MOUNTED DOUBLE SIDED SIGN WITH INDUSTRIAL ARTS LOGO WITH INTERNAL ILLUMINATION. THE SIGN POLE IS 8' HIGH.



**NEW POLE MOUNTED PARKING LOT LIGHT FIXTURES**

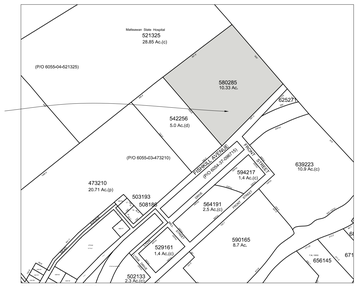
MATCH EXISTING POLE MOUNTED LIGHT DESIGN, USE LED FIXTURE

KIM LIGHTING "ARCHETYPE" SERIES CUT-OFF LUMINAIRE DIE-CAST ALUMINUM REFLECTOR SYSTEM WITH SPECULAR PANELS, DIE-CAST ALUMINUM HOUSING AND LENS FRAME - CLEAR CONVEX GLASS LENS

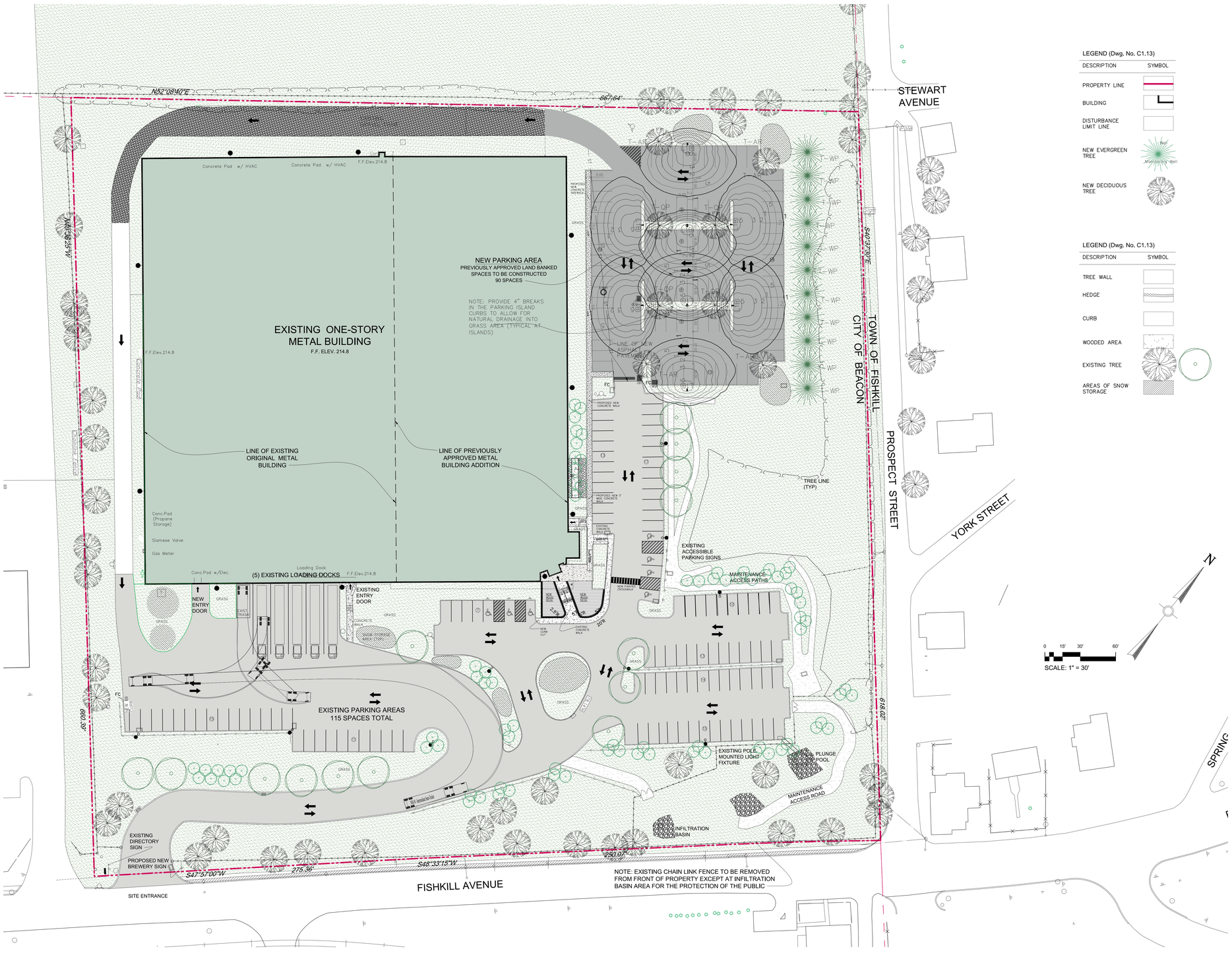
3,000 K PICO PRISM LED LAMP WITH 17,539 LUMENS, NIGHT SKY COMPLIANT

**Bulk Zoning Regulations Table**

| | | | Required Minimum Setbacks | | | Existing Setbacks | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | Minimum Lot Width | Minimum Lot Depth | Front | Side [b] | Rear [b] | Front | Side [b] | Rear [b] | Maximum Building Height | Existing Building Height |
| Zoning District | | | | | | | | | | |
| HI | N/A | 100' | 0 | 20' | 25' | 229' | 51' | 43' | 35' | 34' |




**Location Plan**
Scale: NTS




**Site Plan**
Scale: 1" = 30'

LEGEND (Dwg. No. C1.13)

| DESCRIPTION | SYMBOL |
|---|---|
| PROPERTY LINE | |
| BUILDING | |
| DISTURBANCE LIMIT LINE | |
| NEW EVERGREEN TREE | Min. Planting Depth |
| NEW DECIDUOUS TREE | |

LEGEND (Dwg. No. C1.13)

| DESCRIPTION | SYMBOL |
|---|---|
| TREE WALL | |
| HEDGE | |
| CURB | |
| WOODED AREA | |
| EXISTING TREE | |
| AREAS OF SNOW STORAGE | |

**Zoning Summary**

| | |
|---|---|
| Zoning District: | HI (Heavy Industry) |
| Tax Map No.: | 6055-04-580285 |
| Lot Area: | 9.79 acres (426,327.9 sf) |
| Building Footprint: | 76,773 square feet (existing) |
| Total Lot Coverage: | 18% |
| Historical Overlay District: | No |
| Parking Overlay District: | No |
| Existing Use: | Industrial & Office (Vacant) |
| Proposed Use: | Industrial, Warehouse, Brewery, Office, Retail, Commercial Recreation (Arcade) |

**Parking & Loading**

| Use & Parking Requirements | Area / Count | Proposed Parking Requirement |
|---|---|---|
| | | |
| | | |
| **Future Brewery**<br>*1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space*<br><br>*1 space per employee but not less than 1 space per 1,000 square feet of gross floor space* | 42,802 sf total area<br>*(14,000 sf brewery requires 35 spaces; 28,802 sf warehouse requires 29 spaces)*<br><br>10 employees estimated | 64 spaces |
| **Warehouse**<br>*1 space per employee but not less than 1 space per 1,000 square feet of gross floor space* | 66,696 sf<br><br>20 employees estimated | 67 spaces |
| **Arcade (commercial recreation)**<br>*1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater*<br><br>*5 spaces per bowling lane* | 11,381 sf minus 2700 sf for 5 bowling lanes = 8,681 sf<br><br>8,681 sf @ 50 sf/occupant = **173 arcade game occupants**<br><br>5 bowling lanes @ 5 per lane = **25 bowling lane occupants** | 69 spaces (43 for game occupancy + 25 for bowling lane occupancy) |
| **Office (For Brewery)**<br>*1 space for each 200 square feet of gross floor area, excluding utility areas* | 2,296 sf | 0 spaces - Non-simultaneous use |
| **Brewery Event Space / Lounge**<br>*1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater* | 4,965 sf<br>331 occupants @ 15 sf per occupant | 111 spaces |
| | | |
| | | |
| | | |
| | | |
| ***Total Required Parking Spaces*** | | ***311*** |
| | | |
| **Total Proposed Parking Spaces** | | **205** |
| | | |
| **Total Required Loading Spaces** | | 1 |
| | | |
| **Total Proposed Loading Spaces** | | 5 |

**Notes:**

1.

## Index of Drawings


| | |
|---|---|
| Sheet 1 of 10 | Site Plan |
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| Sheet 3 of 10 | Landscape Plan & Lighting |
| Sheet 4 of 10 | Building Plans |
| Sheet 5 of 10 | Elevations |
| Sheet 6 of 10 | Grading & Utility Plan |
| Sheet 7 of 10 | Erosion & Sediment Control Plan |
| Sheet 8 of 10 | Site Details |
| Sheet 9 of 10 | Stormwater Details |
| Sheet 10 of 10 | Water & Sewer Details |


NOTE THAT SHEETS FROM THE PREVIOUSLY APPROVED SPECIAL USE PERMIT APPLICATION ARE INCLUDED IN THIS SET FOR REFERENCE

| REVISIONS: | | | |
|---|---|---|---|
| NO. | DATE | DESCRIPTION | BY |
| 1 | 12/25/18 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 2 | 01/29/19 | REVISED PER PLANNING BOARD COMMENTS | AJS |
| 3 | 02/26/19 | REVISED PER PLANNING BOARD COMMENTS | AJS |

# Amendment to Site Plan Application

## Site Plan - Sheet 1 of 13

## 511 Fishkill Avenue

Beacon, New York
Scale: As Noted
October 1, 2018


*Owner:*
**Diamond Properties**
333 North Bedford Road
Mt. Kisco, NY 10549

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

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

*Surveyor:*
**TEC Land Surveying**
Beacon, New York 12508