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

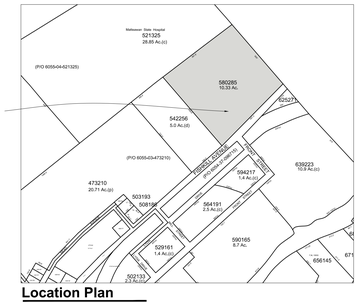
MATCH EXISTING POLE MOUNTED LIGHT DESIGN, USE LED FIXTURE

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

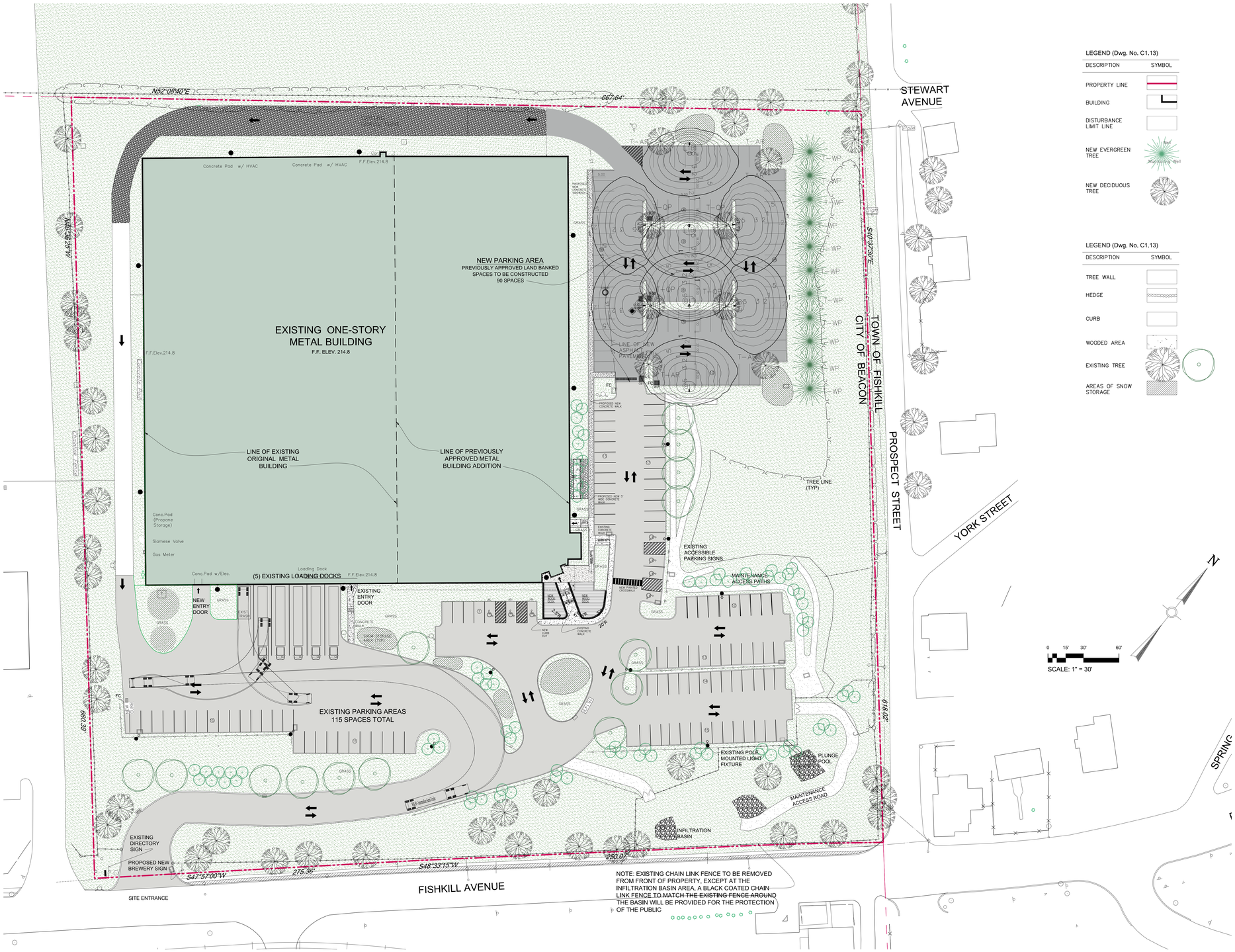
3,000 K PICO PRISM LED LAMP WITH 17,539 LUMENS, NIGHT SKY COMPLIANT

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 *1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space* *1 space per employee but not less than 1 space per 1,000 square feet of gross floor space*	42,802 sf total area *(14,000 sf brewery requires 35 spaces; 28,802 sf warehouse requires 29 spaces)* 10 employees estimated	64 spaces
Warehouse *1 space per employee but not less than 1 space per 1,000 square feet of gross floor space*	66,696 sf 20 employees estimated	67 spaces
Arcade (commercial recreation) *1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater* *5 spaces per bowling lane*	11,381 sf minus 2700 sf for 5 bowling lanes = 8,681 sf 8,681 sf @ 50 sf/occupant = **174 arcade game occupants** 5 bowling lanes @ 5 per lane = **25 bowling lane occupants**	69 spaces (44 for game occupancy + 25 for bowling lane occupancy)
Office (For Brewery) *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 *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 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. The Applicant agrees to monitor actual parking needs, along with the City, during the first few months of peak operations to make sure the parking supply is adequate.
2. The Applicant will maintain the existing emergency access drive around the sides and rear of the building with the existing materials.

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
4	03/26/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Index of Drawings

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Sheet 3 of 13	Previously Approved Site Plan
Sheet 4 of 13	Previously Approved Landscape Plan
Sheet 5 of 13	Elevations
Sheet 6 of 13	Building Plans
Sheet 7 of 13	Enlarged 1st Floor Plan
Sheet 8 of 13	Enlarged 2nd Floor Plan
Sheet 9 of 13	Grading & Utility Plan
Sheet 10 of 13	Erosion & Sediment Control Plan
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Sheet 13 of 13	Water & Sewer Details

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

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