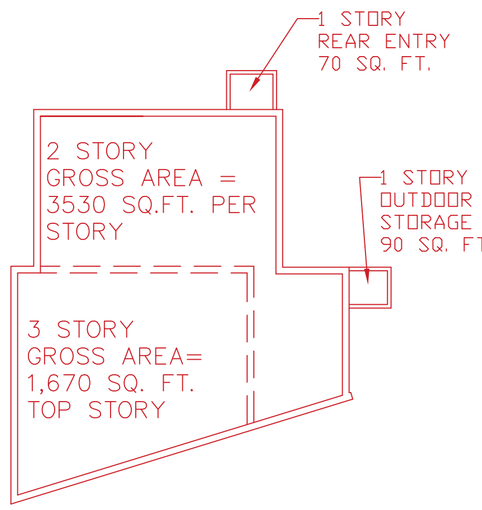
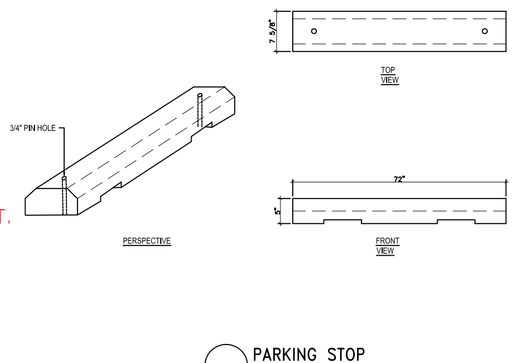
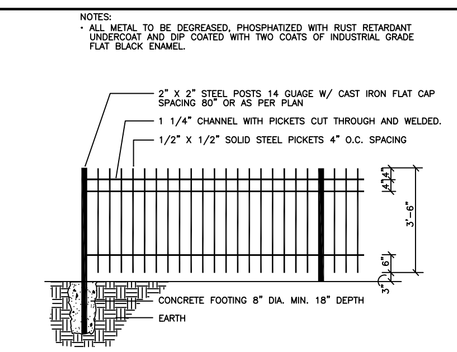


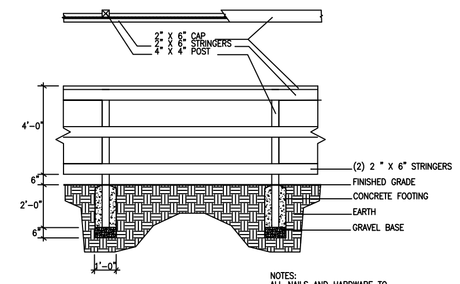
BUILDING AREAS
SCALE 1"=20'



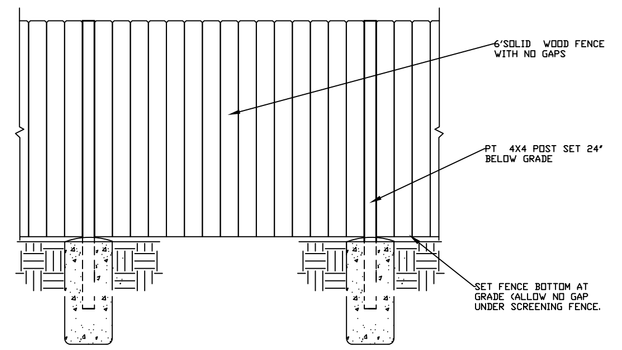
PARKING STOP
PRE-CAST CONCRETE BUMPER



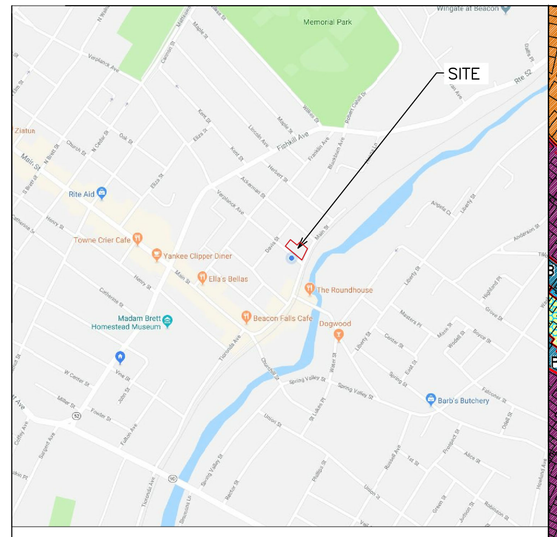
METAL FENCING
DECORATIVE FENCING



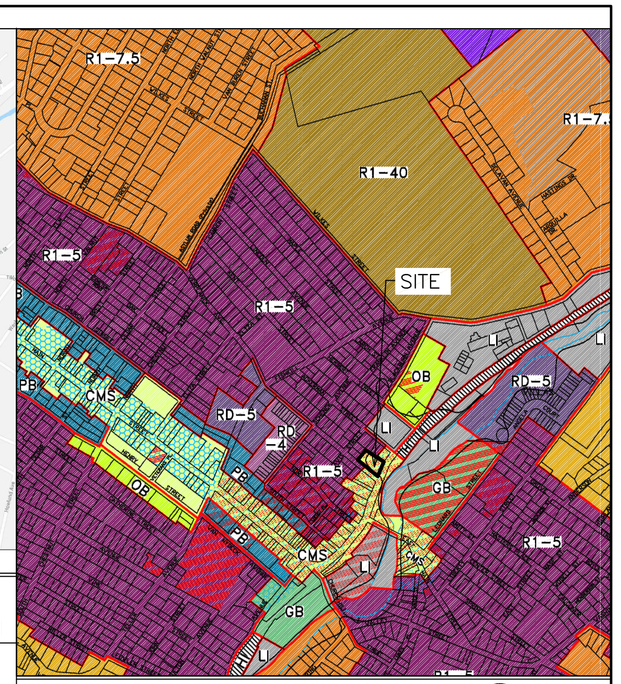
FENCING
WOODEN FENCING (VERPLANK)



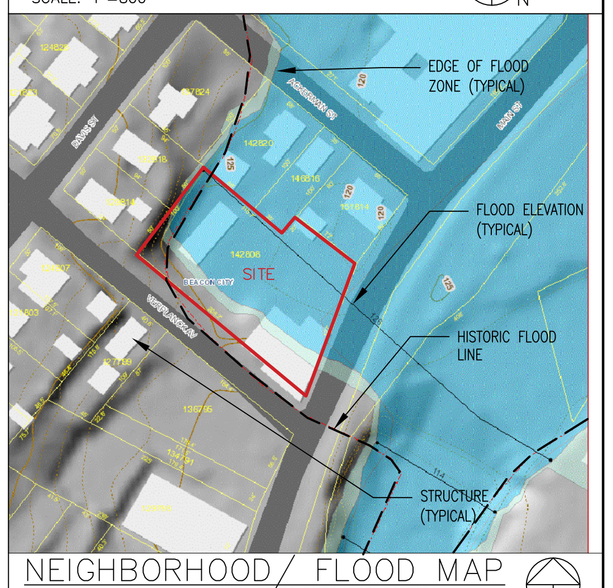
FENCING
REFUSE ENCLOSURE



LOCATION MAP
SCALE: 1"=1000'



AREA MAP TAKEN FROM CITY OF BEACON ZONING MAP
SCALE: 1"=800'



NEIGHBORHOOD/ FLOOD MAP
SCALE: 1"=100' TAKEN FROM DUTCHESS COUNTY PARCEL ACCESS

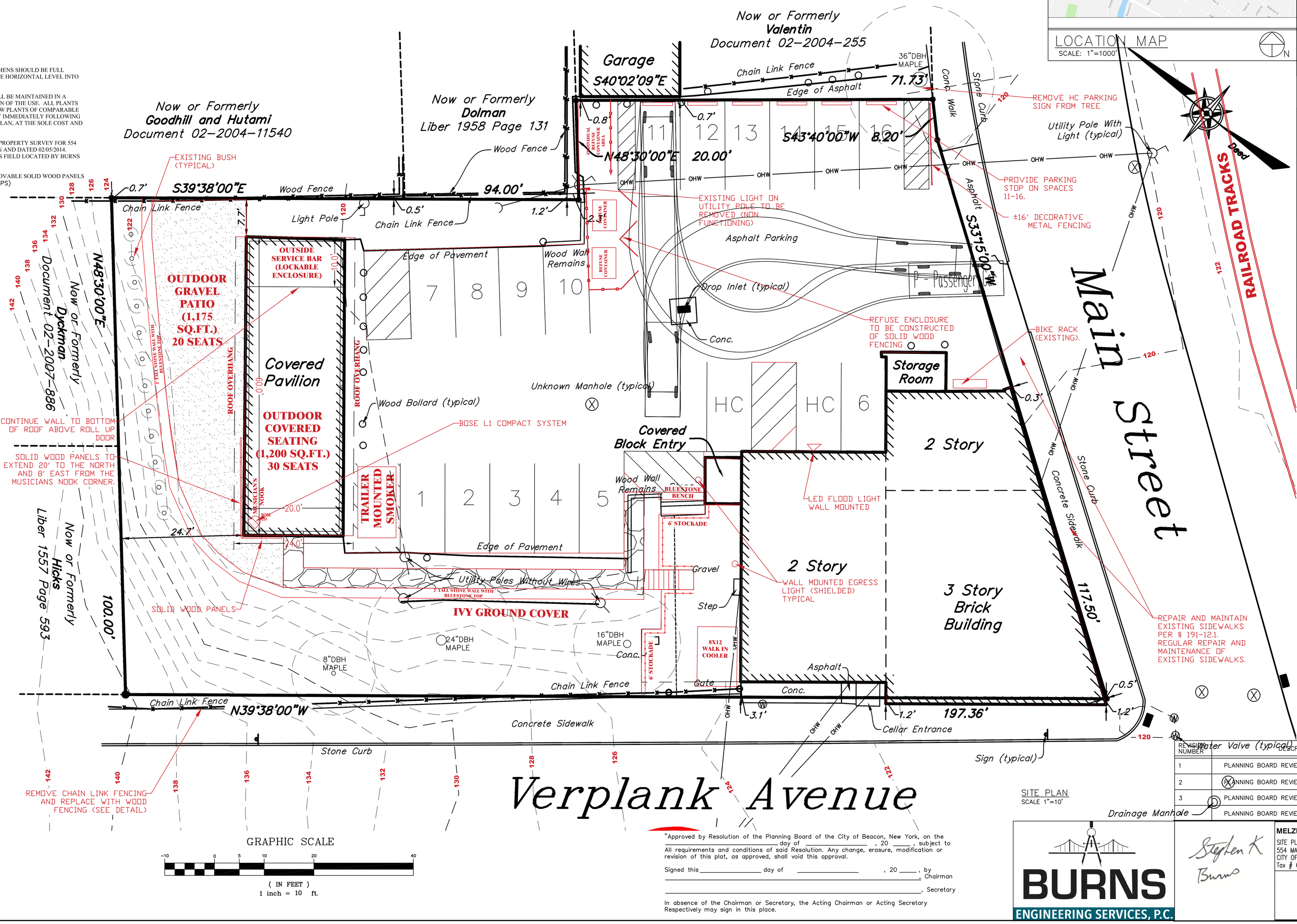
NOTES

- ALL EXTERIOR LIGHTING FIXTURES ABOVE 500 LUMENS SHOULD BE FULL CUT-OFF TO PREVENT LIGHT PROJECTION ABOVE THE HORIZONTAL LEVEL INTO THE NIGHT SKY.

-ALL LANDSCAPING SHOWN ON THE SITE PLAN SHALL BE MAINTAINED IN A VIGOROUS GROWING CONDITION FOR THE DURATION OF THE USE. ALL PLANTS NOT SO MAINTAINED SHALL BE REPLACED WITH NEW PLANTS OF COMPARABLE SIZE AND QUALITY AT THE BEGINNING OF THE NEXT IMMEDIATELY FOLLOWING GROWING SEASON IN COMPLIANCE WITH THE SITE PLAN, AT THE SOLE COST AND EXPENSE OF THE PROPERTY OWNER.

-SURVEY BASE MAP TAKEN FROM SURVEY TITLED "PROPERTY SURVEY FOR 554 MAIN STREET", PREPARED BY TEC LAND SURVEYING AND DATED 02/05/2014. TOPOGRAPHIC DATA, TREES AND RAILROAD TRACKS FIELD LOCATED BY BURNS ENGINEERING SERVICES. P.C. IN DECEMBER 2018.

-MISICIANS NOOK TO BE CONSTRUCTED USING REMOVABLE SOLID WOOD PANELS (SOLID WALLS, AT LEAST 2 LBS/FT², NO AIR GAPS)



SITE PLAN
SCALE 1"=10'

GRAPHIC SCALE
-10 0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

*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.

GENERAL NOTES:

1. OWNER: FURTHER PROPERTIES, LLC. (C/O JOHN KELLY)
   40 MOUNTAIN LAKE ROAD
   POUGHQUAG, NEW YORK 12570
   APPLICANT: TWEEGS INC. "MELZINGAH TAPHOUSE" (C/O DANA COLLINS)
   79 MOUNTAIN ROAD
   PLEASANT VALLEY, NEW YORK 12569
2. ZONING DISTRICT – CMS; CENTRAL MAIN STREET DISTRICT
   **PARKING Overlay Zone
   HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE
3. TAX MAP PARCEL # 6054-30-142808
4. FIRE DISTRICT –BEACON
5. Required Setbacks
   Front= 0 MINIMUM; 10' MAX.
   Side= 0'
   Rear= 25'
6. Existing Setbacks
   3 Story Building
   Front ±0
   Side ±0
   Rear ±124'
   Lot Depth 197'
7. REQUIRED PARKING
   RESIDENTIAL (1) SPACE PER DWELLING UNIT
   COMMERCIAL (2) SPACES PER 1,000 SQUARE FEET

Proposed Parking

COMMERCIAL USE FIRST FLOOR 3530 SQUARE FEET
OUTDOOR PAVILION 1,200 SQUARE FEET
OUTDOOR PATIO 1,175 SQUARE FEET
TOTAL 5,905 SQUARE FEET
(12) PARKING SPACES REQUIRED

RESIDENTIAL (6) APARTMENTS (6) SPACES REQUIRED

(18) PARKING SPACES REQUIRED TOTAL (PROVIDED)

HOURS OF OPERATION (RESTAURANT)
MONDAY – SATURDAY 11AM–1 AM
SUNDAY 11AM– 10 PM
OUTDOOR LIVE MUSIC WILL CEASE AT 10PM EACH EVENING
OUTDOOR SMOKING OPERATIONS WILL BE LIMITED TO ONE DAY PER WEEK BETWEEN 7A–6P WEEKDAYS.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING BOARD REVIEW COMMENTS	SKB	09/24/18
2	PLANNING BOARD REVIEW COMMENTS	SKB	10/29/18
3	PLANNING BOARD REVIEW COMMENTS	SKB	02/25/19
4	PLANNING BOARD REVIEW COMMENTS	SKB	03/25/19

BURNS ENGINEERING SERVICES, P.C.

Stephen K Burns

MELZINGAH TAP HOUSE (APPLICANT)
SITE PLAN
554 MAIN STREET
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK
Tax # 6054-30-142808

SITE PLAN FOR 554 MAIN STREET

Burns Engineering Services, P.C.
58 Teller Avenue TEL:845-546-3310
Beacon, New York 12508 FAX:845-546-6613
SBurns@BurnsEngineeringServices.com

DATE: 08/30/2018 SCALE: AS NOTED SHEET 1 OF 1
DRAWN BY: SKB