

SITE PLAN
SCALE: 1" = 10'

GRAPHIC SCALE



PROJECT INFORMATION:

PARCEL OWNER:	THE HOSE COMPANY, LLC, 162 MAIN STREET, BEACON, NY 12508
PROJECT ENGINEER:	HUDSON LAND DESIGN P.C., 174 MAIN STREET, BEACON NY 12508
PARCEL LOCATION:	162 MAIN STREET BEACON, NEW YORK 12508
TAX PARCEL ID:	5954-27-781973
PARCEL AREA:	±0.096-ACRE
WATER SUPPLY:	MUNICIPAL
SEWAGE DISPOSAL:	MUNICIPAL
ZONING DISTRICT:	CENTRAL MAIN STREET (CMS)

MAP REFERENCES:

- EXISTING FEATURES AS SHOWN ON THIS SITE PLAN FROM A SURVEY PROVIDED BY TEC LAND SURVEYING CREATED ON 2, 2016.
- PROPOSED BUILDING ADDITION ON THIS SITE PLAN FROM BUILDING RENOVATION PLAN PROVIDED BY KATHLEEN RIFKIN ARCHITECT CREATED MAY 2019.

SCHEDULE OF REGULATIONS (CMS ZONE)
AND LOT CONFORMANCE TABLE:

PARAMETER	REQUIRED	PROVIDED
LOT WIDTH:	N/A	N/A
LOT DEPTH:	75 FEET MINIMUM	91 FEET, VARIES (1)
YARD SETBACKS		
FRONT YARD:	N/A	N/A
SIDE YARD:	N/A	N/A
REAR YARD:	25 FEET MINIMUM	N/A (2)
MAXIMUM BUILDING HEIGHT:	3 STORIES, 38 FEET MAX.	±34.5 FEET (3)
LANDSCAPED AREA:	10% MINIMUM	±13%
PARCEL AREA:	N/A	4,187 SQFT.
FRONTAGE OCCUPANCY		
DETACHED BUILDING:	80% MINIMUM	100%
PEDESTRIAN CLEARWAY:	8 FEET MINIMUM	±7'-7" (4)

- PRE-EXISTING NON-CONFORMING
- REAR SETBACK OF 10 FEET US ALLOWED FOR LOTS LESS THAN 100 FEET DEEP.
- DENOTES BUILDING ADDITION ONLY. THE EXISTING BUILDING HEIGHT AT THE FRONT IS APPROXIMATELY 46.5 FEET.
- DIMENSION IS PRE-EXISTING, AND REPRESENTS THE SHORTEST DIMENSION FROM THE BUILDING CORNER TO THE FACE OF THE CURB ON MAIN STREET AND CROSS STREET. ALL OTHER AREAS ARE GREATER THAN 8 FEET. THIS PROPOSAL DOES NOT CHANGE THESE DIMENSIONS.

PREVIOUS APPROVAL NOTES:

- SITE PLAN APPROVAL WAS GRANTED BY THE CITY OF BEACON PLANNING BOARD FOR A PROPOSED BUILDING ADDITION IN 2017. THIS SITE PLAN SUPERCEDES THE PREVIOUS APPROVAL.
- A PARKING VARIANCE WAS GRANTED AT THE MAY 16, 2017 ZONING BOARD OF APPEALS MEETING. THIS APPLICATION REQUIRES LESS PARKING SPACES THAN THE 2017 SITE PLAN.

BUILDING INFORMATION NOTES:

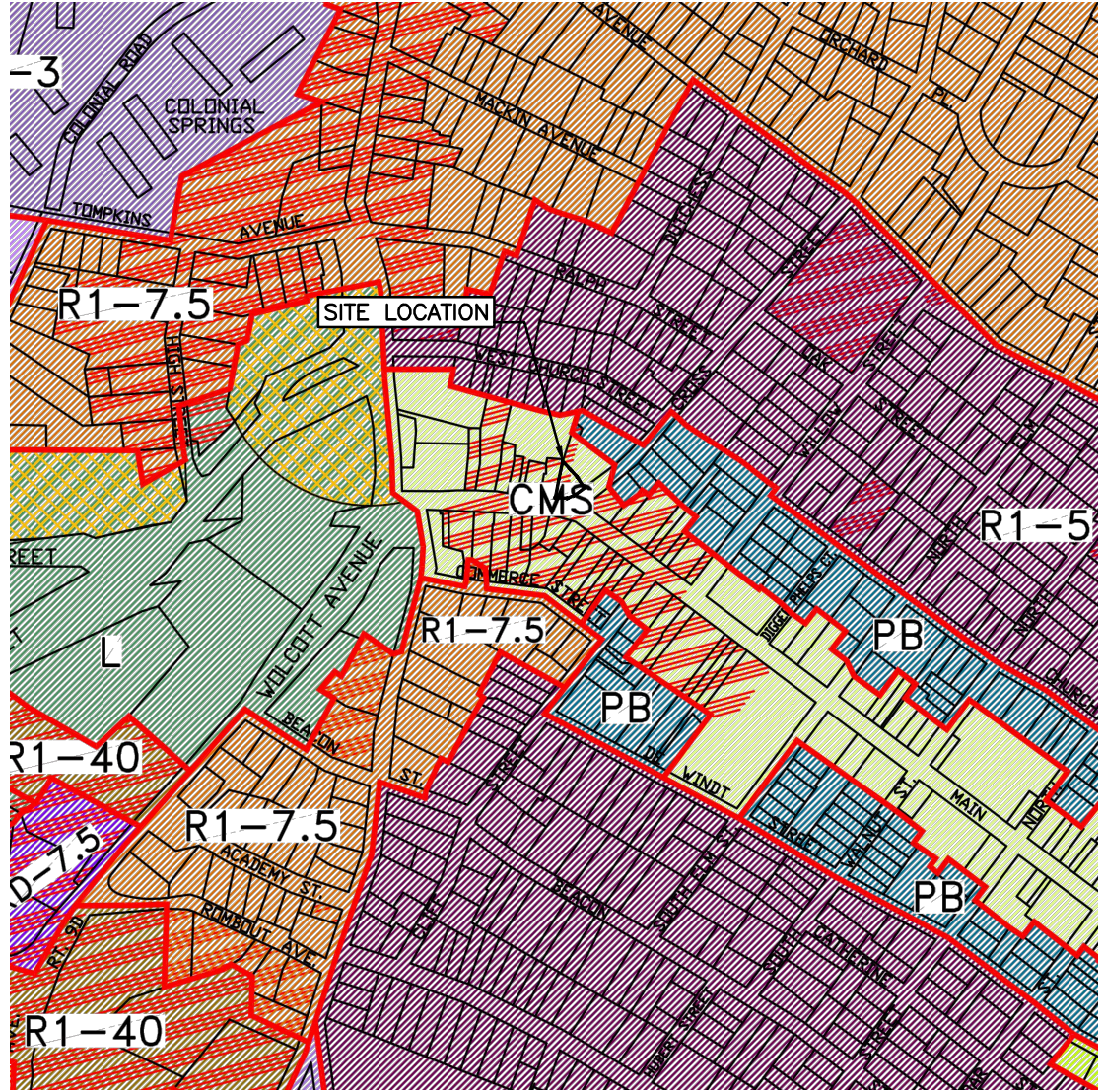
- EXISTING CIRCA 1890'S 3-STORY MASONRY STRUCTURE WITH 1-STORY CIRCA 1950'S MASONRY ADDITION. THE BUILDING IS EQUIPPED WITH A SPRINKLER SYSTEM AND WAS LAST RENOVATED IN 2002.

EXISTING/PROPOSED OCCUPATION NOTES:

- FIRST FLOOR
EXISTING MERCANTILE/WORK AREA. EXISTING WORK AREA TO BE EXPANDED UPON WITHIN PROPOSED FIRST FLOOR ADDITION. THE REMAINDER OF THE FIRST FLOOR ADDITION CONSISTS OF AN EXIT HALLWAY AND STAIRWELL.
- SECOND FLOOR
EXISTING GALLERY/OFFICE. EXISTING OFFICE AREA TO BE EXPANDED TO 800 SQFT. THE SECOND FLOOR ADDITION CONSISTS OF AN EXIST HALLWAY, STAIRWELL AND STORAGE ROOM.
- THIRD FLOOR
EXISTING OFFICE SPACE. THE EXISTING OFFICE SPACE TO BE CONVERTED INTO A TWO-BEDROOM APARTMENT. THE THIRD FLOOR ADDITION CONSISTS OF AN EXIST HALLWAY, STAIRWELL AND STORAGE ROOM.

LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING ADJOINER LINE
	EXISTING TREE
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
X	EXISTING FENCE
W	EXISTING WATER MAIN
WS	EXISTING WATER SERVICE LINE
	SEWER MANHOLE
	UTILITY POLE
	HYDRANT
	WATER VALVE
	PROPERTY CORNER
	ELECTRIC METER
	UTILITY POLE WITH LIGHT
OHW	EXISTING OVERHEAD WIRES
	DROP INLET
	GAS METER
	PROPOSED SILT FENCE



ZONING MAP: SCALE = 1"=500'

PARKING REQUIREMENTS:

PROPOSED USE - FIRST FLOOR
MERCANTILE WORK/INSTRUCTIONAL AREA:
2 SPACES PER 1,000 SQFT. FLOOR AREA
FLOOR AREA = 2,582 SQFT

6 PARKING SPACES REQUIRED

PROPOSED USE SECOND FLOOR
OFFICE/MERCANTILE:
2 SPACES PER 1,000 SQFT. FLOOR AREA
FLOOR AREA = 1,768 SQFT

4 PARKING SPACES REQUIRED

PROPOSED USE THIRD FLOOR
TWO BEDROOM APARTMENT:
1 SPACE PER UNIT

1 PARKING SPACE REQUIRED

TOTAL PARKING SPACES REQUIRED: 11 PARKING SPACES REQUIRED

PARKING REQUIREMENTS 1964:

INDUSTRIAL STORAGE - FIREHOUSE
FIRST FLOOR @ 1,411 SQFT.:
1 SPACE PER 400 SQFT. GROSS FLOOR AREA
EXCLUDING MECHANICAL, BATHROOM, STAIRS & STORAGE
GROSS FLOOR AREA = 1,411 SQFT.

4 PARKING SPACES REQUIRED

PUBLIC ASSEMBLY
FIRST FLOOR @ 588 SQFT.
SECOND FLOOR @ 1,159 SQFT.
THIRD FLOOR @ 1,329 SQFT.
1 SPACE PER 200 SQFT. FLOOR AREA
FLOOR AREA = 3,079 SQFT.

16 PARKING SPACES REQUIRED

TOTAL PARKING SPACE REQUIRED: 20 PARKING SPACES REQUIRED

PARKING NOTES:

- THE PROPOSED PARKING DOES NOT EXCEED THE 1964 REQUIREMENTS PLUS 25%. 20 SPACES PLUS 5 SPACES = 25 SPACES.
- THE PARKING REQUIREMENT FOR THE 2017 APPROVAL WAS 29 PARKING SPACES, WHERE 4 PARKING SPACES WERE PROVIDED. A VARIANCE WAS GRANTED FOR 25 REQUIRED PARKING SPACES; HOWEVER, THE VARIANCE HAS EXPIRED. THEREFORE, A PARKING VARIANCE WILL BE REQUIRED FROM THE ZONING BOARD OF APPEALS.
- THE PROPOSED PARKING REQUIREMENT OF 11 PARKING SPACES DOES NOT EXCEED THE 2017 REQUIRED PARKING SPACE COUNT OF 29. THEREFORE, THE CURRENT PARKING VARIANCE IS LESS THAN WHAT WAS GRANTED IN 2017.

GENERAL NOTES:

- EXISTING ELECTRIC, WATER, SEWER AND GAS SERVICE CONNECTIONS SHALL REMAIN.
- ALL PROPOSED EXTERIOR LIGHTING SHALL BE DIRECTED AND/OR SHIELDED SO AS TO PRECLUDE OBJECTIONABLE GLARE FROM BEING OBSERVABLE FROM ADJACENT STREETS AND PROPERTIES.
- HOURS OF OPERATION: WILL CONTINUE AS ESTABLISHED BY HUDSON BEACH GLASS.
- EXTERIOR SIGNAGE: AS APPROVED ON EXISTING PROPERTY.
- EXTERIOR COLORS: AS APPROVED IN 2002.

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.

DRAWN BY: CMB				CHECKED BY: MAB			
REVISIONS:				REVISIONS:			
NO.	DATE	DESCRIPTION	BY	NO.	DATE	DESCRIPTION	BY
1	7/30/19	PER PLANNING BOARD COMMENTS	MAB				



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SITE PLAN
THE HOSE COMPANY, LLC

162 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK
TAX ID: 5954-27-781973

JOB #: 2017-007
DATE: 6/25/19
SCALE: 1" = 10'
TITLE: SP-1
SHEET: 2 OF 3