

PLANT S	CHEDULE				
QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
<u>Shrubs</u>					
7	S-R	Rhododendron maximus	Rhododendron	30-36"	
<u>Grass</u>					
lbs	ECO-LAWN	Buchloe dactyloides 'Texoka'	Eco Lawn	Seed	April-October planting

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH $X 6 \frac{1}{2}$ " WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP. OR APPROVED EQUAL



L1: Wall Mounted

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.

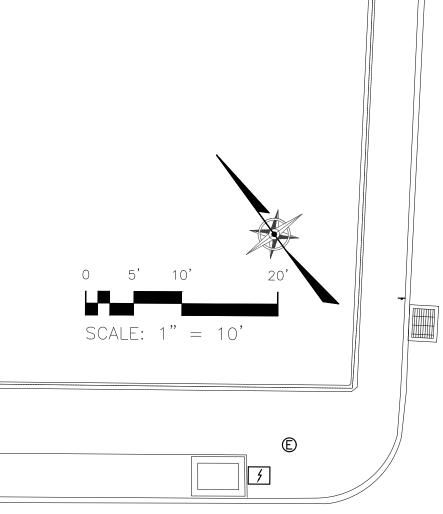


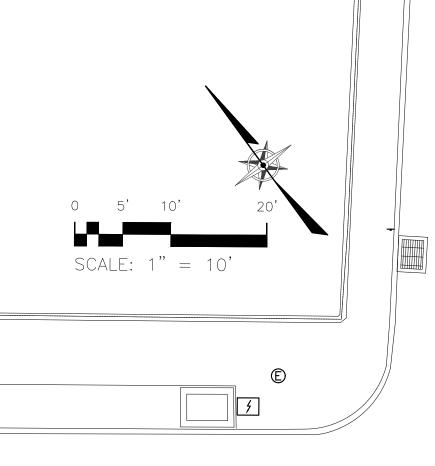
WALL MOUNTED LIGHT (L2) SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-L-R2-1-H50-BK-120-HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL. OR APPROVED EQUAL MOUNTING HEIGHT = 12 FEET

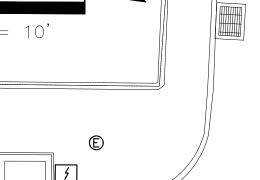
NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

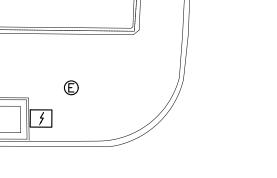
Lighting Not to Scale

NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF THE INCANDESCENT FIXTURES SHOWN. LED LIGHTING WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR INTERNAL CONTROLS.



















TEC Land Surveying

Beacon, New York 12508

15c Toironda Ave.



Now or Formerly

Doc. #: 02-2016-1158 Tax ID: 846941

NOTE THAT FENCE AND SHED

RELOCATED SHED

NEW ASPHALT PAVING

LINE OF 2 STORY

ADDITION ABOVE

LINE OF EXISTING ONE

STORY ADDITION ABOVE

STORY AREA WITH 3

-LINE OF EXISTING BUILDING

/ & PROPOSED 3RD STORY /

ADDITION

PARKING

3) RHODODENDRON 3 SPACES CONCRETE CURB

WERE RELOCATED BY THE

NEIGHBORING PROPERTY OWNER TO RESOLVE THE **ENCROACHMENT ONTO THE**

SUBJECT PROPERTY

S 53° 30′ 14" E

ROOM

3RD & 4TH STORY

ADDITIONS

LINE OF EXISTING 2 STORY

BUILDING WITH PROPOSED

EXISTING 2

STORY BRICK

BUILDING WITH

PROPOSED

ADDITIONS

45.88′

LINE OF

SAW CUT AT STREET

PROPOSED

DROPPED

CONCRETE

SIDEWALK

EXISTING IN THIS AREA

BRICK WALL & PIERS

> DECORATIVE **METAL GATE**

RESIDENTIAL

ENTRANCE

EXISTING BILCO DOOR

D

S FIXED

TO REPLACE

CURB-

EXISTING CONCRETE SIDEWALK

EXISTING BRICK SIDEWALK INLAY

EXISTING STREET LIGHT

EXISTING TREE

(4) RHODODENDRON

- BUILDING MOUNTED

MUNICIPAL

PARKING LOT

Now or Formerly

City of Beacon

L.1555 p.47

Tax ID: 846933

LIGHT FIXTURE

-COLUMN

(TYPICAL)

LANDSCAPING ALONG

PARKING LOT THAT IS

CONSTRUCTION SHALL

DAMAGED DURING

THE MUNICIPAL

BE REPLACED

ECO-GRASS



Location Map

Not to Scale

208 MAIN STREET

Zoning Summary

Zoning District: Tax Map No.: CMS (Central Main Street) 0.109 Acres (4,753 sf) Lot Area: 2,571 square feet Building Footprint: Historical Overlay District: Parking Overlay District: Retail / Multi-Family Residential Existing Use:

Retail / Multi-Family Residential

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Residential				
1964 - 1 1/2 spaces per dwelling unit	4 apartments	6 parking spaces		
Present - 1 space per dwelling unit			9 apartments	9 parking spaces
Retail				
1964 - 1 space per 200 sf gross area excluding basement and utility areas	2,571 sf	13 parking spaces		
Present - 3 spaces per 1,000 sf of floor area			2,100 sf	7 parking spaces
Total Required Parking Spaces		19 Parking Spaces		16 Parking Spaces
Total Proposed Parking Spaces				3 Parking Spaces (Note 1)

1. Parking is not required per Beacon Zoning Code Section 223-26 (B.2): The building was in existence on April 20, 1964. The new use is less than 25% greater intensity than the use existing in 1964. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 16 parking spaces are required for the current

Whenever a building or structure erected prior to or after April 20, 1964. or any land use shall undergo any increase in intensity of use in the number of dwelling units, floor area, seating capacity, number of employees or other unit of measurement specified hereinafter for required parking facilities, or from other causes, and further when said increase would result in a requirement for additional parking facilities through application of the Schedule of Off-Street Parking Requirements (Subsection F), additional parking facilities shall be provided accordingly, except that no building or structure erected prior to said date shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date, in which case parking spaces shall be provided on the basis of the total units of measurements of the new use or of the alteration or expansion of the existing use.

- 2. The existing use in 1964 was retail at the 1st floor, and 4 apartments on the 2nd, the 1964 Beacon Directory.
- 3. There are public parking lots within 800' of the property. a. Pleasant Ridge Pizza
- b. Dutchess County Motor Vehicles
- 4. Retail Hours of operation: 7am 10pm, Monday through Sunday, inclusive
- 5. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for
- 6. The Applicant met with the Architectural Review Board on June 22, 2018, and the Planning Board granted a Certificate of Appropriateness July 10, 2018. The Applicant proposes to amend the Certificate of Appropriateness
- 7. The original site plan approval for the rear and 3rd story addition was granted by the Planning Board July 10, 2018.
- 8. Note that the engineering plans have been re-submitted. The proposed amended design with the partial 4th story will have no material effect on the site engineering. Gutters and leaders will be adjusted to conform to the new

Index of Drawings

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Sheet 4 of 6	Elevations
Sheet 5 of 6	Grading, Utility and Erosion & Sediment Control Plan
Sheet 6 of 6	Construction Details

	REVISIONS:					
NO.	DATE	DESCRIPTION				
1	4/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS			
2	5/28/19	REVISED PER PLANNING BOARD COMMENTS	AJS			
3	6/25/19	REVISED PER PLANNING BOARD COMMENTS	AJS			
4	7/30/19	REVISED PER PLANNING BOARD COMMENTS	AJS			

Amendment to Site Plan Application Sheet 1 of 6 - Site Plan

59 River Glen Road

Wallkill NY 12589

Beacon, New York 12508