

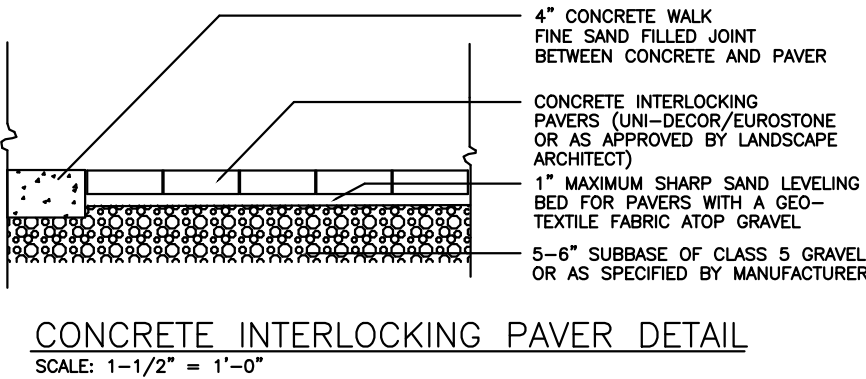
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



HATCHING LEGEND

- CONCRETE SIDEWALK
- PAVERS
- GRASS

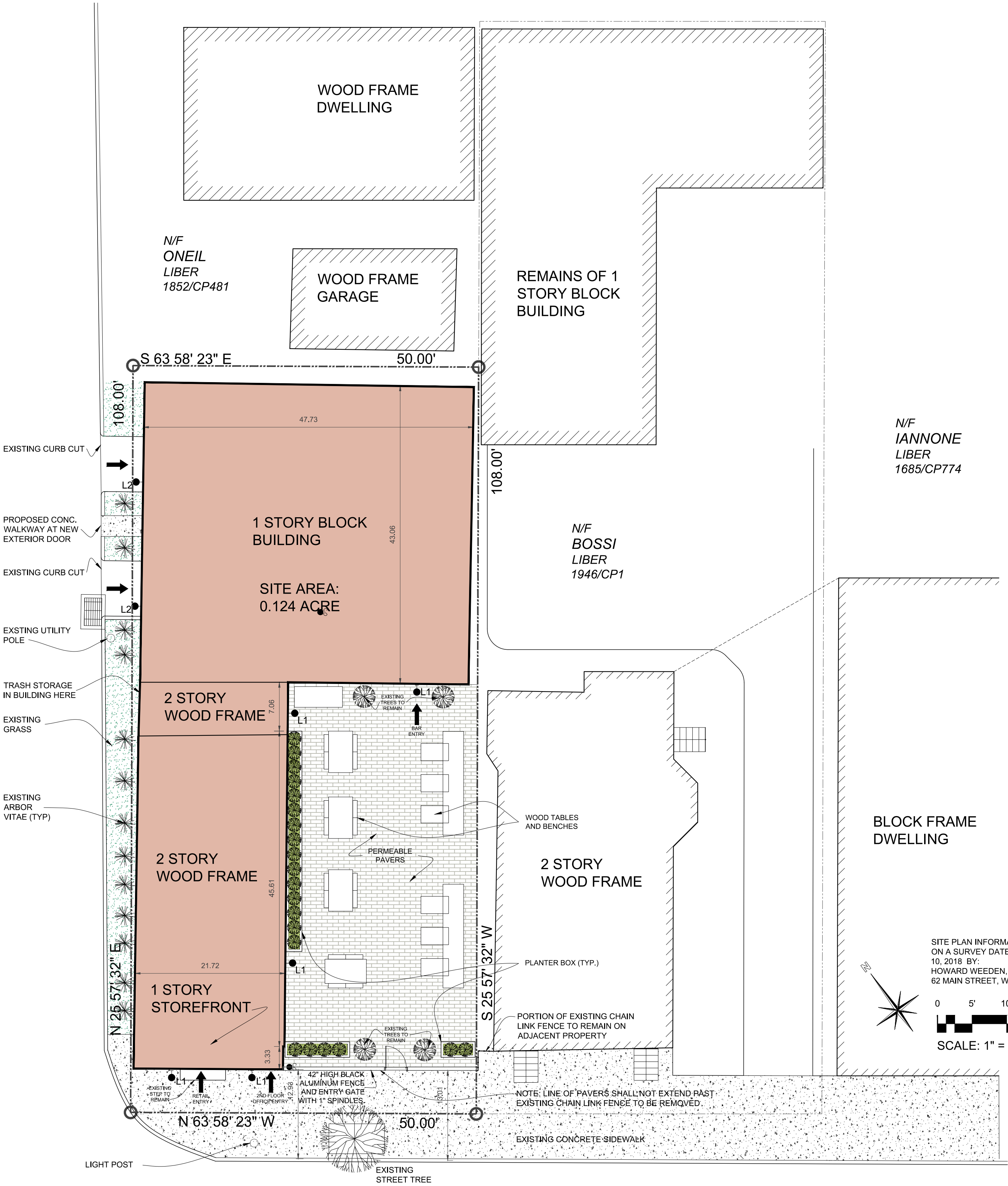
Bulk Zoning Regulations Table																	
	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Minimum Building Frontage	Proposed Building Frontage	Allowable Building Height	Proposed Building Height	Allowable Building Depth	Proposed Building Depth	Lot Area
	Front	Side	Rear	Front	Side	Rear											
Zoning District																	
CMS (Central Main Street District)	0' min. 0' max.	0'	25'	7.7' ¹	.75' 1.5'	2.1' ¹	75'	108'	N/A	50'	80%	100%	38'	24'	150'	98' ¹	5,401 sf
Notes:																	
1. Existing Condition																	



Location Map
Not to Scale

Zoning Summary				
Zoning District:	CMS (Central Main Street District)			
Tax Map No.:	5459-36-933866			
Lot Area:	0.124 acre (5,401 sf)			
Building Footprint:	3,294 square feet			
Historical Overlay District:	No			
Parking Overlay District:	Yes			
Existing Use:	Retail / Office Space			
Proposed Use:	Bar / Retail / Office Space			
Parking & Loading				
Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Retail Service (1964 Use) Automobile Service Garage <i>1 space per 200 gsf</i>	1,858 gsf	10 spaces		
Apartment (1964 Use) <i>1 1/2 space per Apartment</i>	1 Apartment	2 spaces		
Mercantile (1964 Use) <i>1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas</i>	998 sf	5 spaces		
Bar- Current <i>2.5 spaces per 1,000 SF</i>			1,800 sf	5 spaces
Retail - Current Present - 3 spaces per 1,000 SF <i>of gross floor area</i>			998 sf	1 space
Office- Current <i>2 spaces per 1,000 square feet</i>			1,109 sf	3 spaces
Total Required Parking Spaces		17 spaces		9 spaces
Total Proposed Parking Spaces				0 spaces (Note 1)
Notes:				
1. Parking is not required per Beacon Zoning Code Section 223-26 (B.2): The building was in existence on April 20, 1964. The existing use in 1964 was found in the 1964 Beacon Directory. The new use is less than 25% greater intensity than the use existing in 1964. 17 parking spaces would have been required in 1964 for the uses in existence at that time. 9 parking spaces are required for the current proposed uses.				
2. There is no space on the property to provide parking.				
3. For lots of 8,000 square feet or less, where the provision of on-site parking is infeasible, the Planning Board may waive all parking requirements, provided that the total floor area of the building is no greater than 5,000 square feet				
4. Restaurant Hours of operation: 9am – 2am, Monday through Sunday, inclusive				

NORTH CEDAR STREET



Site Plan

Scale: 1" = 10'

Index of Drawings

- Sheet 1 of 4 Site Plan
- Sheet 2 of 4 Existing Conditions & Demolition Plan
- Sheet 3 of 4 Plans & Elevations
- Sheet 4 of 4 Storm Water Utility Plan

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan Application
Sheet 1 of 4 - Site Plan