

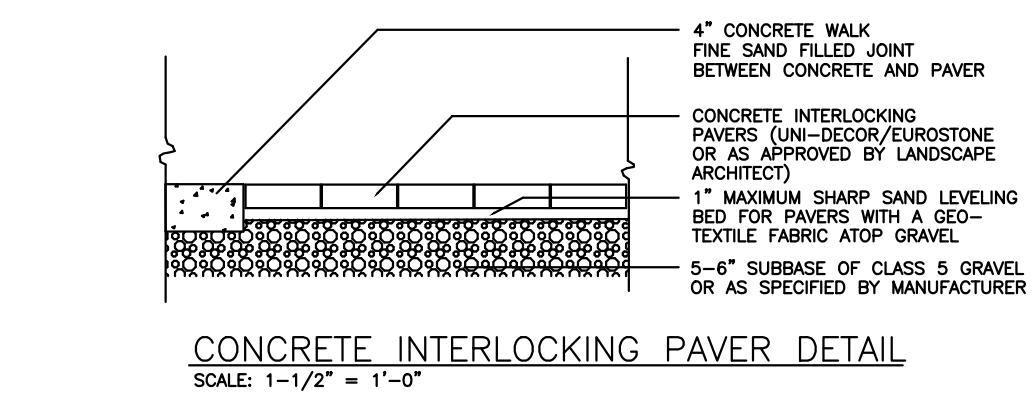
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

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.



MODERN FORMS "SUSPENSE"
OUTDOOR DARK SKY COMPLIANT
WALL SCONCE #306563. SIZE:
SMALL. BRUSHED ALUMINUM
FINISH. 11 WATT (590 LUMENS)
120 VOLT INTEGRATED LED: CRI:
90 COLOR TEMP: 3000K

L1: Wall Mounted

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

L2: Wall Mounted

HAMPTON BAY
"1-LIGHT ZINC OUTDOOR WALL
LANTERN" MODEL # HSP1691A
60 W INCANDESCENT LAMP OR
LED EQUIVALENT - MAX COLOR
TEMPERATURE SHALL BE 3000K

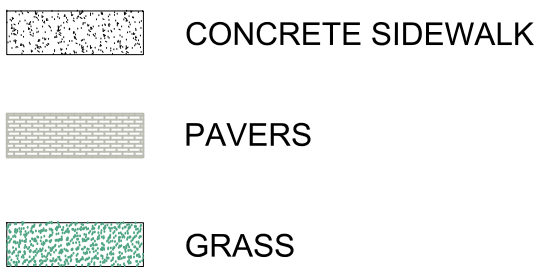
REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	9/24/19	Revised Per Planning Board Comments	AJS

PLANT SCHEDULE						
KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	SHRUBS					
AV	THUJA OCCIDENTALIS (ARBOR VITAE)	15	7 GAL.	CONT	3' O.C. - STAGGERED	
LF	LEUCOTHOE FONTANESIANA (DROOPING LEUCOTHOE)	12	7 GAL.	CONT	4' O.C. - STAGGERED	
RP	RHODODENDRON PRUNIFOLIUM (SMALL) (RHODODENDRON)	14	5 GAL.	CONT	6' O.C. - STAGGERED	

LAWN

SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL). APPLIED AT 3-5LBS PER 1000SF
30% CREEPING RED FESCUE; 30% ANNUAL RYEGRASS; 25% KENTUCKY BLUEGRASS 'CORSAIR'; 25% KENTUCKY BLUEGRASS 'SHAMROCK'; 10% ANNUAL RYEGRASS; 10% PERENNIAL RYEGRASS. SOURCE: ERNST CONSERVATION SEEDS

HATCHING LEGEND

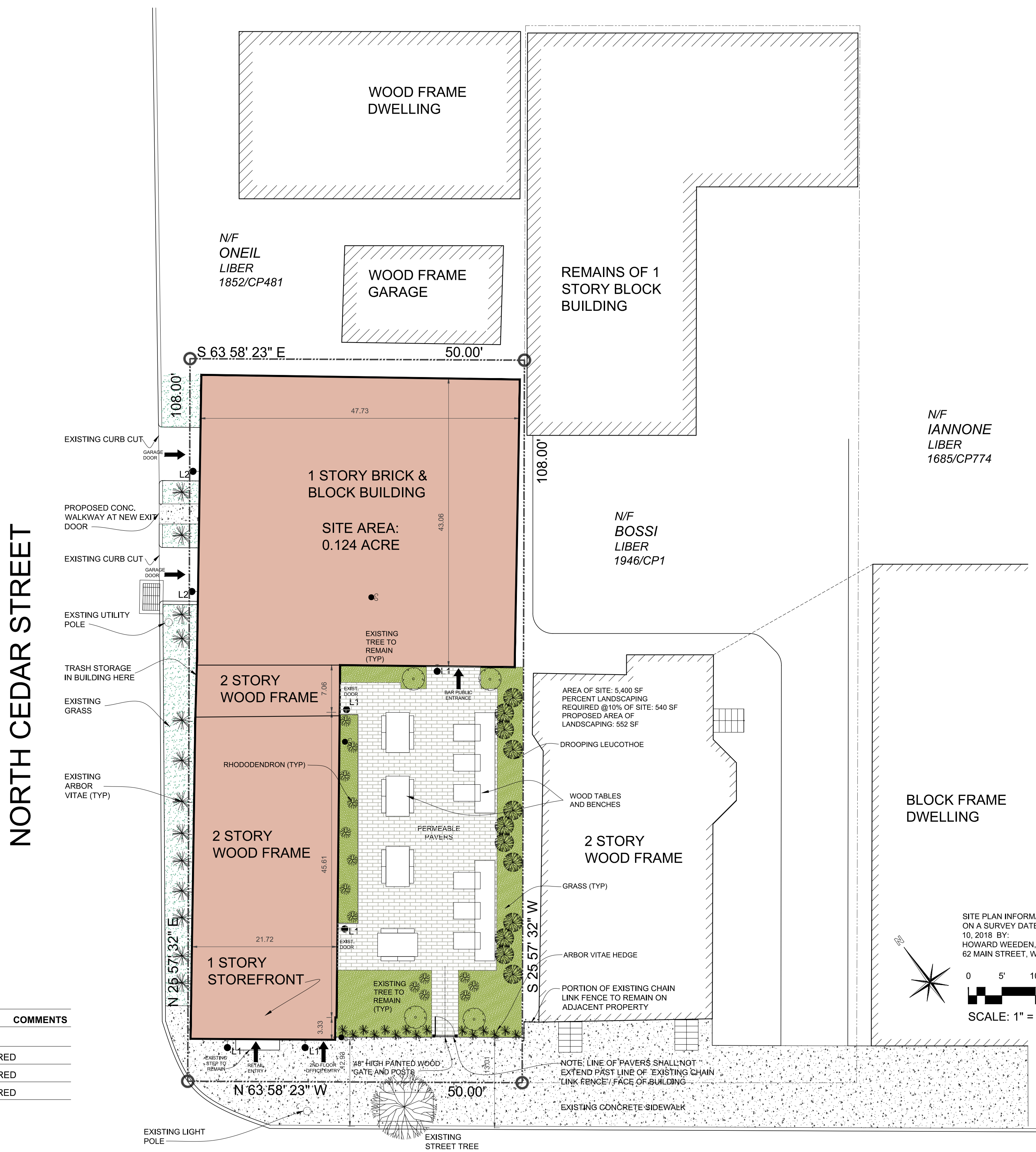


Bulk Zoning Regulations Table

[illegible]

Notes:

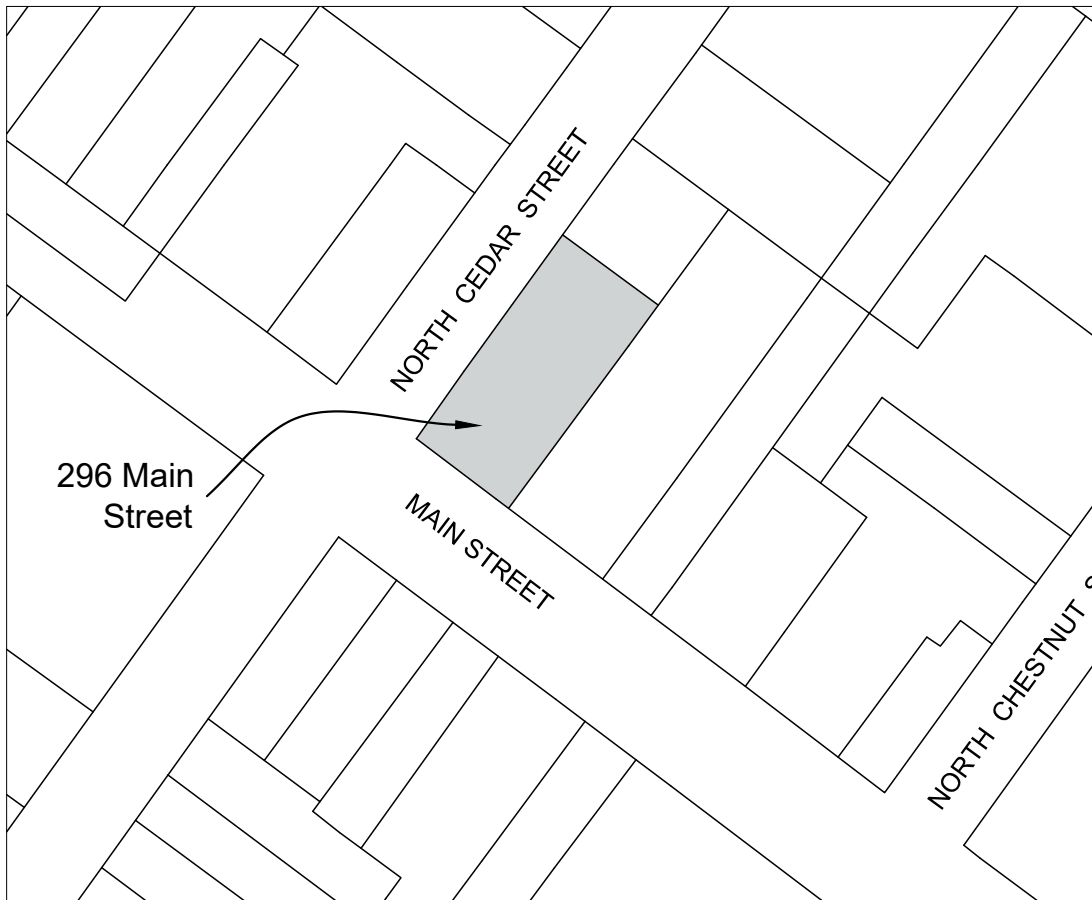
1. Existing Condition



Site Plan

Scale: 1" = 10'

MAIN STREET



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) 1964 - 1 space per 200 SF of gross floor area <i>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 2 spaces per 1,000 SF <i>of gross floor area</i>			998 sf	2 spaces
Office- Current <i>2 spaces per 1,000 square feet</i>			1,109 sf	3 spaces
Total Required Parking Spaces		17 spaces		10 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. There is currently no plan to present live music in the garden. If the Applicant decides to present live music at a later date, they will comply with City of Beacon regulations regarding both times and decibel levels in effect at that time.
5. Arcade / Bar Hours of operation:
Monday and Tuesday: closed
Wednesday & Thursday: 4pm to midnight,
Friday: 3pm to 1am,
Saturday: 12pm to 1am,
Sunday: 12pm to 10pm, .
Note: Must be 21+ (unless accompanied by adult), 21+ only after 9pm

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

Site Plan Application

Sheet 1 of 4 - Site Plan

Owner:
Field Properties, LLC

36 Winston Lane
Garrison, New York 10524

Applicant:
Big Village Media

1192 North Avenue
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect

84 Mason Circle
Beacon, New York 12508

296 Main Street - Happy Valley Bar

Beacon, New York
Scale: 1" = 10'
August 27, 2019