



1 VICINITY MAP
A1 1" = 50' - 0"

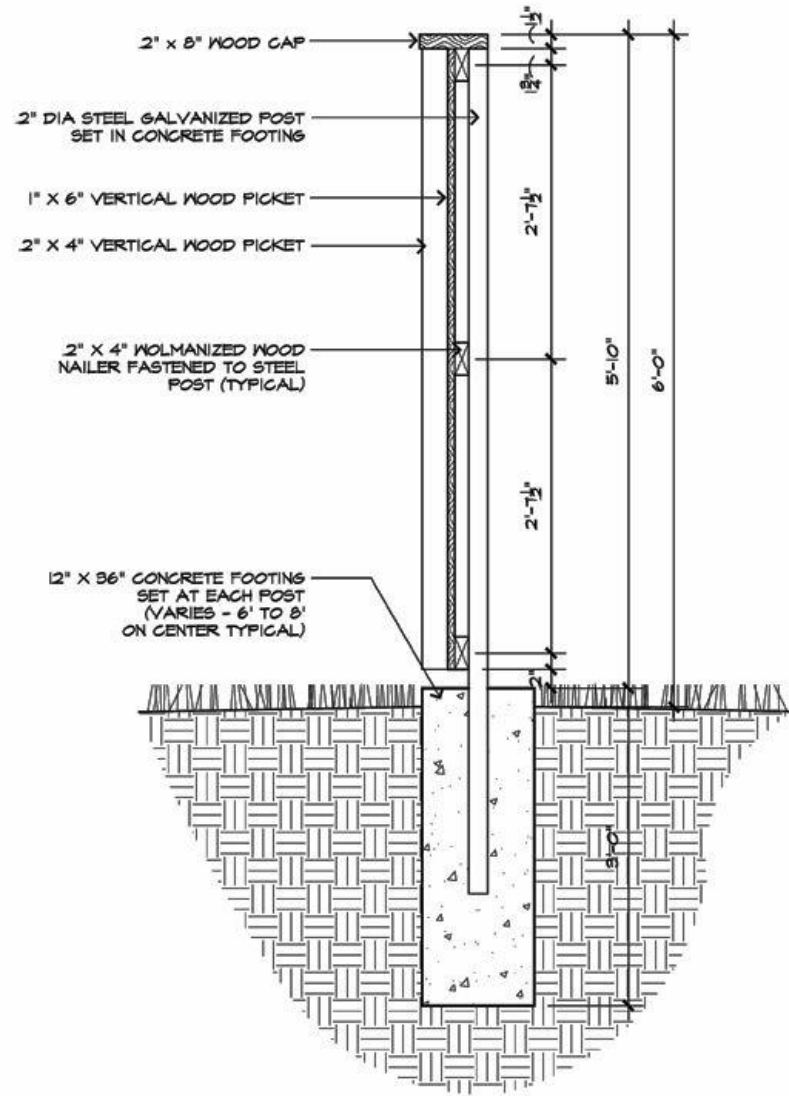
HOURS OF OPERATION
DURING CONSTRUCTION: RESTAURANT NOT OPEN TO PUBLIC
CONSTRUCTION HOURS: MONDAY - FRIDAY, 7AM - 5PM

DURING OPERATIONS:
MONDAY - FRIDAY: 10AM - 9PM/11:30PM FRIDAY
SATURDAY: 10AM - 11:30PM
SUNDAY: 10AM - 9PM
HOLIDAYS: 10AM - 9PM

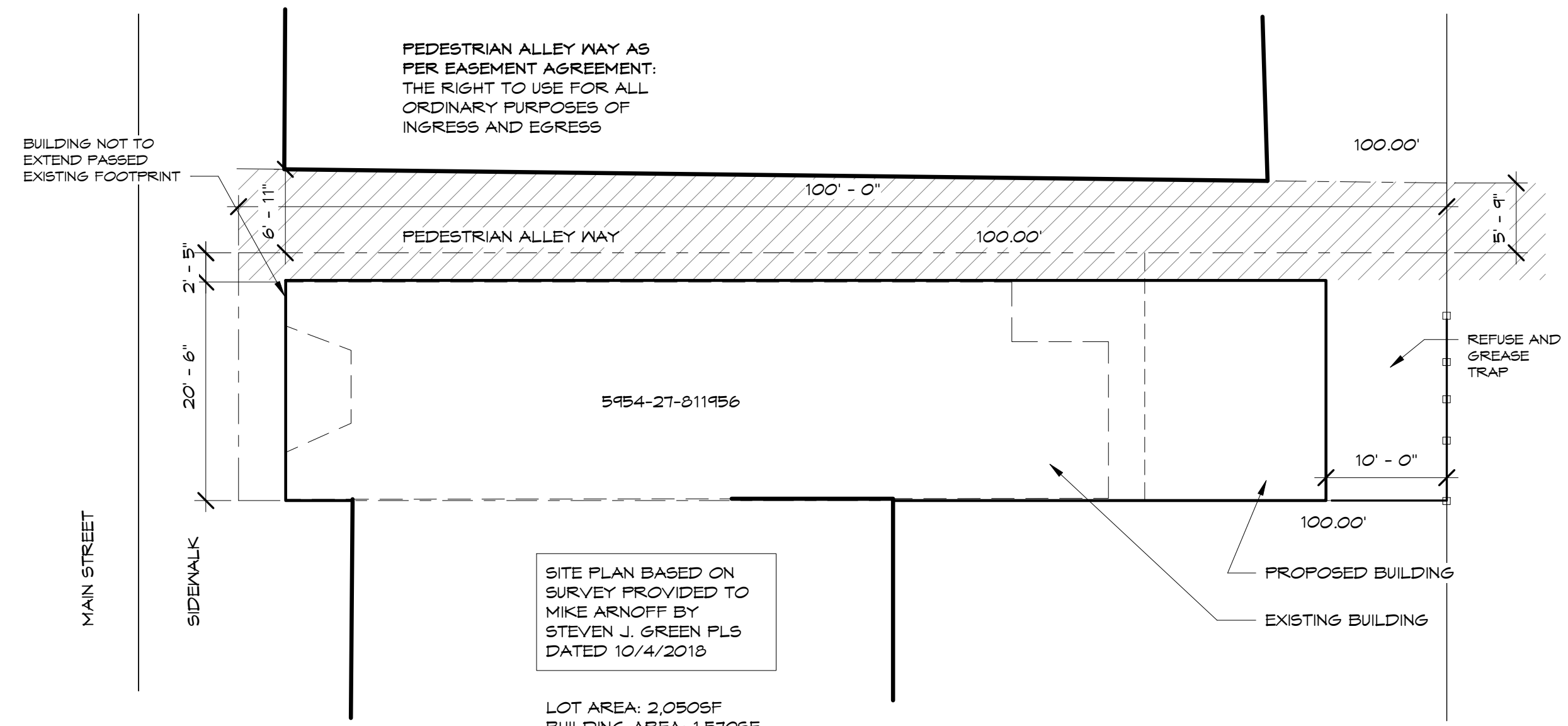
OWNER WILL CONTINUE TO MAINTAIN ALLEY WAY FOR INGRESS AND
EGRESS AS PER EASEMENT AGREEMENT.

Zoning Compliance Schedule		
Code/Standard	Required	Proposed
223-41.18 A (7) Uses by right.	Restaurant, coffee house, brew pub	Restaurant
223-41.18 E (1) Front Setback	Minimum zero, maximum 10'	3' 10"
223-41.18 E (3) Side Setback	Minimum zero	zero
223-41.18 E (4) Rear setbacks	100' + - 25'	10'
223-41.18 E (5) Minimum Frontage Occupancy	> 100' - 10'	Variance granted by ZBA on August 20, 2019
223-41.18 E (12) Landscaping	100%	100%
223-41.18 G Parking Location and Quantity	10%	Waived by Planning Board
	8 Spaces	Waived by Planning Board

15' VARIANCE GRANTED FOR REAR YARD SETBACK AT 08/20/2019 ZONING BOARD OF APPEALS MEETING

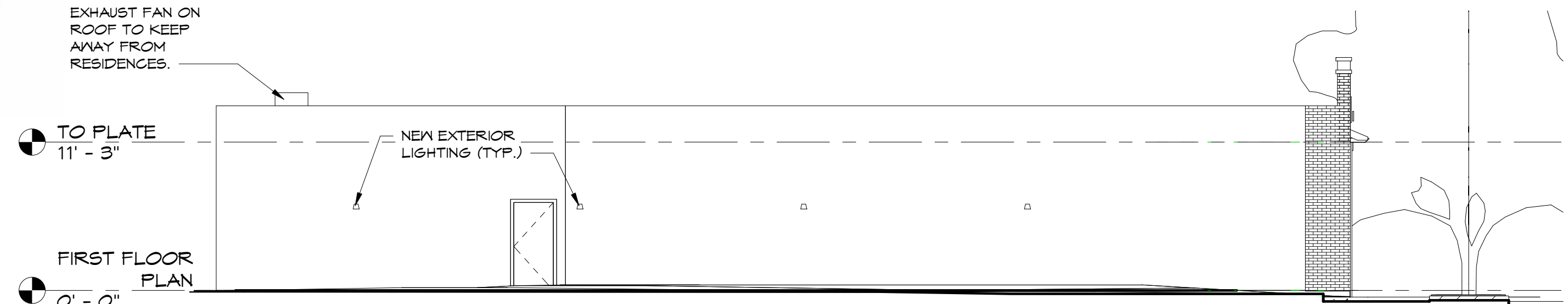
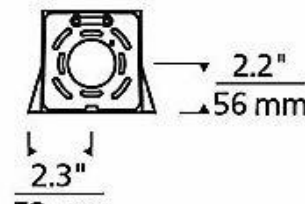
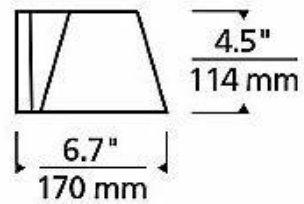
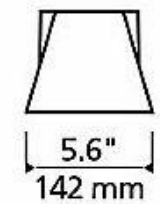


FENCE DETAIL
N.T.S

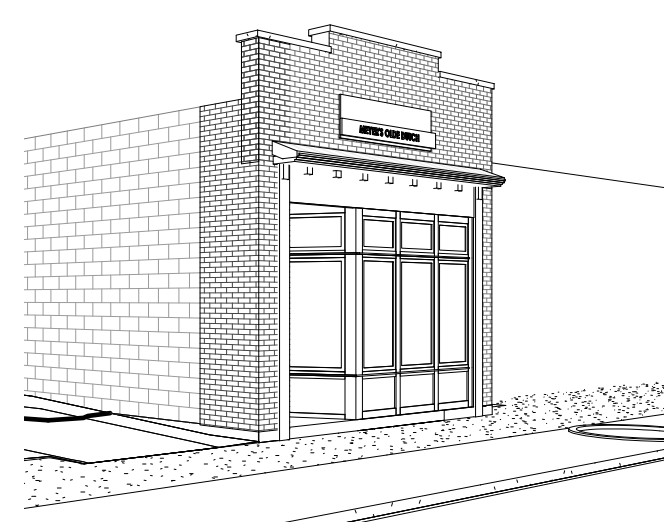


2 PROPOSED AND EXISTING SITE PLAN
A1 1" = 10' - 0"

LED BUILT IN
699 LUMENS
17.94 WATTS
120 VOLTS
2700 COLOR TEMP.
NIGHT SKY, TITLE 24 RATED



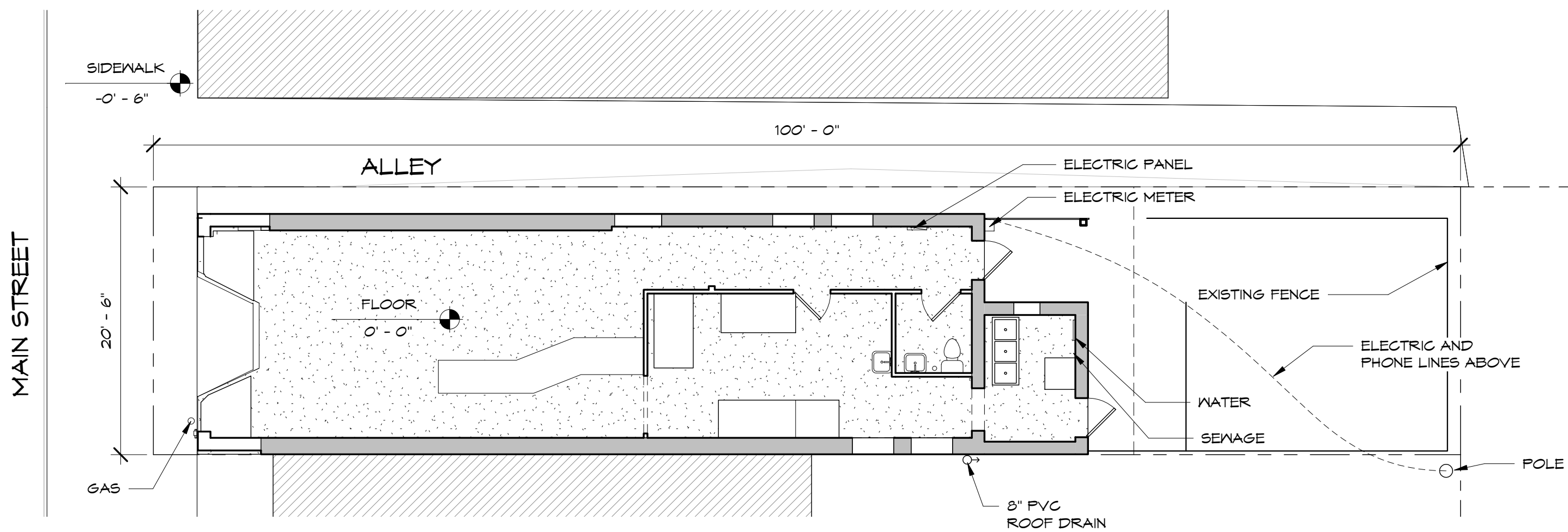
7 ALLEYWAY ELEVATION
A1 1/8" = 1' - 0"



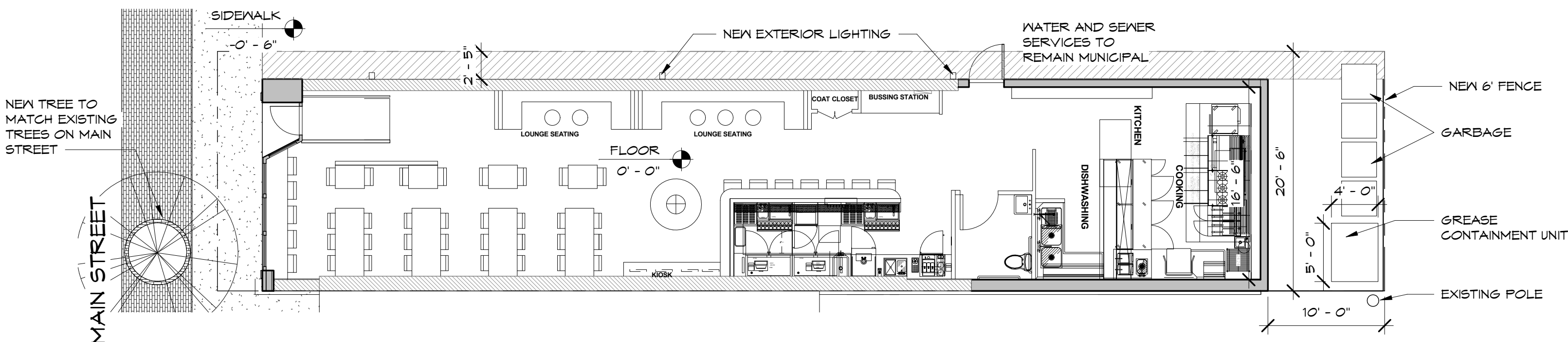
STOREFRONT
• CORNICE
• WOOD, BRICK, GLASS
ALL MATERIALS TO REMAIN
THE SAME AS EXISTING.



6 PROPOSED FRONT ELEVATION
A1 1/8" = 1' - 0"



3 EXISTING PLAN
A1 1/8" = 1' - 0"



5 PROPOSED PLAN
A1 1/8" = 1' - 0"



Approved by Resolution of the Beacon Planning Board
on the _____ day of _____, 20____
subject to all conditions as stated therein

Chairman, City Planning Board

Date

DRAWN BY:

GL

PROJECT NO:

18-121

DATE:

09/20/2019

SHEET NO:

A1

IT IS UNLAWFUL TO MODIFY
A DOCUMENT BEARING THE
SEAL AND SIGNATURE OF A
LICENSED ARCHITECT

SITE PLAN APPLICATION
MEYER'S OLDE DUTCH
184 MAIN STREET, BEACON, NY 12508

SITE PLAN AND RENDERINGS

ALFANDRE
ARCHITECTURE

Creating spaces
and places of
lasting beauty

231 Main Street, Suite 201 New Paltz NY 12561 845.255.4774 www.alfandre.com