

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 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.

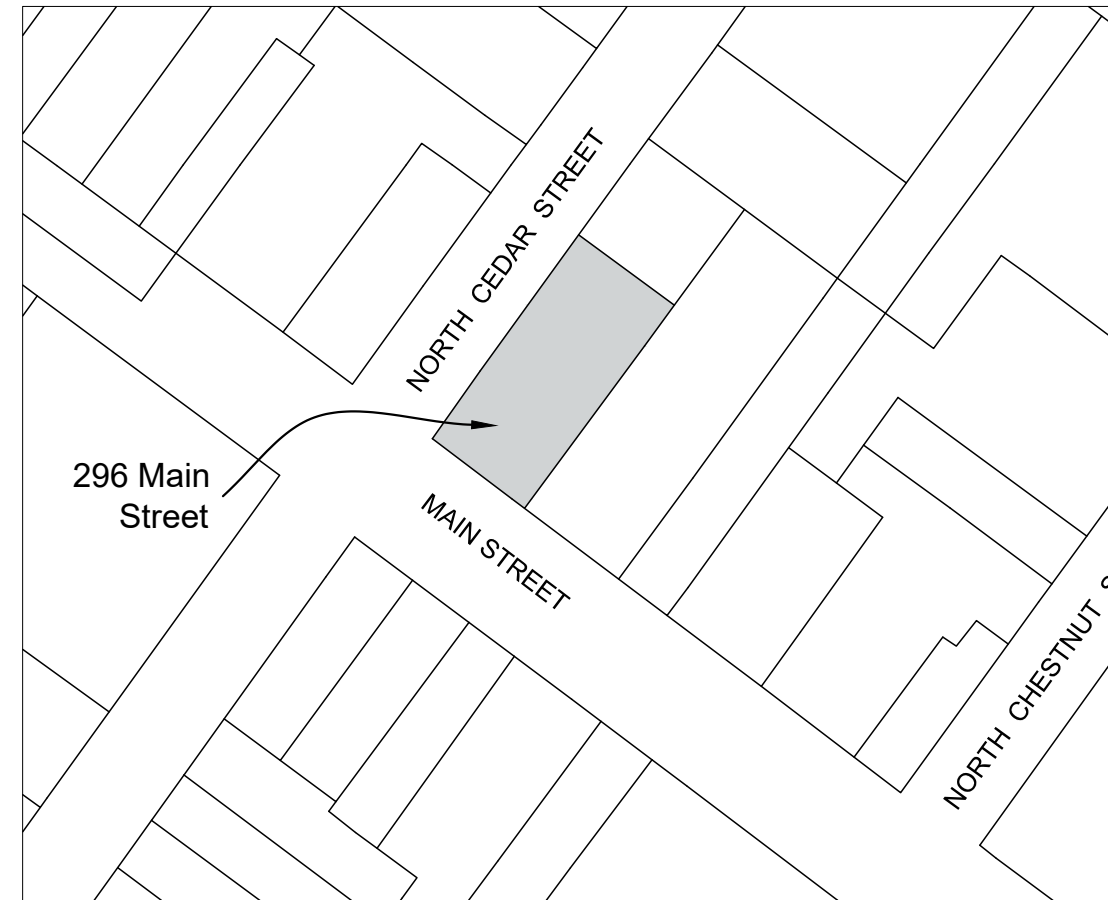
**HATCHING LEGEND**

	CONCRETE SIDEWALK
	PAVERS
	GRASS

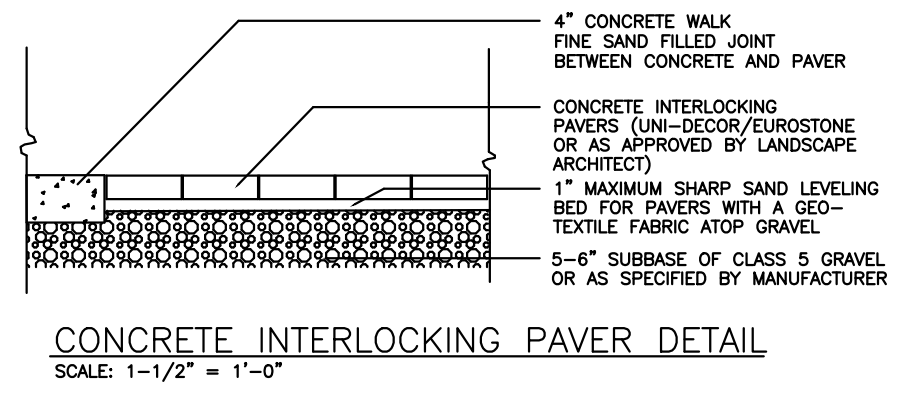
**Bulk Zoning Regulations Table**

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Minimum Building Frontage	Proposed Building Frontage	Minimum Landscaped Area	Proposed Landscaped Area	Allowable Building Height	Proposed Building Height	Allowable Building Depth	Proposed Building Depth	Lot Area	
	Front	Side	Rear	Front	Side	Rear														
<b>Zoning District</b>																				
<b>CMS (Central Main Street District)</b>	0' min. 10' max.	0'	25'	7.7' <sup>1</sup>	.75' 1.5'	2.1' <sup>1</sup>	75'	108'	N/A	50'	80%	<50' <sup>1</sup>	10%	10%	38'	24'	150'	98' <sup>1</sup>	5,401 sf	

Notes:  
1. Existing Condition



**Location Map**  
Not to Scale



**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

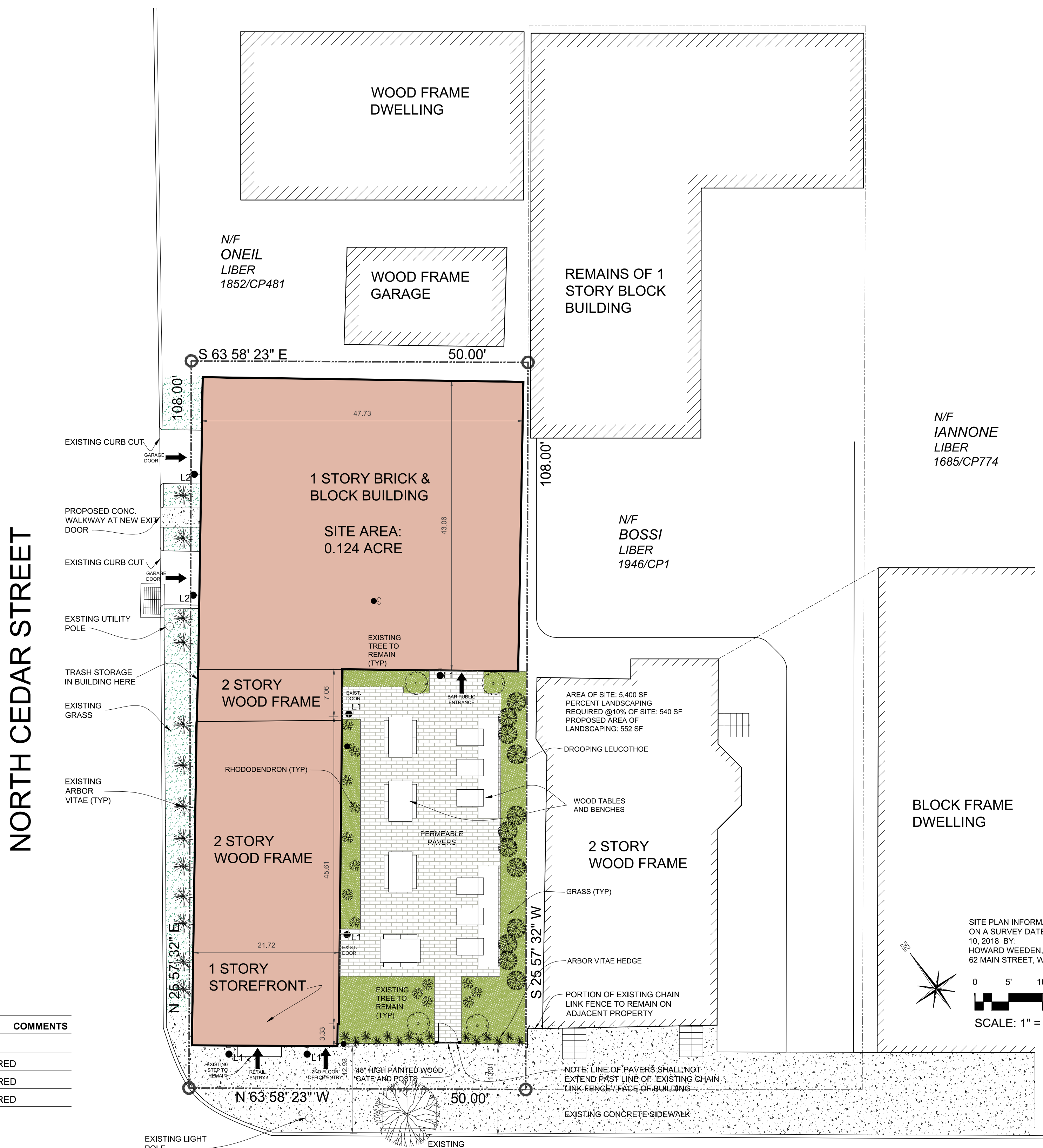
**REVISIONS:**

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

**PLANT SCHEDULE**

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
<b>SHRUBS</b>						
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



**Site Plan**

Scale: 1" = 10'

**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
<b>Retail Service (1964 Use)</b> Automobile Service Garage 1 space per 200 sqsf	1,858 gsf	10 spaces		
<b>Apartment (1964 Use)</b> 1 1/2 space per Apartment	1 Apartment	2 spaces		
<b>Mercantile (1964 Use)</b> 1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas	998 sf	5 spaces		
<b>Bar - Current</b> 2.5 spaces per 1,000 SF			1,800 sf	5 spaces
<b>Retail - Current</b> 2 spaces per 1,000 SF of gross floor area			998 sf	2 spaces
<b>Office - Current</b> 2 spaces per 1,000 square feet			1,109 sf	3 spaces
<b>Total Required Parking Spaces</b>		<b>17 spaces</b>		<b>10 spaces</b>
<b>Total Proposed Parking Spaces</b>				<b>0 spaces (Note 1)</b>

**Notes:**

- 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.
- There is no space on the property to provide parking.
- 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.
- 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.
- 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