

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.

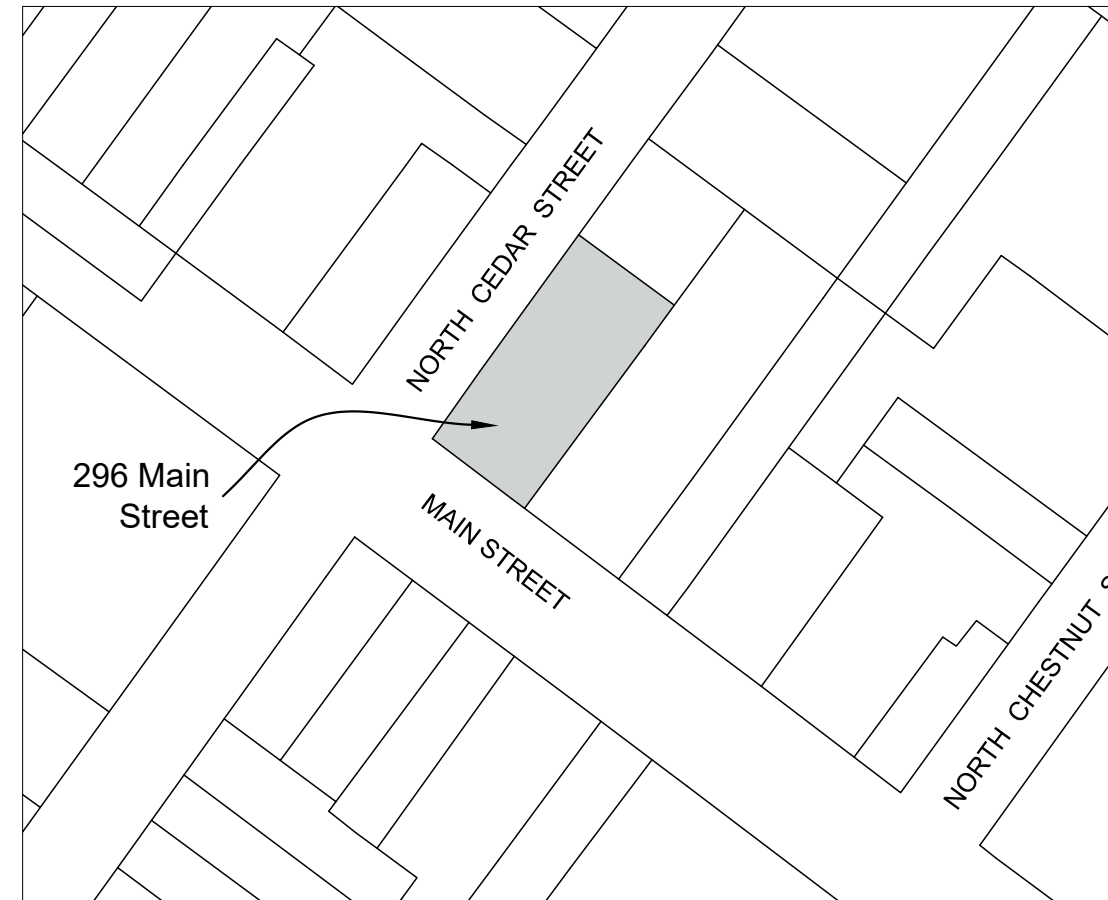
HATCHING LEGEND

	CONCRETE SIDEWALK
	PAVERS
	GRASS

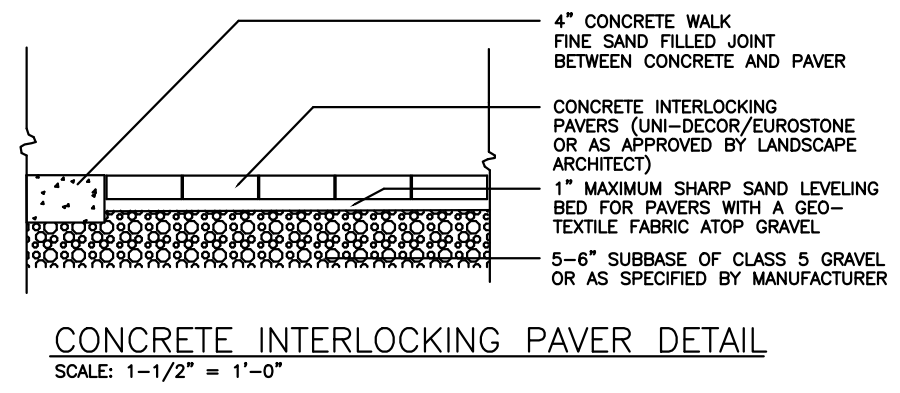
Bulk Zoning Regulations Table

	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														
Zoning District																				
CMS (Central Main Street District)	0' min. 10' max.	0'	25'	7.7' ¹	.75' ¹	2.1' ¹	75'	108'	N/A	50'	80%	<50% ¹	10%	10%	38'	24'	150'	98' ¹	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

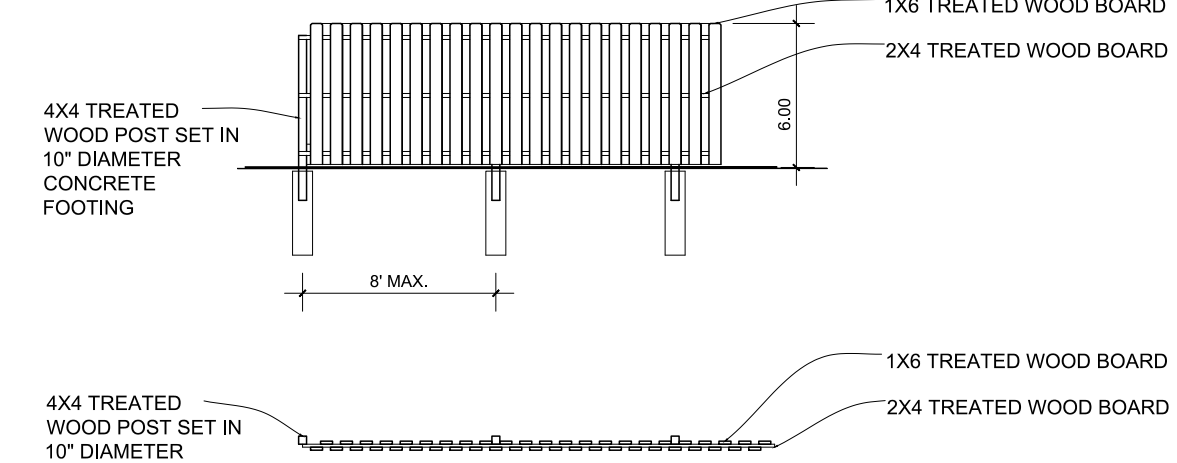
L1: Wall Mounted

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



Shadowbox Fence

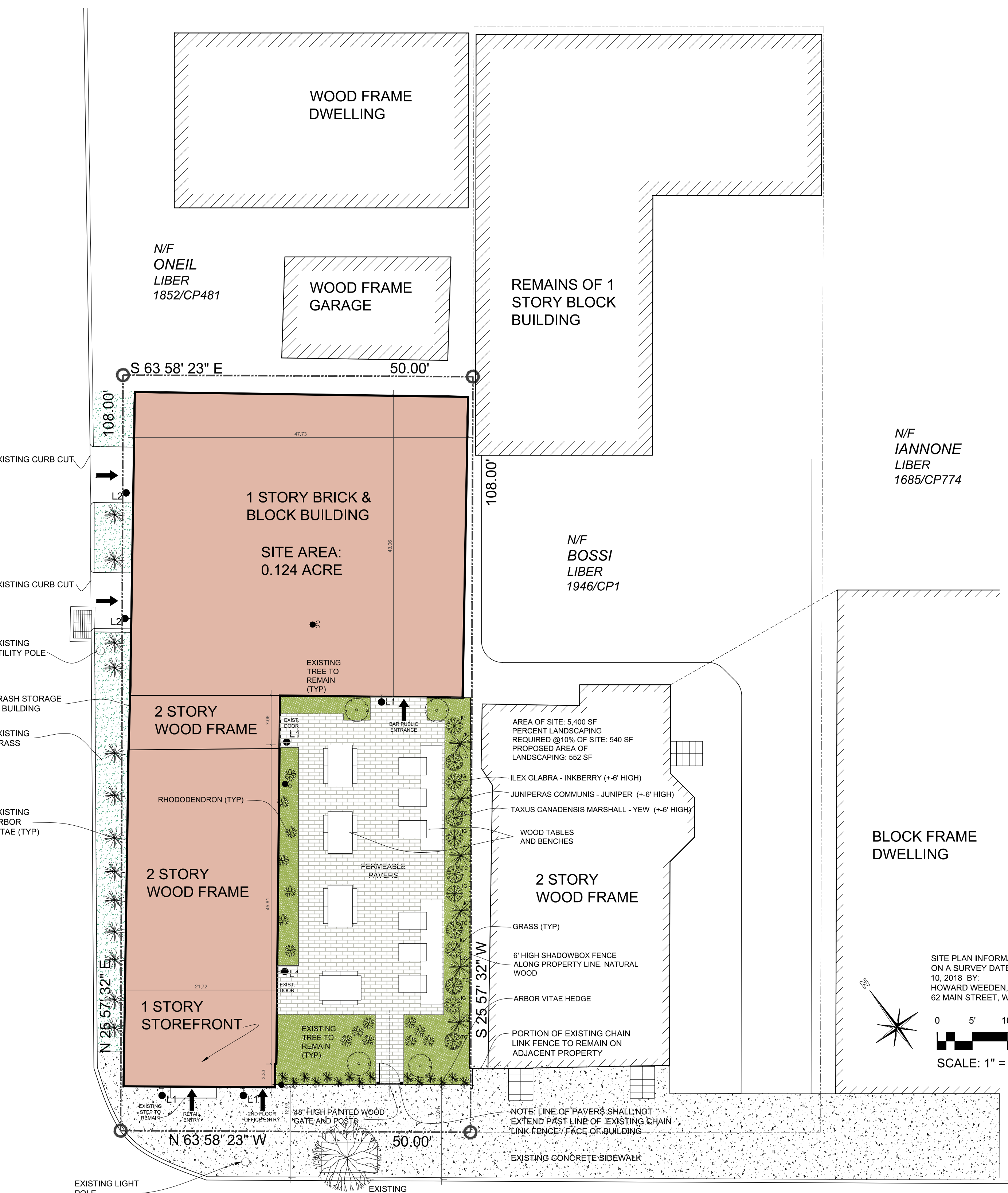
REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	9/24/19	Revised Per Planning Board Comments	AJS
2	12/31/19	Revised Per Planning Board Comments	AJS
3	1/28/20	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	
IG	ILEX GLABRA (INKBERRY)	6	7 GAL.	CONT	3' O.C. - STAGGERED	
JC	JUNIPERUS COMMUNIS (JUNIPER)	6	5 GAL.	CONT	3' O.C. - STAGGERED	
TC	TAXUS CANADENSIS MARSHALL (YEW)	6	5 GAL.	CONT	3' O.C. - STAGGERED	
RP	RHODODENDRON PRUNIFOLIUM (SMALL) (RHODODENDRON)	15	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'

MAIN STREET

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 1 space per 200 gsf	1,858 gsf	10 spaces		
Apartment (1964 Use) 1 1/2 space per Apartment	1 Apartment	2 spaces		
Mercantile (1964 Use) 1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas	998 sf	5 spaces		
Bar-Current 2 spaces per 1,000 SF			1,800 sf	2 spaces
Retail - Current 2 spaces per 1,000 SF of gross floor area			998 sf	2 spaces
Office-Current 2 spaces per 1,000 square feet			1,109 sf	3 spaces
Total Required Parking Spaces		17 spaces		7 spaces
Total Proposed Parking Spaces				0 spaces (Note 1)

Notes:

- The City Council granted a Special Use Permit for the Bar use at their Hearing on December 16, 2019.
- 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. 7 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. Note that the Special Use Permit conditions prohibit live music outside on the patio, so the Applicant will have to apply to modify the Special Use Permit if they want live music outside in the future.
- Outdoor Amplified Recorded Music Hours: Opening to 8pm, and in compliance with City of Beacon regulations and permitting requirements.
- Doors along North Cedar Street to remain closed except for emergency egress and deliveries.
- New windows to comply with 33 STC and 24 OITC minimum ratings
- 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