

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.

**Zoning Regulations Table**

Zoning District	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Lot Area	Minimum Landscaped Area	Proposed Landscaped Area
	Front	Side	Rear	Front	Side	Rear									
CMS (Central Main Street)	0' Min 10' Max	0	25'	N/A at addition	6.42' 9.00' 58'-4" at addition		75'	185.98'	NA	NA	3 stories. With special permit, 4 stories with a 15' step back above 38'	Existing 3 story, 1 story proposed sunroom addition	4,679	10%	20% existing

\* Existing Condition

**Zoning Summary**

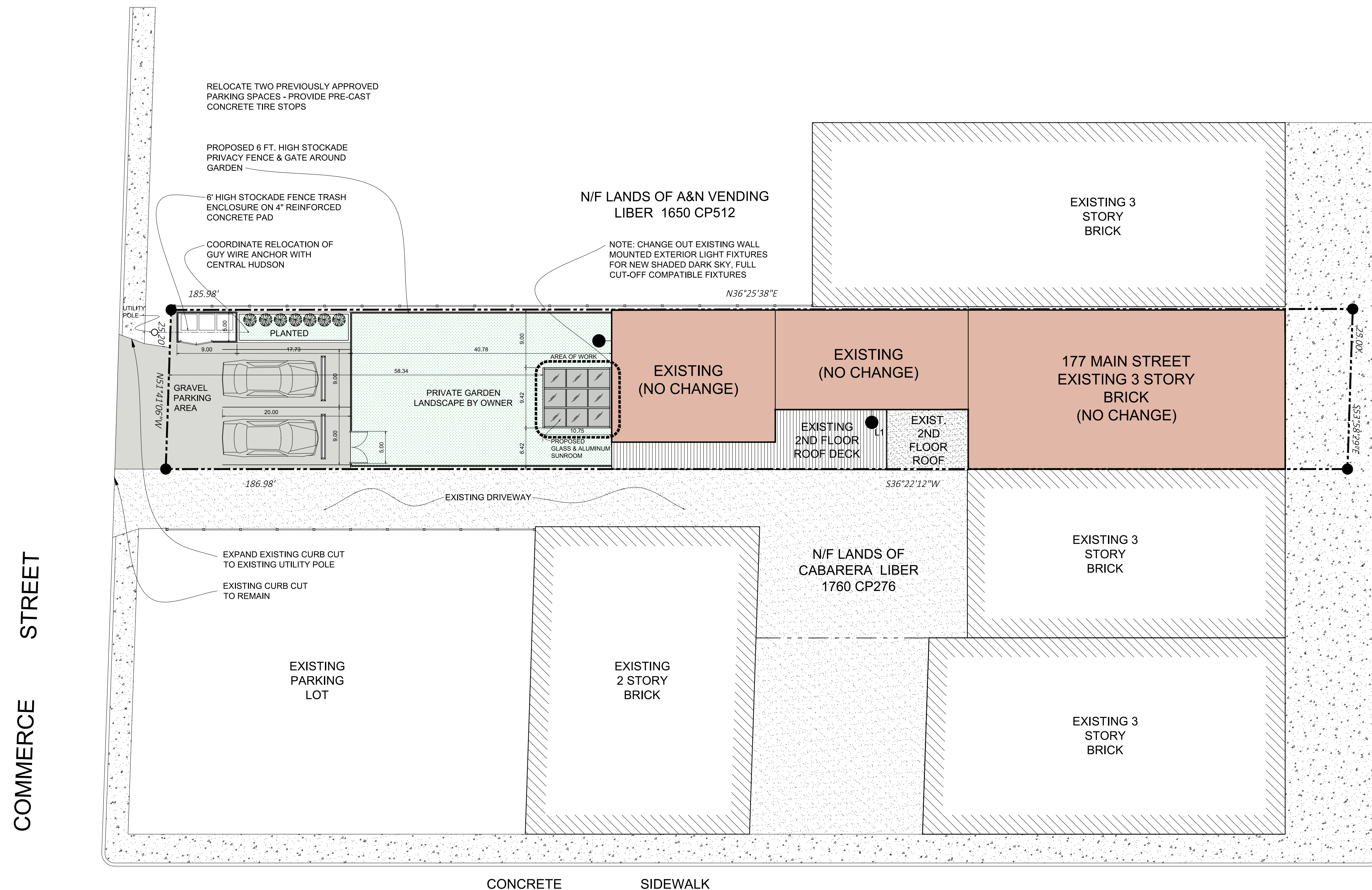
Zoning District: CMS (Central Main Street)  
 Tax Map No.: 5954-27-791947  
 Lot Area: 4,679 Square Feet  
 Building Footprint: 2,810 Square Feet  
 Historical Overlay District: Included  
 Parking Overlay District: Included  
 Existing Use: 1 Mercantile / 2 Residential (1) One Bedroom (1) Two Bedroom  
 Proposed: 1 story sunroom addition to residential unit

**Parking & Loading**

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
<b>Mercantile</b>				
2 space per 1,000 sf	1800 sf	9 Spaces	800 sf	2 Parking Spaces
<b>Residential</b>				
1 Space per Dwelling Unit	(3) One Bedroom	4 Spaces	(1) One Bedroom (1) Two Bedroom	2 Parking Spaces
<b>Total Required Parking Spaces</b>		<b>13 Spaces</b>		<b>4 Parking Spaces</b>
<b>Total Proposed Parking Spaces</b>				<b>2 Parking Spaces</b>

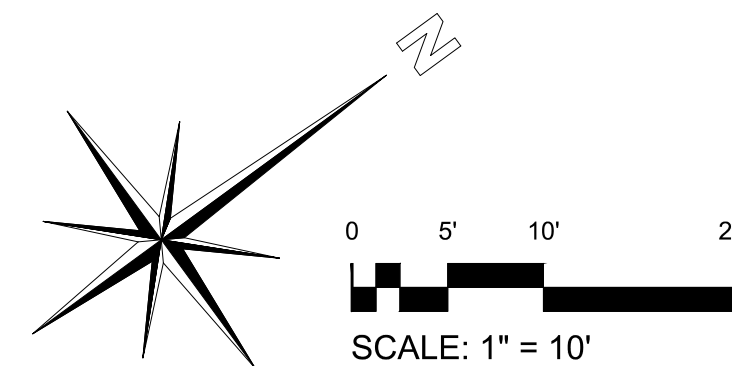
**Notes:**

- 4 Parking Spaces is less than 25% greater than 13 parking spaces. Therefore, no parking is required per Beacon Zoning Resolution Section 223-26B (1). Two parking spaces are provided per the previously approved Site Plan. The approved spaces rely on a shared driveway and curb cut that is partially located on the adjacent property. This condition remains, although the parking space layout has been reconfigured.
- Note that the parking was previously approved prior to the zoning change from CB to CMS. The proposed sunroom does not change the parking requirement in any way.
- The lot area is less than 8,000 sf. There are 2 parking spaces provided on site for the residential use.



**Site Plan**

Scale: 1" = 10'



**Location Map**

Not to Scale

**Index of Drawings**

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions
Sheet 3 of 4	Floor Plans
Sheet 4 of 4	Building Section & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	03/31/20	REVISED PER PLANNING BOARD COMMENTS	AJS

**Amendment To Site Plan Application**  
 Sheet 1 of 4 - Site Plan

**177 Main Street**

Beacon, New York  
 Scale: As Noted  
 February 21, 2020

Owner:  
**Frog Leap, Inc.**  
 177 Main Street  
 Beacon, New York 12508

Architect:  
**Aryeh Siegel, Architect**  
 84 Mason Circle  
 Beacon, New York 12508

Surveyor:  
**David Scott Freeman**  
 176 Bell Hollow Road  
 Putnam Valley, New York 10579  
 Tel: (631) 926-4563