

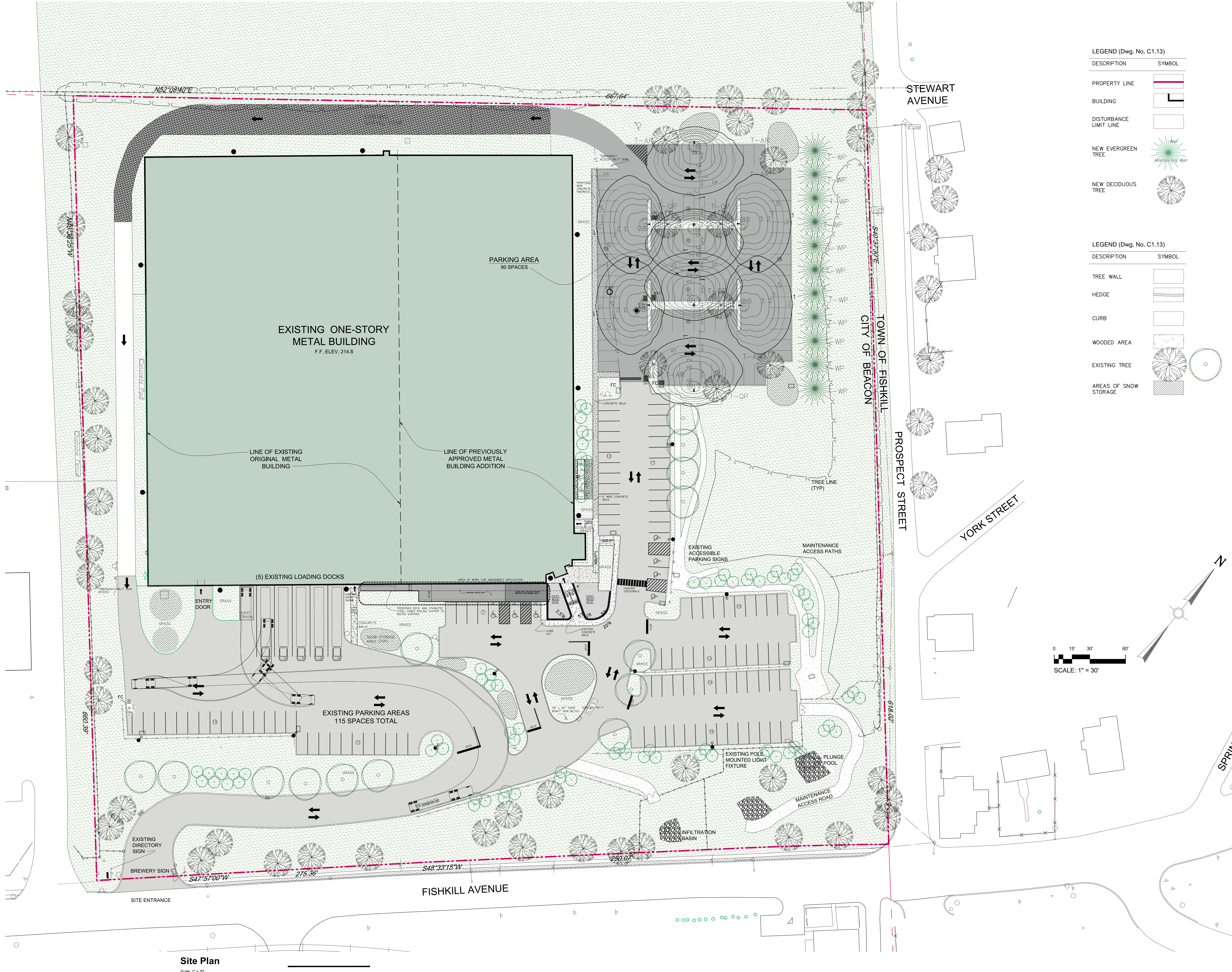
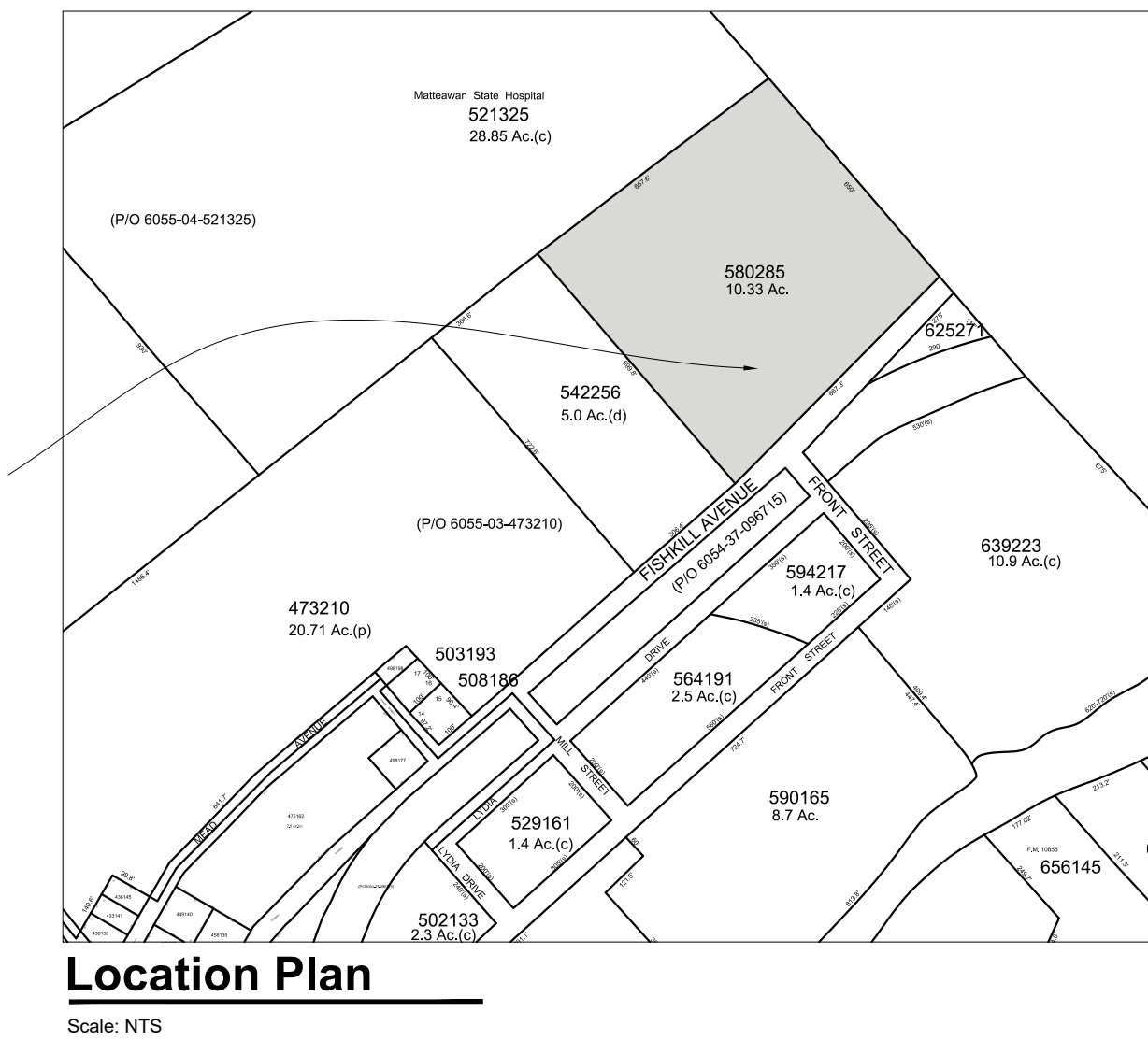
APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____ SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

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.

Zoning District	Minimum Lot Width	Minimum Lot Depth	Required Minimum Setbacks			Existing Setbacks			Maximum Building Height	Existing Building Height
			Front	Side	Rear	Front	Side	Rear		
HI	N/A	100'	0'	20'	25'	22'	51'	43'	35'	34'



Zoning Summary
 Zoning District: HI (Heavy Industry)
 Tax Map No.: 6055-04-580285
 Lot Area: 9.79 acres (426,327.9 sf)
 Building Footprint: 76,773 square feet (existing)
 Total Lot Coverage: 18%
 Historical Overlay District: No
 Parking Overlay District: No
 Existing Use: Industrial & Office (Vacant)
 Proposed Use: Industrial, Warehouse, Brewery, Office, Retail, Commercial Recreation (Arcade)

Parking & Loading

Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Future Brewery 1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space 1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	42,802 sf total area (14,000 sf brewery requires 35 spaces; 28,802 sf warehouse requires 29 spaces) 10 employees estimated	64 spaces
Warehouse 1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	66,696 sf 20 employees estimated	67 spaces
Arcade (commercial recreation) 1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater 5 spaces per bowling lane	11,381 sf minus 2700 sf for 5 bowling lanes = 8,681 sf 8,681 sf @ 50 sf/occupant = 174 arcade game occupants 5 bowling lanes @ 5 per lane = 25 bowling lane occupants	69 spaces (44 for game occupancy + 25 for bowling lane occupancy)
Office (For Brewery) 1 space for each 200 square feet of gross floor area, excluding utility areas Brewery Event Space / Lounge 1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater	2,296 sf 4,965 sf 331 occupants @ 15 sf per occupant	0 spaces - Non-simultaneous use 111 spaces
Total Required Parking Spaces		311
Total Proposed Parking Spaces		205
Total Required Loading Spaces		1
Total Proposed Loading Spaces		5

Notes:

- The Applicant agrees to monitor actual parking needs, along with the City, during the first few months of peak operations to make sure the parking supply is adequate.
- The Applicant will maintain the existing emergency access drive around the sides and rear of the building with the existing materials.

NOTE: THERE ARE NO PROPOSED CHANGES TO THE PARKING REQUIREMENTS PREVIOUSLY APPROVED

THE PLANNING BOARD PREVIOUSLY APPROVED THE SITE PLAN FOR THE PROPERTY IN 2019. THE ONLY PROPOSED CHANGE IS THE ADDITION OF EXTERIOR DECKING

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

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Survey/Existing Conditions Plan
Sheet 3 of 4	Floor Plans
Sheet 4 of 4	Building Elevations

Amendment To Site Plan Application

Site Plan - Sheet 1 of 4

Industrial Arts Brewing Company

511 Fishkill Avenue - Beacon, New York
 Scale: As Noted
 February 25, 2020