

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.



**L2: Wall Mounted**

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP



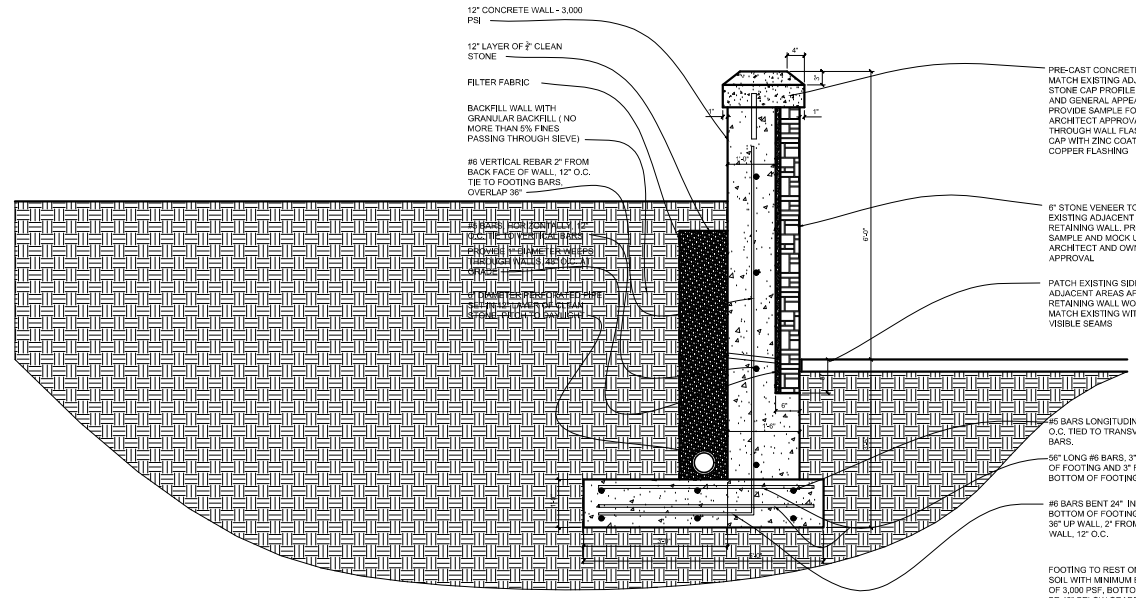
**L1: Pathway Light**

JOHN TIMBERLAND THREE-TIER PAGODA LOW VOLT BRONZE 4 WATT LED LANDSCAPE PATH LIGHT - STYLE # 2C488 (OR APPROVED EQUAL)

NOTE: THE MANUFACTURERS DO NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES ARE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

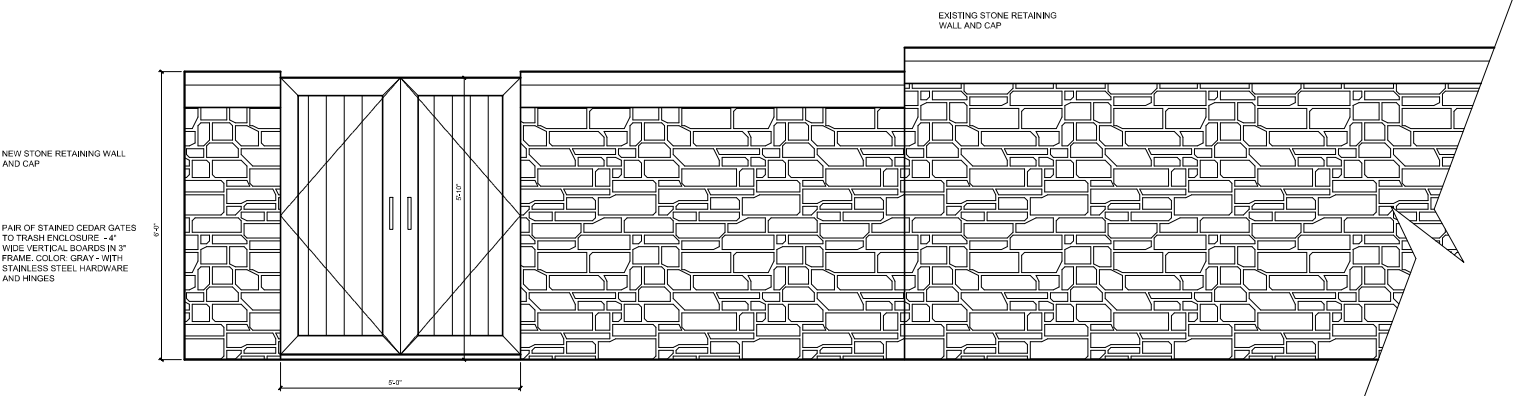
Lighting

Not to Scale



**Retaining Wall Section**

Scale: 1/4" = 1'-0"

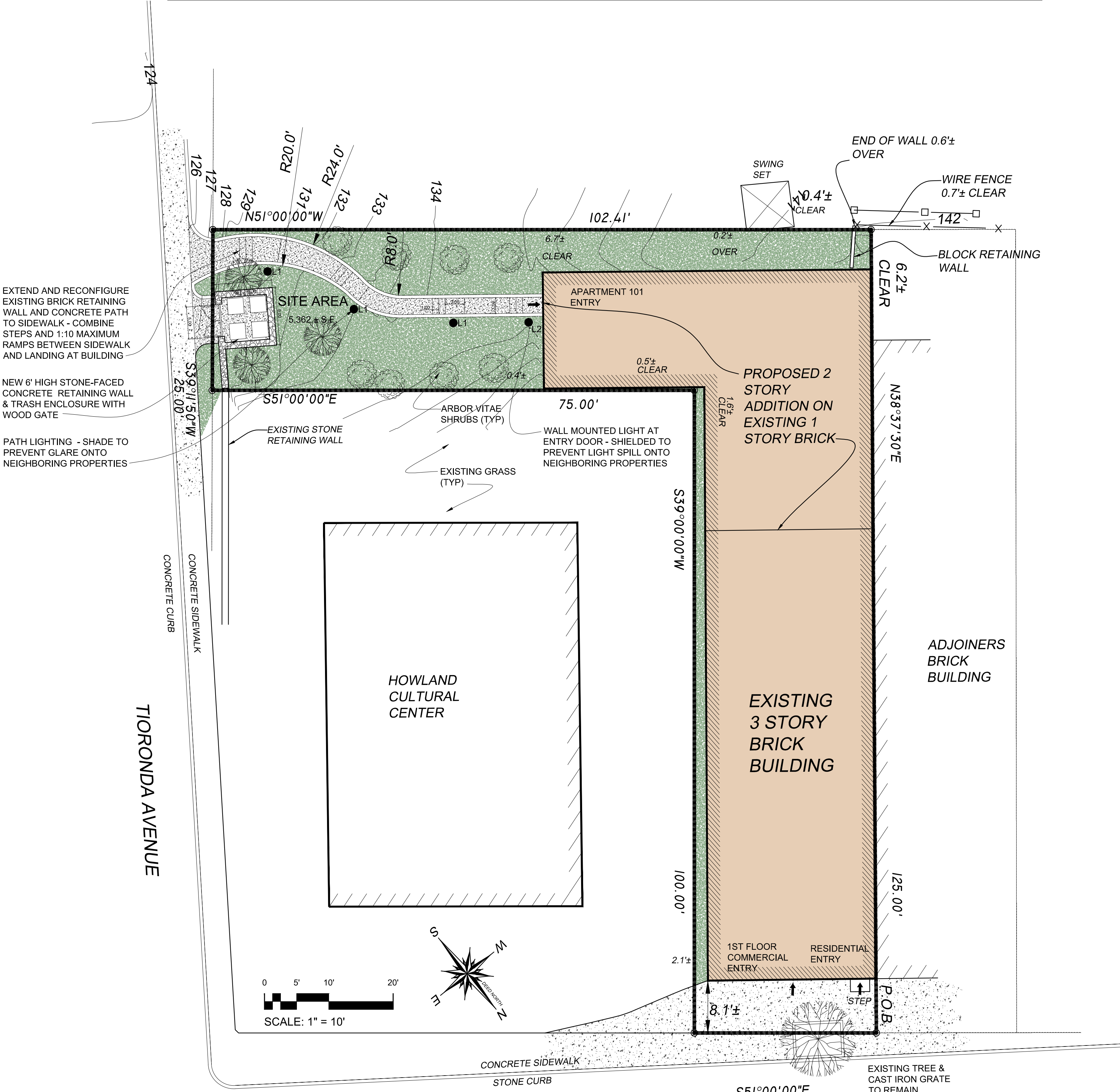


**Retaining Wall Elevation**

Scale: 1/4" = 1'-0"

Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Maximum Building Coverage	Proposed Building Coverage	Allowable Building Height	Proposed Building Height	Zoning District Area	Allowable FAR	Allowable Floor Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear										
Zoning District																
CB	0'	20**	25**	0"	1.6' 0.0"	6.7'	100	100	NA	NA	35'	35' no change	5,000 sf	2	10,000 sf	9,048 sf
* Existing Condition to remain. No driveway is proposed between building and lot line, Not abutting a residential district ** Abutting residential districts or where driveway is proposed between building and lot line.																



Site Plan

Scale: 1" = 10'



Location Map

Not to Scale

Zoning Summary				
Zoning District	CB (Central Business)			
Tax Map No.:	6054-37-076730			
Lot Area:	0.11 Acres			
Building Footprint:	3,015 square feet			
Historical Overlay District:	Yes			
Parking Overlay District:	Yes			
Existing Use:	Retail Art Gallery / Residential (single unit)			
Proposed Use:	R-2 Residential (7 units) / Retail / Retail Art Gallery			
Parking & Loading				
Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
<b>Residential</b>				
1964 - 1 1/2 spaces per dwelling unit	0 apartments	0 parking spaces		
Present - 1 space per apartment plus 1/4 space per bedroom			(7) apartments (10) bedrooms	10 parking spaces
<b>Retail</b>				
1964 - 1 space per 200 sf gross area excluding basement and utility areas	1,625 sf	9 parking spaces		
Present - 1 space per 200 sf gross area, excluding utility areas			800 sf	4 parking spaces
<b>Office</b>				
1964 - 1 space per 250 sf gross area excluding basement and utility areas	1,846 sf	8 parking spaces		
<b>Total Required Parking Spaces</b>		<b>17 Parking Spaces</b>		<b>14 Parking Spaces</b>
<b>Total Proposed Parking Spaces</b>				<b>0 Parking Spaces (Note 2)</b>

- Notes:
- No parking is required per Beacon Zoning Code Section 223-26 (B.2). The building was in existence on April 20, 1964. 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. 14 parking spaces are required for the current proposed uses.
  - The existing use in 1964 was retail (hardware store) at the 1<sup>st</sup> floor, and professional legal offices on the 2<sup>nd</sup> and 3<sup>rd</sup> floor, per research at the Beacon Historical Society, including the 1964 Beacon Directory.
  - Business hours for the Retail is 8am – 10pm Monday through Sunday inclusive.
  - The Applicant proposes to maintain the existing wall mounted perpendicular building sign. No new signage is proposed

Index of Drawings

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			
2			

Site Plan Application

Sheet 1 of 4 - Site Plan

475 Main Street

Beacon, New York  
Scale: 1" = 10'  
March 28, 2017

Owner:  
**605 N. Macquesten Pkwy, LLC**  
101 Castleton Street #206  
Pleasantville, NY 10570

Architect:  
**Aryeh Siegel, Architect**  
514 Main Street  
Beacon, New York 12508

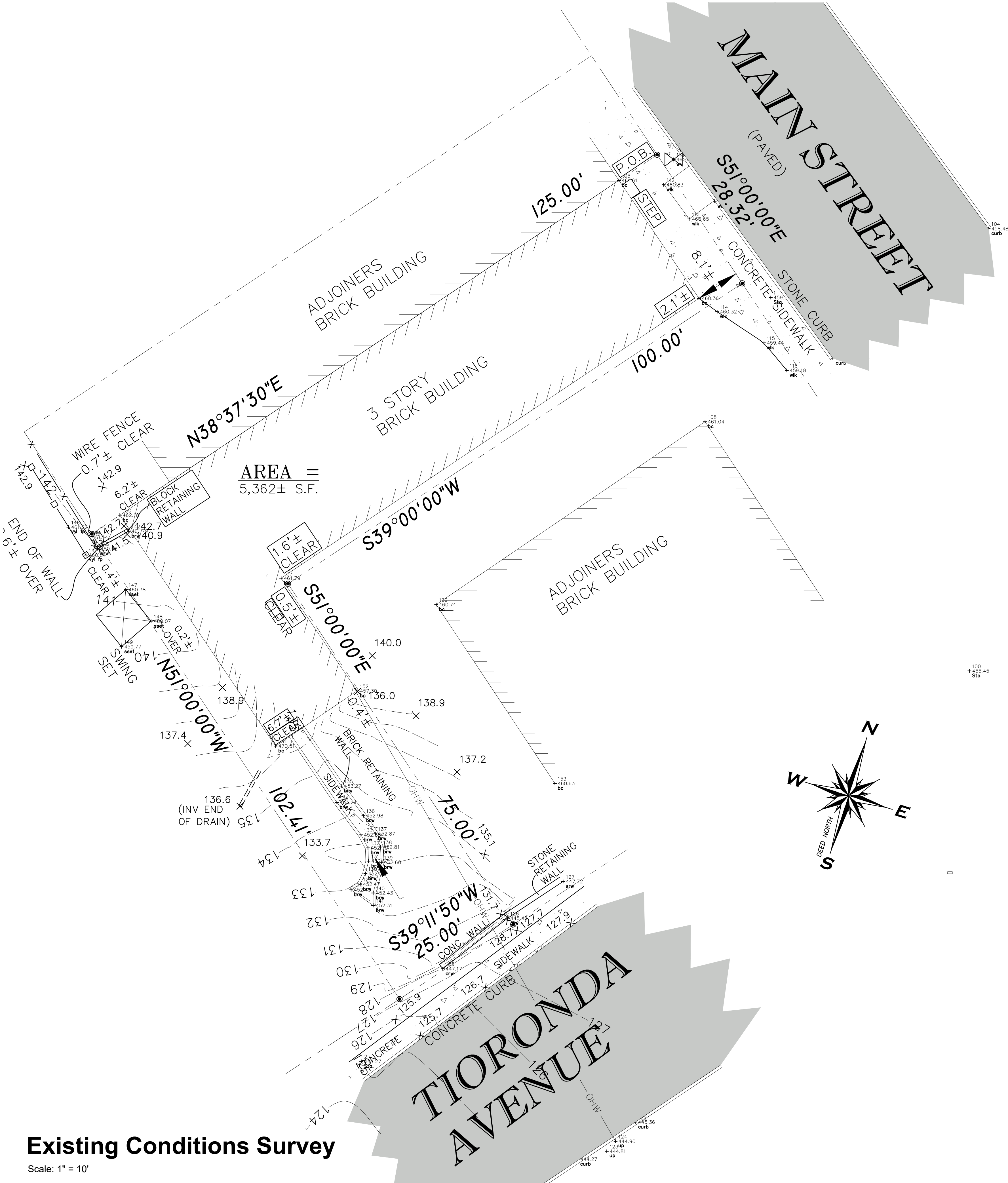
Surveyor:  
**Fusco Engineering & Surveying, PC**  
233 East Main Street  
Middletown, NY 10940




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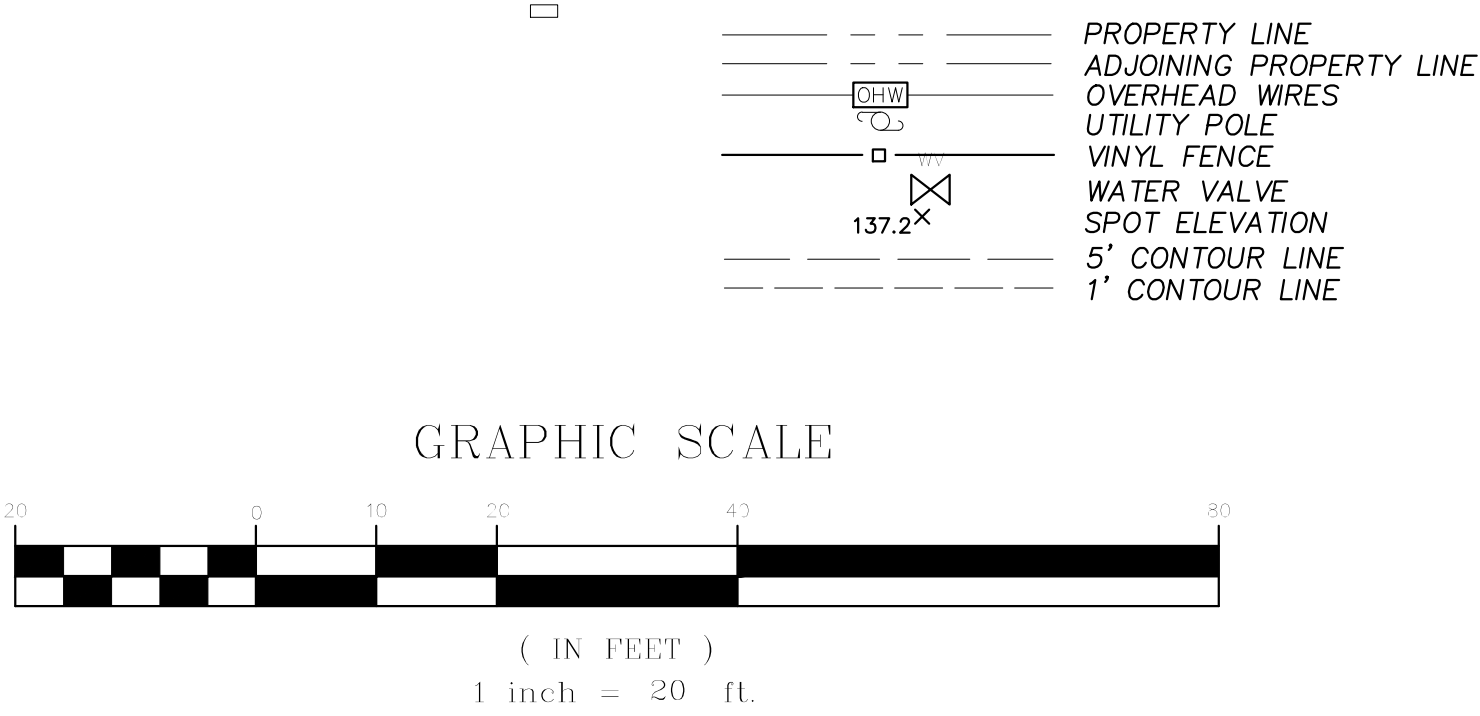
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Existing Conditions Survey  
Scale: 1" = 10'

SDB	02/16/17	ADDED CONTOUR LINES	
INITIALS	DATE	ISSUED FOR	
UNAUTHORIZED ALTERATION OR ADDITION TO A MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW. COPIES OF THIS MAP NOT HAVING THE SEAL OF THE LAND SURVEYOR SHALL NOT BE VALID. THIS MAP MAY NOT BE USED FOR OTHER PURPOSES OR TRANSACTIONS. THIS MAP IS COPYRIGHTED BY FUSCO ENGINEERING & LAND SURVEYING, P.C., AND MAY NOT BE SOLD, RENTED, LEASED, PHOTOCOPIED, TRACED, ENLARGED, REDUCED, OR TRANSFERRED IN ANY OTHER WAY WITHOUT THE PRIOR WRITTEN CONSENT OF FUSCO ENGINEERING & LAND SURVEYING, P.C. ONLY COPIES OF THIS MAP BEARING THE ORIGINAL SEAL OF NEW YORK STATE LICENSED ENGINEER OR LAND SURVEYOR ARE VALID. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.			
		FUSCO ENGINEERING & LAND SURVEYING, P.C. CONSULTING ENGINEERS	
233 EAST MAIN ST MIDDLETOWN, NY 10940		PHONE: (845) 344-5863 FAX: (845) 956-5865	
PROJECT TITLE: <b>TOPOGRAPHIC SURVEY OF PROPERTY FOR 475 MAIN STREET</b>			
CITY OF BEACON PREPARED FOR:  JEFF MEAR 475 MAIN STREET BEACON, NY 12508	APPROVED BY: EJ REVIEWED BY: EJ DRAWN BY: SDB	SCALE: 1"=20' REVISION DATE: 02/16/17 DATE: 01/15/17	ADDRESS OF SUBJECT PROPERTY:  475 MAIN STREET BEACON, NY  REFERENCE NUMBER: 16-037-TOPO SHEET NUMBER: <b>1</b> PAGE 1 OF 1



REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			
2			

# Site Plan Application

Sheet 2 of 4 - Existing Conditions Survey

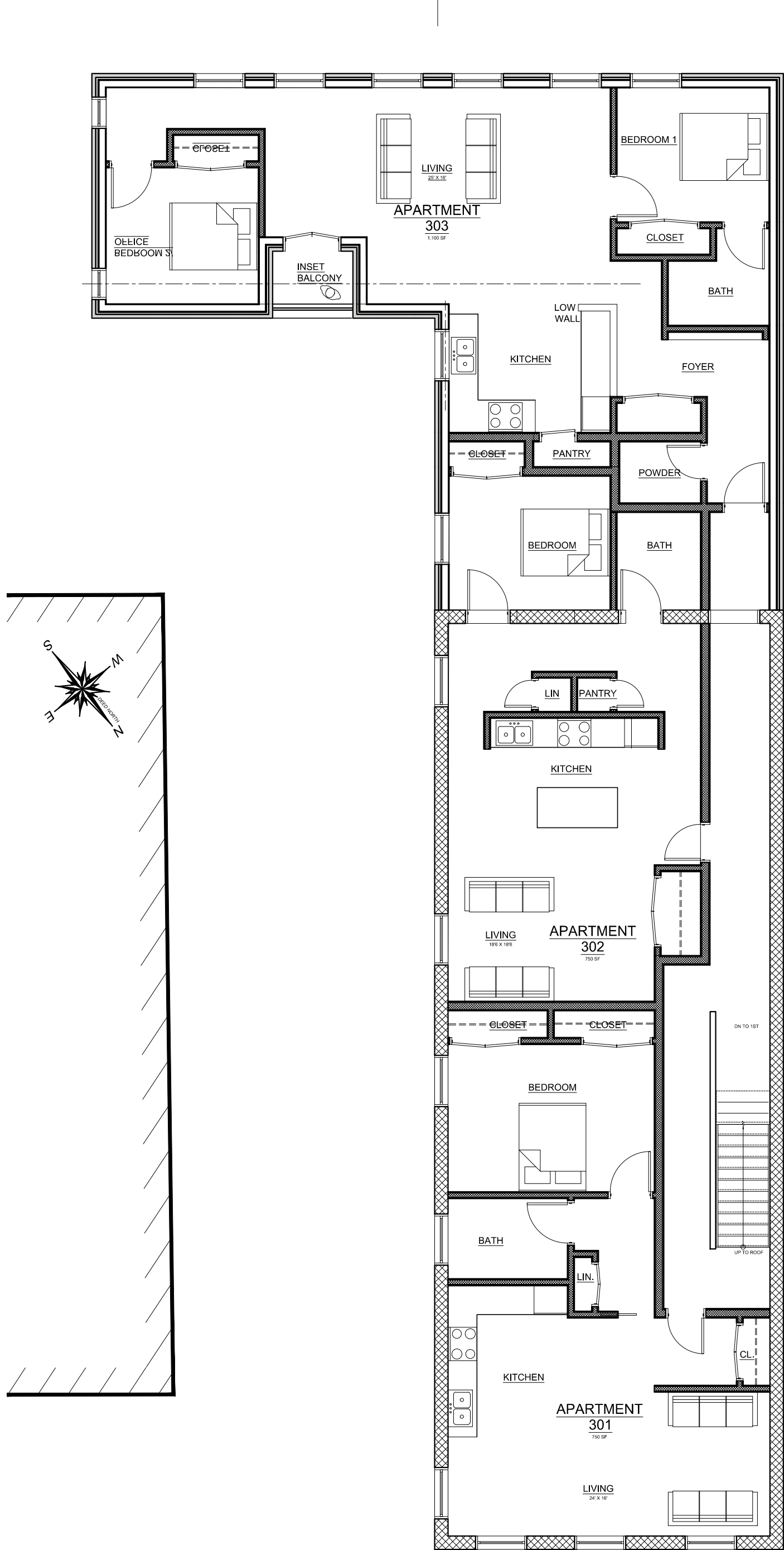
Owner:  
**605 N. Macquesten Pkwy, LLC**  
101 Castleton Street #206  
Pleasantville, NY 10570

Architect:  
**Aryeh Siegel, Architect**  
514 Main Street  
Beacon, New York 12508

Surveyor:  
**Fusco Engineering & Surveying, PC**  
233 East Main Street  
Middletown, NY 10940

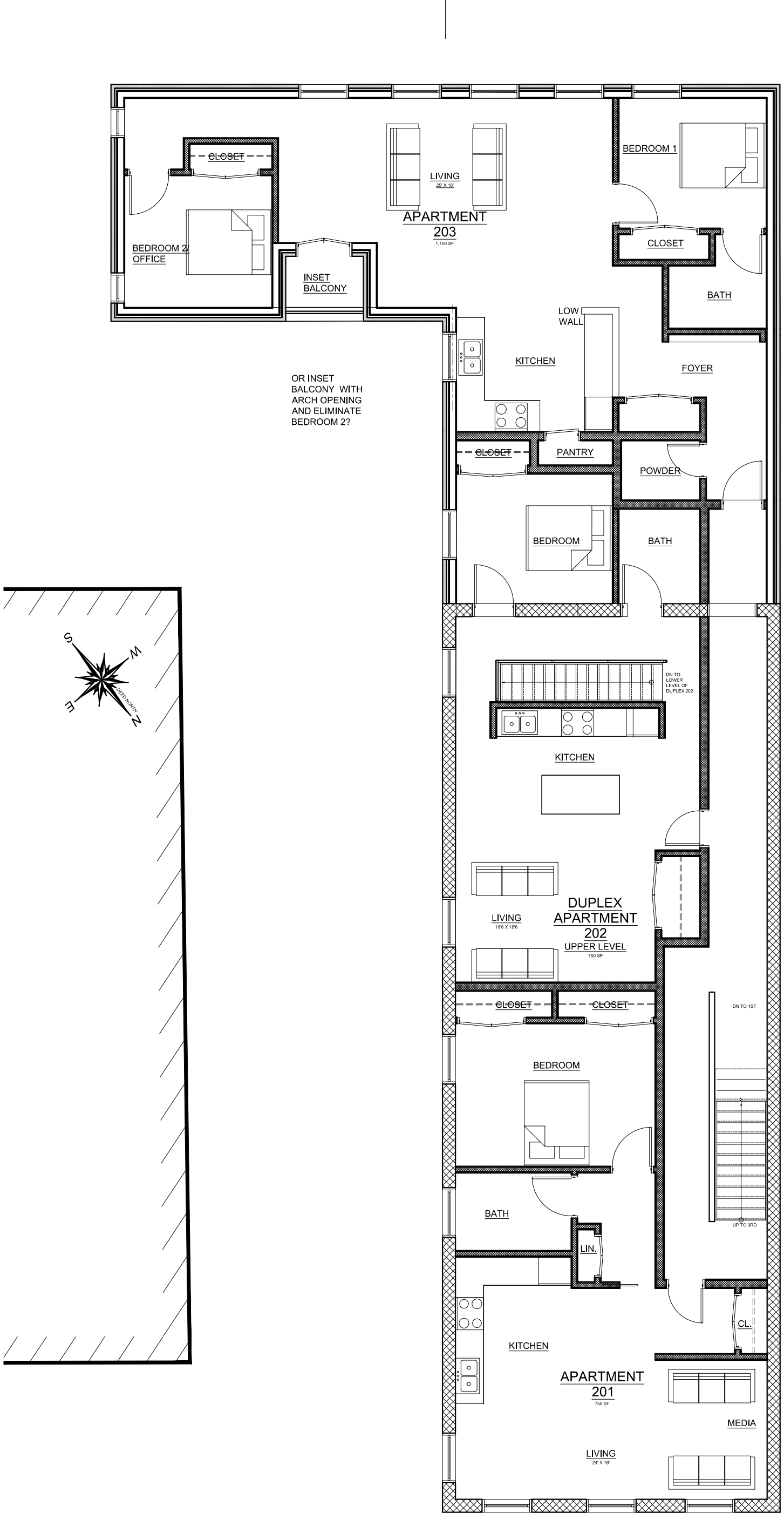
**475 Main Street**  
Beacon, New York  
Scale: 1" = 10'  
March 28, 2017





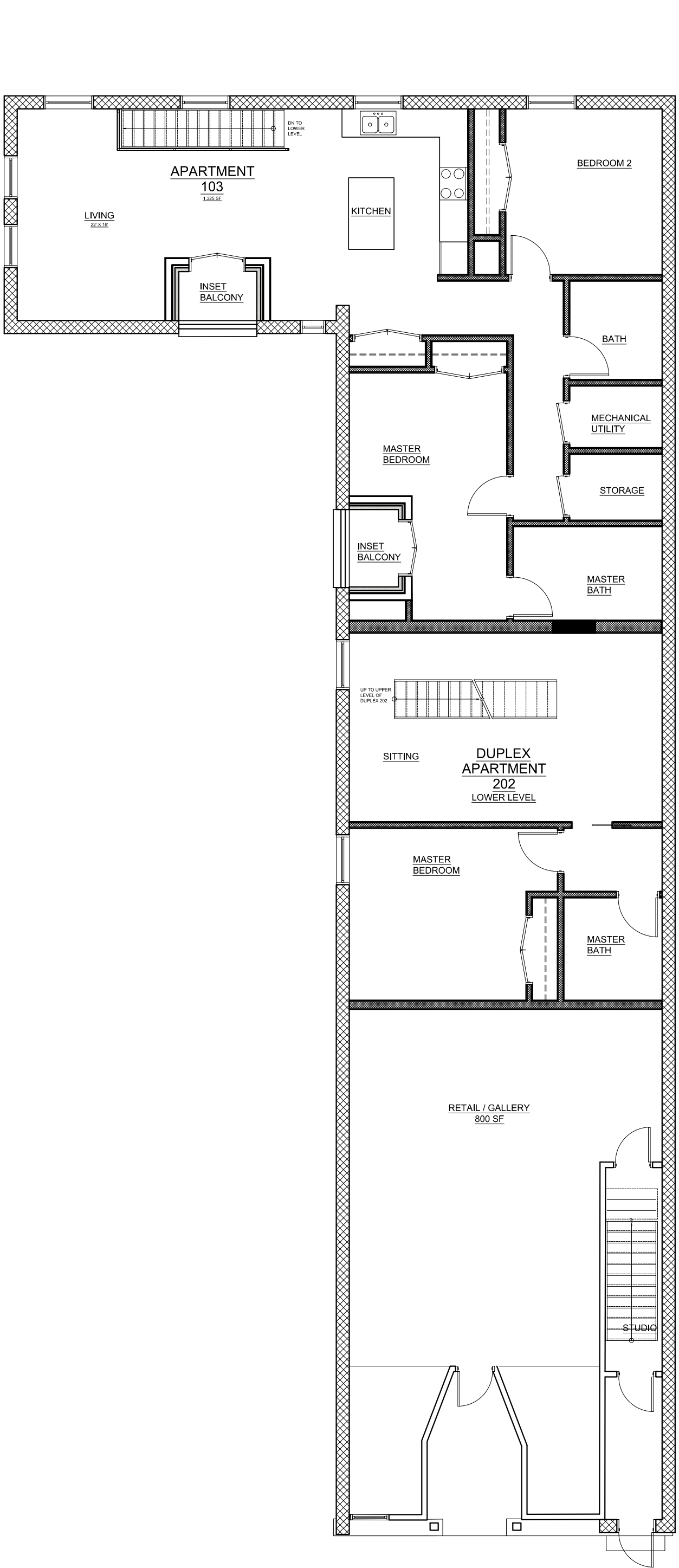
3rd Floor Plan

Scale: 1/8" = 1'-0"



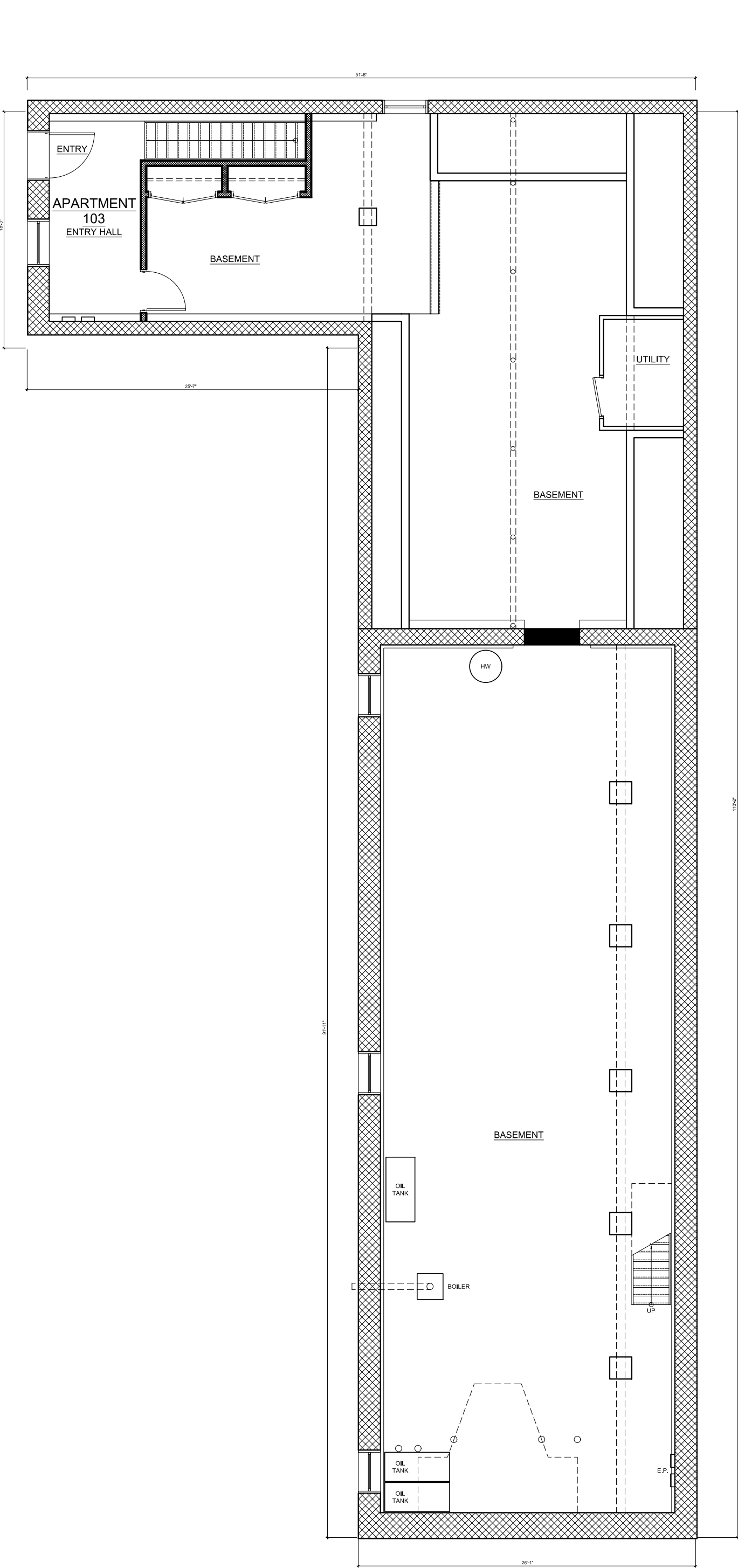
2nd Floor Plan

Scale: 1/8" = 1'-0"



1st Floor Plan

Scale: 1/8" = 1'-0"



Basement Plan

Scale: 1/8" = 1'-0"

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# Site Plan Application

Sheet 3 of 4 - Building Plans

Owner:  
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101 Castleton Street #206  
Pleasantville, NY 10570

Architect:  
**Aryeh Siegel, Architect**  
514 Main Street  
Beacon, New York 12508

Surveyor:  
**Fusco Engineering & Surveying, PC**  
233 East Main Street  
Middletown, NY 10940

**475 Main Street**  
Beacon, New York  
Scale: 1" = 10'  
March 28, 2017



### Elevation: Side

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1			
2			



# Site Plan Application

Sheet 4 of 4 - Building Elevations