

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																
	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 (Central Business)	N/A	20'	25'	10.04'	0	68'-8"	100'	185.98'	NA	NA	35'	35' (No Change)	N/A	2	9,358sf	6,280sf
* Existing Condition																

Zoning Summary

Zoning District:

Tax Map No.:

Lot Area:

Building Footprint:

Historical Overlay District:

Parking Overlay District:

Existing Use:

Proposed Use:

CB - (Central Business)

5954-27-791947

4,679 Square feet

2,705 Square Feet

Included

Included

1 Mercantile / 3 Residential

(3) One Bedroom

1 Mercantile / 2 Residential

(2) Two Bedroom

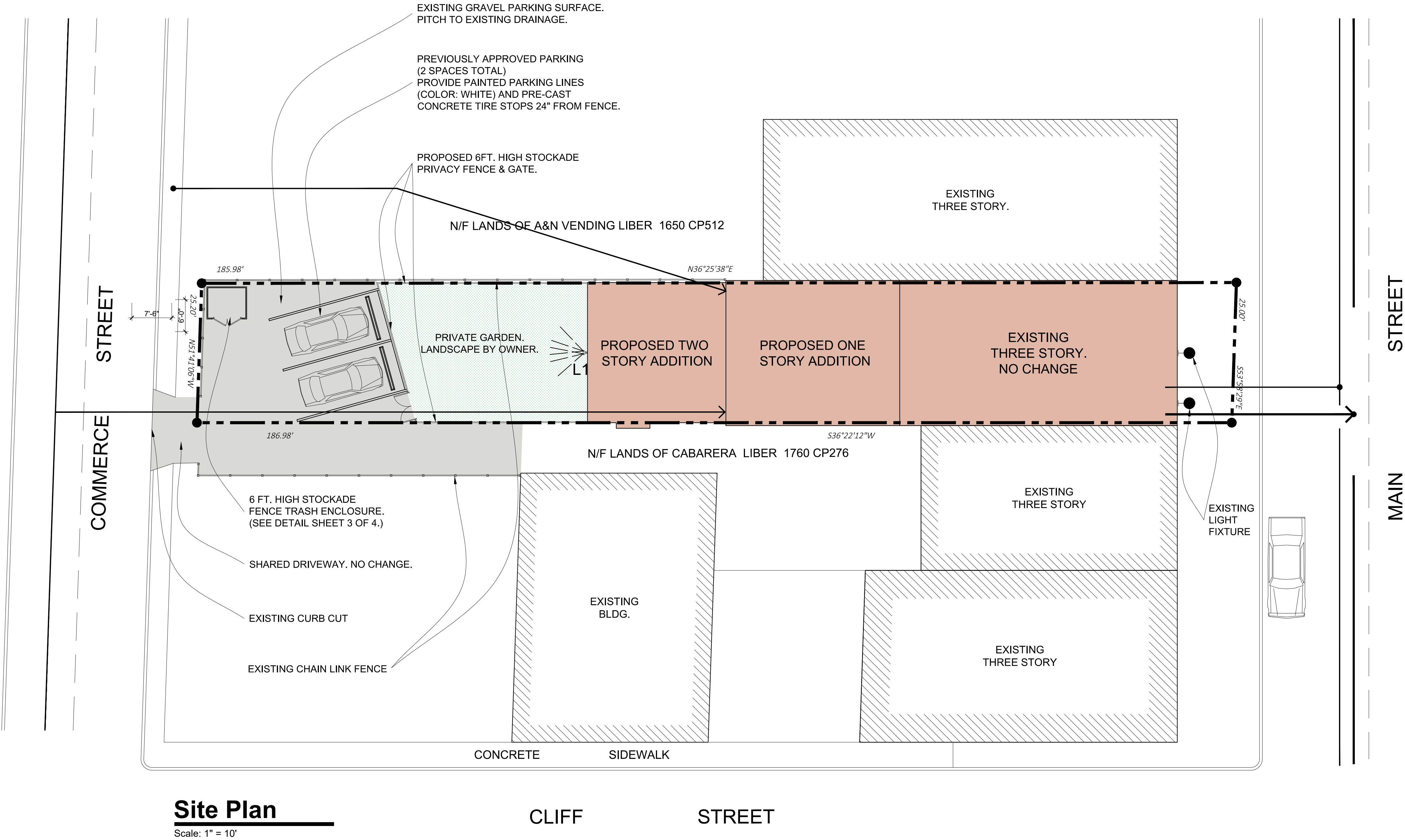
Parking & Loading

Per Beacon Zoning Resolution Section 223 -26B (1) parking requirements are waived for structures in existence in 1964, for which there is not increased intensity of use greater than 25%.

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Mercantile				
1 space per 200sf	1800sf	9 Spaces	800sf	4 Parking Spaces
Residential				
1 Space per Apartment	(3) One Bedroom	3 Parking Spaces	(1) One Bedroom	3 Parking Spaces
1/4 Space per Bedroom	at (3) Bedroom	1 Parking Space	(1) Two Bedroom	
Total Required Parking Spaces		13 Parking Spaces		7 Parking Spaces
Total Proposed Parking Spaces				2 Parking Spaces Existing-Approved

Notes:

1. 13 Parking Spaces is less than 25% greater than 7 parking spaces. No parking is required. (2) Parking Spaces are provided.



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

Amended Special Use Permit Application

Sheet 1 of 4 - Site Plan

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UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY.

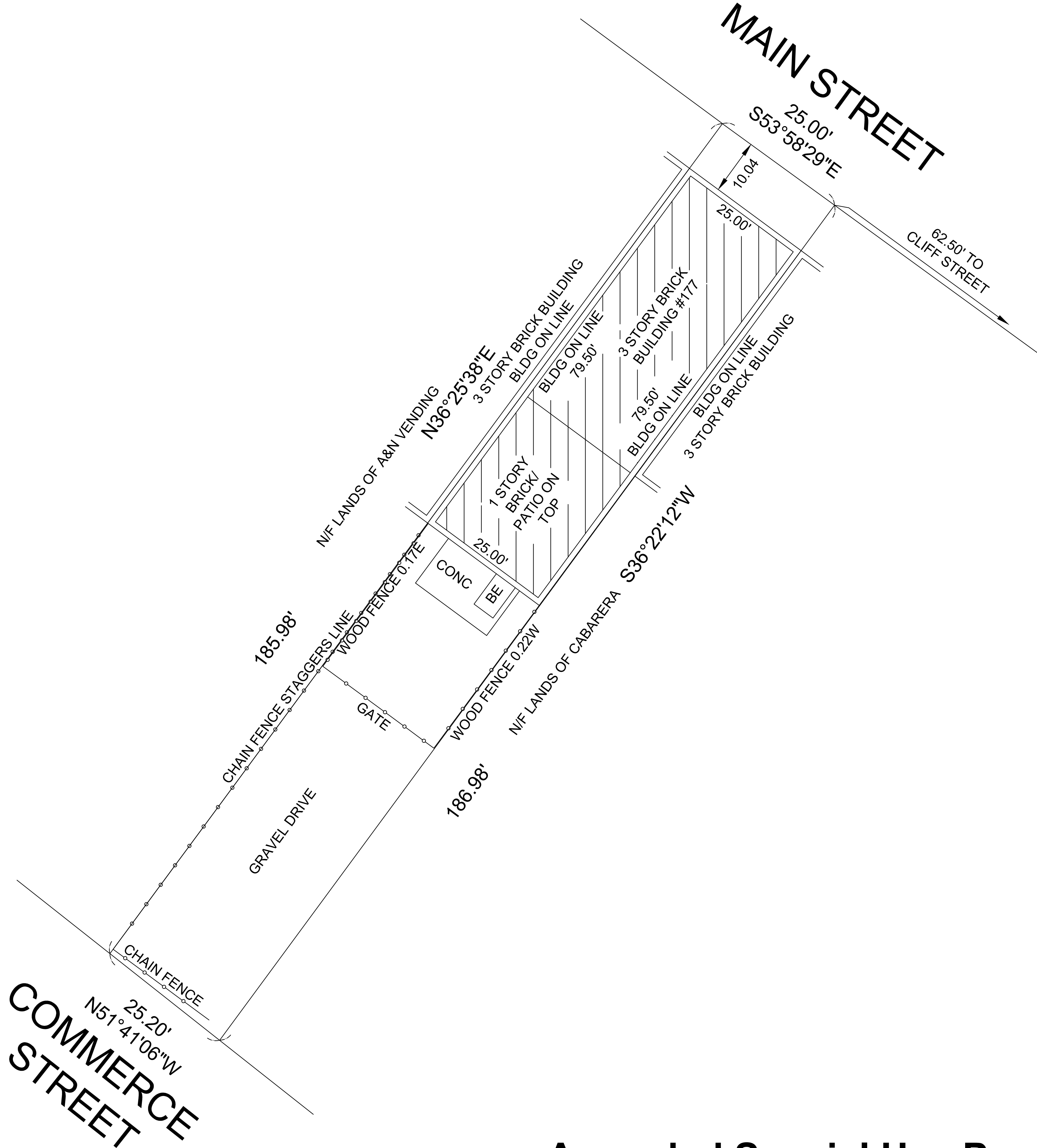
CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTI-TUTION. CERTIFICATIONS ARE NOT TRANSFERABLE

PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR TITLE SURVEYS AS ESTABLISHED BY THE L.I.A.L.S. AND APPROVED AND ADOPTED FOR SUCH USE BY THE NEW YORK STATE LAND TITLE ASSOCIATION.

THE OFFSET OR DIMENSIONS SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOL, PATIOS, PLANTING AREAS, ADDITIONS TO BUILDINGS AND ANY OTHER TYPE OF CONSTRUCTION.

SURVEY OF LOT 791947
D.C.T.M. DUTCHESS-5954-27-791947
SITUATED AT 177 MAIN STREET
CITY OF BEACON
DUTCHESS COUNTY, NEW YORK

THIS SURVEY IS CERTIFIED TO THE FOLLOWING PARTIES:
THOROUGHbred TITLE SERVICES LLC (61456)
ENTITLE INSURANCE COMPANY
HUDSON VALLEY FEDERAL CREDIT UNION
FROG LEAP INC
FRANK E. DEESSO ESQ



Existing Conditions Plan

Scale: 1" = 10'

Amended Special Use Permit Application

Sheet 2 of 4 - Existing Conditions Plan

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

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

177 Main Street

Beacon, New York
Scale: As Noted
April 25, 2017

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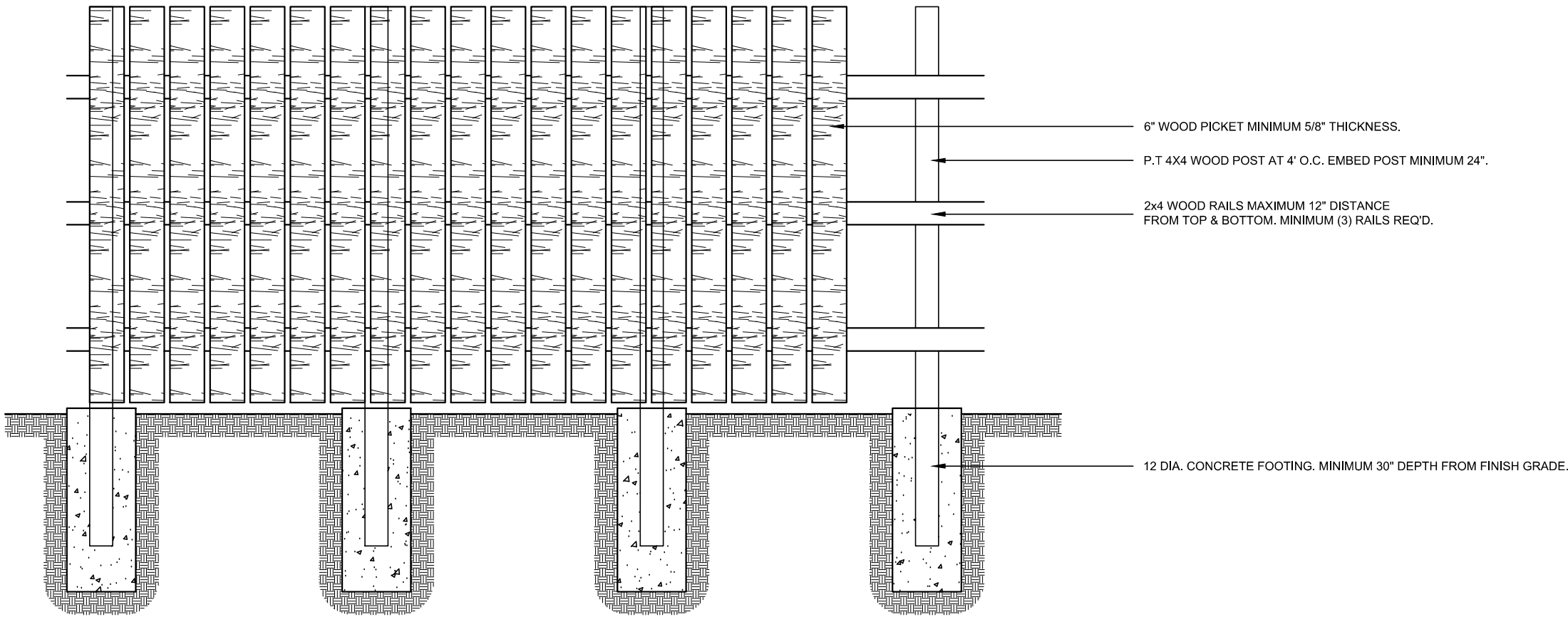


HUBBARDTON FORGE
"HOOD" OUTDOOR DARK
SKY COMPLIANT WALL
SCONCE #306563. 15" HIGH
X 6 ½" WIDE. BURNISHED
STEEL FINISH. 60 W
INCANDESCENT LAMP

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.

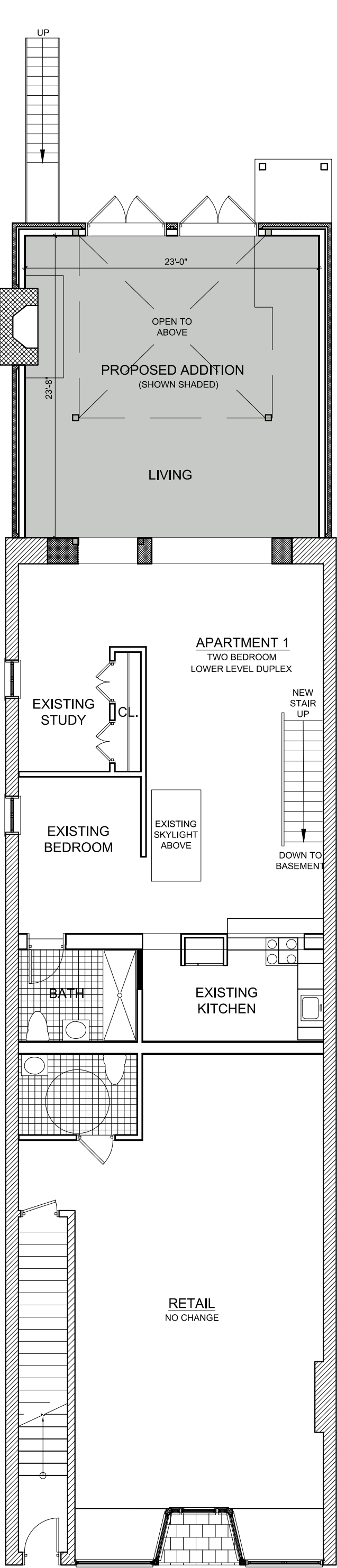
L1: Wall Mounted
Lighting Detail

Not to Scale



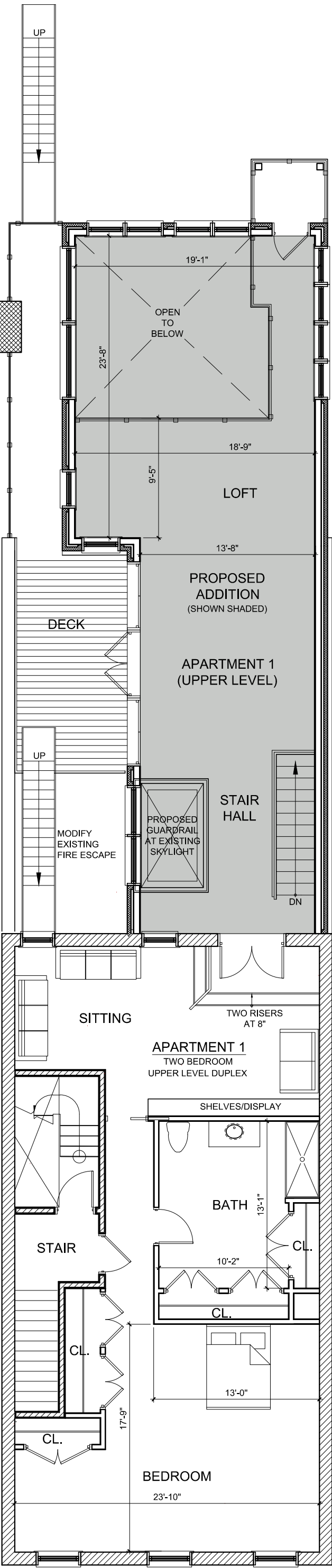
Proposed Picket Fence Elevation

Scale: 1/2" = 1'-0"



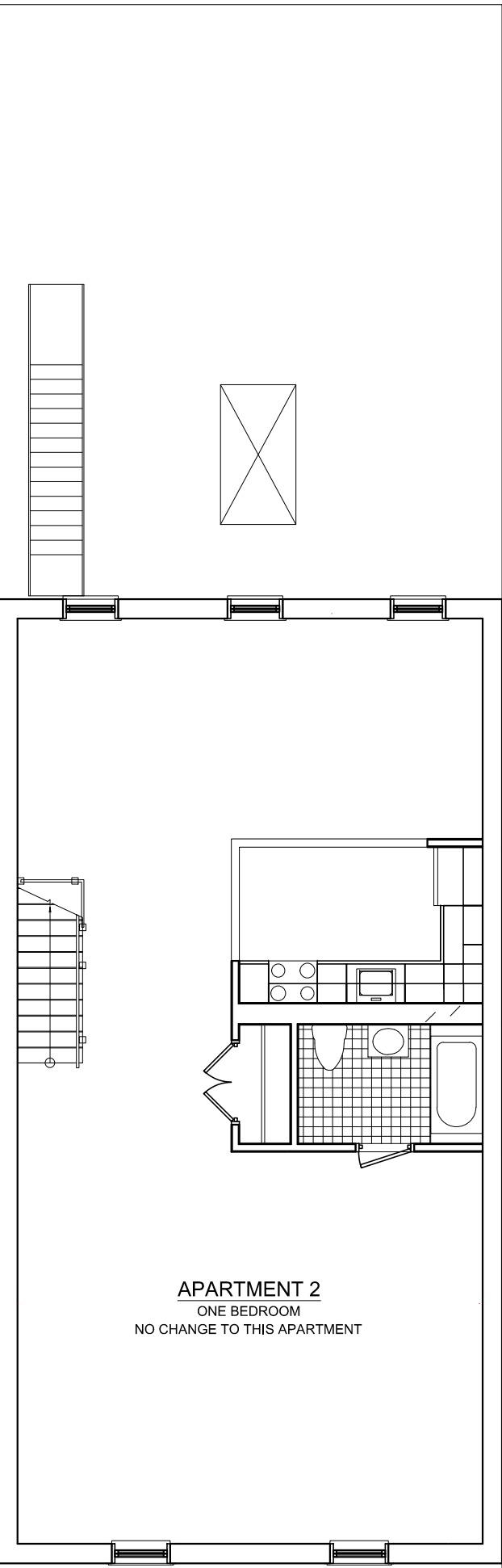
First Floor Plan

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



Second Floor Plan

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



Third Floor Plan - No Change

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

Amended Special Use Permit Application
Sheet 3 of 4 - Floor Plans

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

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

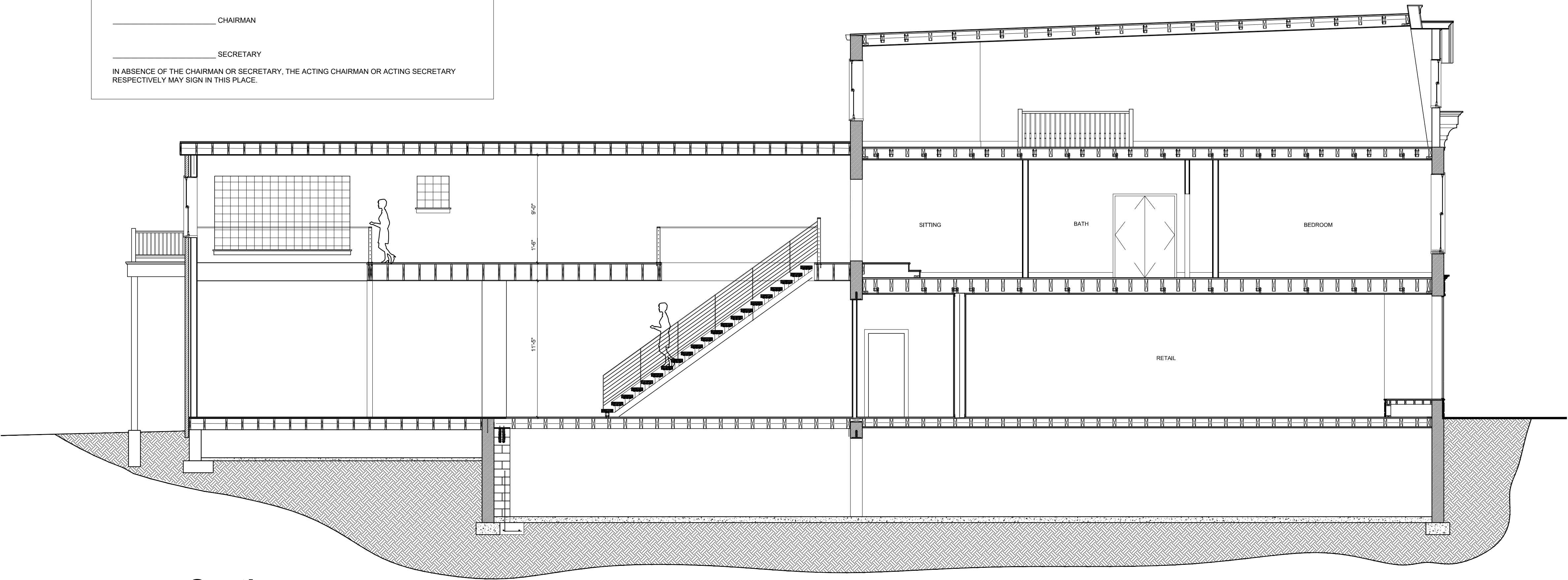
Surveyor:
David Scott Freeman
176 Bell Hollow Road
Putnam Valley, New York 10579
Tel: (631) 926-4563

177 Main Street - Renovation
Beacon, New York
Scale: As Noted
April 25, 2017

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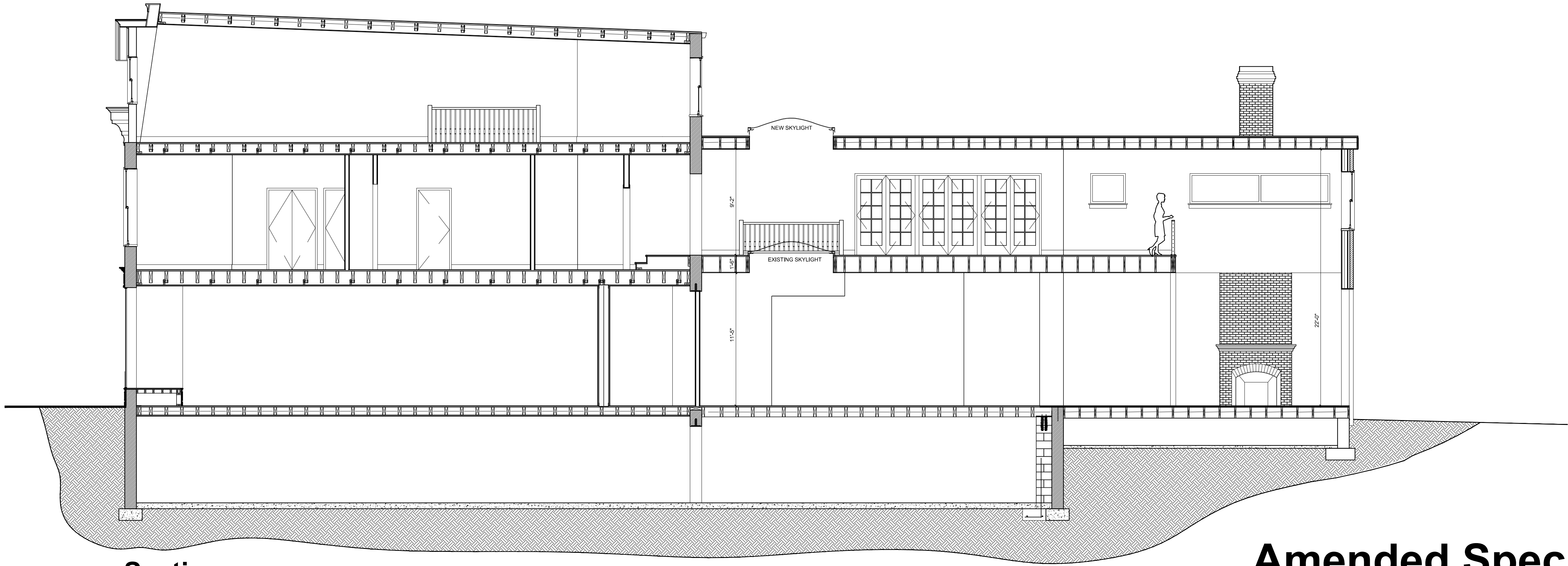
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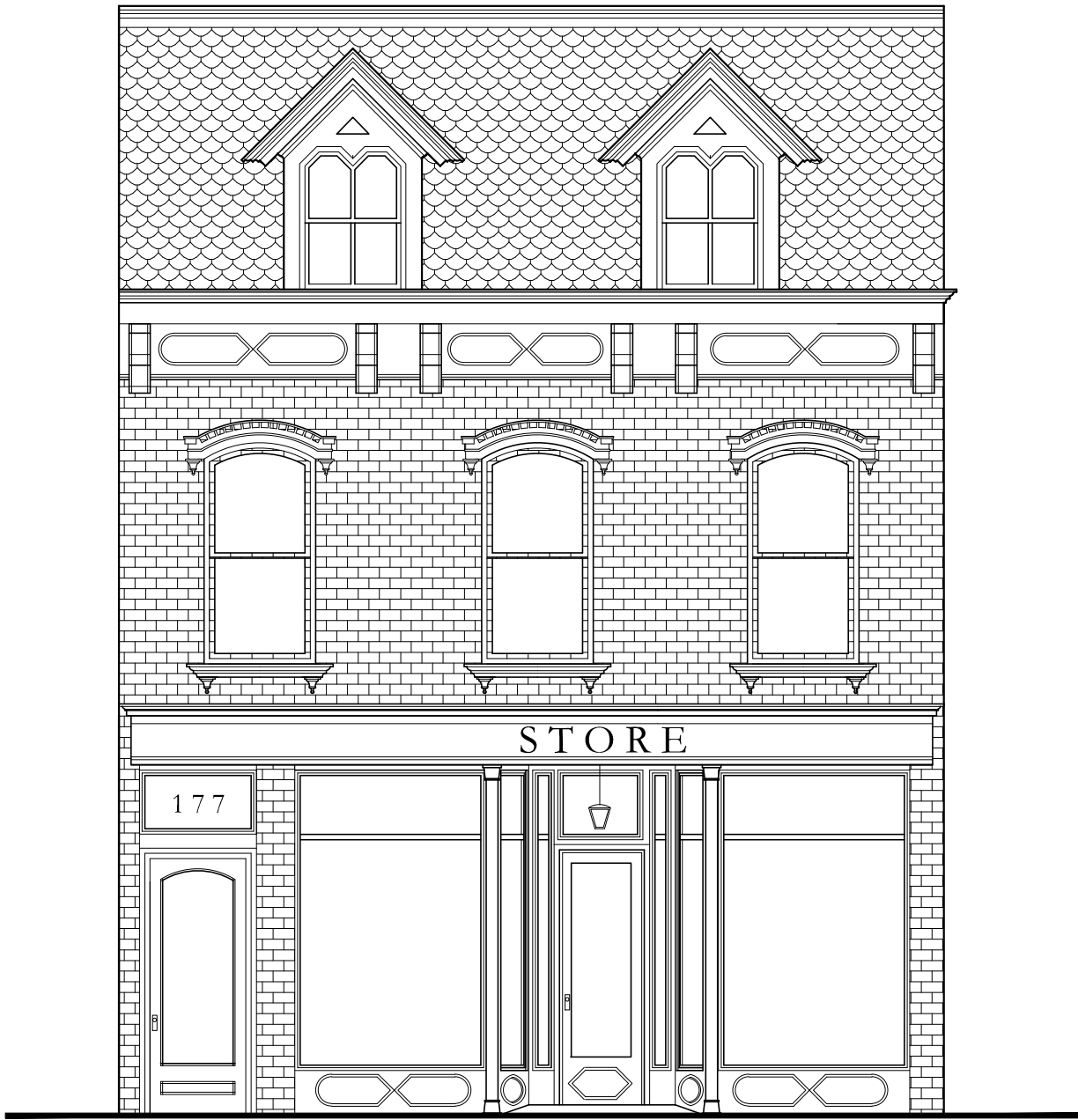
Section

Scale: 3/16" = 1'-0"



Section

Scale: 3/16" = 1'-0"



Front Elevation (Existing No Change)

Scale: 3/16" = 1'-0"



Rear Elevation

Scale: 3/16" = 1'-0"

Amended Special Use Permit Application
Sheet 4 of 4 - Sections & Elevations

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Beacon, New York 12508

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

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