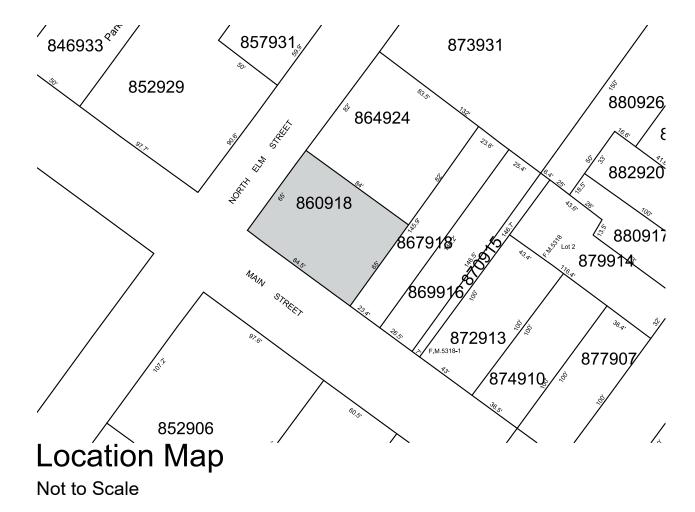


Front Side Rear Front Side Rear Zoning District Front Side Rear Front Side Rear Front Side Rear Front Side Rear Front Side Rear		
CMS 0' 0 25 6'* 0' 10' 100% 100% 75' 65'** 4 stories 4	4 stories 5,476 sf	15,528

PLANT SCHEDULE					
QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
<u>Shrubs</u>					
10	S-R	Rhododendron maximus	Rhododendron	30-36"	
<u>Grass</u>					
lbs	ECO-LAWN	Buchloe dactyloides 'Texoka'	Eco Lawn	Seed	April-October planting



Zoning Summary

Tax Map No.:

Existing Use:

Proposed Use:

Lot Area:

0.13 Acres Building Footprint: Historical Overlay District: Parking Overlay District:

CMS (Central Main Street) 5954-27-86091 3,882 square feet

Automobile Service Station R-2 Residential / Retail

Parking & Loading

Use & Parking Requirements	Proposed Area	Current Parking Requirement
		·
Residential		
1 space per apartment	(8) apartments	8 parking spaces
Retail		
3 spaces per 1,000 sf of floor area	3,465 sf	11 parking spaces
Total Required Parking Spaces		19 Parking Spaces
Total Business d Bardina Cusasa		0 Parking Spaces
Total Proposed Parking Spaces		Can Nata 1

- 1. There are public parking lots within 800' of the property. a. Pleasant Ridge Pizza b. Dutchess County Motor Vehicles
- 2. The Applicant proposes a rear yard setback of 10' instead of the required setback of 25'. This allows the building to be large enough to feasibly support the creation of a minimum number of apartments
- 3. 8 apartments are proposed. Therefore, the project is not required to comply with Workforce Housing requirements.
- 4. Retail Hours of operation: 7am 10pm, Monday through Sunday, inclusive

Sheet 1 of 5

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NO. DATE

5. No signage is proposed as part of this application. Retail tenants will apply separately to the Planning Board for

Index of Drawings

Site Plan

Existing Conditions Survey

Building Plans & Elevations

Construction Details

REVISIONS:

DESCRIPTION

05/30/17 REVISED PER PLANNING BOARD COMMENTS AJS

06/27/17 REVISED PER PLANNING BOARD COMMENTS AJS

Utility and Erosion & Sediment Control Plan

GATE OPENING = 10' HEAVY DUTY DOOR SECURITY SURFACE BOLT 1/8" TENSION WIRE WITH A 3" "EYE & EYE" TURNBUCKLE, WIRE ROPE THIMBLES AND CLAMPS. INSTALL 1 x 6 BOARDS VERTICALLY, 2 x 6'S MAY SLOPE 2x4 TREATED WOOD STRINGER AND BRACE (TYP.) SECURE EACH END OF WIRE WITH SCREW EYEBOLTS 2 x 6 TREATED WOOD CROSS BRACE (TYP.)

Wood Fence & Gate Details

Not to Scale

HUBBARDTON FORGE

SKY COMPLIANT WALL

STEEL FINISH. 60 W

INCANDESCENT LAMP

C/O Epstein & Epstein,

PO Box 2, Beacon, NY 12508

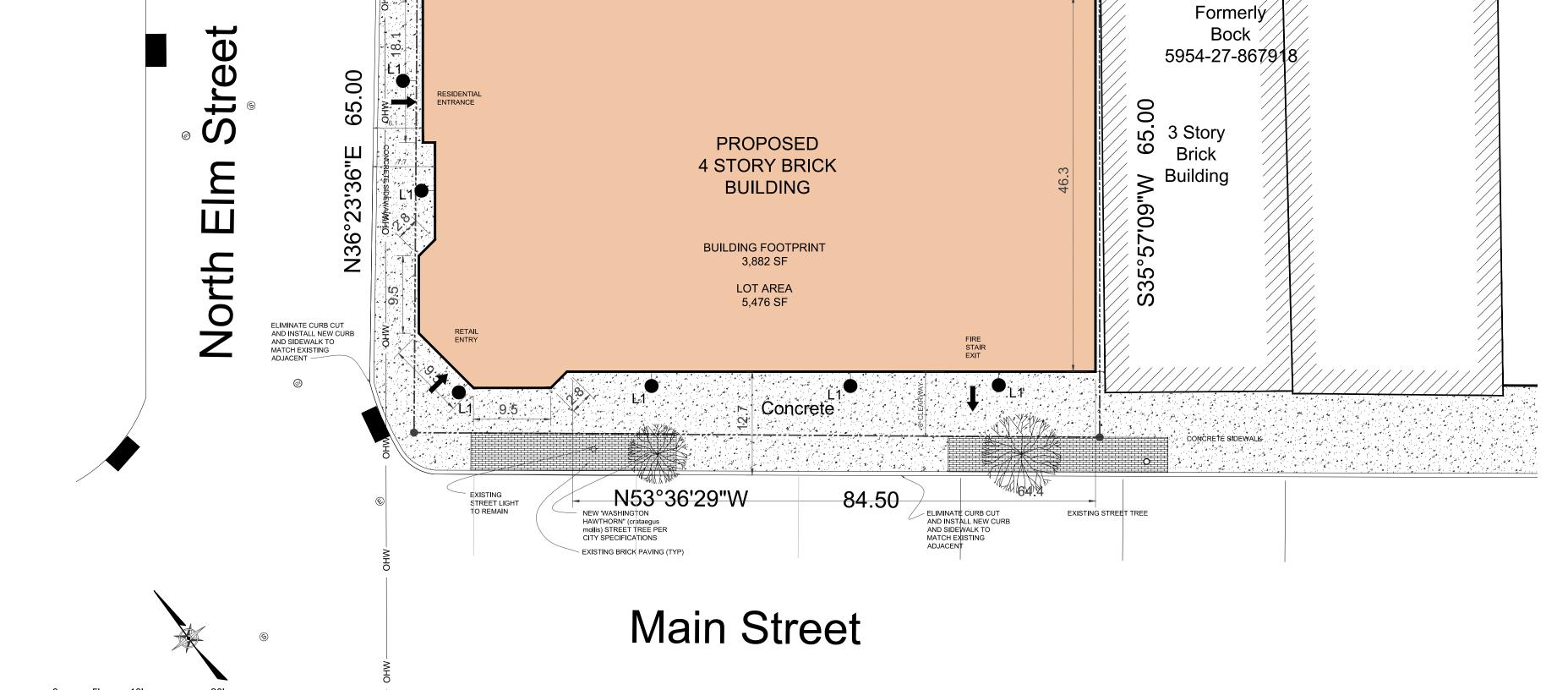


Estate of Jeffrey McGarvey



L1: Wall Mounted

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC



Now or Formerly

Site Plan

Scale: 1" = 10'

Lighting Not to Scale

328 Main Street, LLC

SCALE: 1" = 10'

APRIL 18, 2017

SITE PLAN BASED ON A SURVEY BY

AVENUE, BEACON, NY 12508. DATED

TEC LAND SURVEYING, 15C TIORONDA

Beacon, New York 12508

Aryeh Siegel, Architect 514 Main Street

Beacon, New York 12508

Site / Civil Engineer:
Hudson Land Design 174 Main Street

Beacon, New York 12508

TEC Surveying 15C Tioronda Avenue

Beacon, New York 12508

Now or∕

Site Plan Application
Sheet 1 of 5 - Site Plan

226 Main Street