

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.

[illegible]

**Location Map**

Not to Scale

852906

857931

862929

864924

873931

860926

862920

88091

877914

879910

872913

867918

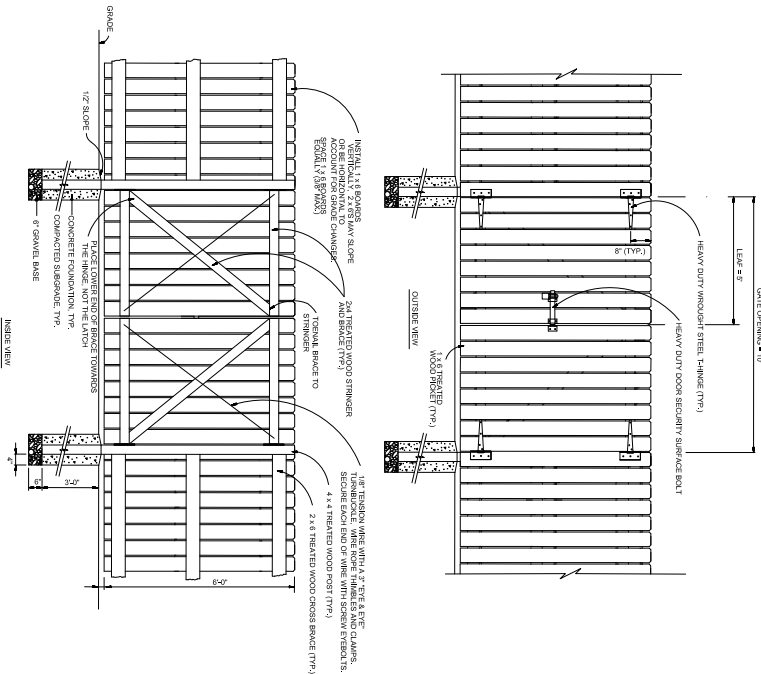
869916

869915

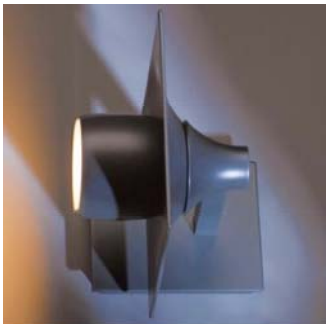
Main Street

North Elm Street

Franklin Avenue



Not to Scale



### L1: Wall Mounted

Not to Scale

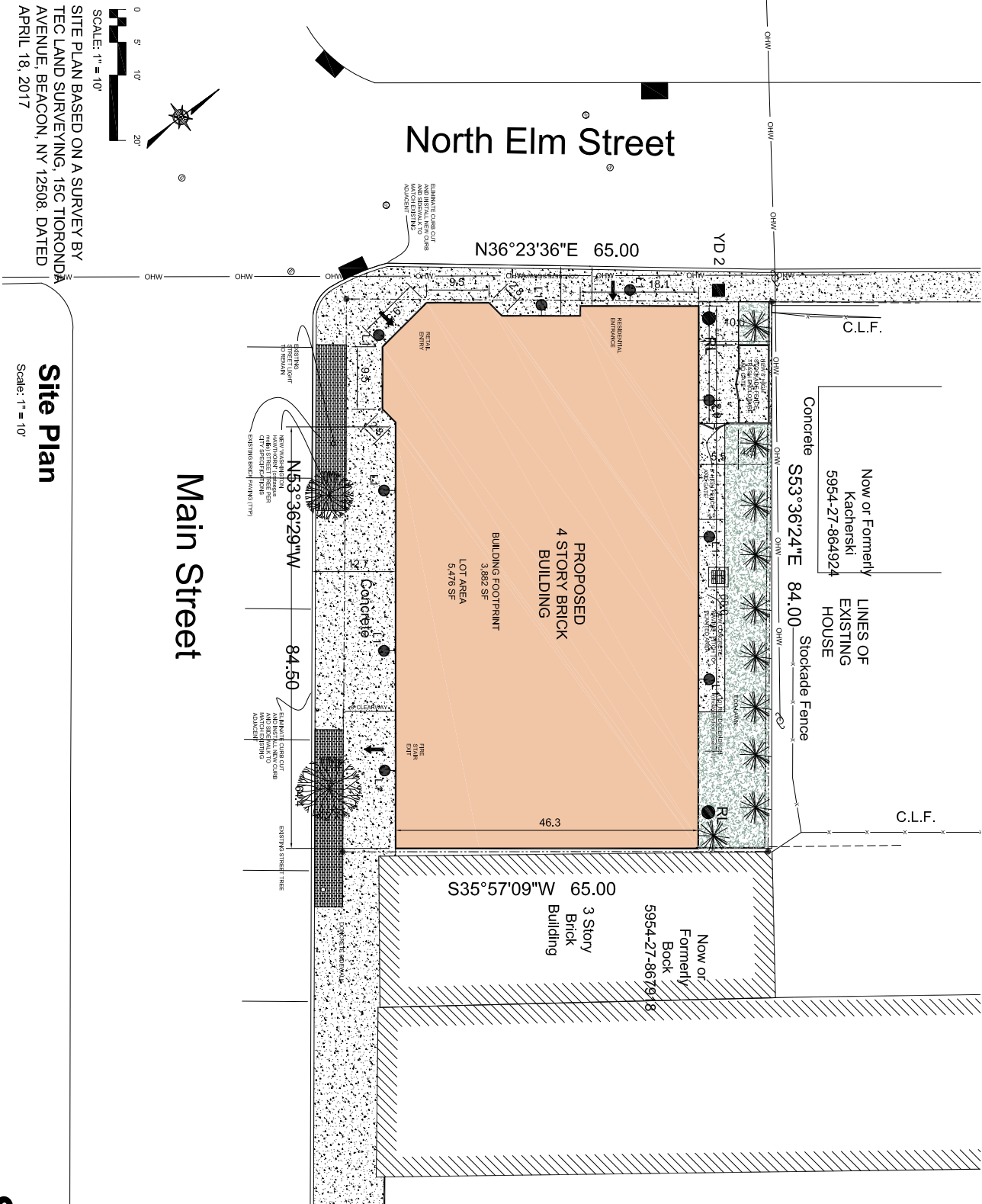
**Owner:**  
**Estate of Jeffrey McGarvey**  
C/O Epstein & Epstein,  
PO Box 2, Beacon, NY 12508

*Applicant*  
**328 Main Street, LLC**  
445 Main Street  
Beacon, New York 12508

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

*Site / Civil Engineer:*  
**Hudson Land Design**  
174 Main Street  
Beacon, New York 12508

**Surveyor:**  
**TEC Surveying**  
15C Tioronda Avenue  
Beacon, New York 12508



Scale: 1" = 10'

**Sheet 1 of 5 - Site Plan**

**226 Main Street**  
Beacon, New York  
Scale: 1" = 10'  
April 25, 2017

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	05/30/17	REVISED PER PLANNING BOARD COMMENTS	ALS
2	06/27/17	REVISED PER PLANNING BOARD COMMENTS	ALS

## Sheet 1 of 5      Site Plan

Sheet 2 of 5	Existing Conditions Survey
Sheet 3 of 5	Building Plans & Elevations
Sheet 4 of 5	Utility and Erosion & Sediment Control Plans
Sheet 5 of 5	Construction Details

1. There are public parking lots within 800' of the property.
2. Distances Count Motor Vehicles
3. The applicant proposes a new unit and replaces of 10' instead of the required setback of 25'. This allows the building to be large enough to fit the proposed number of units.
4. The applicant proposes to replace the existing of a minimum number of apartments.
5. Apartments are proposed. Therefore, the project is not required to comply with Workforce Housing requirements.
6. Retail hours of operation: 7am - 10pm, Monday through Sunday.
7. No signage is proposed as part of this application. Retail signage will apply separately to the Planning Board for this item on signage.

Use & Parking Requirements	Proposed Area	Current Parking Requirement
Residential 1 space per apartment	(1) Apartments	8 parking spaces
Retail 3 spaces per 1,000 sq ft floor area	3,465 sq ft	11 parking spaces
Total Required Parking Spaces		(1) Parking Spaces
Total Proposed Parking Spaces		9 parking spaces See Table 1

Zoning District  
CMS (Central Main Street)

Zoning District: Tax Map No.: at Area: Building Footprint: Professional Overlay District: Parking Overlay District: Existing Use: Proposed Use:	CMS (Central Main Street) 5954 27 80091 0.13 Acres 3,882 square feet Yes Automobile Service Station R-2 Residential / Retail
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