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.

PLANT SCHEDULE

QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
Shrubs					
6	S-IG	*Ilex glabre*	Shamrock	30-36"	
1	S-POI	*physocarpus opulifolius*	Isabella	3-5'	
2	S-POC	*physocarpus opulifoliu*	Coopertina	3-5'	
21	S-CP	*comptonia peregrina*	Sweet Fern	1 gal	
7	S-PS	*phlox stolonifera*	Bruce's White	1 pt	

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	5,362 sf	2	10,724 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.

L2: Wall Mounted

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

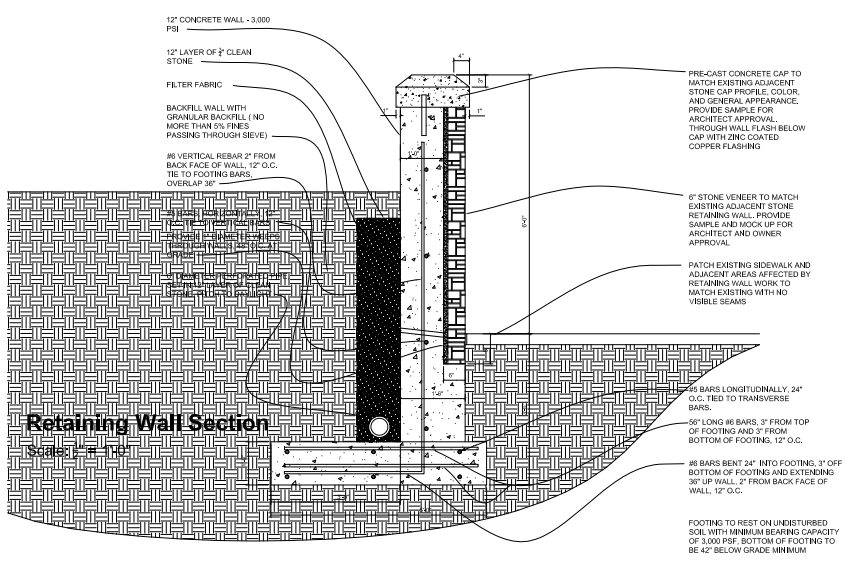
L1: Pathway Light

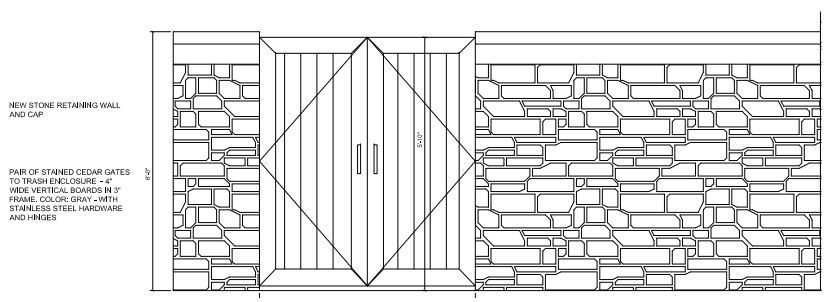
JOHN TIMBERLAND THREE-TIER PAGODA LOW VOLT BRONZE 4 WATT LED LANDSCAPE PATH LIGHT - STYLE # 2C488 (OR APPROVED EQUAL)

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

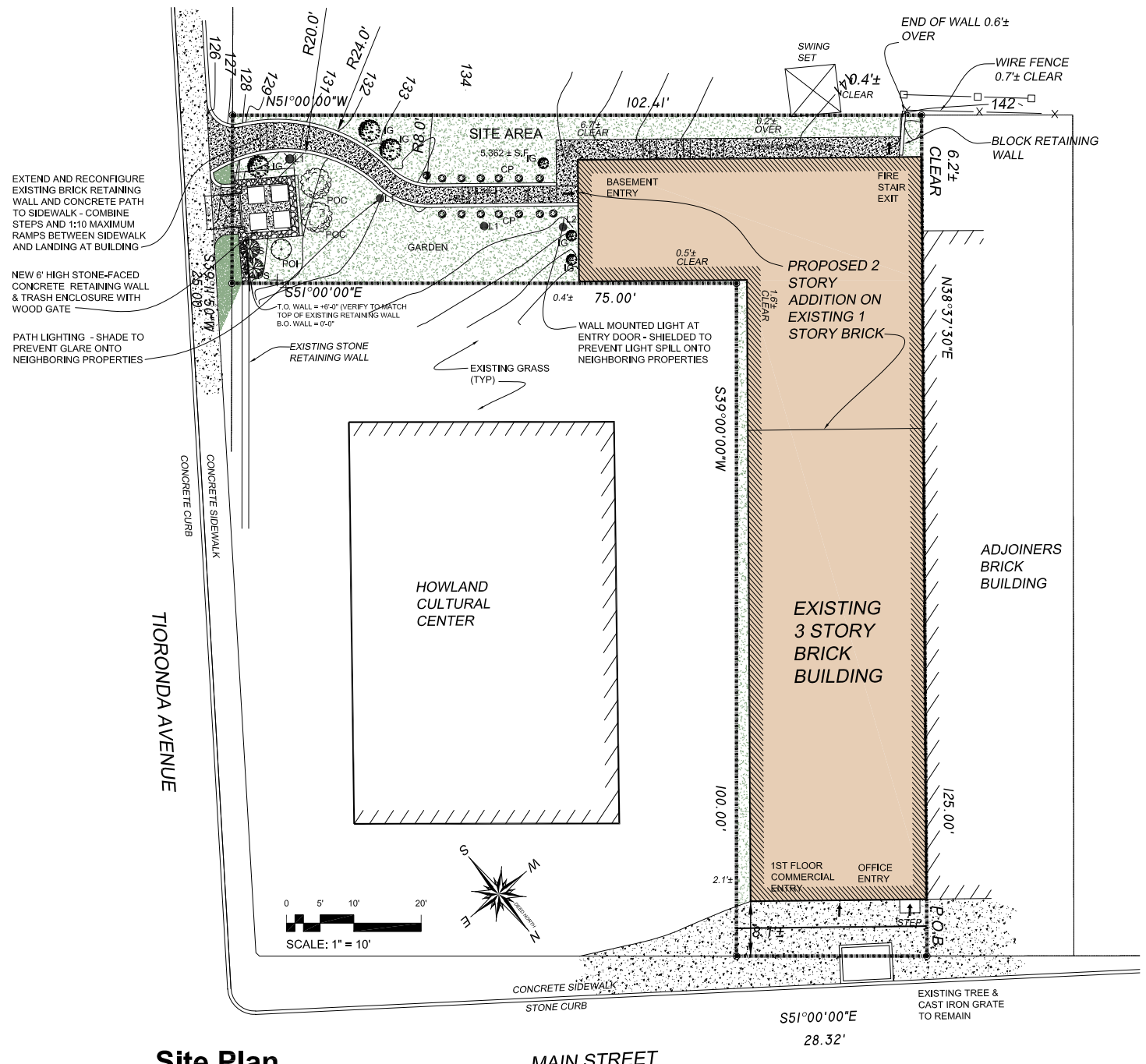
Not to Scale





Retaining Wall Elevation

Scale: ½" = 1'-0"



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:	0.12 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:	Office / Retail

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Residential				
1964 - 1 1/2 spaces per dwelling unit	0 apartments	0 parking spaces		
Retail				
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
Office				
1964 - 1 space per 250 sf gross area excluding basement and utility areas	3,692 sf	16 parking spaces	6,646 sf	34 parking space
Present - 1 space for each 200 square feet of gross floor area, excluding utility areas				
Total Required Parking Spaces		***25 Parking Spaces***		***38 Parking Spac***
Total Proposed Parking Spaces				**0 Parking Space (Note 5)**

Notes:

1. 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 more than 25% greater intensity than the use existing in 1964. 25 parking spaces would have been required in 1964 for the uses in existence at that time. 38 parking spaces are required for the current proposed use.
2. The existing use in 1964 was retail (hardware store) at the 1st floor, and professional legal offices on the 2nd and 3rd floor, per research at the Beacon Historical Society, including the 1964 Beacon Directory.
3. Business hours: is 8am – 10pm Monday through Sunday inclusive.
4. The Applicant proposes to maintain the existing wall mounted perpendicular building sign. No new signage is proposed
5. The Applicant will request a parking variance from the Zoning Board of Appeals because there is no space available on the site for parking

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	04/25/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	05/30/17	REVISED PER PLANNING BOARD COMMENTS	AJS
3	08/29/17	REVISED PER OWNER	AJS

Site Plan Application

Sheet 1 of 4 - Site Plan

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

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

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

Landscape Designer:
Landscape Restorations
P.O. Box 286
Beacon, New York 12508

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