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.

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Frontage Required	Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height	Proposed Building Height	Lot Area	Proposed Floor Area
	Front	Side	Rear	Front	Side	Rear								
Zoning District														
CMS	0'	0	25	6' *	0'	10'	100%	100%	75'	65' **	4 stories	4 stories	5,476 sf	15,528

* To conform with neighboring building setbacks
** Existing non-conforming condition

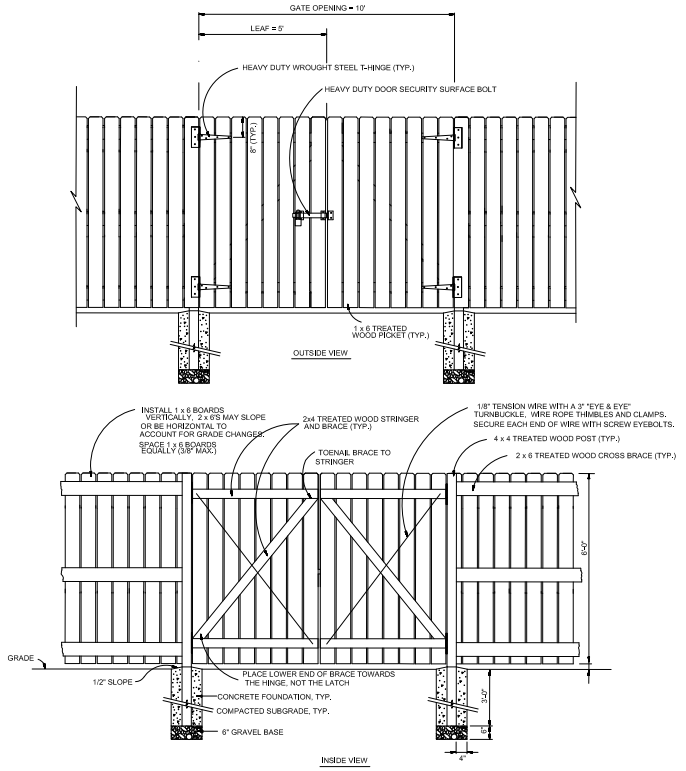
PLANT SCHEDULE

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



Location Map

Not to Scale



Wood Fence & Gate Details

Not to Scale



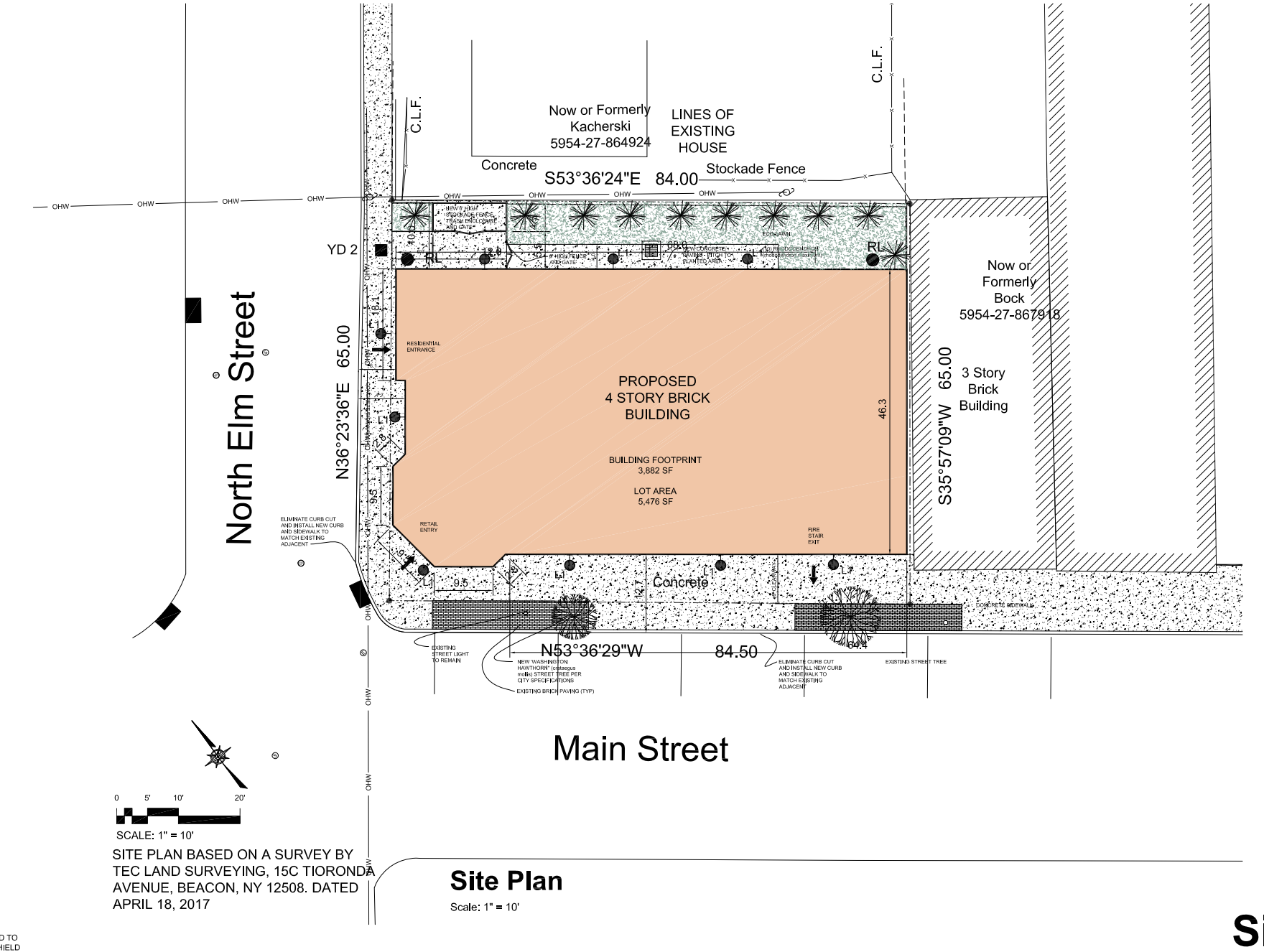
HUBBARDTON FORGE
"HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 ½" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

L1: Wall Mounted

Lighting

Not to Scale

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



SCALE: 1" = 10'

SITE PLAN BASED ON A SURVEY BY TEC LAND SURVEYING, 15C TIORONDA AVENUE, BEACON, NY 12508. DATED APRIL 18, 2017

Site Plan

Scale: 1" = 10'

Zoning Summary

Zoning District:	CMS (Central Main Street)
Tax Map No.:	5954-27-86091
Lot Area:	0.13 Acres
Building Footprint:	3,882 square feet
Historical Overlay District:	No
Parking Overlay District:	Yes
Existing Use:	Automobile Service Station
Proposed Use:	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 Proposed Parking Spaces		**0 Parking Spaces** *See Note 1*

Notes:

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

Index of Drawings

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 Plan
Sheet 5 of 5	Construction Details

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

Site Plan Application

Sheet 1 of 5 - Site Plan

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

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