DAY OF ... 20 ... SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAN RESOLUTION, ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED, SHALL VOID THIS APPROVAL. Shrubs PLANT SCHEDULE

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N ABSENCE OF THE CHAIRMAN OR SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

	Bruce's write	Sweet Fern	Coopertina	Isabella	Shamrock	COMMON NAME	
	T DT	1gal	3-5"	3.5	30.36"	SIZE COMMENTS	
	СВ	Zoning District					Zoning Regulations Table
	O'			Front	Requ		ns Tal
	20'**			Front Side Rear	Required Setbacks		Ыe
	25'**			Rear			
	0**			Front	Proposed Setbacks		
	1.6* 0.0*			Front Side Rear	sed Seth		
	6.7*			Rear			
	100				Required	- - -	
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	is proposed between building and lot line, Not abutting a re	
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	abutting a residential district	
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9,048 sf

Proposed Building Height

Zoning District Area

Allowable FAR

Allowable Floor Area



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

Lighting

BACKFILL WALL WITH GRANULAR BACKFILL (NO MORE THAN 5% FINES PASSING THROUGH SIEVE)





R20.0'

R24.0'

0/E/ W

25/ £57

134

R8.0'

SITE AREA

5002 = S(F₀)

STAR EXIT

CLEAR

7,7:9

BLOCK RETAINING WALL

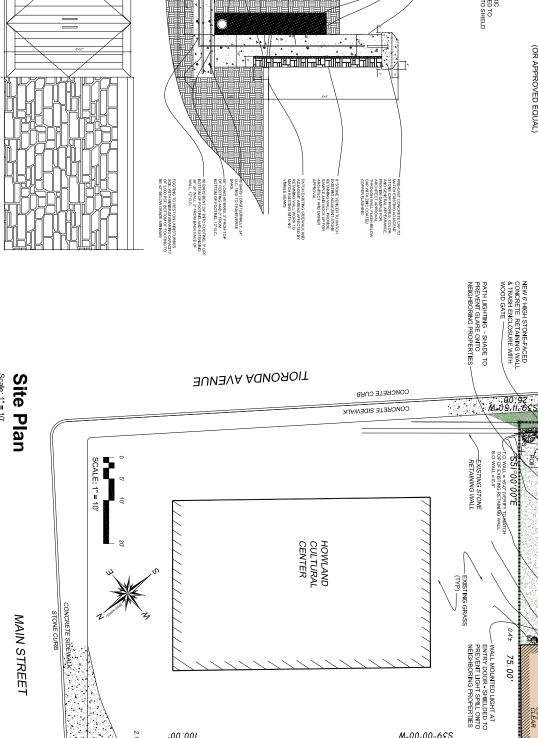
-142. -WIRE FENCE 0.7'± CLEAR

0.5'± CLEAR

CLEAR 1.6'±

PROPOSED 2
STORY
ADDITION ON
EXISTING 1
STORY BRICK-

N28027.30"E



Ity Of Beacon n Nydeck Ave Parking Lot 739 Not to Scale Location Map 071741 075738 OFFISS 076730 Van Wyck Council on the Arts 084730 Spanish
Pentecostal Church
091722 10073

Zoning District: Tax Map No.: Lot Area: Building Footprint: Historical Overlay District: Parking Overlay District: Existing Use: Proposed Use: CB (Central Business) 6054-57-076730 0.12 Acres 3.015 square feet Yes Retail At Gallery / Residential (single unit) Office / Retail

END OF WALL 0.6'± OVER

		1964 Parking		Current Parking
Use & Parking Requirements	1964 Area	Requirement	Proposed Area	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
				0 Parking Space

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- Parking is required per Beason Zoning Code Seation 223-26 (8.2). The building was in existence on April 20, 1984.
 The new use is more fan 25% gosette intensity than the use existing of 1984. 25 parking spaces would have been required in 1984 for the uses in existence at that time. 38 parking spaces are required for the current proposed use.
- The existing use in 1964 was retail (hardware store) at the 1^{st} floor, and professional legal offices on the 2^{sd} and 3^{st} floor, per research at the Beacon Historical Society, including the 1964 Beacon Directory.
- Business hours: is 8am 10pm Monday through Sunday i

ADJOINERS BRICK BUILDING

- The Applicant proposes to maintain the existing wall mounted perpendicular building sign. No new signage is proposed

EXISTING 3 STORY BRICK BUILDING

Index of	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

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		REVISIONS:	
NO.	DATE	DESCRIPTION	ВΥ
1	04/25/17	REVISED PER PLANNING BOARD COMMENTS	AJS
2	05/30/17	REVISED PER PLANNING BOARD COMMENTS AJS	۶
ယ	08/29/17	REVISED PER OWNER	SLA

Site Plan Application Sheet 1 of 4 - Site Plan

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

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

Retaining Wall Elevation Scale: ½" = 1'-0"

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

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

P.O. Box 286 Beacon, New York 12508

Landscape Restorations

S51°00'00"E

EXISTING TREE & CAST IRON GRATE TO REMAIN

a.o.g

28.32'