Bulk Zoning Regulations Table Building Frontage Proposed Lot Depth Required Setbacks | Proposed Setbacks Required Lot Depth Lot Area Front Side Rear Front Side Rear Zoning District 25 | 2.75* | 0' | 25' 100% 100% 101.62' 4 stories 3 stories | 4,753 sf | 9,536 sf 75'

* Existing non-conforming condition



L1: Wall Mounted

NOTE: ALL EXTERIOR LIGHTING ON THE SITE SHALL BE DIRECTED AND/OR SHIELDED SO AS NOT TO CAUSE ANY OBJECTIONABLE GLARE OBSERVABLE FROM NEIGHBORING STREETS AND PROPERTIES. THE SOURCE (BULBS) OF SUCH LIGHTING SHALL NOT BE VISIBLE FROM SAID NEIGHBORING STREETS AND PROPERTIES. PHOTOMETRIC DIAGRAMS ARE SHOWN WITH SHIELDED CONDITIONS.



WALL MOUNTED LIGHT (L2)

INTERNAL CONTROLS.

HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH SELUX LIGHTING "BETA PENDANT" WALL MOUNTED STEEL FINISH. 60 W INCANDESCENT LAMP

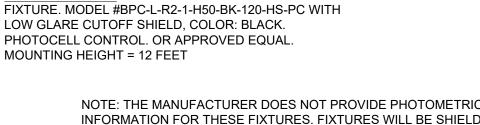
Lighting

Not to Scale

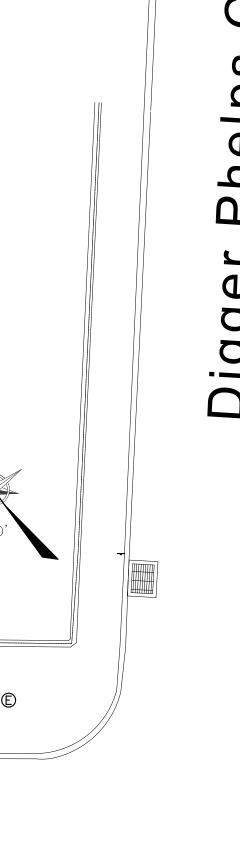
Wallkill NY 12589

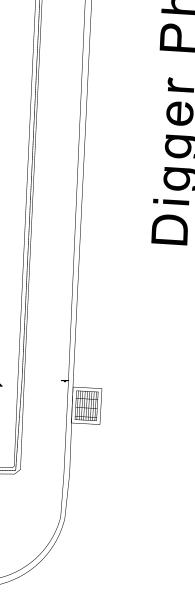
NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC

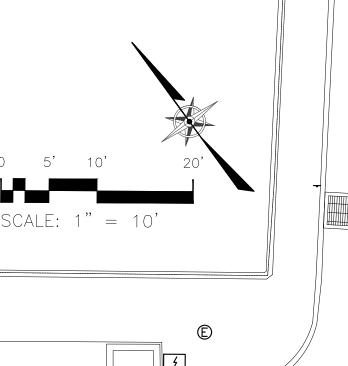
NOTE: AS AN ALTERNATE, THE OWNER MAY INSTALL EQUIVALENT WATTAGE LED FIXTURES IN PLACE OF WILL MEET THE SAME SPECIFICATIONS FOR LOW GLARE CUT OFF CONTROLS, EITHER BY SHIELDING OR



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







Site Plan

Scale: 1" = 10'

TEC Land Surveying

Beacon, New York 12508

15c Toironda Avé.

Survey Date: February 6, 2018

Main Street

MUNICIPAL

PARKING LOT

Now or Formerly

City of Beacon

L.1555 p.47

Tax ID: 846933

852929 **Location Map**

Not to Scale

Zoning Summary

Lot Area:

Zoning District: Tax Map No.: CMS (Central Main Street) 5954-27-842935 0.109 Acres (4,753 sf) Building Footprint: 2,571 square feet Historical Overlay District: Parking Overlay District: Retail / Multi-Family Residential Existing Use: Retail / Multi-Family Residential

	4004.5	1964 Parking	Proposed	Current Parking
Use & Parking Requirements	1964 Area	Requirement	Area	Requirement
Residential				
1964 - 1 1/2 spaces per dwelling unit	4 apartments	6 parking spaces		
Present - 1 space per dwelling unit			8 apartments	8 parking spaces
Retail				
1964 - 1 space per 200 sf gross area excluding basement and utility areas	2,571 sf	13 parking spaces		
Present - 3 spaces per 1,000 sf of floor area			2,100 sf	7 parking spaces
Total Required Parking Spaces		19 Parking Spaces		15 Parking Space
Total Proposed Parking Spaces				3 Parking Spaces (Note 1)

1. Parking is not required per Beacon Zoning Code Section 223-26 (B.2): The building was in existence on April 20, 1964. The new use is less than 25% greater intensity than the use existing in 1964. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 15 parking spaces are required for the current

Whenever a building or structure erected prior to or after April 20, 1964. or any land use shall undergo any increase in intensity of use in the number of dwelling units, floor area, seating capacity, number of employees or other unit of measurement specified hereinafter for required parking facilities, or from other causes, and further when said increase would result in a requirement for additional parking facilities through application of the Schedule of Off-Street Parking Requirements (Subsection F), additional parking facilities shall be provided accordingly, except that no building or structure erected prior to said date shall be required to provide parking facilities unless the aforesaid additional required facilities amount to a cumulative total increase of at least 25% over the existing use as of said date, in which case parking spaces shall be provided on the basis of the total units of measurements of the new use or of the alteration or expansion of the existing use.

- 3. There are public parking lots within 800' of the property. a. Pleasant Ridge Pizzab. Dutchess County Motor Vehicles
- 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

Index of Drawings

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Existing Conditions Survey Floor Plans & Elevations Sheet 3 of 5

Sheet 4 of 5 Grading, Utility and Erosion & Sediment Control Plan Sheet 5 of 5 **Construction Details**

REVISIONS: NO. DATE DESCRIPTION

Site Plan & Special Use Permit Application Sheet 1 of 5 - Site Plan

Lendita & Fadil Mavraj 59 River Glen Road

Aryeh Siegel, Architect 84 Mason Circle

Beacon, New York 12508

TEC Surveying

15C Tioronda Avenue

Beacon, New York 12508

Civil Engineer:
Hudson Land Design 174 Main Street

Beacon, New York 12508

Now or Formerly Maros

Doc. #: 02-2016-1158 Tax ID: 846941

SHED

S 53° 30′ 14″ E

PARKING

LOT

24.00

-LINE OF 2 STORY **ADDITION ABOVE** BRICK WALL & PIERS

NEW ASPHALT PAVING

LINE OF EXISTING 2 STORY

BUILDING WITH PROPOSED 3RD STORY ADDITION

PROPERTY LINE

EXISTING 2

STORY BRICK

BUILDING WITH

PROPOSED

ADDITIONS

3 SPACES

45.88'

EXISTING DROPPED

CURB

ENTRANCE

PERGOLA

LINE OF EXISTING ONE STORY AREA WITH 2

STORY ADDITION ABOVE

-LINE OF EXISTING BUILDING,

\EXISTING CONCRETE SIDEWALK

EXISTING BRICK SIDEWALK INLAY

- EXISTING STREET LIGHT

EXISTING TREE

208 Main Street