

Bulk Zoning Regulations Table											
	Required Setbacks			Proposed Setbacks			Frontage Required	Frontage Proposed	Minimum Lot Depth	Proposed Lot Depth	Allowable Building Height
	Front	Side	Rear	Front	Side	Rear					
Zoning District											
CMS	0'	0	25	2.75*	0'	25'	100%	100%	75'	101.62'	4 stories
* 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.



HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

WALL MOUNTED LIGHT (L2) SELUX LIGHTING "BETA PENDANT" WALL MOUNTED FIXTURE. MODEL #BPC-LR2-1-H50-BK-120 HS-PC WITH LOW GLARE CUTOFF SHIELD, COLOR: BLACK. PHOTOCELL CONTROL, OR APPROVED EQUAL. MOUNTING HEIGHT = 12 FEET

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

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

Site Plan

Scale: 1" = 10'

Survey Date: February 6, 2018
TEC Land Surveying
15c Tioronda Ave.
Beacon, New York 12508



Location Map

Not to Scale

Zoning Summary

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

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking 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 Spaces
Total Proposed Parking Spaces				3 Parking Spaces (Note 1)

Notes:

- 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 proposed uses.

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.
- The existing use in 1964 was retail at the 1st floor, and 4 apartments on the 2nd, the 1964 Beacon Directory.
 - Pleasant Ridge Pizza
 - Dutchess County Motor Vehicles
- There are public parking lots within 800' of the property.
 - Pleasant Ridge Pizza
 - Dutchess County Motor Vehicles
- Retail Hours of operation: 7am – 10pm, Monday through Sunday, inclusive
- 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

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REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan & Special Use Permit Application

Sheet 1 of 5 - Site Plan

208 Main Street

Beacon, New York
Scale: 1" = 10'
April 24, 2018

Owner:

Lendita & Fadil Mavraj

59 River Glen Road
Wallkill NY 12589

Architect:

Aryeh Siegel, Architect

84 Mason Circle
Beacon, New York 12508

Surveyor:

TEC Surveying

15C Tioronda Avenue
Beacon, New York 12508

Civil Engineer:

Hudson Land Design

174 Main Street
Beacon, New York 12508