

	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	Minimum Landscaped Area	Proposed Landscaped Area
	Front	Side	Rear	Front	Side	Rear										
<b>Zoning District</b>																
<b>CMS</b>	0'-10'	0	25	2.75' *	0'	25'	80%	100%	75'	101.62' **	3 stories 38 feet	3 stories	4,753 sf	9,563	10% **	5%
* Existing condition ** Minimum landscaped area may be waived for lots smaller than 5,000 sf. Subject lot is 4,753 sf																

PLANT SCHEDULE					
QUANTITY	KEY	BOTANIC NAME	COMMON NAME	SIZE	COMMENTS
<b><u>Shrubs</u></b>					
7	S-R	<i>Rhododendron maximus</i>	Rhododendron	30-36"	
<b><u>Grass</u></b>					
lbs	ECO-LAWN	<i>Buchloe dactyloides 'Texoka'</i>	Eco Lawn	Seed	April-October planting



### 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-L-R2-1-H50-BK-120-HS-PC WITH**  
**LOW GLARE CUTOFF SHIELD, COLOR: BLACK.**  
**PHOTOCELL CONTROL. OR APPROVED EQUAL.**  
**MOUNTING HEIGHT = 12 FEET**

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.

## Lighting

Not to Scale

## Site Plan

Scale: 1" = 10'

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

Owner

# Lendita & Fadil Mavraj

59 River Glen Road  
Wallkill NY 12589

*Architect:*

# Aryeh Siegel, Architect

84 Mason Circle  
Beacon, New York 12508

Surveyor:

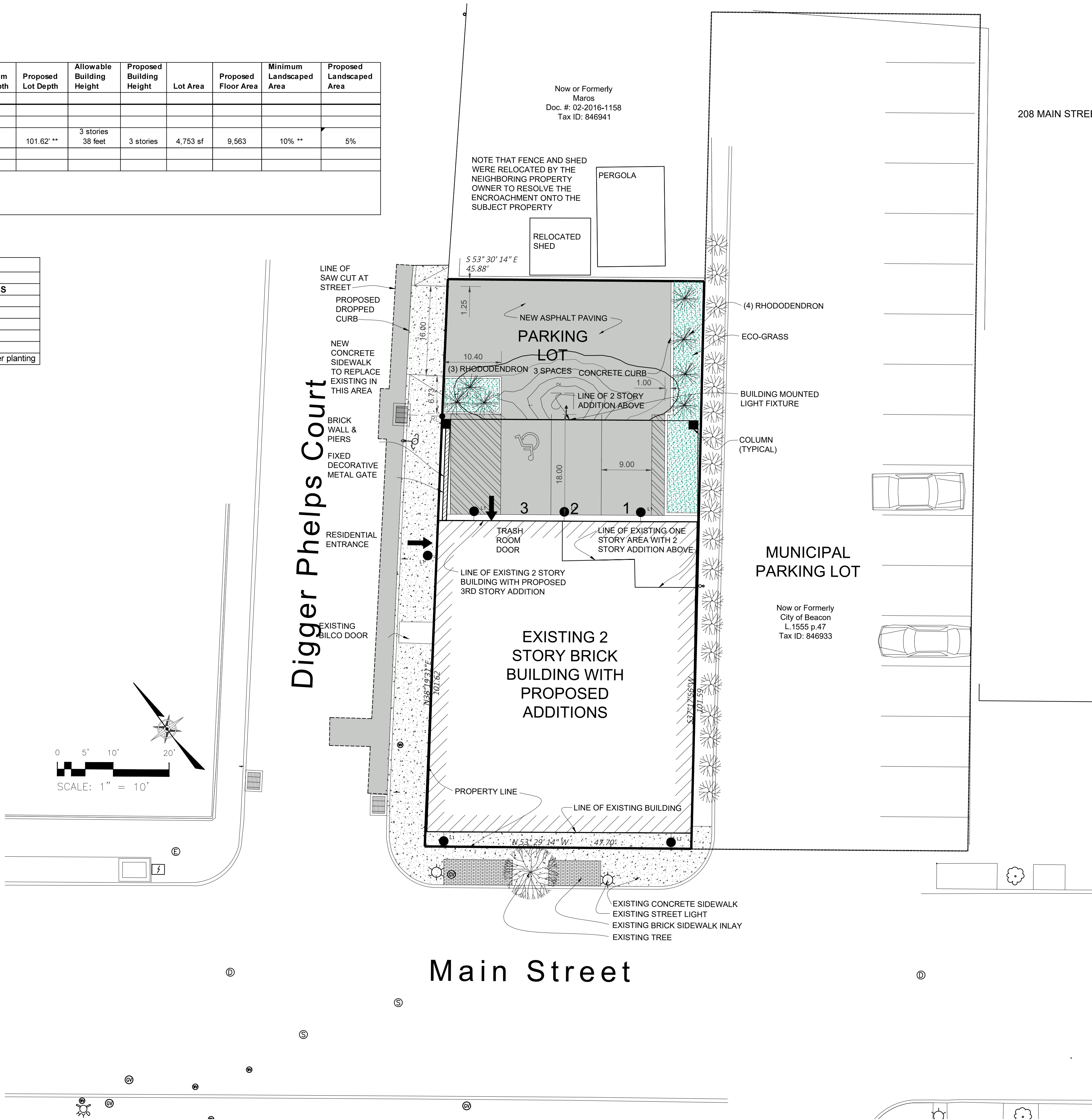
# TEC Surveying

15C Tioronda Avenue  
Beacon, New York 12508

**Civil Engineer:**

# Hudson Land Design

174 Main Street  
Beacon, New York 12508



## 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:	No
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
<b>Residential</b>				
1964 - 1 1/2 spaces per dwelling unit	4 apartments	6 parking spaces		
Present - 1 space per dwelling unit			8 apartments	8 parking spaces
<b>Retail</b>				
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
<b>Total Required Parking Spaces</b>		<b>19 Parking Spaces</b>		<b>15 Parking Spaces</b>
<b>Total Proposed Parking Spaces</b>				<b>3 Parking Spaces (Note 1)</b>

**Notes:**

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 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 in intensity results in a need 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.
2. The existing use in 1964 was retail at the 1st floor, and 4 apartments on the 2nd, the 1964 Beacon Directory.
3. There are public parking lots within 800' of the property.
  - a. Pleasant Ridge Plaza
  - b. 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 their own signage.
6. The Applicant met with the Architectural Review Board on June 22, 2018. The ARB will recommend a Certificate of Appropriateness subject to the following revisions, which will be submitted to the ARB for final review: continue the upper cornice to the end of the brick wall at the Digger Phelps Place side facade; increase the trim dimension above the hard siding at the rear addition; reduce the lower trim dimension at the Hard siding at the rear addition; brick the side facade recess up to the 2<sup>nd</sup> floor, then trim and Hardie to match the rear facade at the 2<sup>nd</sup> and 3<sup>rd</sup> floor, with trim to match the rear.

## Index of Drawings

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Sheet 3 of 5	Floor Plans & Elevations
Sheet 4 of 5	Grading, Utility and Erosion & Sediment Control Plan
Sheet 5 of 5	Construction Details

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	5/29/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	6/26/18	REVISED PER PLANNING BOARD COMMENTS	AJS

# Site Plan Application

Sheet 1 of 5 - Site Plan

# 208 Main Street

Beacon, New York

Scale: 1" = 10'

April 24, 2018