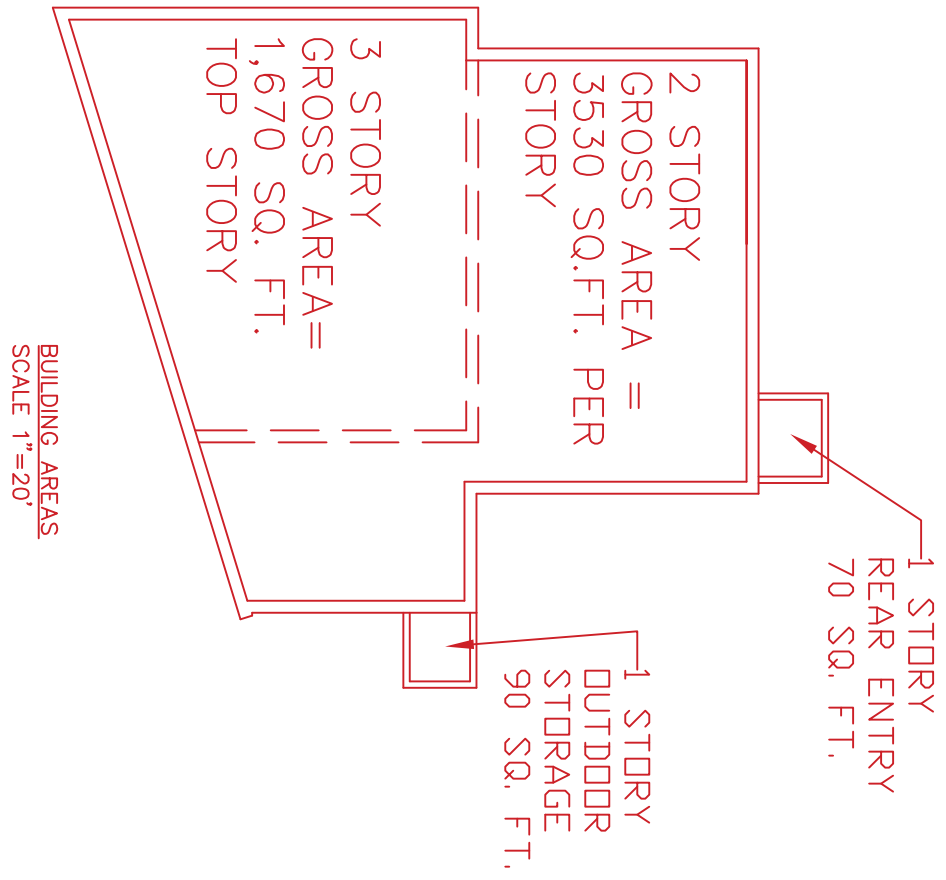
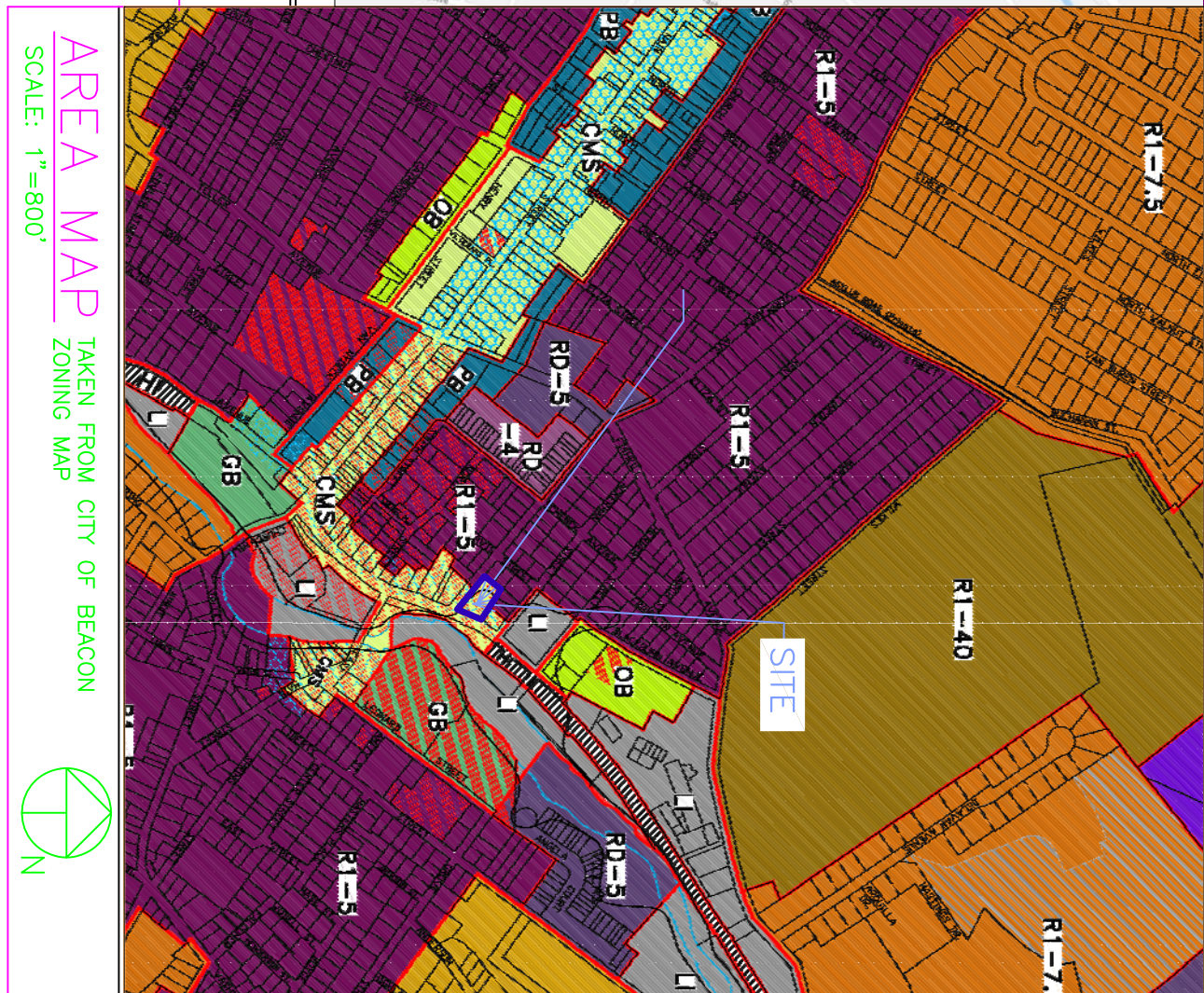
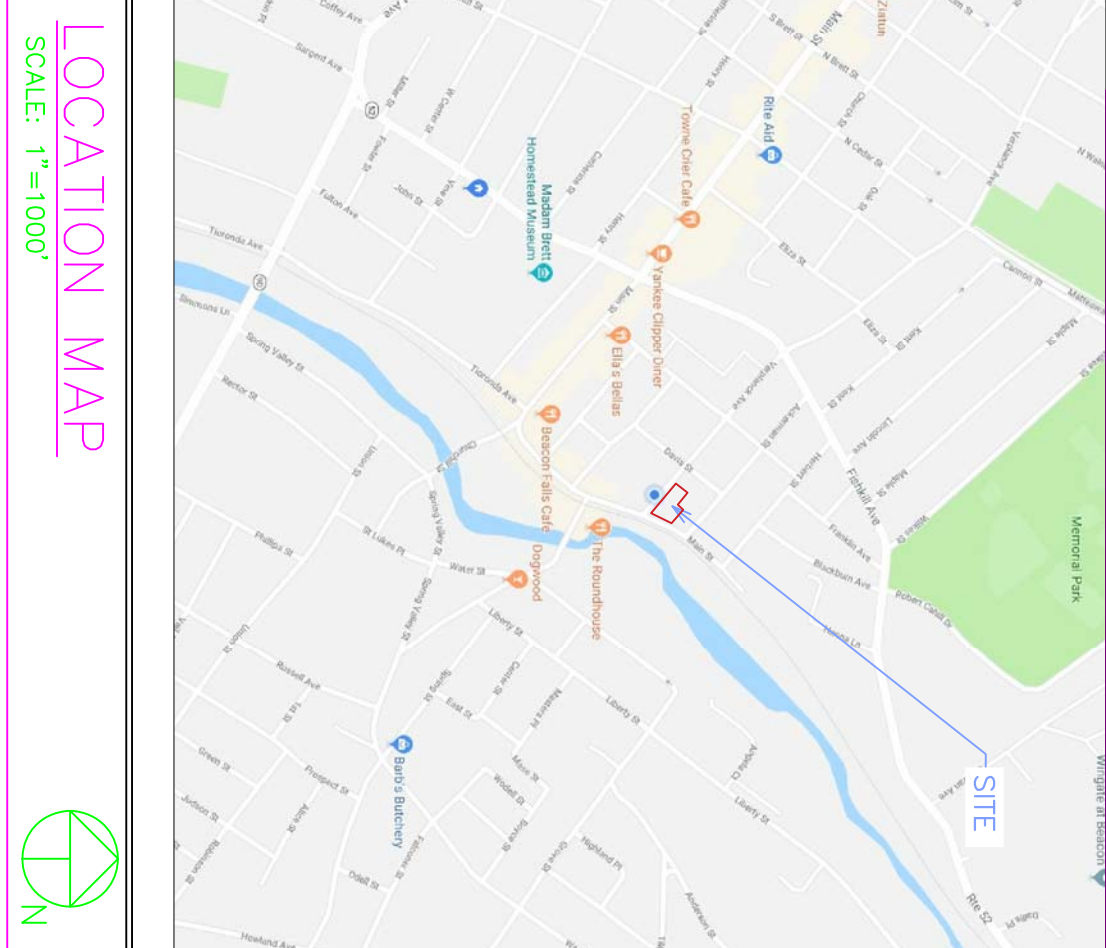
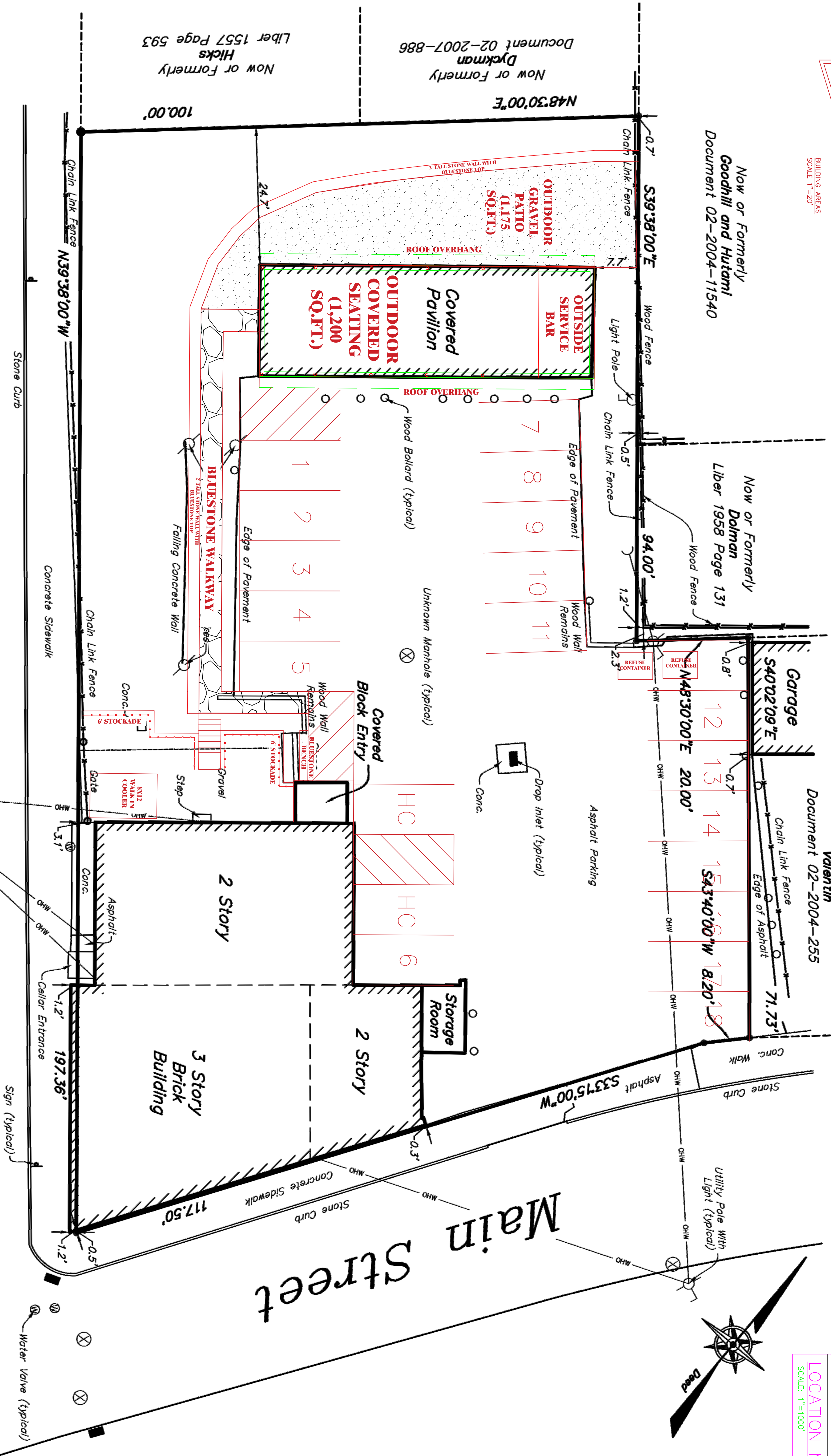




Now or Formerly
Goodhill and Hutani
Document 02-2004-11540

Now or Formerly
Dolman
Liber 1958 Page 131

Now or Formerly
Valentin
Document 02-2004-255



GENERAL NOTES:

1. OWNER: FURTHER PROPERTIES, LLC (C/O JOHN KELLY)
44 MOUNTAIN CREEK ROAD
POUGHKEEPS, NEW YORK 12570
2. ZONING DISTRICT - CMS: CENTRAL MAIN STREET DISTRICT
HISTORIC DISTRICT OVERLAY ZONE
3. TAX MAP PARCEL # 6054-30-142808
4. FIRE DISTRICT - BEACON
5. Required Setbacks
Front= 0 MINIMUM; 10' MAX.
Side= 25'
Rear= 25'
6. Existing Setbacks
Front 40'
Side 40'
Rear 4124'
7. REQUIRED PARKING
RESIDENTIAL (1) SPACE PER DWELLING UNIT
COMMERCIAL (2) SPACES PER 1,000 SQUARE FEET

Proposed Parking

- COMMERCIAL USE FIRST FLOOR: 3530 SQUARE FEET
OUTDOOR PAVILION 1,200 SQUARE FEET
OUTDOOR PATIO 1,175 SQUARE FEET
TOTAL 5,905 SQUARE FEET
- (12) PARKING SPACES REQUIRED
- RESIDENTIAL (6) APARTMENTS (6) SPACES REQUIRED
- (18) PARKING SPACES REQUIRED TOTAL (PROVIDED)

*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20____.

Signed this _____ day of _____, 20____.

All landscaping shown on this Site Plan shall be maintained in a vigorous growing condition for the duration of the use. All plants not so maintained shall be replaced with new plants of comparable size and quality growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
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BURNS
ENGINEERING SERVICES, P.C.

Valentin K. Burns

MEZINGNAH TAP HOUSE (APPLICANT) Burns Engineering Services, P.C.

SITE PLAN
554 MAIN STREET
BEACON, NEW YORK 12508
TEL: 845-546-3110
FAX: 845-546-4813
SBurns@BurnsEngineeringServices.com
Tel # 845-30-142808

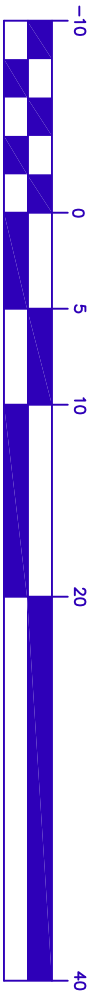
SITE PLAN FOR 554 MAIN STREET

DATE: *06/20/2017* SCALE: *AS NOTED* SHEET **1 OF 1**

DRAWN BY: *SVB*

Verplank Avenue

GRAPHIC SCALE



SITE PLAN
SCALE 1"=10'