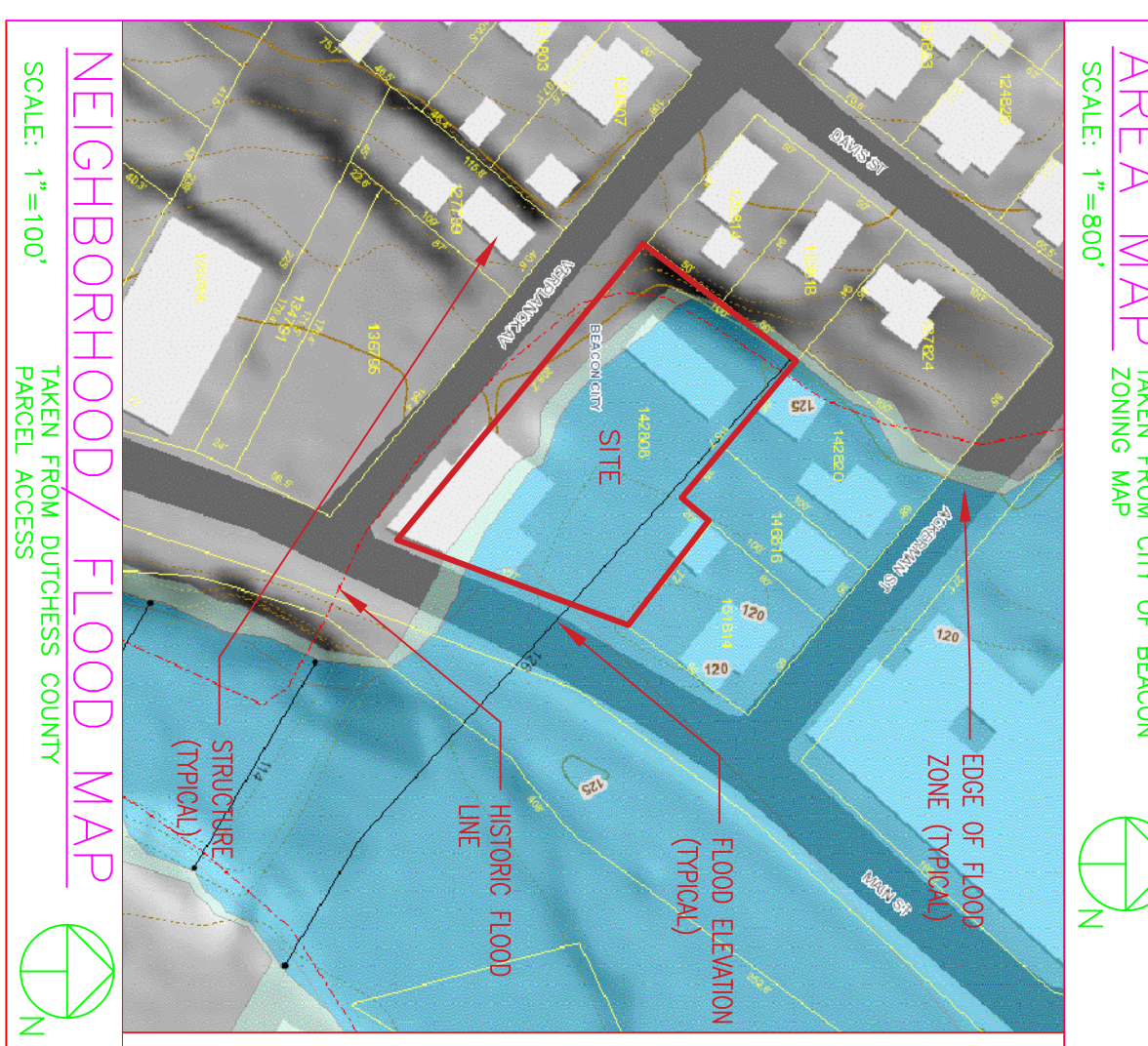
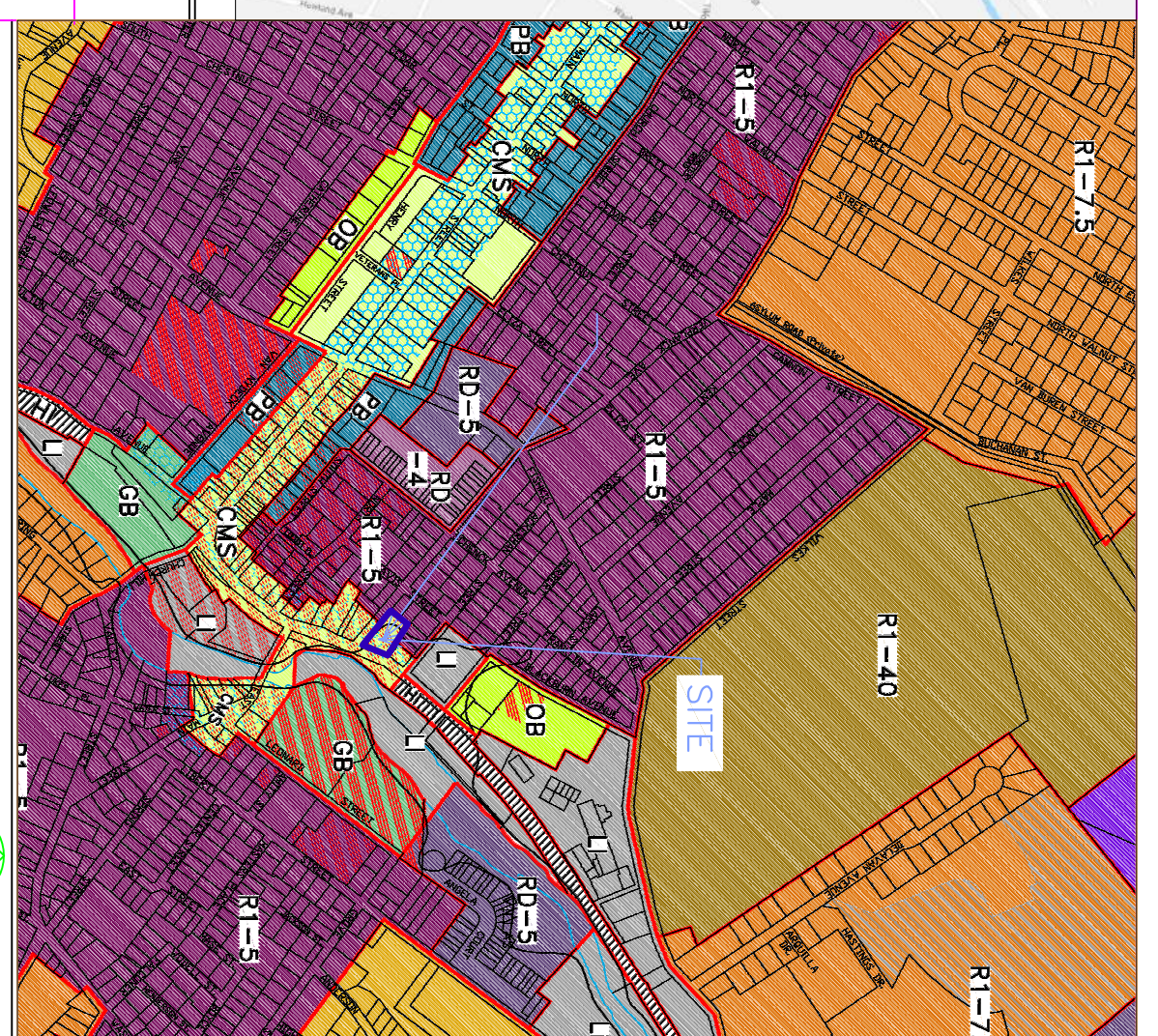
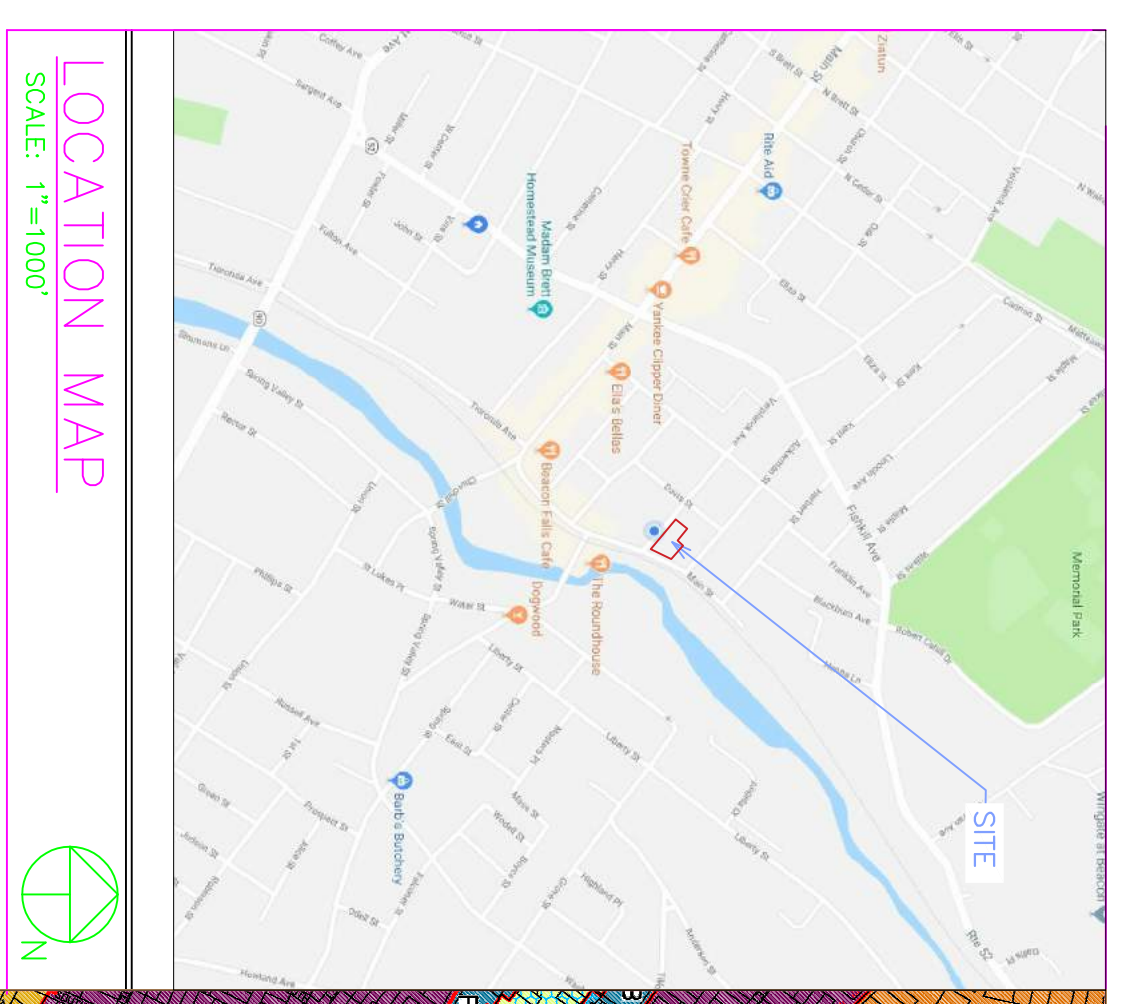
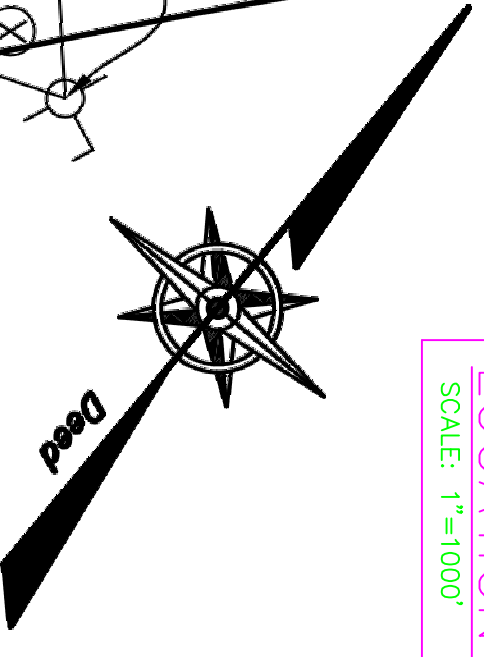


# Verplank Avenue

# Main Street



### GENERAL NOTES:

1. OWNER: FURTHER PROPERTIES, LLC. (C/O JOHN KELLY)  
44 MOONBURN GREEN ROAD  
PLEASANT VALLEY, NEW YORK 12569
2. APPLICANT: TMEGS INC. "MELZINGA TAPHOUSE" (C/O DANA COLLINS)  
79 MOUNTAIN ROAD  
PLEASANT VALLEY, NEW YORK 12569
3. ZONING DISTRICT - CDS: CENTRAL MAIN STREET DISTRICT  
HISTORIC DISTRICT AND LANDMARK OVERLAY ZONE
4. ZONING DISTRICT - OMS: OVERLAY ZONE
5. TAX MAP PARCEL # 6034-30-142808
6. FLD DISTRICT - EX-00N
7. REAR SETBACK - 0 MINIMUM, 10' MAX.
8. SIDE SETBACK - 0'
9. FRONT SETBACK - 0'
10. REAR SETBACK - 25'
11. EXISTING SETBACKS
12. 3 Story Building
13. Side 40'
14. Side 40'
15. Rear 40'
16. Lot Depth 197'
17. REQUIRED PARKING
18. RESIDENTIAL (1) SPACE PER DWELLING UNIT
19. 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 5325 SQUARE FEET

(12) PARKING SPACES REQUIRED

RESIDENTIAL (6) APARTMENTS (6) SPACES REQUIRED

(18) PARKING SPACES REQUIRED TOTAL (PROVIDED)

HOURS OF OPERATION (RESTAURANT)  
MONDAY - SATURDAY 11AM-1 AM  
SUNDAY 11AM-10 PM

\*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the condition that the applicant shall be responsible for the payment of all fees and charges for the preparation and filing of this plan, as approved, revised, resubmitted, or modified, and for the cost of any required engineering, architectural, or other professional services. All requirements and conditions of said Resolution, any change, resubmission, or modification of this plan, shall be the responsibility of the applicant. Any change, resubmission, or modification of this plan, shall be the responsibility of the applicant. Any change, resubmission, or modification of this plan, shall be the responsibility of the applicant.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Chairman

In absence of the Chairman or Secretary, the Acting Chairman or Acting Secretary

Respectively may sign in this place.

Secretary

All indications shown on this site plan shall be maintained in as shown on the site plan, and the distribution of the use. All plans not so maintained shall be replaced with new plans of comparable size and quality growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

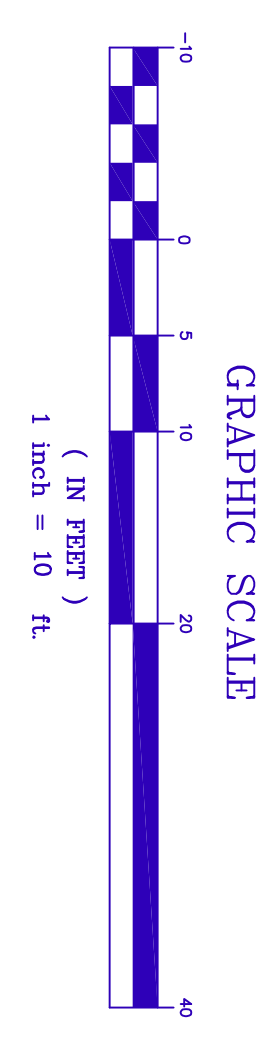
REVISION NUMBER	DESCRIPTION	DRAWN BY:	DATE:
1	PLANNING BOARD REVIEW COMMENTS	SKG	09/24/18

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

58 Teller Avenue  
Beacon, New York 12508  
TEL: 845-646-3310  
FAX: 845-646-6813  
SBurns@BurnsEngineeringServices.com  
for # 6034-30-142808

**BURNS ENGINEERING SERVICES, P.C.**

DATE: 09/20/2017 AS NOTED  
SCALE: SHEET 1 OF 1  
DRAWN BY: SKG



Now or Formerly  
Dyckman  
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