

1. OWNER: FURTHER PROPERTIES, LLC. (C/O JOHN KELLY)
44 MOUNTAIN CREEK ROAD
POUSHQUAG, NEW YORK 12570
APPLICANT: TWEES INC. "MELZINGAH TAPHOUSE" (C/O DANNA COLLINS)
70 MOUNTAIN CREEK ROAD

1. PLEASANT VALLEY, NEW YORK 12569
2. ZONING DISTRICT – CMS; CENTRAL MAIN STREET DISTRICT
**PARKING Overlay Zone
3. TAX MAP PARCEL # 6054-30-142808

4. HIKE DISIRICI - BEACON
5. Required Setbacks
Front= 0 MINIMUM; 10' MAX

- ### 6. Existing Setbacks

- Side ± 0
Rear $\pm 124'$
Lot Depth 197'

7. REQUIRED PARKING.
RESIDENTIAL (1) SPACE PER DWELLING UNIT
COMMERCIAL (2) SPACES PER 1,000 SQUARE FEET

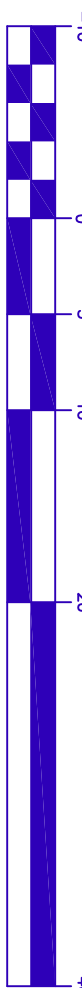
- COMMERCIAL USE FIRST FLOOR 3530 SQUARE FEET
OUTDOOR PAVILION 1,200 SQUARE FEET
OUTDOOR PATIO 1,175 SQUARE FEET
TOTAL 5,905 SQUARE FEET

- 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
OUTDOOR LIVE MUSIC WILL CEASE AT 10PM EACH EVENING
OUTDOOR SMOKING OPERATIONS WILL BE LIMITED TO 7A–6P EACH DAY

SITE PLAN
SCALE 1"=10'

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft

All landscaping shown on the 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 at the beginning of the next immediately following growing season in compliance with the Site Plan, at the sole cost and expense of the property owner.

*Approved by Resolution of the Planning Board of the City of Beacon, New York, on the _____ day of _____, 20____, subject to the following conditions of approval. Any change, variation, modification or revision of this plan, as approved, shall void this approval.

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.

ENGINEERING SERVICES, P.C.

SITE PLAN

SITE PLAN
FOR 554 MAIN STREET

DATE: 08/30/2018	SCALE: AS NOTED	SHEET
DRAWN BY:		1 OF 1

MEIZINGAH TAP HOUSE (APPLICANT)	Burns Engineering Services, P.C.
SITE PLAN	58 Teller Avenue
554 MAIN STREET	Beacon, New York 12508
CITY OF BEACON, DUTCHESS COUNTY, NEW YORK	TEL: 845-546-3310
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