

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE CITY OF BEACON, NEW YORK, ON THE _____ DAY OF _____, 20____, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT, AS APPROVED, SHALL VOID THIS APPROVAL.

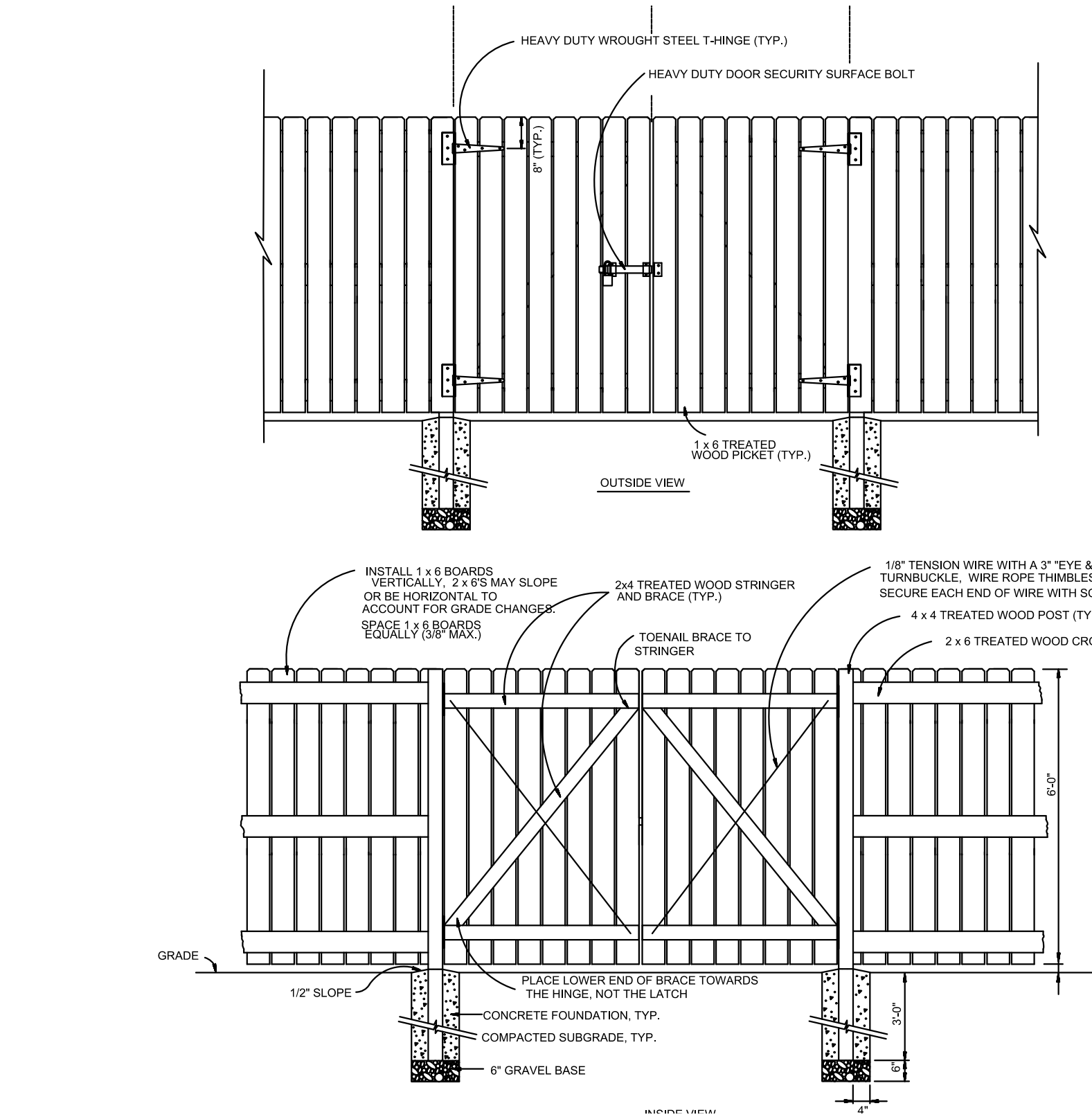
SIGNED THIS _____ DAY OF _____, 20____, BY _____

CHAIRMAN

SECRETARY

IN ABSENCE OF THE CHAIRMAN OR SECRETARY, THE ACTING CHAIRMAN OR ACTING SECRETARY RESPECTIVELY MAY SIGN IN THIS PLACE.

PLANT SCHEDULE					
KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING
TREES					
AR	ACER RUBRUM (RED MAPLE)	1	3"-3.5"	B&B	SEE DRAWING
SHRUBS					
AV	THUJA OCCIDENTALIS (ARBOR VITAE)	18	7 GAL.	CONT	6' O.C. - STAGGERED
LAWN					
SEEDED WITH 5311 CONSERVATION MIX (OR APPROVED EQUAL), APPLIED AT 3-5LBS PER 1000SF 30% CREEPING RED FESCUE, 30% ANNUAL RYEGRASS, 25% KENTUCKY BLUEGRASS 'CORSAIR', 25% KENTUCKY BLUEGRASS 'SHAMROCK', 10% ANNUAL RYEGRASS, 10% PERENNIAL RYEGRASS. SOURCE: ERNST CONSERVATION SEEDS					



STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.

WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE DESIGNER.

MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE.

TREE SHALL BEAR SAME RELATION TO GRADE AS IT BORE TO ITS PREVIOUSLY EXISTING GRADE. PLANT TREE 2-3" IN. ABOVE DESIRED GRADE TO ALLOW FOR SOME SETTLING.

2 IN. MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED-FREE FOR A MINIMUM OF THREE YEARS AFTER PLANTING.

1:1 SLOPE ON SIDES OF PLANTING HOLE

TAMP SOIL AROUND ROOT BALL BASE FIRMLY WITH FOOT PRESSURE SO THAT ROOT BALL DOES NOT SHIFT.

EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.

FORM A SOIL SAUCER 4 IN. IN DEPTH AND FILL WITH WATER. SOON AFTER WATER HAS BEEN ABSORBED, COVER WITH MULCH

BACK FILL WITH EXISTING SOIL. IN SANDY LOAM SOILS, ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8 IN. INTO PLANTING HOLE.

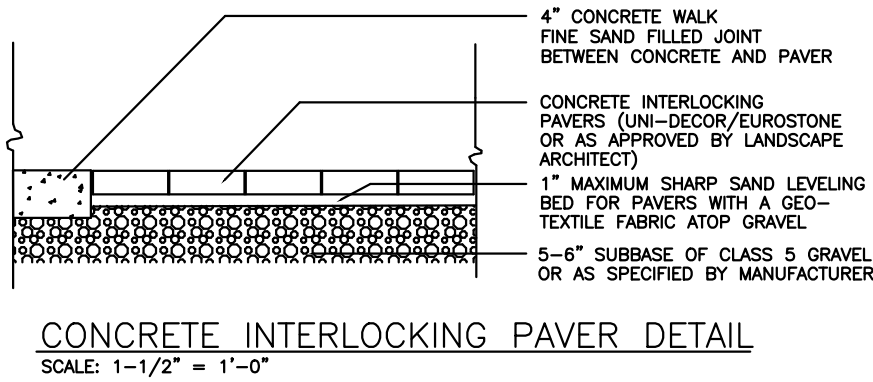
PLACE ROOTBALL ON UNEXCAVATED OR COMPACTED MOUND TO PREVENT SETTLEMENT.

HATCHING LEGEND

	CONCRETE SIDEWALK
	PAVERS
	GRASS

N/F
NUCITELLI
LIBER
1234/CP362

N/F
ONEIL
LIBER
1852/CP481



Location Map
Not to Scale

Zoning Summary

Zoning District:	CMS (Central Main Street District)
Tax Map No.:	5459-36-933866
Lot Area:	0.124 acre (5,401 sf)
Building Footprint:	3,294 square feet
Historical Overlay District:	No
Parking Overlay District:	Yes
Existing Use:	Retail / Office Space
Proposed Use:	Restaurant / Office Space

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Retail Service (1964 Use) Automobile Service Garage 1 space per 200 gsf	1,858 gsf	10 spaces		
Apartment 1 1/2 space per Apartment	1 Apartment	2 spaces		
Retail 1 space per 200 gsf	998 sf	5 spaces		
Restaurant 2 spaces per 1,000 square feet			3,294 sf	8 spaces
Office 2 spaces per 1,000 square feet			1,109 sf	3 spaces
Total Required Parking Spaces		17 spaces		11 spaces
Total Proposed Parking Spaces				0 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 existing use in 1964 was retail at the 1st floor per the 1964 Beacon Directory. The new use is less than 25% greater intensity than the use existing in 1964. 17 parking spaces would have been required in 1964 for the uses in existence at that time. 11 parking spaces are required for the current proposed uses.
- There is no space on the property to provide parking.
- For lots of 8,000 square feet or less, where the provision of on-site parking is infeasible, the Planning Board may waive all parking requirements, provided that the total floor area of the building is no greater than 5,000 square feet.
- Restaurant Hours of operation: 7am – 11pm, Monday through Sunday, inclusive

Index of Drawings

Sheet 1 of 3	Site Plan
Sheet 2 of 3	Existing Conditions & Demolition Plan
Sheet 3 of 3	Plans & Elevations

REVISIONS:			
NO.	DATE	DESCRIPTION	BY

Site Plan

Scale: 1" = 10'

MAIN STREET

Site Plan Application

Sheet 1 of 3 - Site Plan

Owner:
Field Properties, LLC
36 Winston Lane
Garrison, New York 10524

Applicant:
River Valley Restaurant Group
Beacon, New York 12508

Architect:
Aryeh Siegel, Architect
84 Mason Circle
Beacon, New York 12508

296 Main Street - Ziatun Restaurant
Beacon, New York
Scale: 1" = 20'
November 27, 2018