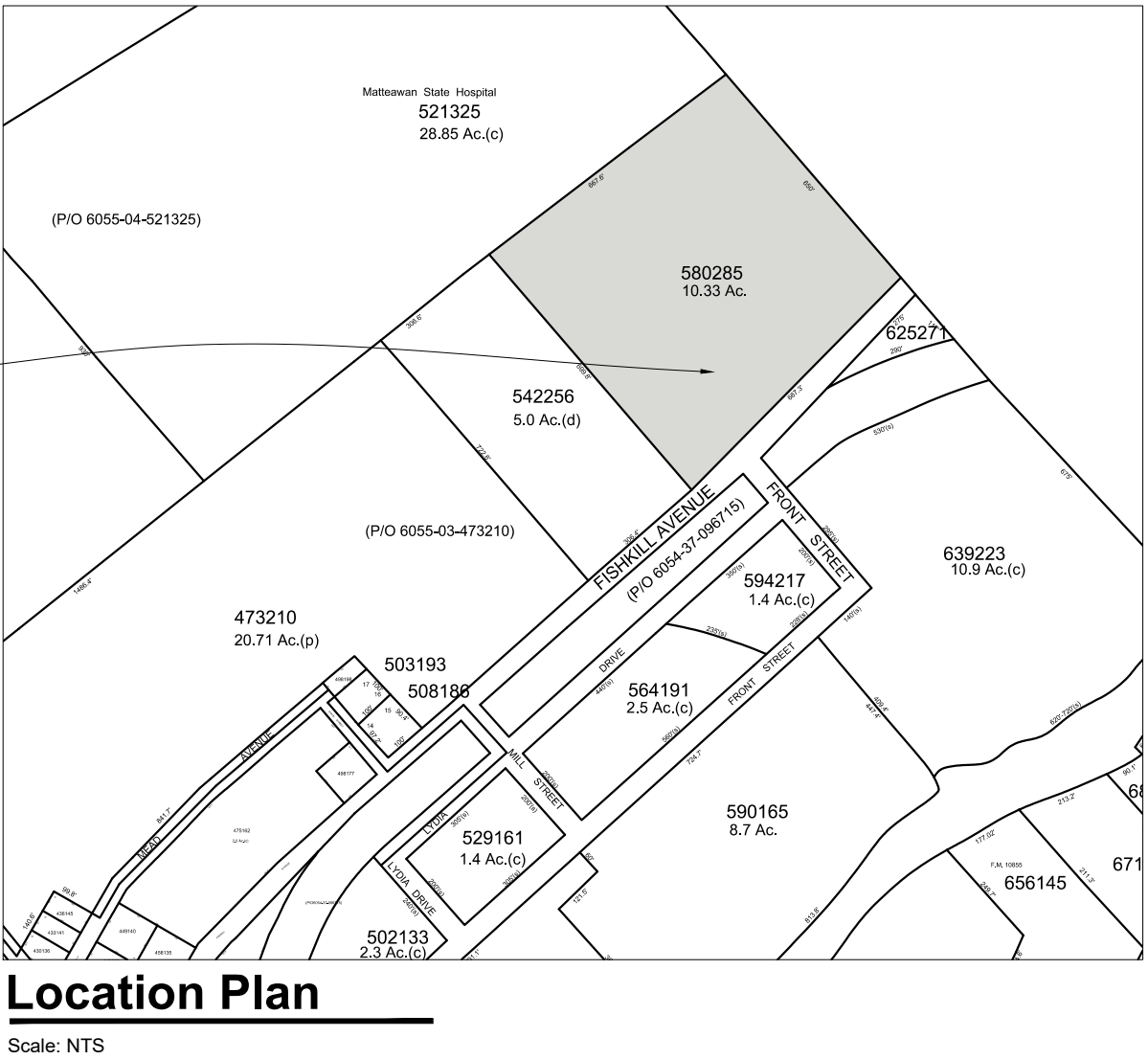


Bulk Zoning Regulations Table										
			Required Minimum Setbacks			Existing Setbacks				
	Minimum Lot Width	Minimum Lot Depth	Front	Side ^b	Rear ^b	Front	Side ^b	Rear ^b	Maximum Building Height	Existing Building Height
Zoning District										
HI	N/A	100'	0	20'	25'	229'	51'	43'	35'	34'



Zoning Summary

Zoning District:	HI (Heavy Industry)
Tax Map No.:	6055-04-580285
Lot Area:	9.79 acres (426,327.9 sf)
Building Footprint:	128,317 square feet (existing)
Total Lot Coverage:	18% Building Coverage (30% Total Impervious Coverage)
Historical Overlay District:	No
Parking Overlay District:	No
Existing Use:	Industrial & Office (Vacant)
Proposed Use:	Industrial, Warehouse, Brewery, Office, Retail, Commercial Recreation (Arcade)

Parking & Loading		
Use & Parking Requirements	Area / Count	Proposed Parking Requirement
Future Brewery 1 space per 2 employees but not less than 1 space per 400 square feet of gross floor space	37,247 sf total area	
1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	(14,000 sf brewery requires 35 spaces; 23,247 sf warehouse requires 24 spaces) <u>10 employees estimated</u>	59 spaces
Warehouse 1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	72,428 sf <u>20 employees estimated</u>	73 spaces
Arcade (commercial recreation) 1 space for each 4 persons of maximum occupancy or 1 space for each 200 square feet of gross floor area, whichever is greater	11,381 sf	57 spaces
Office 1 space for each 200 square feet of gross floor area, excluding utility areas	2,296 sf	0 spaces ^{Note 1}
Brewery Event Space / Lounge 1 space for each 3 patron seats or 1 space for each 150 square feet of gross floor area, excluding kitchen and storage areas, whichever is greater	4,965 sf 331 occupants @ 15 sf per occupant	111 spaces
Total Required Parking Spaces		300
Total Proposed Parking Spaces		205 ^{Note 2}
Total Required Loading Spaces		1
Total Proposed Loading Spaces		5

Notes:

1. The Office use is accessory to the Brewery and requires no additional parking spaces.
2. Per Beacon Zoning Code 223-26 C(6): Two or more uses on same lot. Where two or more different uses occur on single lot, the total amount of parking facilities to be provided shall be the sum of the requirements of each individual use on the lot, provided that the Planning Board may approve the joint use of parking spaces by two or more establishments on the same lot or on contiguous lots, the total capacity of which is less than the sum of the spaces required for each, provided that said Board finds that the capacity to be provided will substantially meet the intent of this article by reason of variation in the probable time of maximum use by patrons or employees at such establishments and provided that such approval of such joint use shall be automatically terminated upon a change of use at any such establishment.
 - a. Note that the brewery and warehouse (132 parking spaces) will normally be in use between the hours of 7am and 4pm weekdays; and the Event Space and Arcade (168 parking spaces) will normally be in use between the hours of 5pm and 11pm on weekdays and weekends.
 - b. Therefore, the variation in the probable time of maximum use for each described group of uses allows for the total combined parking requirement for each group of uses to be satisfied with the proposed number of parking spaces on site. There is a significant number of additional spaces for potential overlap of use times
 - c. The Applicant requests that the Planning Board allow the proposed number of parking spaces to satisfy the requirements of Beacon Zoning Code 223-26 C (6).

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[illegible]

Amendment to Site Plan Application

Site Plan - Sheet 1 of 13

511 Fishkill Avenue

Beacon, New York
Scale: As Noted
November 27, 2018