

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.



HUBBARDTON FORGE "HOOD" OUTDOOR DARK SKY COMPLIANT WALL SCONCE #306563. 15" HIGH X 6 1/2" WIDE. BURNISHED STEEL FINISH. 60 W INCANDESCENT LAMP

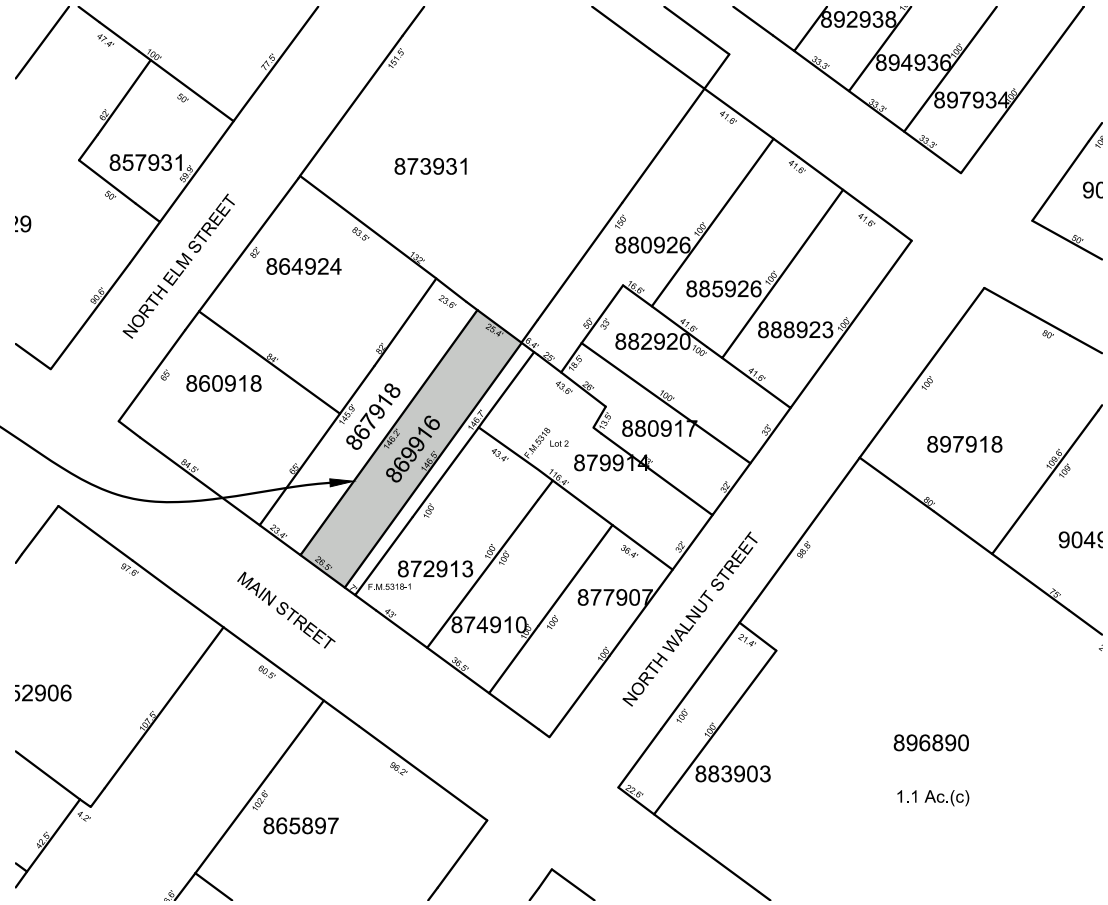
L1: Wall Mounted

NOTE: THE MANUFACTURER DOES NOT PROVIDE PHOTOMETRIC INFORMATION FOR THESE FIXTURES. FIXTURES WILL BE SHIELDED TO AVOID LIGHT SPILLAGE ONTO ADJACENT PROPERTIES, AND TO SHIELD FROM LIGHT PROJECTING UPWARD TO THE SKY

Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Minimum Building Frontage	Proposed Building Frontage	Allowable Building Height	Proposed Building Height	Minimum Landscape Area	Proposed Landscape Area	Lot Area
	Front	Side	Rear	Front	Side	Rear											
Zoning District																	
CMS (Central Main Street District)	0' min. 10' max.	0'	25'	4.2' ¹	0'	0.8' at 1st floor 25' at 2nd floor	75'	148'	N/A	27'	80%	80% ¹	38'	24'	10%	16%	3,940 SF

Notes:
1. Existing Condition



Location Map
Not to Scale

Zoning Summary

Zoning District: CMS (Central Main Street District)
Tax Map No.: 5954-27-869916
Lot Area: 0.09 Acres (3,940 SF)
Building Footprint: 3,745 Square Feet
Historical Overlay District: No
Parking Overlay District: Yes
Existing Use: Retail
Proposed Use: Retail / Office Space

Parking & Loading

Use & Parking Requirements	1964 Area	1964 Parking Requirement	Proposed Area	Current Parking Requirement
Mercantile (Retail) 1964 - 1 space per 200 SF of gross floor area excluding basement and utility areas Present - 2 spaces per 1,000 SF of gross floor area	3,745 SF	19 spaces	3,745 sf	8 spaces
Office / Professional Use Present - 2 spaces per 1,000 sf of floor area			2,500 SF	5 spaces
Total Required Parking Spaces		19 spaces		13 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. 19 parking spaces would have been required in 1964 for the uses in existence at that time. 13 parking spaces are required for the current proposed uses.
 - There is no space on the property to provide parking.
 - Required landscaping of a minimum of 10% of the lot area is satisfied by the existing grass alley, which is 16% of the lot area. The Planning Board can waive the landscaping requirement for lots smaller than 5,000 sf. The subject property is 3,940 sf.
 - There are public parking lots within 800' of the property.
 - Adjacent to 208 Main Street
 - Dutchess County Motor Vehicles
 - Retail Hours of operation: 7am – 11pm, Monday through Sunday, inclusive
 - Retail tenants will apply separately for permits for their own signage
 - The Applicant hereby grants the City of Beacon Building Inspector access to the building and site to verify where roof leaders, and sump pumps, if any, drain to.

Index of Drawings

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

REVISIONS:			
NO.	DATE	DESCRIPTION	BY
1	11/27/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	12/25/18	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application
Sheet 1 of 3 - Site Plan

234 Main Street

Beacon, New York
Scale: 1" = 10'
October 30, 2018

Owner:
234 Main, LLC
Beacon, New York 12508

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

Surveyor:
Robert V. Oswald Land Surveying
175 Walsh Road
Lagrangeville, New York 12540