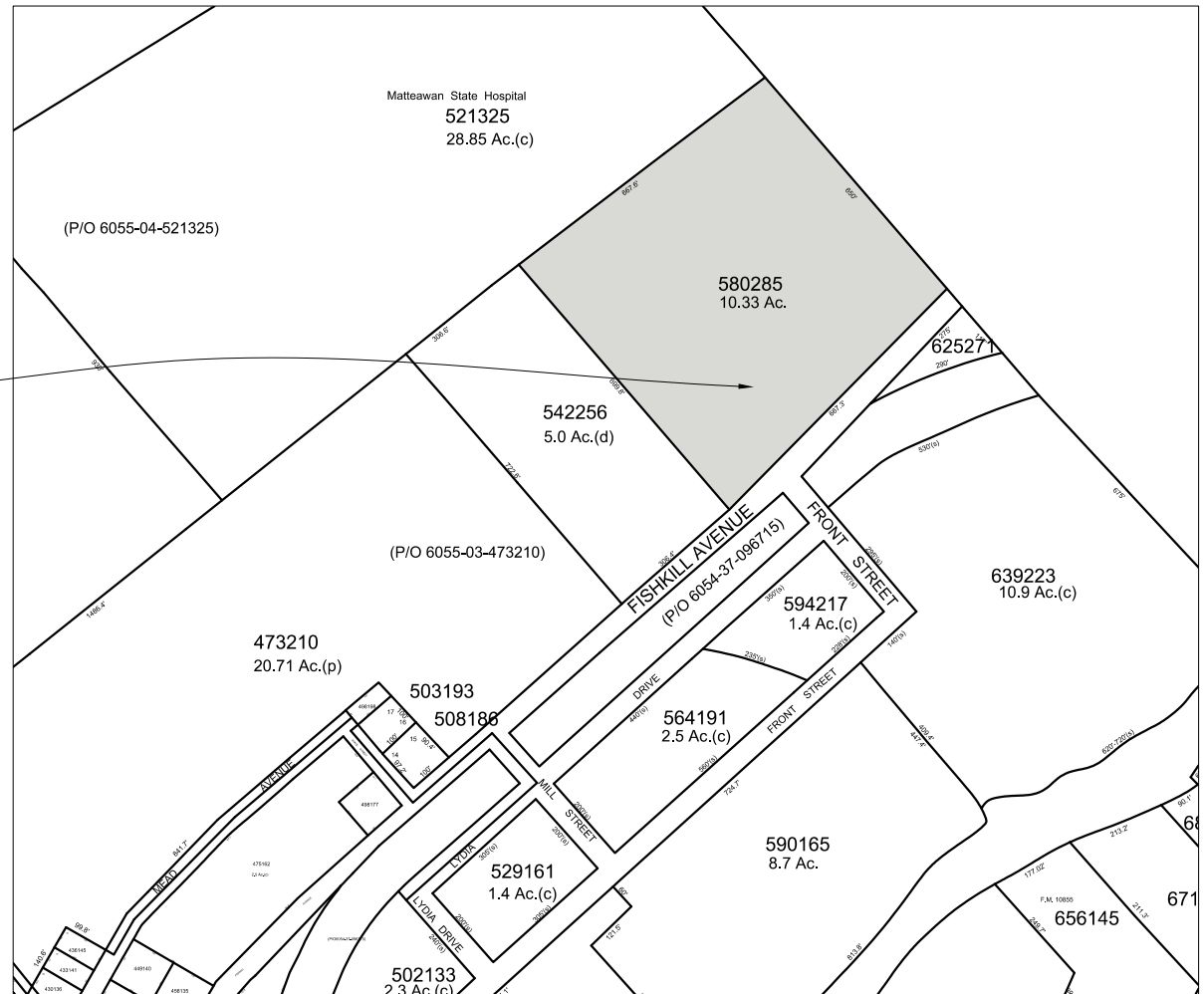




3,000 K PICO PRISM LED LAMP WITH 17,539 LUMENS,
NIGHT SKY COMPLIANT

Bulk Zoning Regulations Table										
			Required Minimum Setbacks			Existing Setbacks			Maximum Building Height Existing Building Height	
			Front	Side ¹	Rear ¹	Front	Side ¹	Rear ¹		
Zoning District	Minimum Lot Width	Minimum Lot Depth								
HI	N/A	100'	0	20'	25'	220'	51'	43'	35'	34'



Location Plan

Zoning District:	HI (Heavy Industry)
Tax Map No.:	6055-04-580285
Lot Area:	9.79 acres (426,327.9 sf)
Building Footprint:	76,773 square feet (existing)
Building Lot Coverage:	18%
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	42,802 sf total area (14,000 sf brewery requires 35 spaces, 28,802 sf warehouse requires 29 spaces)	64 spaces
1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	10 employees estimated	
Warehouse 1 space per employee but not less than 1 space per 1,000 square feet of gross floor space	66,696 sf 20 employees estimated	67 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	7,045 sf	36 spaces
Office/Retail 1 space for each 200 square feet of gross floor area, excluding utility areas	5,843 sf	30 spaces
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		308
Total Proposed Parking Spaces		237
Total Required Loading Spaces		1
Total Proposed Loading Spaces		5

1.

Sheet 1 of 10	Site Plan
Sheet 2 of 10	Survey/Existing Conditions Plan
Sheet 3 of 10	Landscape Plan & Lighting
Sheet 4 of 10	Building Plans
Sheet 5 of 10	Elevations
Sheet 6 of 10	Grading & Utility Plan
Sheet 7 of 10	Erosion & Sediment Control Plan
Sheet 8 of 10	Site Details
Sheet 9 of 10	Stormwater Details
Sheet 10 of 10	Water & Sewer Details

NOTE THAT SHEETS FROM THE PREVIOUSLY
APPROVED SPECIAL USE PERMIT APPLICATION
ARE INCLUDED IN THIS SET FOR REFERENCE

[illegible]

Amendment to Site Plan Application

Site Plan - Sheet 1 of 13

511 Fishkill Avenue

Beacon, New York
Scale: As Noted
October 1, 2018