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.

HATCHING LEGEND

- CONCRETE SIDEWALK
- PAVERS
- GRASS

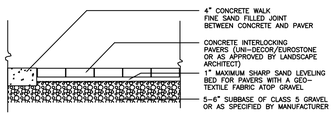
Bulk Zoning Regulations Table

	Required Setbacks			Proposed Setbacks			Lot Depth Required	Lot Depth Existing	Lot Width Required	Lot Width Existing	Minimum Building Frontage	Proposed Building Frontage	Minimum Landscaped Area	Proposed Landscaped Area	Allowable Building Height	Proposed Building Height	Allowable Building Depth
	Front	Side	Rear	Front	Side	Rear											
Zoning District																	
CMS (Central Main Street District)	0' min. 10' max.	0'	25'	7.7' [1]	.75' 1.5'	2.1' [1]	75'	108'	N/A	50'	80%	<50% [1]	10%	11%	38'	24'	150'

Notes:
1. Existing Condition

PLANT SCHEDULE

KEY	BOTANICAL NAME	QTY.	SIZE	ROOT	SPACING	COMMENTS
	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					
	VINES					
AR	PARTHENOCISSUS QUINQUEFOLIA (VIRGINIA CREEPER)	12	1 GAL.	OVERFLOWING FROM CONTAINER		

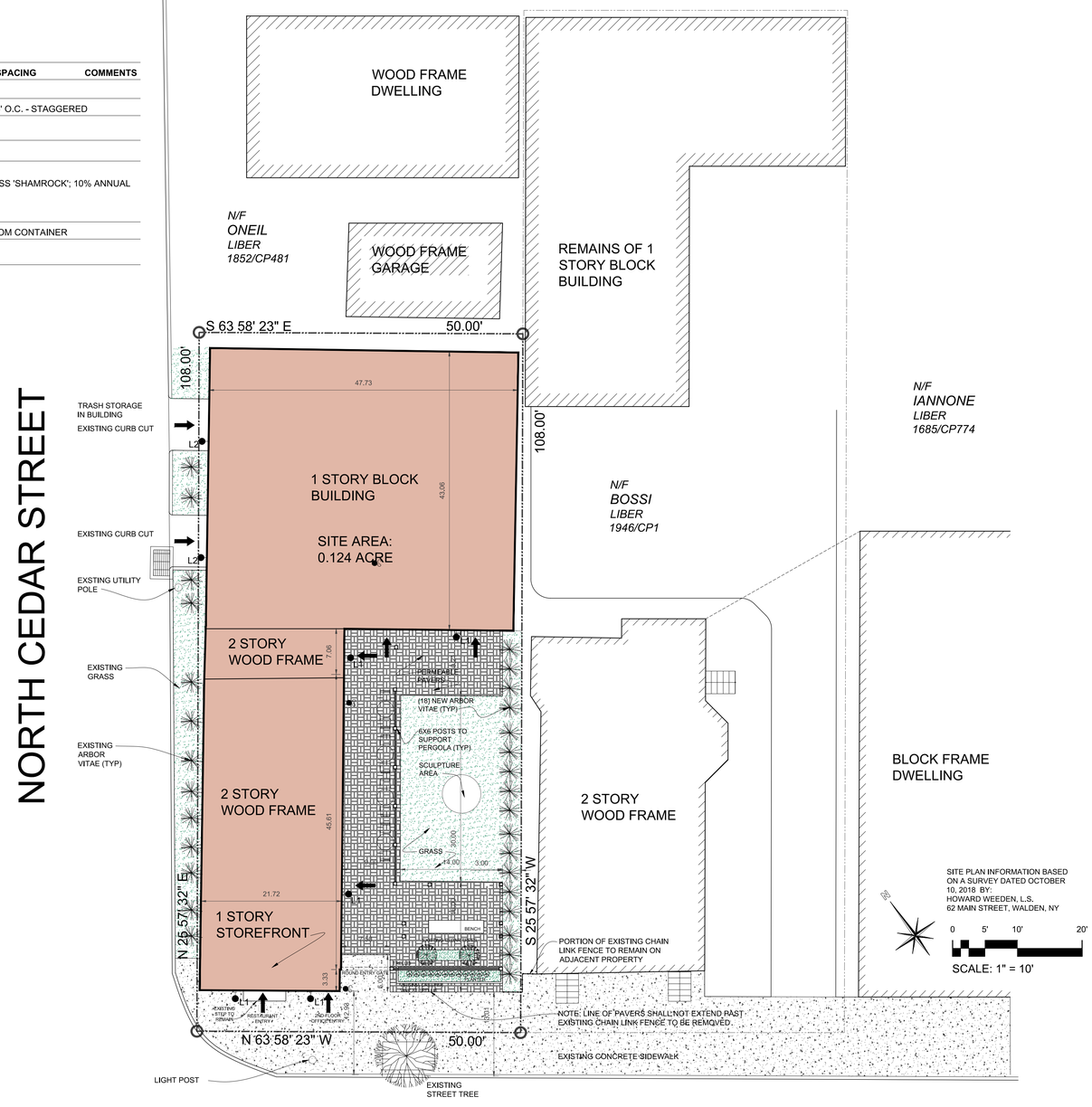


CONCRETE INTERLOCKING PAVER DETAIL
SCALE: 1-1/2" = 1'-0"

PERMEABLE PAVERS TO BE BELGARD "AQUA ROC™ II" OR APPROVED EQUAL

PERMEABLE PAVER MAINTENANCE NOTES:

1. REPLENISH AGGREGATE IN JOINTS IF MORE THAN 1/2 INCH FROM CHAMFER BOTTOMS ON PAVER SURFACES
2. MAINTAIN GROUNDCOVER AND PLANTS AROUND PICP PERIMETER TO ENSURE STABILITY AND MINIMIZE SEDIMENT RUNNING ONTO THE PAVEMENT SURFACE
3. REMOVE WEEDS THAT GROW IN THE PAVER JOINTS/OPENINGS WITH A BIO-DEGRADABLE HERBICIDE
4. INSPECT AND REPAIR ALL PAVER SURFACE DEFORMATIONS EXCEEDING 1/2 INCH
5. REPLACE ANY CRACKED PAVER UNITS THAT COMPROMISE THE SURFACE STRUCTURAL INTEGRITY
6. KEEP ANY OVERFLOW CURB CUT-OUTS FREE FROM DEBRIS
7. IF AN OBSERVATION WELL IS INSTALLED, CHECK OUTFLOW



SITE PLAN INFORMATION BASED ON A SURVEY DATED OCTOBER 10, 2018 BY: HOWARD WEEDEN, L.S. 62 MAIN STREET, WALDEN, NY

0 5' 10' 20'
SCALE: 1" = 10'

Site Plan
Scale: 1" = 10'

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	7 spaces
Office *2 spaces per 1,000 square feet*			1,109 sf	3 spaces
Total Required Parking Spaces		***17 spaces***		***10 spaces***
Total Proposed Parking Spaces				**0 spaces (Note 1)**

Notes:

1. 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. 10 parking spaces are required for the current proposed uses.

   The Building Inspector has confirmed that the 1964 exception regarding parking is applicable to this project.
2. There is no space on the property to provide parking.
3. 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
4. Restaurant Hours of operation: 7am – 11pm, Monday through Sunday, inclusive
5. Site Plan information based on a survey dated October 10, 2018, by Howard Weeden, L.S., 62 Main Street, Walden, NY

Index of Drawings

Sheet 1 of 4	Site Plan
Sheet 2 of 4	Existing Conditions & Demolition Plan
Sheet 3 of 4	Plans & Elevations
Sheet 4 of 4	Stormwater Utility Plan

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	12/25/18	REVISED PER PLANNING BOARD COMMENTS	AJS
2	01/29/19	REVISED PER PLANNING BOARD COMMENTS	AJS

Site Plan Application
Sheet 1 of 4 - 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

Surveyor:
Howard Weeden, LS
62 Main Street
Walden, New York

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