



March 26, 2019
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Site Plan for 554 Main Street
Change of use
Tax Map # 6054-30-142808

Dear Chairman and Members of the Board:

On behalf of the Dana Collins and Melzingah Tap House we respectfully submit an amended application for Site Plan Approval extending the sites current uses outside to the Pavilion and Patio to be used by the Restaurant. It is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone.

The site plan has been updated to reflect the comments provided by the board's professionals as well as comments from the Board. It is noted on the plan that "OUTDOOR SMOKING OPERATIONS WILL BE LIMITED TO ONE DAY PER WEEK BETWEEN 7A-6P WEEKDAYS".

The following is the outstanding review comments from the Boards Professionals. There comments have been reprinted with our response following in **Bold**.

In response to the memo prepared by John Clarke Planning and Design dated March 7, 2019 we offer the following:

1. The rear portion of the property is now included in the CMS district, which permits commercial uses. However, the new CMS district also includes more specific standards than the previous CB district, which should be applied whenever possible in new site plan approvals. As examples:
 - a. Section 223-41.18 G(1) states that off-street parking should be "screened by a low brick or stone wall, hedge, ornamental fence, and/or other landscaping...that screens parked cars from view from the street." A fence or evergreen hedge should be included next to space #16 to satisfy this requirement. This location will not block sight distance towards the north. **Fencing has been proposed along parking space # 16. A detail has been provided.**
 - b. Section 223-41.18 J(11) states that "...chain link, barbed wire, plastic, or vinyl fencing shall not be permitted." Fencing of wood or other approved materials should replace the existing chain link fencing along the side and rear lot lines, where needed. More solid fencing may also help contain noise and other impacts on neighboring residential properties. **The chain link fencing along Verplank Avenue has been proposed to be replaced with a wood fence. A detail has been provided.**
2. Parking in spaces #11-16 should be prevented from encroaching beyond the property line, and a note should be on the plan that the ADA sign will be removed from the neighbor's tree. **Parking**

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bumpers are proposed along spaces 11-16. A note has been added to remove the sign from the tree.

3. The asphalt-patched sections of the Main Street sidewalk should be specifically noted on the plan for concrete replacement. ***It is believed that the sidewalks along Main Street will be replaced as part of project that is currently advertised for Bids. From www.cityofbeacon.org "GENERAL CONTRACT Work includes removal of existing curbs, sidewalks and light poles; installation of new storm drainage lines and structures, installation of new curbs and sidewalks; installation of new light poles, conduit, wiring, and pull boxes; milling a portion of the road; paving a portion of the road and pavement restoration; and restoration of driveways and walkways between South Street and Herbert Street."***
4. Live outdoor music with speakers and outdoor smokers are not listed as specifically permitted or accessory uses in the CMS district. To be permitted, they must be considered uses customarily incidental to the permitted use and must not violate the Noise Chapter 149 or the Zoning Performance Standards in Article IV. The City has retained a noise consultant to update the City's standards and to review and provide comments on this application. ***We have modified the plans for the Musicians Nook to incorporate "Solid Wood Panels" to create a nook and fill in the space above the service area to the underside of the roofing to help control sound traveling north.***
5. Any exterior alteration of a landmark structure or property in the HDLO district needs a Certificate of Appropriateness under Chapter 134, Historic Preservation. ***Proposed fencing details have been provided for review.***

In response to the memo prepared by Lanc and Tully Engineering and Surveying, PC dated March 7, 2019 we offer the following:

1. All comments from our most recent review of November 6, 2018 have been addressed.
Noted
2. A note should be added to the plans referencing the Certified Boundary Survey which this plan is based upon. ***A note has been added to the site plan referencing the survey.***

We have enclosed the following documentation for further review of this project.

(5) Copies of the Site Plan (1 Sheet)
(5) Copies Cover Letter
(1) CD with PDF files

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise I look forward to discussing this matter at the next planning board meeting.

Truly Yours,

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