

May 24, 2019

John Gunn, Chair
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Regarding

184 Main Street Site Plan Tax Parcel 5954-27-811956
John Clarke Planning and Design Letter dated May 9, 2019
Lanc & Tully Engineering and Surveying, PC Letter dated May 8, 2019

Documents reviewed

Application and Full Environmental Assessment (EAF) Form dated March 7, 2019
Set of plans entitled "Schematic Design – Meyer's Olde Dutch" dated March 27, 2019

Proposal

Replacing an existing 1-story restaurant with a new 2-story building containing two restaurants. The parcel is in the Central Main Street (CMS) district and the Historic District and Landmark Overlay (HDLO) Zone.

Dear Mr. Gunn:

The following is intended to help you with your review of our site plan proposal for 184 Main Street City of Beacon and comments provided by the consulting engineers.

John Clarke Planning and Design / Comments and Recommendations

1. Questions B, C, D, regarding the EAF have been addressed and a new EAF dated May 23, 2019 is included with the resubmittal.
 - D.2.c – The existing use is currently a restaurant and we plan to add a second kitchen. The site typical water bill ranges between \$400 and \$600 per month. The new building will be more efficient than the existing. We don't anticipate a major increase to water usage on site and are estimating that the average bill will be \$600 to \$900 per month.
 - The DEC Environmental Mapper sheet has been provided as per your request. This is a previously developed location and the map only shows that there is a potential for rare plants or animals at this location.
2. The proposed building design follows the code criteria in Chapter 134-7.2-3.
 - The new main street façade is in line with the existing storefront. The new façade will have the same character of the existing.

3. The proposed building design follows the code criteria in CMS Design standards in 223-41.18 (J):
 - The new façade provides addition architecture elements such as:
 - 1) First floor: A storefront with an emphasized entry and 70% glazing, similar to existing storefront. All existing details of the current storefront will be documented and transferred to the new design.
 - 2) Second floor: There is more than 30% glazing and matches lower level details. The second floor does not enclose or obscure the historic storefront and it enhances the character of the HDLO.
 - 3) Cornices: The new façade has a wood cornice with brackets and details similar to others on Main Street. A secondary wood cornice similar to the existing building design is located at the first-floor storefront.
 - 4) The new façade is more detailed than the existing façade to elevate the character of HDLO Zone.
4. Rear setback variance:
 - A lot that is less than 100' - 0" would require a 10ft rear yard setback. A lot that is 100' - 0" or more requires are 25ft setback. Our lot is exactly 100' – 0" and we are requesting a variance to maximize the potential of the site and improve the customer experience.
5. Landscaped area: The 10% landscaped area requirements were waived at the May 14th Planning Board meeting because our site is below the threshold.
6. Parking: Parking space requirements were waived at the May 14th Planning Board meeting because our site is below the threshold.
7. Pedestrian alley: The current alley width is comprised of two parts. The first part which is 2'-3" wide is on MOD property and is not deeded to the neighbor's lot. The balance is deeded to MOD. As per Schedule A of the MOD Property Deed submitted for reference, the right of away at the widest point is 6.89 feet and narrows down to 5.79 feet. The new design will not reduce the width of the deeded right of way because it is 100% on the adjacent property. It is also important to note that the alley façade is not on the adjacent property and the structural design allows for alcoves from grade to the bottom of the new second-floor structure. These alcoves will provide additional opportunities for architectural details and interest.
8. A new 6ft fence detail is provided within the revised submittal.
9. The parcel identification number edited within new submittal.

Lanc & Tully Engineering and Surveying, PC / Comments and Recommendations

- Comments under heading Full EAF have been addressed and a new EAF dated May 23, 2019 is included with the resubmittal.
- John Stinemire will be on site May 29th for the cross-connection infiltration survey. We hope to results before the next meeting.
- John Russo spoke with Steven Green regarding site plan. We will provide our own site plan and reference Steven Green survey.
- Variance and parking requirements are addressed in previous comments above.
- Edits regarding sheets A-1 and A-2 have been addressed in the revised submittal.

Respectfully,

A handwritten signature in black ink, appearing to read "Joe Buglino".

Joe Buglino, RA

A handwritten signature in black ink, appearing to read "Gabrielle Lanfrit".

Gabrielle Lanfrit
Project Manager

CC: Rick Alfandre, Mike Arnoff, and Lisa Arnoff