

BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman

August 19, 2019

Mayor Casale & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit – Wine and Tapas Bar
305 Main Street

Applicant: Douglas Ballinger

Dear Mayor Casale & Council Members:

At its July 9, 2019 and August 13, 2019 meetings, the Planning Board reviewed a Special Use Permit application from Douglas Ballinger to convert an existing one-story building at 305 Main Street into a wine and tapas bar with a new storefront and rear patio. The parcel is located in the Central Main Street (CMS) zoning district. The Board members discussed the proposed stone façade of the storefront, proposed positioning of the signage and awning, and the use of the rear patio. The Board recommended to the Applicant that they provide the City Council with information pertaining to available public parking in the vicinity of the proposed use since off-street parking is not feasible on this parcel. After careful review, five Board members present voted to recommend the City Council issue a Special Use Permit for the wine and tapas bar subject to the applicant returning to the Planning Board for final Site Plan Approval.

A copy of the application and Site Plan are attached for your information. If you have any questions regarding the Planning Board's action, please call me.

Yours truly,

A handwritten signature in blue ink that reads "John Gunn" with a small circle at the end of the last name.

John Gunn, Chairman