

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

October 15, 2019

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

RE: Special Use Permit – Bar and Arcade  
296 Main Street

Applicant: Happy Valley Arcade, LLC

Dear Mayor Casale & Council Members:

At its September 10, 2019 and October 8, 2019 meetings, the Planning Board reviewed a Special Use Permit application from Happy Valley Arcade, LLC to convert an existing one-story rear garage into a bar and arcade with an outdoor patio. The application is a Type II action pursuant to SEQRA. The front of the building's first floor retail use and second story office use will continue unchanged. This proposal includes use of the garden space on the Main Street side of the property. The garage will be fitted with new doors and a new entry door will be added on the Main Street side of the garage. The parcel is located in the Central Main Street (CMS) zoning district.

The Planning Board's review of the application, particularly concerning the use of the premises as a bar and arcade, focused in part on potential impacts to the neighborhood from noise as there are residential uses in close proximity. At the request of the Planning Board, the Applicant included hours of operation on the plans and submitted a narrative description of the proposed use including information about potential sources of noise such as the arcade games within the building and speakers in the outdoor patio. The Board engaged in a good deal of discussion about the use of the patio in connection with the bar and arcade use, as well as the use of the garage doors which front on North Cedar Street.

After careful review, members voted unanimously in support of the Special Use Permit for the bar use in this location, subject to the applicant returning to the Planning Board for final Site Plan Approval. The Planning Board recommended that in its review of the Special Use Permit for the bar the City Council consider establishing noise controls. The Planning Board further recommended that the

Council consider the balance between protecting the interests of nearby residential properties and supporting a vibrant, active Main Street.

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,

John Gunn, Chairman