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ARCHITECT

Project Narrative

511 Fishkill Avenue

March 31, 2020

511 Fishkill Avenue is an existing building in the HI zoning district. The project received Site Plan approvals in 2019 for new uses including a brewery, event space, arcade, offices, and warehouse space. Additionally, new construction of previously approved land banked parking was engineered and approved. Construction of the new parking lot, and associated site work, is currently underway.

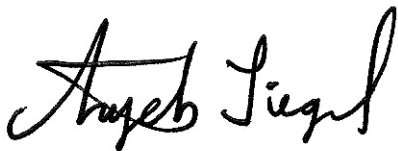
The Owner is proposing to add an exterior deck at the front of the building for the Arcade use. This will match the existing deck and railing constructed as approved previously for Industrial Arts Brewery.

The deck will serve as an outdoor extension of the lounge space inside, and will be connected by new doors. It also serves as a required fire exit for the Arcade space. There will be café tables brought out from inside in nice weather. The deck area is considered a non-simultaneous occupancy with the interior space seasonally when the weather allows.

The deck terminates at the existing concrete sidewalk to the south of the building, near the loading dock.

No other changes are proposed, apart from the addition of the deck and new doors from the Arcade to the deck.

This is a Type 2 action, and no EAF is submitted for this application.



Aryeh Siegel
Aryeh Siegel, Architect