



September 24, 2018  
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. It is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone. We make this application due to the following code section which requires us to amend the existing site plan because of the change of the site use of an approved Site Plan.

Section 223-41.18 (I) Site plan and special permit amendments. For any proposed change to an approved site plan, the applicant shall meet with the Building Inspector who shall make a determination as to whether or not the proposed change is significant. If the Building Inspector determines that the change is significant (e. g., a change in dimensions of more than 10% shall be presumed to be significant), the application shall be referred to the Planning Board for an amendment to the site plan or special permit, as appropriate. If the Building Inspector determines that the change is not significant and otherwise complies with applicable requirements, the Building Inspector is authorized to issue a building permit without further review.

The additional square footage of the outdoor area and pavilion is 27% which is greater than a 10% increase.

8,730 Sq. Ft. Total Gross floor area of the existing building.  
2,375 Sq. Ft. Outdoor patio and pavilion.  
27% increase in area.

The Pavilion will be used as outdoor seating area for the restaurant and will host live music using fix mounted speakers. The area is lighted by party lights draped over the ceiling rafters in the Pavilion and on Shepard's hooks along the outer retaining wall around the outdoor seating. The existing building is commercial on the first floor with a bank office and restaurant and upstairs houses 6 apartments. We have provided adequate parking for all the proposed uses.

[Sburns@BurnsEngineeringServices.com](mailto:Sburns@BurnsEngineeringServices.com)  
(845) 546-3310  
58 Teller Ave.  
Beacon, NY 12508

In response to the memo prepared by John Clarke Planning and Design dated September 6, 2018 we offer the following:

1. The EAF has been updated as requested.
2. The site description is outlined above in further detail and the outdoor facilities have been shown on the site plan.
3. Trees onsite have been shown on the site plan. Adjoining structures are shown on the Neighborhood Map.
4. The flood area is shown on the Neighborhood/ Flood Map.
5. The outdoor seating and Pavilion area will provide seating for 50 people.
6. The dumpster area is existing.
7. A large maple tree exists just offsite along Main Street that would shade any trees planted along the north side of the parking area decreasing survival chances.
8. A note has been added to repair the sidewalk along Main Street.

In response to the memo prepared by Lanc and Tully Engineering and Surveying, PC dated September 6, 2018 we offer the following:

The EAF has been signed dated and the questions completed as noted.

A narrative is presented at the beginning of the letter outlined the proposed changes.

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

- (5) Copies of the Site Plan (1 Sheet)
- (5) Copies Cover Letter
- (5) Copies Long EAF
- (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,

Stephen Burns, P.E.  
Professional Engineer  
Burns Engineering Services, P.C.