



October 30, 2018
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Site Plan for 554 Main Street
Change of use-Site Plan Summary
Tax Map # 6054-30-142808

The Melzingah Tap House respectfully submitted an amended application for Site Plan Approval extending the sites current restaurant use outside to the Pavilion and Patio area. The site is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone. The City Code States in Section 223-41.18 (l) 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. 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 in the existing onsite lot.

Typical Hours of Operation are 11AM-1AM Monday through Saturday and 11AM-10PM Sunday. Outdoor live music shall cease at 10PM.

All music and noise shall be limited by Chapter 149 Noise in the City Code.

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Along the stonewall on the east side of the property line a fence is proposed behind the existing shrubbery. This solid wood fence shall act as a means to deflect music and noise back into the site. It will be extended flush to the ground so sounds cannot simply pass under it. This will act as a further buffer from the residents along Davis Street.

A refuse enclosure is proposed to be constructed in the central portion of the site on similar materials to the wood fence. This will keep the refuse contained and hidden from Main Street. The area to the north of the large refuse containers is provided for the apartments garbage cans.

Traffic entering and exiting the site will be channeled by two large planters set 28' apart along the backside of the Sidewalk along Main Street. The southern planter will also protect the bike rack and keep cars from trying to park in this location. Removing some pavement for landscaping was considered but is not proposed because of worries of runoff infiltrating the soils and ending up in the crawl space of the building or eroding to brick underground culvert below the site.

The site improvements as proposed will enhance the site while bringing the existing site closer to compliance with today's zoning regulations. Screening of the Refuse Area and entrance planters will clean up the sites Main Street Appearance while proposed fencing will serve to mitigate sound that may travel offsite to neighboring residential properties.

Truly Yours,

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