

ARYEH SIEGEL

ARCHITECT

Project Narrative

511 Fishkill Avenue

November 27, 2018

511 Fishkill Avenue is a one-story metal framed building in the HI (Heavy Industrial) Zoning District. It is currently vacant, but was last used as manufacturing and warehouse space for Mechtronics Corporation. Mechtronics added a large addition to the building in 2009. The addition had additional warehouse/manufacturing space on the 1st floor, as well as office space on the 2nd floor.

The new owner plans to accommodate a number of new uses. They will continue to lease warehouse space to as yet unknown businesses. They will also lease a large portion of the building to Industrial Arts Brewery, who will have both brewing operations, and an event space / tasting room. Industrial Arts will have accessory office space on the 1st floor of the building. The Owner also has plans to lease space to an arcade game operation.

The new Site Plan application shows the previously approved landbanked parking being constructed, as well as 15 additional parking spaces being striped in the existing paved parking lot adjacent to the loading dock area. The new paved parking area was shown on the previous Mechtronics site plan as landbanked parking. A stormwater pollution prevention plan (SWPPP) for the entire site was prepared by Kaeyer Garment & Davidson Architects and Engineers, P.C. The SWPPP addressed redevelopment of the site in accordance with State standards. The landbanked parking area (which is now proposed to become the additional parking area to serve the site) was modelled as grassed areas that discharged to a stormwater conveyance system that flows around the building and back to NYS Route 52 drainage system (and not to the previously proposed and currently constructed stormwater management practices). Therefore, stormwater runoff from the new parking area will be treated in accordance with current standards in terms of quality and quantity treatment by installation of new stormwater management practices.

Landscaping and site lighting was installed per the previous 2009 approval. So no significant site work is being proposed apart from the new parking.

The proposed uses will continue to utilize existing potable water and sanitary sewer service connections. No new service connections are anticipated, subject to verification of existing service sizes.

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A handwritten signature in black ink, reading "Aryeh Siegel". The script is fluid and cursive, with the first name "Aryeh" and last name "Siegel" clearly distinguishable.

Aryeh Siegel

Aryeh Siegel, Architect