



November 26, 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 a Change of "Use Summary for Melzingah Tap House" which details extending the sites current restaurant use outside to the Pavilion and Patio area while being located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone.

At this time we are actively seeking a Professional Sound Consultant to review the site plan along with our proposed outdoor use to seek advice in conforming to the Performance Standards as outlined in the City Code. This report and its findings will be provided to the board for review once they have been prepared. At this time we have enclosed an updated report on the proposed "site uses" and how they are permitted by the code along with the current proposed provisions to mitigate there effect on neighboring parcels. It is hoped that this document shall serve to clarify what the actual uses will be onsite and the fact they are uses permitted" as a right" in the CMS zoning district.

If you have any questions or comments please feel free to give me a call at my office at (845) 546-3310; otherwise we look forward to discussing this matter at the next planning board meeting.

Truly Yours,

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