



November 26, 2018
City of Beacon Planning Board
1 Municipal Plaza
Beacon, New York 12508

Re Site Plan for 554 Main Street (CMS Zoning District)
Change of Use Summary for Melzingah Tap House
Tax Map # 6054-30-142808

The Melzingah Tap House respectfully submitted an amended application for Site Plan Approval to extend the sites current restaurant use outside to the Pavilion and Patio area that currently exist at 554 Main Street in the City of Beacon. Situated on the northwest corner of Verplank Avenue and Main Street this lot has frontage along two Streets. The site is located in the CMS Central Main Street District and in the Historic and Landmark Overlay Zone and Parking Overlay Zone. The Site contains a mixed use with the Ground Floor of the Building being commercial uses fronting Main Street and the upper levels being apartments.

Apartments are located on the upper two levels of the structure and account for 5200 square feet of building area. The (6) units are not proposed to be changed. This use is allowed by §223-41.18A.(1).” ***Apartments provided that for parcels fronting on Main Street or East Main Street they shall only be located on upper stories or at least 50 feet behind the facade in the rear portion of a ground floor.***”

Of the 3,530 square feet located on the ground floor of the building approximately 500 square feet is an individual commercial unit rented as a Bank Office. This use is allowed by §223-41.18A.(4) ***“Offices of any kind, including professional, medical, business, and banks or other financial institutions.”*** The remaining 3030 Square Feet is leased to the “Melzingah Tap House “, which is a restaurant that currently operates within the space. The restaurant use is allowed by §223-41.18A.(7) ***“Restaurant, coffee house, brew pub, and other establishments that serve food with or without alcoholic beverages, and are not a bar.”*** The Tap House wishes to expand its use outside to legally use the existing 1,175 square foot patio and 1,200 square foot pavilion as outdoor seating for the restaurant and also include live acoustic music under the pavilion for the patrons dining outside.

The ±60 Seat Indoor Restaurant operates from 11 AM to 1 AM Daily throughout the year and proposes to use the outdoor seating areas during the warmer months (May- November) during the year. The restaurant menu incorporates “Smoked Barbeque” items, which require the use of a BBQ Smoker to

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produce. Due to the nature of BBQ Smoker and the smells they produce the applicants would limit the use of the “Smoker” to typically one day during the regular work week (M-F) and between the hours of 9 AM-6 PM, so the majority of the neighbors will be at school or work. It is typical to use the smoke on Wednesdays but this can vary due to weather or other unforeseen delays. It is also desired to use the smoker for “Special Events” on weekends, as required. This use will be limited to one weekend day per 30 calendar days in the warmer months.

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. Outdoor live music shall cease at 10PM. This area will be screened to the residential neighbors as required, but should be visible to the abutting streets to show the attractive use to both vehicular and pedestrian traffic. The use of the outdoor areas is weather dependent and also seasonal (May- November).

Parking has been provided for all uses as required in the CMS zoning district.

The use of 554 Main Street in the City of Beacon is governed by §223-41 Article IVD Central Main Street (CMS) District of the City code. The mixed use and each individual use of it (Office, Restaurant and residential apartments) contribute to preserve the traditional character of Main Street, while also increasing the vitality, attractiveness, and marketability of Main Street and further promoting the goals outlined in Beacons Comprehensive Plan.