



PLANNING CONSULTANTS, INC.

July 25, 2022

Chairman Michael Dupree  
Town of Hyde Park Planning Board  
4283 Albany Post Road  
Hyde Park, NY 12538

**Re: Ready Coffee  
4272-4288 Albany Post Rd.  
6064-02-933017  
Site Plan Application**

Dear Chairman Dupree and Members of the Planning Board:

Enclosed please find the following:

1. Site Plan Application dated May 17, 2022
2. SEAF prepared January 4, 2022
3. Material specifications
4. DRAFT Area Variance Application prepared July 7, 2022
5. Amended Site Plan Set prepared by Berger Engineering dated July 5, 2022, including elevations by Michael Berta Architecture & Planning, and landscaping by The Michael Boice Collaboration

Below are responses to comments prepared by the Zoning Administrator dated June 24, 2022:

- *Change the title and title blocks to remove '&Town Center Office'*

**Response:** The reference to "Town Center Office" was removed.

- *The zoning chart addresses the TC requirements, the PW1 requirements need to be added to the Bulk Chart.*

**Response:** The information referencing the PW1 zoning information has been added to the Title Sheet.

- *The applicant contact information must also appear on the sheet and an applicant's signature line needs to be added to the owner/applicant signature block. If the owner and applicant are the same, the title above the contact information should reflect owner and applicant.*

**Response:** Owner and Applicant are the same; Applicant added to signature block.

- *In addition to the sheet index on page T1, each sheet needs to be numbered as 1 of 11 through 11 of 11, or however many sheets are in the final set to be signed.*

**Response:** All sheets are labeled 1 of 14 accordingly.

- *All plan view drawings must have a graphic scale.*

**Response:** Graphic scale has been added to each sheet.

- *All plans require a north arrow. Sheet L1 has a South arrow and no north arrow.*

**Response:** Sheet L1 corrected.

- *Each drawing is to have the original date of the drawing and then revision dates with notes to the changes made. The drawings submitted just have the original date. Each subsequent sheet that contains a revision needs to have that revised date and note what revision was made.*

**Response:** Revision dates added.

- *A variance application from Section 202.2.3 for a side yard setback from a maximum of 20 feet to 25 feet from the Northerly Ready Coffee lot line must be submitted.*

**Response:** See attached draft Area Variance Application.

- *This application is for a new building in the PW-I sub area of the Town Core District. It appears that you have presented a One-Story shop front. This is only permitted if the Planning Board approves that architectural category. The Board needs to approve this approach and you need to request this category now, otherwise the application is not conforming and cannot proceed.*

**Response:** Applicant is requesting Planning Board approval of a One-Story Shopfront.

Additional code specific requirements have also been reviewed and appear beginning on page two of the attached document. In general, they include:

- *Manufacturers product details are missing and must be added. For example: light fixtures, siding materials, plastic gate. Also, roofing, paint manufacturer and color code.*

**Response:** Manufacturers' product data attached.

- *Elements shown on the plans are not identified in a legend, such as the green area of the public open space.*

**Response:** The Legend has been added.

- *The traffic pattern will need additional review.*

**Response:** Comment noted.

- *Pedestrian and walk-up window access will need further details.*

**Response:** Walk-up and drive through windows have been called out on the floor plan and elevations. Please advise what if any further details are required.

- *The requirement of 202.2.3 Lot Requirements will need some discussion about the % of the building front façade at the BTL (min) 85%. The plan identifies 65% of the build to line where 85% is required and would need a variance. I read it differently. I will look at this more closely with the "Board.*

**Response:** Comment noted.

- *The design standards and calculations of wall area, heights, etc., will need to be provided and demonstrated. After the calculations are provided, a determination will be made regarding variances.*

**Response:** Wall sizes have been provided in a chart and window sizes added.

- *The site is quite flat. The Town Engineer may need additional spot grades to be included.*

**Response:** Additional spot elevations, both existing and proposed, have been added to the grading plan shown on sheet.

- *Show the electric service.*

**Response:** Electrical service will be designed by CHG&E upon submission of a final site plan by the Applicant.

- *Additional easements should be shown, particularly the temporary easement for the sidewalk project.*

**Response:** See proposed town sidewalk on Sheet SP1.

- *The property is in the library district, add this to the districts on Sheet T1*

**Response:** “Library District” has been added to Sheet T1.

- *Add PW1 bulk to the Zoning table on T1*

**Response:** “PW1 Bulk” Table has been added to the Zoning Table on Sheet T1.

- *I did not see limits of disturbance, it might be on the drawings, I just couldn't find it or a symbol in the legend.*

**Response:** See Grading Plan, Sheet 3 of 14.

- *Details should include a curb detail.*

**Response:** Curb details added.

- *Lighting details are to be included for fixtures and are there any under eaves lighting.*

**Response:** Lighting details have been added and fixture locations shown. Any additional building mounted lights will be for accent and are TBD.

- *Building measurements in plan and elevation view are needed.*

**Response:** A plan with dimensions has been provided and dimensions have been added to the elevations.

- *The building is not labeled for width. It is approximately 30 feet wide, therefore signage is limited to 30 square feet of the total area. The proposal exceeds this and a variance will be required.*

**Response:** The total square footage is 37.08 of sign area, a sign variance will be submitted to the ZBA once the Planning Board has preliminarily reviewed the Application.

- *Only two wall signs are permitted, where three are shown: a variance will be needed.*

**Response:** Based on the building location and how its accessed, the applicant is proposing three (3) signs are required. a sign variance will be submitted to the ZBA once the Planning Board has preliminarily reviewed the Application.

- *Finally, based on your submittal you will need to either request waivers from 108-4.5 E (l) (a) and 108-4.5 E (l) (b) or provide those items.*

**Response:** See below for Waiver Requests.

Application contents: Review Checklist: (30. 7D(2))

- *Project title: Ready Coffee & Hyde Park Town Office (The Office is not part of this application) The plan set dated June 11 still has HP Town Office on the title block and plans include improvements for HP Office.*

**Response:** Title Sheet amended.

- *Names and addresses of property owner, applicant, developer and licensed professional. Applicant not labeled. Applicant not identified add applicant contact information and add an applicant signature line.*

**Response:** Applicant and contact info identified and added to Title Sheet.

- *A unique alpha numeric designation for each page section or sheet of the documents. Sheets A00l, A100, A1 01, A102 and A103 are not in the set sent by email today. Final will require sheets listed as 1 of 12 through 12 of 12 Not Addressed.*

**Response:** Sheet numbers have been adjusted.

- *The scale of each drawing: Inset details need graphic scale, SP2 and LI need graphic scales, Not addressed all inserts need graphic scale, SP2 and LI need a graphic scale.*

**Response:** Graphic scale has been added.

- *North arrow for each plan view. LI is a South Arrow? LI still has a south arrow.*

**Response:** Sheet L1 corrected.

- *Date of document preparation and identification of each subsequent revision thereto: OK No revision date with changes noted, just a new original-date. In the next version please include a revised date and note what was changed.*

**Response:** Revision dates have been added.

## Town Core Design and Development Standards *applicable to Ready Coffee* 105.2

- *In the new downtown which encompasses within the P-1 and PW-2 subareas, buildings are intended to be two or three stories in height and set along or near the sidewalk. Not met. Note: the Planning Board can approve a one story shop front, ref. 201.1*

**Response:** Comment noted.

- *Building facades will be a mix of brick, stone and clapboard siding with the brick facades providing a sense of stability and permanence. Painted brick and Fiber Cement siding will need manufacturers product details.*

**Response:** See attached specifications.

- *Commercial and mixed-use row style buildings (i.e., ground floor commercial and upper floor dwellings) will be designed generally to reflect the Italianate and Greek Revival styles common in the historic Hudson Valley downtown precedents. Buildings typically have brackets beneath the wide eaves as a distinguishing characteristic of the commercial block. Storefronts will have ample display window area on the ground floor, facades will be embellished architecturally. Buildings that are wider than 25 feet (proposed building is 30 ft wide) will be articulated into sections that showcase different architectural treatments, such as differing provided window styles, changes in brick patterns or colors, or different trim and cornice details. Articulation is provided.*

**Response:** The building has been designed using multiple sidings and colors. The west elevation has two (2) distinct sections to provide a visual effect architecturally.

- *Fenestration will consist of individual windows, not ribbon or mirrored glass. Drawing A-001 appears to meet standards, provide window details.*

**Response:** The building will be using storefront type glazing that will be broken with mullions to give the appearance of individual windows.

- *PW areas may be developed with a series of row style shopfront buildings, or may have traditional shopfront style buildings, with two story gable roofed buildings mixed among the row style buildings. The building has gable roof and parapet on front gable end face.*

**Response:** Please clarify this comment.

## II. Community Character

In General, development within the TC zoning district shall have the following general design characteristics.

- *None to narrow front yard setbacks Public area has been provided on SP -1 Shown in Green but not labeled or included in the legend. Add Label.*

**Response:** A legend has been added to the Site Plan.

- *Greater setbacks for garages and accessory structures, required behind the building facade. Accessory solid waste containment area is behind the building. Standard met will need details.*

**Response:** The garbage enclosure detail has been provided.

- *A system of interconnected streets. Drive through traffic is connected and needs further review.*

**Response:** Comment noted.

- *Incorporation of significant historic and scenic features into the site design PB Decision*

**Response:** Clock tower has been incorporated into the plaza design.

## 201.1 Subareas and intent PW 1 Pine Woods Priority Redevelopment sub area 1

- *Row Style Shopfront preferred. PB needs to discuss and authorize one story shopfront.*

**Response:** Comment noted.

- *Must be pedestrian friendly and have a walkable environment where buildings are set to the sidewalk. PB to consider if additional pedestrian measures are appropriate.*

**Response:** Building has been designed with a walkable plaza.

- *Buildings shall not exceed 3 stories in height and the minimum building height shall be 2 stories unless the planning Board approves a one-story shopfront.*

**Response:** Comment noted.

## 202.1 Summary of Building Type by Subarea PW-1

- One story Shopfront: The only one story building style allowed is One-story shopfront.

### 202.2.3 Lot requirements

- *Front Yard Setback: Minimum 0': Applicant to provide*

**Response:** All information has been added to the amended bulk table.

- *Side yard Setback: Min 1 0' Max 20': 25 ft on the North REQUIRES A VARIANCE*

**Response:** See attached draft Area Variance Application.

## Design Standards

1. *The ratio of openings to wall area in the front facade and any facade parallel to the front facade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 70 percent. Applicant must demonstrate and provide this information.*

**Response:** Window fenestrations have been designed to be proportionate to the building façade.



2. *The maximum horizontal distance of an opaque surface between glazing between the heights of 30 inches and 8 feet above the floor finish height shall be 2 feet. Applicant must demonstrate and provide this information.*

**Response:** The balance between opaque and glazing is designed proportional to the façade size.

3. *The minimum width of the front facade at the frontage line shall be 25 feet. Applicant must demonstrate and provide this information.*

**Response:** Dimensions have been added to the elevations to demonstrate compliance.

4. *The horizontal mass of any facade shall be articulated when the distance is more than 25 feet with a projecting or recessed element that adds dimension to the otherwise flat plane of the front facade such as, but not limited to, a courtyard frontage, building entrance, pilaster, brickwork, cast stone or other architectural feature. The building is over 25 feet and is stepped.*

**Response:** Building has been designed with projections and other elements to provide depth to the design.

## ELEMENTS OF 108-9.4 THAT ARE REQUIRED 6/22/2022

### 108-9.4 Site Plan Elements

Topo survey

*Impervious surfaces, w finish grade and direction of slope, area and use of such. Spot grades, Town Engineer will need to verify.*

**Response:** Comment noted.

*All utility, well, culverts w/l boundary, location, size. Electric? Gas or propane?*

**Response:** All utilities are shown, electrical design by CHG&E.

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Legal Info as filed and recorded

*Right-of-way, easement, takings, agreement not physically evident. Sidewalk project?*

**Response:** Sidewalk project is only in front of Mavis, not Ready Coffee. All others are shown.

Real Estate Info

*Districts, school, fire, special improvement, w/1 500 ft by name and location. Library District*

**Response:** "Library District" has been added.

Land Use Info

*Zoning district, use regulations and bulk requirements by notation. Add PW1 bulk*

**Response:** The information referencing the PW1 zoning information has been added to the Title Sheet.

Site Plan prepared by LLS, PE, LA or another qualified consultant.

1. General

*Construction limit lines. I didn't find limits of construction.*

**Response:** Construction limitations line has been added to the plan.

*Location, extent, duration of temporary measures/structures include ESC. Will the bank access be blocked at any time?*

**Response:** It is not anticipated that bank access will be blocked during construction.

*Proposed grading, elevations by location, dimension, material, details. Flat site, Town Engineer to check spot grades or request grade lines.*

**Response:** Comment noted.

# KARC

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*Location, width & purpose of proposed easements, setbacks, reservations and areas dedicated to, or proposed to be dedicated to public use within const limit lines. **Town Engineer to verify.***

**Response:** Comment noted

*Location, perimeter and gradient of all impervious surfaces, street profiles, etc. **Town Engineer to verify.***

**Response:** Comment noted

*Add Construction cross sections for **curbs**, walks, plantings, **lighting** and other site plan structures with vertical elevations and heights.*

**Response:** Details have been added to the submission.

*Stormwater management measures. **Town Engineer to verify***

**Response:** Comment noted.

*Fire protection system from the point of connection to each building including all piping, hydrants, stand pipes, storage and pumping devices. **Any Proposed?***

**Response:** A sprinkler system will not be required for the building.

*Gas service distribution from point of utility connection to each building. **Not shown, confirm if gas service or propane to be used.***

**Response:** The Tenant is finalizing their MEP design and it is not yet known if natural gas will be used.

*Electric service distribution from utility connection to each structure including  
Complete specs and details for site lighting sys, PA sys alarm sys  
**ADD** Location of elec lighting fixtures, poles devices feeders & structures  
**ADD** Lighting distribution and intensity characteristic and purpose*

**Response:** Lighting fixtures have been added. The electrical service design is completed by CHG&E upon receipt of an approved Site Plan.

*Any communication sys from the sys connect to each structure, on-site antennae*

**Response:** This comment is not clear. Please help us understand what is required here.

## 2. Parking

*ADD Curbing location, dimensions, material & detail*

**Response:** Added to Sheet SP2.

*ADD Elec poles, devices, by symbol, height material, installation.*

**Response:** Light poles, sign lighting and bollard locations have been added to the Site Plan.

*ADD Lighting devices, location, support, size light distribution, illumination levels, materials, finish*

**Response:** Lighting level design plan has been added to the set and design details will be provided.

*ADD Details to scale, fully fix & describe construction and impact of imperv surface, materials thickness, markings, texture & slope  
Curb, ramp, wheel stop, edging- materials, size and attachment  
Lighting fixture, location, height, size, power, ill lev, ill dist, finish*

**Response:** This is not applicable as scale is not required for this site.

## 3. Access - Vehicular and pedestrian

*Access Details **Town Engineer to verify***

*Imperv/pave surface, materials, thickness, markings, texture & slope  
Ramps, stair, railing, wall, fence, edging-materials, height, texture & slope \_\_ Drainage  
sys collect & discharge conduct, struct, culv, swale, ponds  
Walkway-finish, markings, textures, gradient, cross slope  
Light poles, establish support, height, size and finish*

**Response:** Comment noted.

4. Screening - location, extent and type of physical improve necessary to provide screening to buffer impact on adjoining land uses, identifying:

*walls, fences, structures: location to scale dimension, materials & details*

**Response:** Refer to enclosure detail provided for all information.

*Screening of refuse storage: location to scale, dimension, materials and detail. Add paint/color detail, Add gate specifications Mfg, color, etc.*

**Response:** See page 11 of 14.

5. Signs - shall include documentation of location, extent & type physical improve sufficient to fix describe the construction and impact of:

*sign, lighting device, site amenity," location dimension, material, details. Add fixture (pendant light) detail and illumination device details/specifications*

**Response:** Light locations have been added to the elevations. The lights are directional to illuminate the signs only. Product data provided.

*Sign area, height, support, content, illumination and finish. How many directional signs? Is there copy on the back of any of the free standing or menu signs? What is the total sign area calculation? Total signage is not to exceed one square foot for each lineal foot of the width of the building.*

**Response:** Menu sign is single sided and not illuminated or with a speaker. Menu sign is 7.45sf. Refer to detail sheet for additional information.

6. Landscaping (108-4.SE)

*Define and shape exterior spaces, assist in circulation, contribute aesthetics. Partial*

**Response:** See fully designed Landscaping Plans L1 & L2. It is not clear what "partial" means.

*Required for corridor walkways, parking islands and beds, and screening. Partial*

**Response:** See fully designed Landscaping Plans L1 & L2. It is not clear what "partial" means.

## 7. Architectural Features:

*Structure location, scale, materials, dimensions details:*

*Partial, add manufacturer, and product details with color.*

**Response:** Manufacturers information will be provided, refer to elevations for additional information.

*ADD\_ Grade level perimeter, vertical elevation of all entrances & finished floors*

**Response:** See Grading Plan on Sheet SP1

*ADD\_ Elevation views of structures with dimensions, height above grade, materials Details and ornamentation*

**Response:** Refer to elevations for additional information requested.

*Building location, scale, dimensions, materials, details. Fenestration, ornamentation: materials, size texture, scale*

**Response:** Refer to elevations for additional information requested.

*Total Floor area included establishing gross square footage of use, type of occupancy, fire hazard classification, construction classification, capacity in persons and function. I didn't find this information.*

**Response:** Building square footage is 558, building is a "B" occupancy and type 5b construction. Building is a takeout coffee shop with no customer seating. Capacity will be 11 persons maximum.

## 8. Physical features meant to protect adjacent land uses.

*Open space by location, scale, perimeter, provisions to protect*

**Response:** Please clarify your request of "provisions to protect".

*Stormwater drainage, Ok, Final review needed from Town Engineer.*

**Response:** Comment noted.

It seems like the applicant will need waivers from a couple of items.

Site Plan Standards 108-4.5

108-4.5 E 1 a Off-street parking

*Waiver? Any planting bed shall contain at least one tree and other plants as recommended.*

**Response:** See Waiver Request section below.

*Waiver? The development of any use that increases the area occupied by buildings and impervious surfaces by more than 1,500 sq ft shall provide trees along the entire frontage of the applicable lot. Existing healthy trees may be included*

**Response:** See Waiver Request section below.

108-4.5 E 2 Plant Materials

*Shall be natural and maintained in vigorous growing condition as requirement of SP or SUP approval. OK, ADD NOTE to Sheet L1*

**Response:** Sheet L1 corrected.

*Plants must be replaced no later than the beginning on the next growing season 108-4.5 E 3 Protection. OK, ADD NOTE TO SHEET L1*

**Response:** Sheet L1 corrected.

## **WAIVER REQUESTS**

The Applicant is seeking Waivers for the following sections:

- 108-4.5 E(1)a – Landscaping Standards/Specifications/Off Street Parking
- 108-4.5 E(1)b – Landscaping Standard/Specifications/Transportation Corridors

## **VARIANCE REQUESTS**

A *DRAFT* Area Variance Application has been included in this submission for the following section:

- 202.2.3 – Side yard setback, maximum 20ft to 25ft

## **CATEGORY REQUEST**

Applicant is requesting Planning Board approval of a One-Story Shopfront.

We ask that you place us on the next Planning Board Agenda for further discussion.

Sincerely,



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Kelly Libolt

cc: Chief Davis, HPFD w/enclosures