

April 4, 2023

Michael Dupree, Chairman
Kathleen Moss, ZEO
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. Responses to Consultant Comments
2. Easement between Applicant and TEG Bank
3. Site Plan Set prepared by Berger Engineering amended March 29, 2023
4. Floor Plans, Elevations, Color Renderings, and Lighting Plans prepared by Michael Berta Architecture & Planning amended March 24, 2023
5. Landscaping plans by The Michael Boice Collaboration amended March 29, 2023

Below please find responses to comments prepared by HVEA Engineers dated January 26, 2023:

Site Plan Operation

The revised design reduces overlapping streams of traffic. Based on the queue analysis provided from other area in-kind facilities, there appears to be ample length during peak hours to accommodate the inflow of traffic. The position of the entrance to the drive at the south side of the development invites the use of the main plaza entrance from Route 9 instead of making a left turn into the Ready Coffee/TEG FCU driveway. Additionally, separating the primary access to Ready Coffee from the north/south plaza interconnect roadway to the east will help to avoid conflicts with other users of the plaza roadway network.

We recommend channelization/curb alignment improvements at the TEG FCU/Ready Coffee northbound driveway entrance to better discourage southbound left turns from Route 9 and to align traffic around the drive-through exit. The proposed hatched area and curb lines do not create a smooth alignment from the northbound entrance off Route 9. Any modifications of the entrance within the Route 9 Highway Boundary would require a NYSDOT Highway Work Permit.

Response: Additional curbing, striping, and signing has been added to the Ready Coffee driveway to discourage southbound left turns entering the site.

To further discourage exiting traffic from Ready Coffee finding their way through the back parking lot of the TEG FCU building to Route 9, it is recommended that the exit alignment from the drive-thru and escape lane be skewed more to the east along with the installation of right turn arrows to direct traffic to the east exit.

Response: At the exit from Ready Coffee, the additional right turn arrows to direct traffic to the east exit is now included to avoid potential cut-through traffic through the TEG Federal Credit Union building.

Parking

The 5 parking spaces on the north side of the proposed dumpster island are situated at the convergence of several different traffic streams. The spaces do not appear to be needed according to the plan parking requirements table. We recommend that this area could be converted to a landscape area, expanding the proposed island. This modification will also enable the proposed crosswalk to be in front of the stop bars.

Response: The removal of these spaces would reduce overall parking in the proximity and some of these would be used for employees. Rather than eliminate these spaces, the plan has been modified to include some additional landscaping and shifted the crosswalk so that it falls in front of the stop bars.

In reviewing the LaGrange, Wappinger and Newburgh Ready Coffee locations, walk-up windows and adjacent parking close to the building are provided and include HC parking. The closest parking space to the proposed building should be converted to a HC space.

Response: The site plan has been revised to modify the parking spaces closest to the building to be a handicapped space.

3. Traffic Operations

It is recommended that the applicant outline the anticipated traffic distribution to/from Route 9 and Pine Woods Road and provide a traffic analysis for the southbound left turn movements into the plaza during peak traffic periods.

Response: Based on the traffic generation observed at the other Ready Coffee sites, peak hour traffic in the order of 50 to 60 vehicles is anticipated. The majority of these trips will be directed from the existing traffic stream. During the morning peak hour, it is expected that over 70% of the traffic would arrive from the north, with some utilizing Pine Woods Road. Of the 70% from the north, approximately half would be expected to arrive via Pine Woods Road and the remainder through the main entrance. This would equate to approximately 17 peak hour vehicles at each location or 1 vehicle every 3-4 minutes. This amount of left turn movement southbound can be accommodated during morning peak hours. Also, note that the majority of these trips are pass-by trips. The remaining traffic to and from the south would be adequately accommodated. Also, note that when exiting, a good portion of the traffic would tend to use the Pine Woods Road exit for traveling to and from the south to take advantage of the traffic signalized intersection.

Below please find responses to comments prepared by Clark Patterson Lee dated February 2, 2023:

1. *Is the existing conditions accurate to reflect the Board of Elections Building? The building is labeled "vacant".*

Response: Building Labels and asbuilt conditions have been updated.

2. *We can't tell what the color line weights represent. It is difficult to tell existing and proposed curbs. Perhaps delineate different and label.*

Response: The line types have been changed to reflect one for existing and a different one for proposed conditions.

3. *In order to ensure adequate drainage flow to proposed and existing structures, label top and bottom of curb elevations.*

Response: Spot elevations with top and bottom of curb have been added.

4. *There are several proposed drainage basins shown connecting directly to existing pipes without a structure. This is not recommended for cleanout purposes.*

Response: The drawings have been revised to connect to existing catch basins.

5. *Will any existing pavement need to be removed and asphalt overlay installed to match proposed grades and drainage flow. If so, these areas should be noted.*

Response: A small section of paving is to be removed and replaced to so that it is slightly higher to enhance drainage.

6. *After completion of site work for Ready Coffee the lot should be seal-coated and re-stripped. While re-stripping, the remainder of the site should be reviewed for re-stripping.*

Response: A note has been added to sheet 1.

Below please find responses to comments prepared by Nelson Pope Voorhis dated February 9, 2023:

Site Plan Comments

General

1. *A narrative regarding design unity needs to be presented.*

Response: The proposed building has been designed so that it takes into consideration the colors and materials also utilized within the existing plaza.

2. *DCDBCH conceptual approval is required for septic.*

Response: Comment noted.

3. *DCWWA approval is required.*

Response: Comment noted.

4. *DCDBCH food service approval will be needed prior to issuance of a certificate of occupancy.*

Response: Comment noted.

5. *Any shared access easement between TEG and the owner of the property on which Ready Coffee is located needs to be reviewed by the Planning Board Attorney.*

Response: See attached.

6. *The Planning Board must approve a one-story shopfront in the PW1 subarea, which can be done as part of any resolution.*

Response: Comment noted.

7. *Are any improvements to drainage, curbs, or accessways proposed that require NYSDOT approval?*

Response: There are no improvements proposed in the NYSDOT right of way.

Sheet T1 – Title Sheet

1. *The zoning regulation table should note that the zone is “Town Core – PW1 – Proposed One-Story Shopfront”.*

Response: Revised.

2. *With regard to the Zoning Regulations Table, a prior site plan had previously shown that the site plan was conforming to the required setbacks – at this time, the zone table shows numerous noncomplying bulk requirements as follows:*

- a. *“Current” should be “Proposed” or “Provided”.*

Response: Revised to “provided”.

- b. *The build to line is to be 85% - the Applicant shows 65%. The site plan previously met this requirement. Please review the “imaginary” lot lines, as this is the issue.*

Response: See the attached amended Site Plan which illustrates the amended build to line.

- c. *The maximum front yard is 15 feet. The Applicant indicates it is 43 feet. It is to be measured from the open space area.*

Response: See the attached amended Site Plan which illustrates the compliant amended front yard.

- d. *The maximum side yard setback is 20 feet - 35.5 feet. The site plan previously met this requirement. Please review the “imaginary” lot lines, as this is the issue.*

Response: See the attached amended Site Plan which illustrates the compliant amended side yards setback.

- e. *The minimum lot area is 3,500 feet, not 2,500 feet.*

Response: See the attached amended Site Plan which illustrates corrected minimum lot area.

3. *Under site data, PW2 should be PW1.*

Response: This information has been revised to show “PW1”.

4. *Please review the Department of Health box – there does not appear to be a demo sheet, and the project is a coffee shop, not office.*

Response: See the attached amended DOH Box.

Sheet 2 of 10 – EX-1 - As Built Survey

1. *The As Built Survey does not appear to have been updated to reflect the changes to Building 2 – it is not a vacant building. Are the improvements around Building 2 updated? It should be updated to show any utility changes.*

Response: The As-built survey has been updated.

2. *The TEG parcel needs to be included in the application, and/or a letter consenting to the application should be submitted. Consult with the Zoning Administrator.*

Response: Letter forthcoming.

3. *Please includes notes as to what the “right of way reserved” are – which property do they benefit?*

Response: The right of way reserved is for ingress and egress for the properties that they are over. A note has been added to the Sheet.

4. *There are various temporary easements and other highway designations along Route 9 that don't seem to be carried through onto the site plan. The proposed building appears to encroach into one of these easements – please clarify.*

Response: Temporary easements removed from drawings as they were temporary and are no longer in effect.

5. *The NYSDOT easement insert indicates the scale is 1"=20', but the notes indicate it is 1"=30' – please correct.*

Response: Revised.

6. *The dumpster enclosure that was supposed to be installed between Bldgs. 3 & 4 and dumpsters are now pulled way forward because Central Hudson installed improvements where the dumpster was supposed to be located. This should be addressed.*

Response: There was no dumpster enclosure required here. The existing dumpsters were pulled forward to permit CHG&E to complete improvements to the back of the BOE building.

Sheet 3 of 10 – SP-1 - Site Plan (which also includes Grading Plan and Turning Paths)

1. *As a general comment, any existing site plan features that are not proposed to be change/reconstructed should be shown in black linetype – it is very difficult to make out what exists and what is proposed. For example, in and around Building 1, there are lines showing as “proposed water valve” which it would appear already exist.*

Response: Lines have been identified as existing or proposed.

2. *The Ready Coffee lot size area dimensions are shown outside the “lot area” – if provided in the Zoning Table, it can be removed as notes to avoid cluttering the data on the sheets.*

Response: This information has been removed.

3. *On the Turning Paths image, please turn off underlying utilities, as they are not relevant to the purpose of the image, and it is difficult to make out movements.*

Response: This information has been revised.

4. *Please indicate size of vehicles – are the sizes reasonable regarding the queue length?*

Response: Size of vehicles is shown in the legend.

5. *Please show turning movements of vehicles making a left turn from the southerly eastbound access drive.*

Response: This information has been added to the Plans.

6. *Crosswalks need to continue to sidewalks.*

Response: The crosswalks have been amended and are shown to connect to the curb.

7. *Reference is made to two handicapped parking spaces. These need to be shown as close as possible to the building as possible.*

Response: The handicapped space has moved closer to Ready Coffee.

8. *Address various revisions to the location of the crosswalks and sidewalks raised by the Planning Board. Address changes to the 5 parking spaces, adjoining angled parking area, and northerly alignment of the driveway into the center, as discussed at the Planning Board meeting.*

Response: The handicapped space has been added at angled spaces and one space removed in northerly parking area enlarging the landscape island.

9. *Please address comments regarding reconstructing the wall to follow the line of the queue which would provide visual relief from views of the queue.*

Response: This work will not be done as all of the existing stone will be utilized to re-create an outdoor seating area.

10. *Instead of rooftop HVAC, consider heat pumps. In addition, rooftop mechanicals are not to be visible from public view. Address how they can be shielded. It was mentioned by a Planning Board member that if could potentially be placed in the canopy above the drive thru lane.*

Response: The applicant is proceeding with rooftop HVAC and is not incorporating Heat Pumps.

11. *Where will delivery vehicles park while unloading?*

Response: Delivery trucks are expected to park and unload on any one of the four sides of the dumpster island, depending on availability and time of day.

12. *Is there natural gas? Where is the electrical connection?*

Response: There is no natural gas. Electrical connection shown on plans.

13. *Show how snow removal will be addressed.*

Response: Property Owner to maintain snow removal practices.

Sheet 4 of 10 – SP 2 – Site Plan (OWTS Plan and Details)

1. *Please provide detail for dumpster – see design standards for Town Core district.*

Response: The dumpster detail is shown on plans (SP3).

2. *Please provide detail for stone wall – if it is to be reconstructed with the same materials and design, please indicate with appropriate notes.*

Response: The stone wall will be reconstructed with the exact same materials in the same manner as the existing wall. No detail is therefore required.

3. *The interior layout needs to reflect sanitary facilities.*

Response: The Seepage pit locations are shown on Sheet 4. See floor plan which illustrates the location of the sanitary facilities only.

4. *Provide details of any bollards, bollard lighting which may be installed.*

Response: The details are shown on plans (SP2).

Sheet 5 of 10 – SP 3 – OWTS Details

1. *We defer to the Town Engineer.*

Response: Comment noted.

Sheet 6 of 10 – ASP-1 – Proposed Coffee Shop Elevations

1. *Only two Ready Coffee wall signs are permitted – three are shown.*

Response: The third sign has been removed.

2. *The lineal frontage of the building appears to be 32 feet, thus the signage is limited to 32 square feet where 37 feet is proposed. **A variance will be needed unless this is revised.***

Response: Applicant will apply for an Area Variance.

3. *The menu boards, provided they are not legible from Route 9 or interior main driveway, would not be considered signs if the scale of the lettering is not legible. If they are legible, they would be considered signs.*

Response: Comment noted. It is not anticipated that they are considered signs.

4. *Provide letter heights for the signs.*

Response: The tallest letter is 10”.

5. *It has been noted that most of the other building signs are framed out on bead board. Design unity needs to be addressed, as mentioned previously. The signs may stand out nicely with such a frame and background.*

Response: Applicant does not intend to frame or border the signs.

6. *Wall sconces shall not project light upwards – please provide detail of the sconces.*

Response: Detail provided on Lighting Sheet LT-2.

7. *Please provide details of all lights – they cannot exceed 3000 Kelvin.*

Response: Detail provided on Lighting Sheet LT-2.

8. *Please indicate whether lights are proposed within soffits.*

Response: There are no lights in the soffits, lighting will be under the awnings only. Refer to Spec sheet for 5” light (3000k).

9. *Please provide specification for brick. What is the underlying color? Indicate brick pattern.*

Response: Bricks are common and in a running pattern, and are to be painted white.

10. *Need to add lintel under the windows as per design standards.*

Response: Lintels have been added to elevations.

11. *The bottom of the windows are to be 30 inches from the ground – these are 36 inches.*

Response: Interior service countertops and sliding service windows are 36” in height necessitating the same window bottom height.

12. *The ratio of openings to wall area in the front façade and any façade parallel to the front façade between the heights of 30 inches and 8 feet above the floor finish height shall be a minimum of 70 percent. Please calculate what has been provided.*

Response: The windows have been designed for the placement of equipment, wall space is limited due to the size of the building. We feel that the windows are proportional to the small size of the building. Wall space is needed to install the menu board and wall sconces.

13. *Please provide detail for street furniture/bike rack.*

Response: Refer to spec on Sheet 2 of 2.

14. *Will trash receptacles be provided for individuals that will be seated in the open area? Please provide detail.*

Response: Yes, one (1) Uline H7234 light gray receptacle will be provided.

Sheet 7 of 10 – ASP-2 - Proposed Coffee Shop Floor Plan and Signage Information

1. *What are the hours of operation? Will the non-illuminated menu boards be visible during evening winter hours?*

Response: Hours of operation are daily from 5:00am until 9:00pm. Menus are visible to patrons due to ambient light from sconce, landscape, and parking lot lights.

2. *Are there restrooms in the building? They are not shown on the floor plan.*

Response: There are no restrooms in the building.

Sheet 8 of 10 – Proposed Coffee Shop Design

1. *Please indicate what type of glass is proposed, e.g., fully opaque? Mirrored? Please follow design standards.*

Response: The windows on the right side of the building front (i.e. west facing) are opaque. The interior area behind this window set will have floor to ceiling equipment necessitating opaque windows here.

2. *The elevations do not show the HVAC equipment – please clarify how they can be screened.*

Response: The HVAC equipment is located in a recess on the east side of the roof, refer to elevations.

3. *Windowless walls are to be avoided – sufficient landscaping, a trellis, or other feature should be considered for the northerly wall.*

Response: Additional landscaping will be added to the north side, refer to Landscaping Plan.

4. *As per the design standards, the bottom of the building should include a base course.*

Response: A freeze board (water table) will be added to the siding location, refer to elevations.

5. *What is the depth of the eave? Please provide.*

Response: Soffits are 8” deep and rake board are 6” from building.

Sheet 9 of 10 – L1 - Planting Plan and Plant Photos

1. *Show the crosswalks and crosswalk signage on the landscape plan. Some sidewalks and crosswalks are interrupted by landscaping on this planting plan.*

Response: Only one crosswalk includes an existing planting. A note has been added to remove plants from within the crosswalk region.

2. *Please provide graphic scale.*

Response: Graphic scale provided.

3. *Provide new trees along transportation corridors.*

Response: There are two trees along Route 9. There is no room for additional trees as there are existing underground features in the way, particularly leach pits.

4. *Each planting bed is to include at least one tree.*

Response: Three (3) trees were added to the northern most island and one in the central parking area, twelve (12) in total.

5. *The new parking area behind TEG has two new islands, trees should be planted.*

Response: One of the new islands behind TEG has been improved with a tree.

Sheet 10 of 10 – Plant Table and Specifications

1. *Notes should be added that the plantings shall be maintained in healthy condition for the life of the use.*

Response: Notes have been added to the Landscape Plan.

2. *Notes should be added that any substitution shall be made only with Town approval – either the Zone Administrator or the Planning Board – this should be discussed.*

Response: Note has been added; however, the proposed group of plants are common and durable.

3. *Due to the scale of the “specifications”, they are difficult to read on this sheet.*

Response: Specifications are now on a separate sheet entitled “L3”.

KARC

PLANNING CONSULTANTS, INC.

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

Sincerely,



Kelly Libolt