

May 25, 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:

In response to submission of April 4, 2023, enclosed please find the following:

1. Responses to Consultant Comments
2. Draft Reciprocal Easement between Applicant and TEG Bank
3. Letter of Consent from TEG Bank dated May 10, 2023
4. Site Plan Set prepared by Berger Engineering amended April 25, 2023
5. Floor Plans, Elevations, Color Renderings, and Lighting Plans prepared by Michael Berta Architecture & Planning amended April and May 2023
6. Landscaping plans by The Michael Boice Collaboration dated March and May, 2023

Below please find responses to comments prepared by CPL Engineers dated April 13, 2023:

1. *There is a seepage pit shown to be removed in the clock tower area. What does this drywell serve? I thought one of the plaza's SDS systems was in this area.*

Response: The drywell as referred is a seepage pit shown on sheet 2. It is to be removed so it only shows up on sheet 2 and is listed as being removed.

- 2. One of our prior comments was adding more top and bottom of curbs elevations in the project areas to ensure proper drainage flow. Only a handful were added. It is our opinion many more should be added throughout the new parking, circulation, and drive thru areas for constructability.*

Response: Grades are provided on sheet 3 in the upper right corner grading window and are shown for all angles and bends. We feel these are sufficient for construction purposes.

- 3. No first floor elevation is not shown for the proposed building. There is only one roof leader collection line shown connecting to a storm structure. With the many roof angles there will likely be more roof leader locations unless a leader collection system is installed around the building.*

Response: Roof leaders have been added to the elevations. Refer to site engineers plans for first floor elevation height and for the storm water collection for the roof leaders.

- 4. Although not previously mentioned, there should be some preliminary site logistics plan or notes provided to indicate where materials will be stored, contractor parking, maintaining parking for existing business etc. We realize this may change once a contractor is selected, but some thought to site logistics should be considered now.*

Response: Contractor storage is added to sheet 1 labeled “contractor storage “.

Below please find responses to comments prepared by HVEA Engineers dated April 18, 2023:

1. 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.*

4 17 2023 Response

The revised plan constructs the southern curb on the southern side of the Ready Coffee/TEG FCU driveway for a smoother transition from Route 9. We believe that the potential for left turns at the northern entrance from Route 9 is mitigated by the position of the entrance to the drive-thru on the southern entrance from Route 9.

Response: Comment noted. We are in agreement.

- *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.*

4 17 2023 Response

The revised plans modified the exit alignment and provided right turn arrows to better direct traffic. The parking space in the SE Corner of the TEG FCU must be eliminated.

Response: The elimination of one space in that corner will eliminate the potential conflict and this is now reflected on the revised site plan.

2. 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.*

4 17 2023 Response

The revised plan retains the parking with a reduction of one parking space. The Town is advised that backing out of a parking space into an area where traffic streams converge could be a difficult maneuver and be a potential accident problem.

Response: The one space has been eliminated in the potential conflict area. The remaining spaces, where vehicles will be backing out of a space, are similar to that which occurs on any drive aisle withing a shopping center.

- *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.*

4 17 2023 Response

The revised plans include HC parking as recommended and the crosswalk to the building has been placed at a convenient location.

Response: Comment noted. No further response necessary.

1. 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.*

4 17 2023 Response

Based on the anticipated trip generation and traffic distribution provided southbound left turn movement into the plaza from Route 9 should not be significantly impacted.

Response: Comment noted. We are in agreement.

Below please find responses to comments prepared by Nelson Pope Voorhis dated April 19, 2023:

1. *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. **The Planning Board attorney should discuss her findings.***

Response: Draft easement attached for review.

Sheet T1 – Title Sheet

1. *No comments.*

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

1. *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. **This needs to be discussed.***

Response: Reference attached letter from TEG dated May 10, 2023.

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

1. *Please indicate size of vehicles – are the sizes reasonable regarding the queue length? **As per response, we did not see the size of vehicle in the legend?***

Response: Refer to Sheet SP1, size used is 6x16.

2. *Planning Board should discuss whether the revisions made to the circulation pattern are acceptable.*

Response: Comment noted.

3. *Please address comments regarding reconstructing the wall to follow the line of the queue which would provide visual relief from views of the queue. **Applicant indicates all the stone will be used in the seating area – the existing versus proposed linear feet of wall should be compared to determine if this is the case.***

Response: The wall will remain as proposed on the plans.

4. *Instead of rooftop HVAC, consider heat pumps. **Applicant indicates rooftop HVAC is being pursued – is it completely shielded?***

Response: HVAC units will be screened/shielded.

5. *Show how snow removal will be addressed. **Response is that property owner will maintain snow removal practices – it is our understanding that the Planning Board wanted to understand if snow storage would occur anywhere in the parking areas.***

Response: No, there will not be snow storage in the parking areas.

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

1. *Please provide detail for stone wall – if it is to be reconstructed with the same materials and design, please indicate with appropriate notes. No detail to be provided. It is*

suggested that a photo of the existing wall could be added as a detail or this could be made a condition of any approval.

Response: A photo of the existing walls and construction details for the new walls and columns with a specific note that all new wall and column styles are to match the existing wall and column styles has been added to the landscaping plan..

Sheet 5 of 10 – SP 3 – OWTS Details

1. *We defer to the Town Engineer.*
2. *Note that the dumpster detail, although not part of the OWTS system, is included on this sheet, and should be reviewed by the Planning Board.*

Response: Comment noted.

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

1. *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 is that the Applicant will apply for a variance.***

Response: Applicant will NOT be applying for a variance.

2. *Provide letter heights for the signs. **Response letter indicates 10 inches is tallest letter. We defer to the Planning Board/Zoning Administrator whether this should be noted on the plan.***

Response: Comment noted.

3. *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, as per a Planning Board comment. **Applicant is not framing the signs in this manner.***

Response: Comment confirmed.

4. *The bottom of the windows are to be 30 inches from the ground – these are 36 inches. **This does not meet design standard. Planning Board should determine if this is acceptable – window height matches the counter height.***

Response: All windows comply with 71% opening. In this most recent design, we lowered the window opening from 36 inches to 30 inches. Window openings are defined in 202.3 on page 42 in the illustration at the lower right. “Windows” include both the glass and the frames

5. *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. **Information not provided.***

Response: All windows comply with 71% opening. In this most recent design, we lowered the window opening from 36 inches to 30 inches. Window openings are defined in 202.3 on page 42 in the illustration at the lower right. “Windows” include both the glass and the frames.

6. *Please make sure the trash detail is noted somewhere on the plan.*

Response: The Trash receptible has been shown next to the bike rack

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

1. *No comments.*

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. **Note that opaque windows are proposed – Planning Board should determine if this is acceptable.***

Response: Per bolded comment above, opaque windows are proposed - Planning Board to determine if acceptable,

2. *The elevations do not show the HVAC equipment – please clarify how they can be screened. **While located in a recess as per the response, will they be visible?***

Response: We have recessed the equipment into the roof line, Our mechanical engineers have advised us from any further screening. They are concerned that there will not be sufficient air flow.

3. *As per the design standards, the bottom of the building should include a base course. **Response indicates this will be provided. It is unclear if additional changes are proposed.***

Response: A 10" fiber cement freeze board has been added to the siding areas and a brick soldier course has been added to the columns at the drive thru.

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

1. No comments.

Sheet 10 of 10 – Plant Table and Specifications

1. No comments.

Below please find responses to additional comments received at the Planning Board Meeting held April 19, 2023:

- *Show crosswalk from bank to Ready Coffee*

Response: Added to sheet 3 with handicapped ramps on both sides noted

- *Provide photos of dumpster/enclosure showing all four sides; please have carting company submit to us the exact dimensions of the containers*

Response: Reference attached photos.

- *Call out heat pumps*

Response: The two units have been labeled HVAC Equipment

- *Screen air handlers*

Response: We have recessed the equipment into the roof line, Our mechanical engineers have advised us from any further screening. They are concerned that there will not be sufficient air flow.

- *Window Height - issue with measurements vs. code*

Response: Window sill height is code compliant at 30"

- *Show service shelf on elevation.*

Response: Service shelf has been shown.

- *Remove drive-thru signs.*

Response: They have been removed from the site

- *Label soffit and fascia materials*

Response: Soffit & fascia material have been labeled (Azek Fascia (White) w/ Fiber Cement Bead Board Soffit).

- *Existing crosswalk on current plan is labeled “raised” but it is flat*

Response: Crosswalk on south side of site near Mavis (bldg 1) is raised.

- *Add note to plan to the effect of “...if additional items are to be provided/served at this location causing a more intensive drive-thru, a Site Plan Amendment may be required.”*

Response: Note added to title sheet note 6.

Below please find responses to Variances Required Memo prepared by ZEO dated May 10, 2023:

The following requirements must be addressed by narrative where information is missing or unclear, by revisions, by waiver or determination by the Planning Board when such authority is granted to the Board or by variance from the Zoning Board of Appeals.

202.2.3 One-Story Shopfront

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. [Does not conform 58% provided] **Variance Required***

Response: All windows comply with 71% opening. In this most recent design, we lowered the window opening from 36 inches to 30 inches. Window openings are defined in 202.3 on page 42 in the illustration at the lower right. “Windows” include both the glass and the frames.

*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. [Does not conform] **No***

glazing at 30 inches Only one window so there is do distance between glazing at the specified height. Grammar uncertainty Benefit to the applicant

Response: All windows comply with 71% opening. In this most recent design, we lowered the window opening from 36 inches to 30 inches. Window openings are defined in 202.3 on page 42 in the illustration at the lower right. “Windows” include both the glass and the frames.

ARCHITECTURAL PATTERNS

ARCHITECTURE AND MATERIALS

301.1 Architectural Styles shall be used for Design Precedent: Identify the style selected.

Response: Modern Dutch Colonial.

301.2 ARCHITECTURAL FEATURES.

301.2.2 - 3 Windows shall be located no more than 30 inches off the ground with high lintels consistent with traditional window proportions. [Does not conform] Variance Required

Response: All windows comply. In this most recent design, we lowered the window opening from 36 inches to 30 inches. Window openings are defined in 202.3 on page 42 in the illustration at the lower right. “Windows” include both the glass and the frames.

4. The opening to facade ratio at the ground floor facade area shall be no less than 70 percent and allocated primarily to display windows. [Does not conform] Variance Required

Response: The window sets have been enlarged and now comply with 71% opening.

301.3 MATERIALS

1. Primary Materials brick (brown and red range) with mortar joints not exceeding ½ inch, all mortar joints to be struck. When using more than one primary material in a facade, one is required as the main theme, with the others acting only to complement and accentuate the design. [Provide joint details address color.]

Response: All mortar joints to be struck. All brick to be Belden Antique Colonial, which is in the “brown and red range.” Applicant intends to paint this brick with Benjamin Moore #855 Cloud Cover. Painting or coating materials listed in 301.3 is not prohibited and, in fact, the materials listed in this section are generally presumed to be coated after installation.

301.4 BUILDING MASSING.

4. Every building facade shall have a base, middle and top appropriate for the scale of the building. The top shall visually terminate the building and help protect it from the elements and the base should visually support assumed vertical building loads. The cornice transition line usually occurs at the sill of the top floor windows or above these windows. In many cases this row of windows is shorter than the floors below. The transition may consist of a short setback or a slightly articulated trim course. [Does not appear to be met.] **Provide narrative and description of how this is met.**

Response: All sides contain an articulated base course and cornice We added a 10 Freeze board at the base of the siding areas and a 8" fascia board where the siding meets the soffit. A brick soldier course has been added to the drive thru columns.

6..All sides exposed to the public should have an articulated base course and cornice. The base course should align with either the kick plate or sill level of the first story window. A cornice which terminates or caps the top of a building wall shall project horizontally from the vertical face of the building and may be ornamented with mouldings, brackets, or other details. The middle section of the building may be horizontally divided at the floor, lintel, or sill levels with a belt or string course. [Does not appear to be met.] **Provide narrative and description of how this is met.**

Response: All sides contain an articulated base course and cornice We added a 10 Freeze board at the base of the siding areas and a 8" fascia board where the siding meets the soffit. A brick soldier course has been added to the drive thru columns.

301.5 ROOFS

5. Both gable and hipped roofs should provide overhanging eaves on all sides that extend a minimum of one foot beyond the building wall. [Not met] **Provide overhanging eaves on all sides or Variance Required**

Response: Eaves provided a 12" overhang has been added to the rake board and eaves.

301.11 STREETSCAPE

1. Street Furniture - Provide details of street furniture: Add a seating wall detail.

Response: See amended Landscaping Plan.

3. Trash Receptacles - Provide details and location.

Response: ULINE Terrace Trash Can H-7234 Light Gray, Placed next to the bike rack.

*4: Sidewalks: within the PW-1 subarea, sidewalks shall be no less than 6 feet in width (unless waived by the Planning Board. **Waiver required**, standard width noted as 5 feet and pinch points are less. Variance needed if no waiver by the Planning Board.*

Response: Applicant will request a Waiver.

*5. Street Trees and Landscaping: A minimum of one (1) street tree for each 30 linear feet of all road or driveway frontages(s), or fraction thereof, shall be planted in a planting strip or tree pit located in the public right of way or immediately adjoining the right of way where a yard exists. The Planning Board shall determine the appropriate location based on consultation with the applicable local state highway agency and may specify appropriate measure to ensure tree survival after planting, e.g., structural soils. [Street trees are required, there are below grade restrictions in the Right of Way, **the Planning Board must make a determination.***

Response: To be determined post NYSDOT Sidewalk construction.

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

Thank you.

Sincerely,



Kelly Libolt