

June 13, 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. Site Plan Set prepared by Berger Engineering amended June 9, 2023
3. Floor Plans, Elevations, Color Renderings, and Lighting Plans prepared by Michael Berta Architecture & Planning amended June 9 and June 12, 2023.
4. Landscaping plans by The Michael Boice Collaboration dated March and May, 2023

Below please find responses to comments prepared by Nelson Pope Voorhis dated June 5, 2023:

Comments

1. *Shared access agreement. See the Planning Board attorney's comments.*

Response: Shared Access Agreement is currently under review by both the Applicant and Planning Board Attorneys.

Sheet T1 and EX-1 – Title Sheet

1. *No comments.*

Sheet SP-1 - Site Plan (which also includes Grading Plan and Turning Paths)

1. *Planning Board should discuss whether the revisions made to the circulation pattern are acceptable. It is our understanding that there is still concern with the location of the four parking spaces near the northerly access drive from Route 9.*

Response: Planning Board to advise.

2. *Please address comments regarding reconstructing the wall to follow the line of the queue which would provide visual relief from views of the queue. It appears the stone wall will have a concrete core as per the details. We are uncertain whether there will be left over material based on the reduced wall lengths.*

Response: There will be no left-over material. This comment has been previously answered.

Sheet SP2 and SP 3 – Site Plan and OWTS Details

1. *The dumpster detail, although not part of the OWTS system, is included on this sheet, and should be reviewed by the Planning Board. Based on the photos, is the design acceptable?*

Response: Planning Board to advise.

Sheet AP-1, AP-2, ASP-3– Proposed Coffee Shop Elevations

1. *The type of window (opaque, clear) needs to be noted. It appears that the glass to the right of the service window will be opaque, based on the floor plan. Is there something decorative that can be inserted or provided on the opaque glass for visual interest?*

Response: Applicant will investigate decorative opaque glass or an applique.

2. *Is the door on the south elevation to be painted? Color?*

Response: Yes, it will be medium grey.

Sheets LT-1 and LT-2 - Lighting

1. *Provide the kelvin values of all LED fixtures – they should be in the 2700-3000K range.*

Response: All lights have been changed to 3,000 kelvins.

2. *The details show there is a WD2Q340 light fixture, but this does not appear on the light schedule.*

Response: They are labeled “CL” and are the under-canopy lights.

3. *Pole detail is not provided for the 12-foot poles. Lantern item number does not match detail - is BPL instead BLL? Concrete base should be colorized, consistent with existing poles. It also appears that some of the poles and lights may already be installed along the southerly drive lane into the center. It would be useful to differentiate those lights from those that are proposed.*

Response: Detail has been added with notes to match existing lights and bases.

4. *The seating light fixture detail does not match the lighting schedule?*

Response: Plan has been updated, lights are labeled “SL”.

5. *There are significant hot spots along the building. At the southwest corner, light levels approach 26.5-36.1 footcandles. At the northwest corner, levels are 15.9 footcandles (fc). There are a 36.2 and 52.7 fc hotspots by the pass through aisle. These far exceed the light levels recently reviewed at the Quick Stop gas station – canopy lights. These should be checked and footcandles reduced.*

Response: Lighting plan has been updated to remove the hot spots, highest level is 11.5 footcandles.

L1-L3 - Planting Plan and Plant Photos

1. *No comments. Defer to others.*

**Below please find responses to Recommendations prepared by County of Dutchess
Department of Planning and Development dated June 7, 2023:**

We recommend the Board not grant Site Plan Approval until the following conditions have been met:

- 1. The building is modified to more closely uphold the intent and requirements of the Town Core district, as outlined in the Design and Development Standards.*

Response: The Applicant has been working closely with the Town and its consultants on the design of the building and will proceed with the current proposal accepted by the Town and its consultants. Further, a one story shopfront is permitted in the current code.

- 2. The entrance-only curb cut north of the building is removed. Alternatively, a reduction in the width and curb radius to echo the plaza entrance just to the south could serve to satisfy this condition.*

Response: The applicant is not proposing any modifications to the entrance only curb cut. This ingress is the only ingress for the TEG Credit Union and has been situated at this location for decades.

- 3. The required street trees are added between Route 9 and the proposed building.*

Response: The Town of Hyde Park/DOT sidewalk project is responsible for the removal of street trees; grass seed has since been planted in sidewalk landscaping beds by the Town.

- 4. Lighting levels, fixture locations, and fixture specifications are modified to create a lower, more evenly lit site.*

Response: See amended Site Plan.

Below please find responses to additional comments received at the Planning Board Meeting held June 7, 2023:

- Lighting schedule doesn't match details

Response: See amended Lighting Plan.

- Make sure pole bases are black.

Response: Comment noted, see amended Site Plan.

- Provide 6' sidewalks or request a waiver.

Response: The applicant will request a waiver.

- Are there any shade trees proposed?

Response: There is one shade tree that will be planted within the project area, to be determine

- Clarify window detail.

Response: See amended elevation.

- No variances are required.

Response: Comment noted, no variances will be requested.

- A super majority vote is required.

Response: Comment noted.

- Who is replanting the trees that were removed for the sidewalk project?

Response: Seed had been laid in sidewalk beds in lieu of trees, by the town.

- South elevation – fix hatches (missing)

Response: See amended elevations.

KARC

PLANNING CONSULTANTS, INC.

- Are there umbrellas for tables?

Response: Umbrellas will not be provided.

- Bollards are detailed, but not shown on plan.

Response: See amended Site Plan.

- Call out gutters

Response: See amended Site Plan.

- Dumpster creates a blind spot for the 4th parking space (area of concern).

Response: The applicant does not feel that these four (4) parking spaces differ from those in a parking lot drive aisle and does not intend to remove them from the plan at this time.

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

Thank you.

Sincerely,



Kelly Libolt