



Venue 130 Grand St - revised proposal

March 5, 2024

Prepared for: Village of Croton on Hudson

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REVISION OVERVIEW

In this revised amendment to the original proposal, we hope to bring further clarity to our vision of a community space, restaurant and performance venue. We are now working with Cortlandt architect Christopher Borchardt and together we have devised floor plans and a site plan for your inspection. We hope to begin work as soon as possible.

Addressed in these revisions are:

Venue Capacity

Updated Parking Study

Detailed Floor Plans

Updated Site Plan

Waste Disposal

Additional Venue Offerings

VENUE CAPACITY

Two goals are addressed here: the first is maximizing the available space in order to provide for an optimal experience in terms of watching a performance and enjoying food and company. This is not a big building; great care in the design has been taken to give the interior a strong “flow” for comfortable movement and for sonic integrity.

The second goal is to ensure we can still be fiscally viable. This is a labor of love, and as such, we are committed to a long term campaign. Initial investment will be considerable, however, and we would hope to be solvent at some point in the future.

The Main Floor capacity will be for **50 patrons**. This is in adherence with the laws of the land in terms of the available square footage. We have designed two staircases, in compliance with local and state code, that lead to a Mezzanine area. The Mezzanine will be an excellent option for viewing as well as an area available to private parties, for local events such as Birthday, Confirmation or Bar mitzvah celebrations. The Mezzanine capacity will be for **25 additional patrons**.

In adherence with the laws we are adding **2 additional exits** at the rear of the building on the Main Floor. The Lower Floor contains the kitchen, Green Room, and office as before, except in a slightly different configuration.

REVISED PARKING STUDY



PARKING LOT AT MANES PARK

WEDNESDAY 6 PM

At maximum capacity, the Venue at 130 Grand Street would have **75 patrons, plus 5-8 staff**. Aside from the **8 spaces in the rear of the building**, and additional **15 to 20** spots might be needed in on-street parking. **Staff** would be asked to park further away on Maple Street or Brook Street.

Measuring within **1250 feet (less than a 1/4 mile)** of the Venue, we were able to find ample on-street parking. **We will include a PARKING PAGE reference/map on the Venue website, to assist patrons in finding parking.**

We broke down the immediate areas for On-Street Parking into several sections:

Section 1 - Grand Street from Dummy Light to Church street (La Catrina);

Section 2 - Old Post S from Dummy Light to Maple St (e.g. Black Cow);

Section 3 - Municipal Lots of Manes Park and Asbury Church;

Section 4 - Grand St/Old Post S from Dummy Light to Municipal Building;

Section 5 - Maple St from Old Post Rd to Dobbs Field

Section 6 - Maple St from Old Post Rd to original Children's Space (S. Horowitz)

AVAILABLE ON STREET PARKING

WEDNESDAY 6 PM

Section 1 - 12 SPOTS

Section 2 - 4 SPOTS

Section 3 - 16 SPOTS

Section 4 - 7 SPOTS

Section 5 - 16 SPOTS

Section 6 - 7 SPOTS

Total Available - 62 SPOTS WITHIN 1,250 FEET

WEDNESDAY 8 PM

Section 1 - 7 SPOTS

Section 2 - 3 SPOTS

Section 3 - 12 SPOTS

Section 4 - 6 SPOTS

Section 5 - 16 SPOTS

Section 6 - 3 SPOTS

Total Available - 47 SPOTS WITHIN 1,250 FEET



MAPLE STREET BY
DOBBS PARK

FRIDAY 7 PM

FRIDAY 6 PM

Section 1 - 10 SPOTS

Section 2 - 2 SPOTS

Section 3 - 10 SPOTS

Section 4 - 4 SPOTS

Section 5 - 10 SPOTS

Section 6 - 2 SPOTS

Total Available - 38 SPOTS WITHIN 1,250 FEET

FRIDAY 8 PM

Section 1 - 6 SPOTS

Section 2 - 2 SPOTS

Section 3 - 10 SPOTS

Section 4 - 7 SPOTS

Section 5 - 12 SPOTS

Section 6 - 3 SPOTS

Total Available - 40 SPOTS WITHIN 1,250 FEET

ON-STREET PARKING STUDY CONTINUED

SATURDAY 6 PM

Section 1 - 5 SPOTS

Section 2 - 2 SPOTS

Section 3 - 10 SPOTS

Section 4 - 4 SPOTS

Section 5 - 10 SPOTS

Section 6 - 2 SPOTS

Total Available - 33 SPOTS WITHIN 1,250 FEET

SATURDAY 8 PM

Section 1 - 4 SPOTS

Section 2 - 4 SPOTS

Section 3 - 6 SPOTS

Section 4 - 4 SPOTS

Section 5 - 13 SPOTS

Section 6 - 2 SPOTS

Total Available - 33 SPOTS WITHIN 1,250 FEET

WASTE DISPOSAL

As before, the **Proposed Dumpster enclosure** at the back of the 130 Grand St would be 6.5' Deep, 5' High, and 12' long. This would adjoin onto a similarly sized enclosure that would serve the Franzoso property. The fencing would be lined with wood paneling with a sliding roof. The enclosure serving 130 Grand St would support one **4 Yard Dumpster** (4'X4.5'X6') which would be ample for the **waste product** of a restaurant of this size, and a **subdivided 2 Yard Dumpster** (3'X3'X6') for **recycling**. There would additionally be room for a 100 gallon **grease receptacle** and a 100 gallon **Compost bin**.



In addition, we have added here a small section at the back of the building where daily waste can be located. At the end of the day, the garbage would be brought to the Dumpster enclosure at the back of the parking lot. This section behind the building can also accommodate certain deliveries.

FIRE EGRESSES

Architect Borchardt, known regionally for a variety of commercial venues, including the Dramatic Hall in Peekskill, is very experienced and diligent when addressing Safety and Fire Code. As a result (see Main Floor plan), he has added two Fire Exits in the rear of the Main Floor. These will empty onto a deck outside (by the rear parking lot), with an ADA-compliant staircase down.

The mezzanine level has two staircases on either side, also in compliance with Fire Code. Because of the Change of Use from a Medical Office to a Venue, all current Safety Codes are in effect and Mr Borchardt has realized them in these plans. Patrons will never be more than a few steps from one of three exits.

BRUNCH!

There are currently few options for Weekend Brunch in our immediate area. We hope to remedy that with a reasonable, healthy and hearty Brunch menu on Saturdays and Sundays. Before the big Little League game, after religious services, or just when you manage to get out of the house, we hope to be there for you, with tasty options.



