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Mr. Stephen Reilly, Chairman  
Village of Voorheesville Planning Commission  
29 Voorheesville Ave  
Voorheesville NY 12186

Re: Blackbirds Tavern and Bike Café  
40, 42 and 43 East Main St.

Dear Mr. Reilly,

As requested by the Planning Commission, I have reviewed the parking requirements and spaces provided for the above referenced project. The project consists of construction of a 5,000 square foot restaurant and a 1,625 square foot café. The buildings are located at the intersection of Voorheesville Ave, South Main Street and Center Street. There are two parking lots proposed with the Bike Café parking lot accessing Center St. and Blackbirds Tavern parking lot located along South Main Street.

In accordance with the parking lot regulations, shared parking and on-street parking is encouraged with off-site parking lots within 400 feet of the site to be considered. The project proposes to utilize off-site parking to supplement on-site parking. The Planning Commission has the authority to determine the final number and layout of the parking proposed for the project.

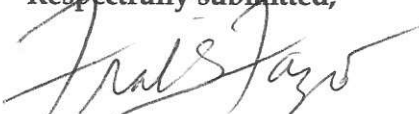
Parking space requirements for Eating and Dining Establishments are 12 space per 1,000 square feet of gross floor area. Apartments require 2 spaces per unit. This equates to 79 parking spaces to provide for a total restaurant space of 6,625 sf and 4 spaces for the two apartment units for a total of 83 required spaces. The project proposes 37 on site parking spaces, leaving 46 spaces to be provided by shared and on-street parking.

The Village is currently developing a plan to increase the parking spaces at the Village Hall parking lots for a combined total for the two parking lots of approximately 51 spaces. This would exceed the requirements of the project. Additionally, there is some parking allowed along South Main Street which will also benefit the project.

Based on this review, the project should have adequate parking available to meet the requirements.

Should you have any questions, please do not hesitate to contact me.

Respectfully submitted,



Frank S. Fazio, P.E.

C: Richard Straut, May  
Richard Reilly Esq.  
Steve Mason, Building Inspector  
Linda Pasquale, Clerk