

SEAWALL PARK

A Seawall For All

Dear Committee Members,

Platypus Partners, owners of the real estate at 9-10 Washington Parkway, 24 Washington Parkway, and 40-60 Beach drive, would like to secure a permit for an outdoor dining and entertainment facility, with the working name of Seawall Park, at the lots located at 24 Washington Parkway and 40-60 Beach Drive.

We feel this is consistent with the Town of Stratford P.O.C.D., consistent with the historical use of the lots, consistent with WF Zoning regulations, complementary to the area businesses, and beneficial to the community to encourage use of the seawall area as an open-air gathering space and outdoor recreation location.

We feel that environmental impact on the lot is minimal as operations would be housed in professionally modified and removable shipping containers anchored on existing permeable natural surfaces and all existing plantings and landscape materials will remain and be improved.

Planning and zoning and we feel our facility does not fall within provisions of section 7.1, 7.2 regarding outdoor dining. This is a standalone outdoor dining and entertainment use venue. Therefore, this use should fall under Section 20 provisions for special cases and unnamed uses. We believe our application meets the requirements for a special case approval.

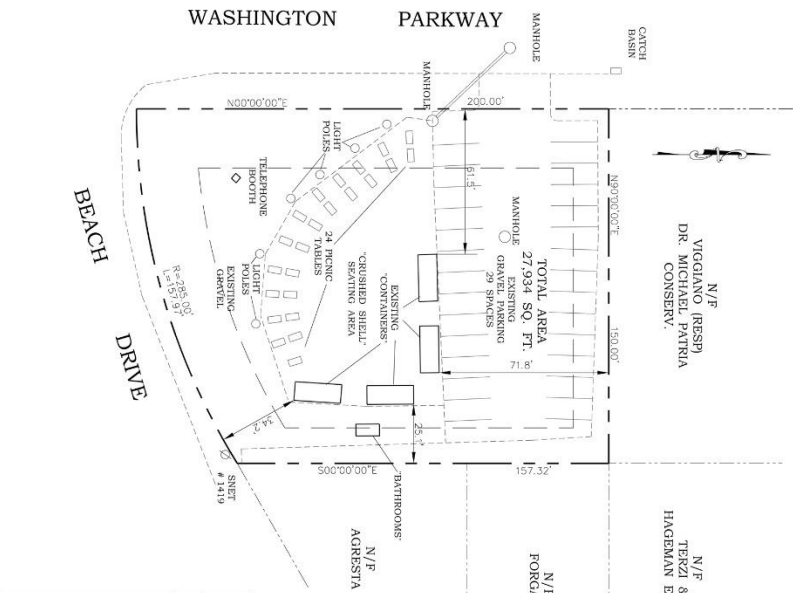
Thank you for your consideration,
Platypus Partners

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Current As Built Survey

LEGEND

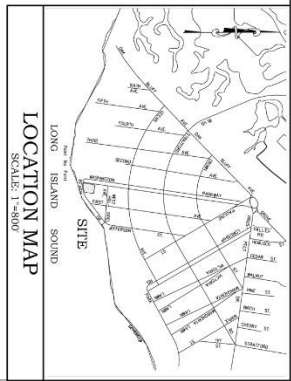
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- BUILDING OR BRACK LINE
- EXISTING SIDE OF PAVEMENT
- WALKWAY BOUNDARY
- WALKWAY STRIPBACK
- PROPOSED WALK
- MANHOLE
- SEWER
- WATER
- ST. FINISH
- JAET OF CLADDING
- EXISTING CONTAINERS
- PROPOSED CONTAINERS
- NON-FIN. YARD
- PROPOSED 30" DIA. DRIP TEE HOLES
- PROPOSED 6" DIA. HYDRANT RISER
- PROP. WALK



N/F
VIGGIANO (RES)P
DR. MICHAEL PATRINA
CONSERV.

N/F
TERZI &
HAGEDWAN ET AL

N/F
FOREBAYS



BULK REQUIREMENTS

WATERFRONT DISTRICT (WF)	REQUIRED	EXISTING
BULK STATISTICS		
TOTAL LOT AREA	10,000 SF	27,934 SF
MIN. WIDTH	50'	150'
MIN. DEPTH	30'	157.32'
MAX. HEIGHT	30'/2.9 STORES	8'
MIN. CLEARANCE	15'	2.4'
MIN. REAR YARD	20'	7'-8"
MAX. BUILDING LOT COVERAGE	35%	2.3%
MAX. DEPENDOUS AREA	70%	2.3%
MIN. LOT FRONTAGE	100'	337.97'

No.	Date	Revised For	Revised By
2	6/17/2021	RECEIVED FROM PLANNING COMMISSION	
1	5/7/2021	RECEIVED FROM TOWN PLANNING COMMISSION	
		REGIONAL DESCRIPTION	

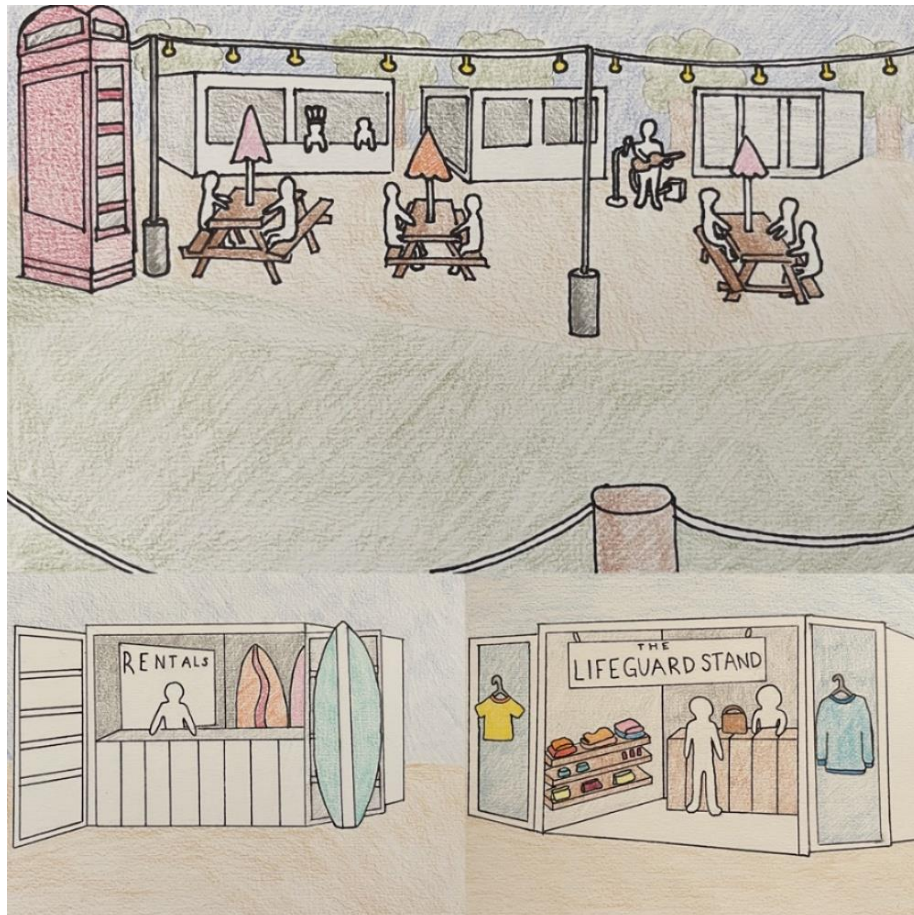
THE TOWN OF WESTPORT, NEW YORK, HAS REVIEWED THE ABOVE DESCRIBED PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP ACT. THE TOWN ENGINEER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP ACT. THE TOWN ENGINEER HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING REGULATIONS AND THE SUBDIVISION MAP ACT.	DAMICO ASSOCIATES 200 WESTPORT AVENUE WESTPORT, NY 10988 PHONE: 845.369.1111 FAX: 845.369.1112 WWW.DAMICOASSOCIATES.COM	Job No. 4035 Scale 1"=20' Date 4/9/2021	City of Westport Project Name PLATYPUS PARTNERS LLC 60 BEACH DRIVE WESTPORT, CONNECTICUT	Drawing Title AS BUILT DATE: 04
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Current Uses

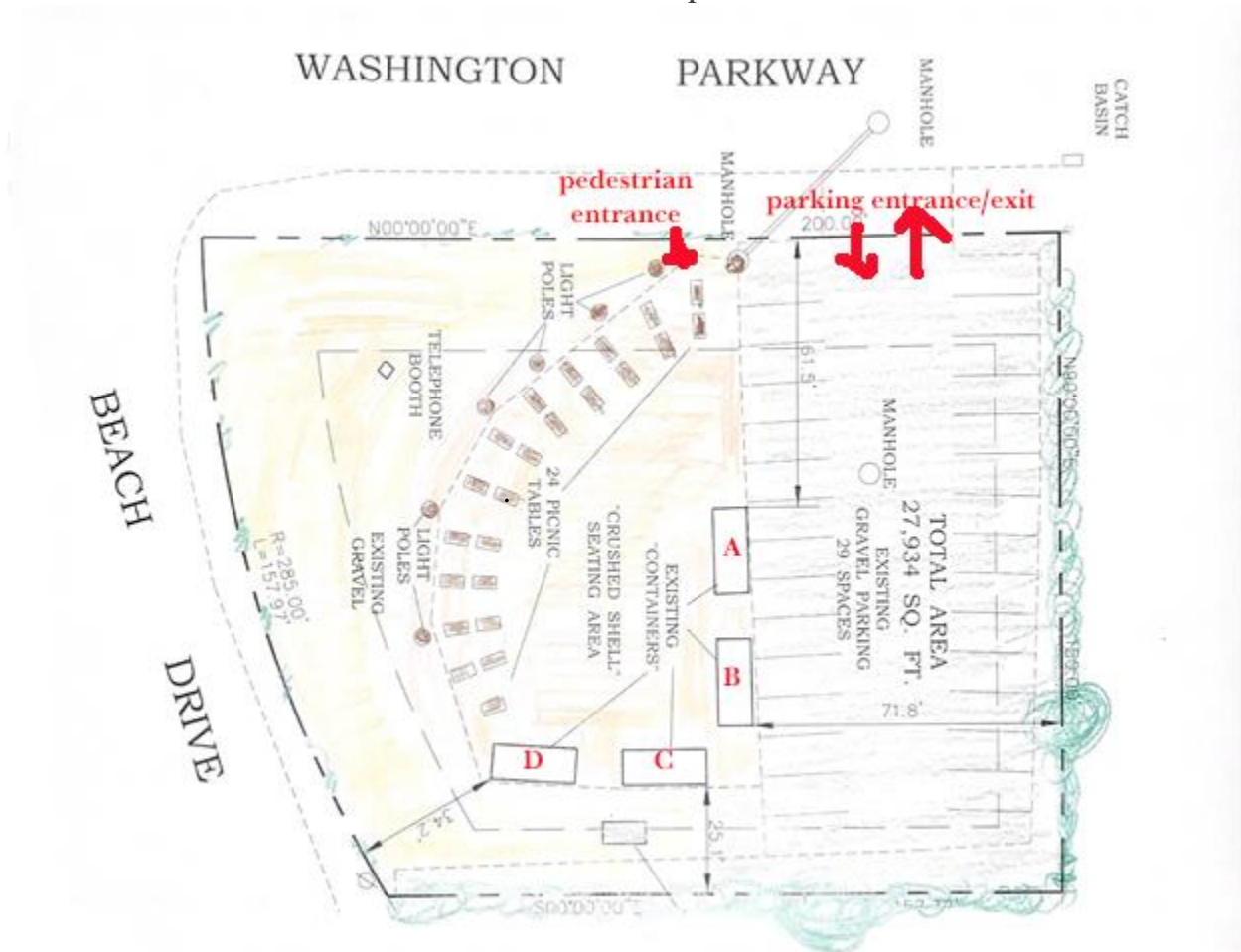
Under the executive order 7MM allowing for and encouraging the expansion of outside dining and beverage service our tenant Little Pub, located at 9 Washington Parkway, is currently operating food and beverage service with onsite beverage service and ice cream/snack bar offerings out of two professionally modified shipping containers at 24 Washington Parkway and 40-60 Beach Drive.

The Surfside Hotel, our tenant at 10 Washington, and Little Pub are also currently using the lots and two professionally modified shipping containers as a location for Little Pub and Surfside Hotel guest activities and events, as well as storage for Surfside Hotel guest outdoor activity equipment such as paddleboards, kayaks, and bicycles.

We believe these uses are consistent with the Town of Stratford P.O.C.D. desire to benefit area businesses and the community by encouraging use of the seawall area both as an open-air gathering space and outdoor recreation location.



Current Footprint



KEY	
A: BEVERAGES/ICECREAM/SNACK	B: ON SITE FOOD ASSEMBLY
C: STORAGE AND RETAIL	D: RECREATIONAL EQUIPMENT

There are 24 picnic tables on a crushed shell surface, 29 car parking spaces, parking for 18 bicycles, two portable restrooms with a handwashing station, string lighting, and “maritime style” piling and rope perimeter fencing. The lot is accessed from Washington Parkway sidewalk via a single pedestrian access point and previously exiting parking lot entry/exit apron.

Proposed Uses

We would like to secure a permit for an outdoor dining and entertainment facility, with the working name of Seawall Park, at the lots located at 24 Washington Parkway and 40-60 Beach Drive.

We feel this is consistent with the Town of Stratford P.O.C.D., consistent with the historical use of the lots, consistent with WF Zoning regulations, complementary to the area businesses, and beneficial to the community to encourage use of the seawall area as an open-air gathering space and outdoor recreation location.

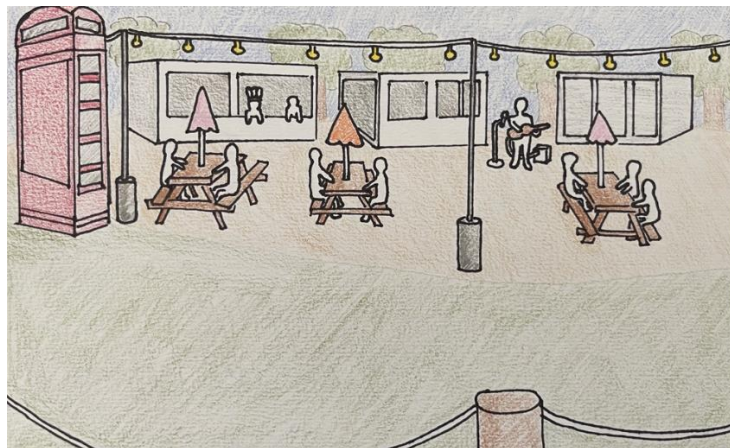
Dining

Food service would be a continuation of Little Pub dining in a to go method with onsite beverage service and ice cream/snack bar offerings. Hot food orders will be taken by servers or sent directly to Little Pub kitchen by guests via use of a QR code, and guests will be able to enjoy meals delivered to their tables in a to go fashion. Food will be prepared in Little Pub Kitchen. On occasion Little Pub will provide onsite food preparation in the form of BBQ cookouts, “Lobster Shack” type seafood or clambakes, and/or food trucks with appropriate permits and approvals.

Entertainment

So that we can provide entertainment for our guests, and because live outdoor music is prohibited in conjunction with incidental outdoor dining, we are requesting permitting to commence live entertainment at Seawall Park.

Live Entertainment is often referred to: *Any musical act (including karaoke), theatrical act, (including standup comedy), play, revue, scene, dance act, or song and dance act, or any combination thereof, performed by one or more persons, whether or not they are compensated for the performance, in a privately owned premises that is open to the public, whether or not admission is charged.*

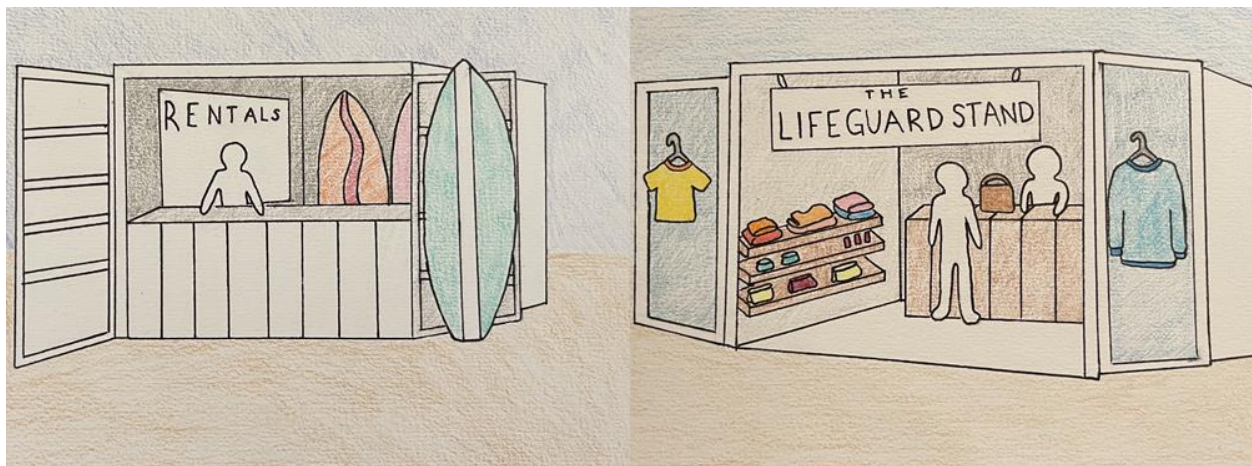


Future Uses

Third Party Managed Recreation and Retail

In addition, to encourage use of/access to the Seawall and Waterfront as a public recreation destination, and to encourage local entrepreneurs to operate complementary recreation related businesses for non-hotel guests in the area, we may be seeking, now or in the future, and as required, additional permitting to:

- 1.) provide space for 3rd party managed equipment rental such as paddleboards, kayaks, bicycles, and related outdoor activity equipment. Similar operations are currently operated by the Surfside Hotel only for guests of the Surfside Hotel. We cannot rent to the public.
- 2.) provide space for 3rd party managed wellness activities such as beach yoga and related fitness classes. Similar operations are currently operated by both Little Pub and the Surfside Hotel for customers of Little Pub and guests of the Surfside Hotel.
- 3.) provide vendor space for retail operations in the form of “pop up” shops and craft fairs for local artists and makers. Similar operations are currently operated by both Little Pub and the Surfside Hotel for customers of Little Pub and guests of the Surfside Hotel.



Proposed Operations Summary

Food and Beverage Service

Seven days between 12-9PM.

Food service would be a continuation of Little Pub dining in a to go method with onsite beverage service and ice cream/snack bar offerings. Hot food orders will be taken by servers or sent directly to Little Pub kitchen by guests via use of a QR code, and guests will be able to enjoy meals delivered to their tables in a to go fashion. Food will be prepared in Little Pub Kitchen. On occasion Little Pub will provide onsite food preparation in the form of BBQ Pig Roasts, “Lobster Shack” type seafood, burgers and hot dogs, and/or food trucks with appropriate permits and approvals.

Entertainment

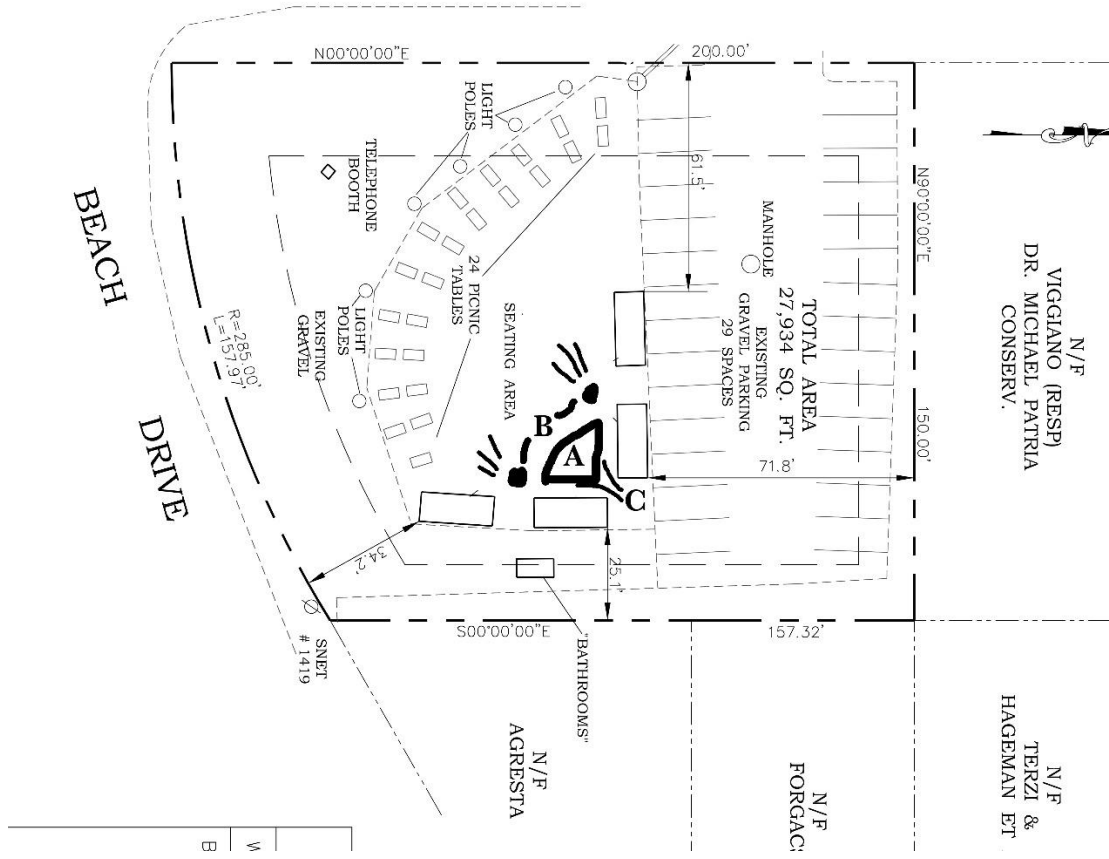
Requested for seven days, on non-repeating days, in non-concurrent three-hour blocks, and stipulated between the hours of 12- 8 PM Monday-Thursday, 12- 10pm Friday and Saturday, and 12- 6PM Sundays. For example, amplified acoustic musician Wednesday night 5-7 PM, no entertainment Thursday, and an amplified cover band Friday night 6-9PM.

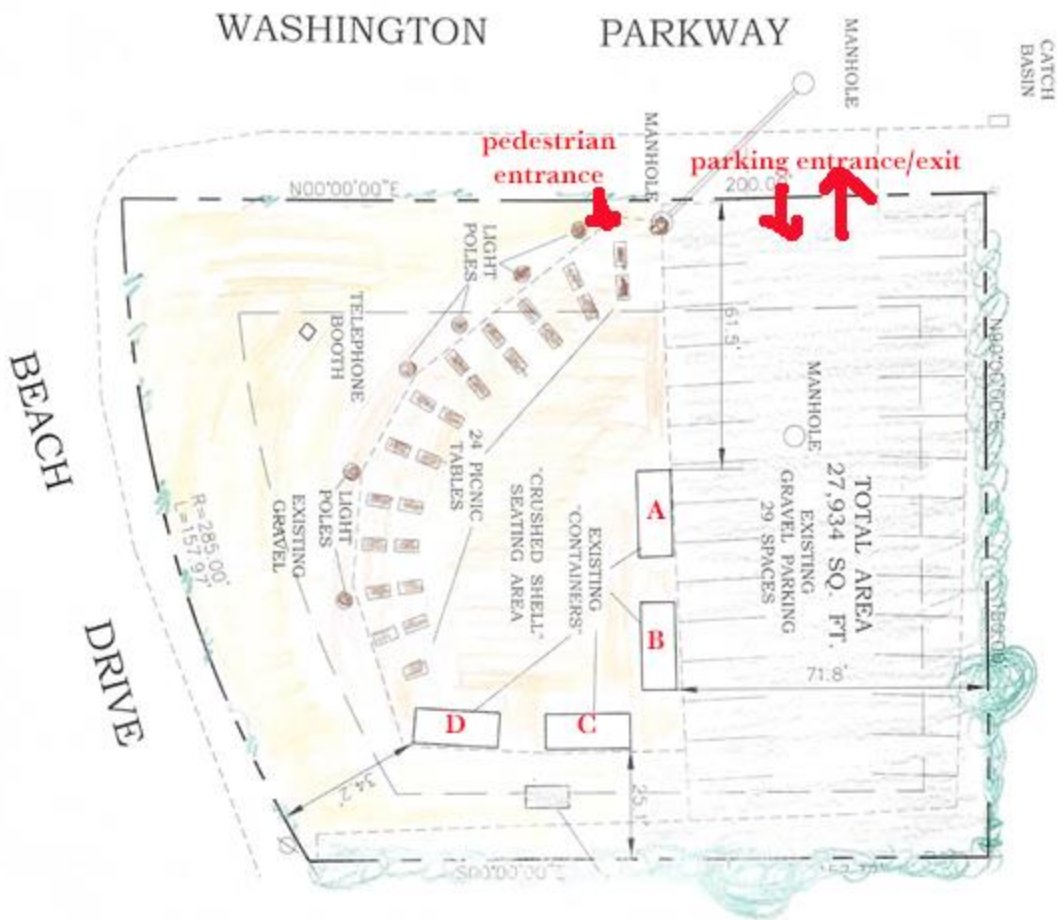
Entertainment would include local amplified “acoustic” musicians playing original music, amplified “cover” bands playing popular music, and occasional comedians, magicians, and DJ’s. Music will not be daily. Music will be within the parameters of town noise ordinances during special events and weekend hours and would conclude by 8PM Monday-Thursday 10pm Friday and Saturday, and 6PM Sundays.

As a condition of approval, all entertainment will face a south-southwesterly direction towards Beach Drive/Long Island Sound and away from the surrounding residences and businesses. Any amplified loudspeaker will be directed in a south-southwesterly direction across Beach Drive/Long Island Sound and away from the surrounding residences and businesses. Also as a condition of approval, we will install a temporary and removable "sound cloaking" curtains or barriers behind all musicians to discourage unintentional sound leakage and reverberation during performances.

We will have adequate staffing to manage the patrons accordingly, provide oversight on any activities, maintain the appearance and cleanliness of the lot, and manage both the property and the operation accordingly.

entertainment location
A: entertainment facing south/southwest
B: amplified speakers facing south/southwest
C: removable sound cloaking material/structure





Facilities Summary

Temporary Structures

Our four renovated storage containers have electricity (one has indoor plumbing and running hot water for sinks) and operate as food and beverage kiosks, retail and equipment rental locations, and storage of tables, chairs and sanitation items.

Parking

We have created 29 parking spaces on the 24 Washington lot. We have six auxiliary spots for staff parking behind the containers. To encourage alternate modes of transportation we have installed bicycle rack parking for 18 bicycles on site.

Seating

We have 24 removable picnic tables with an average estimated occupancy per table of 3 persons* (our historical analysis indicates most parties are equally split between two or four persons resulting in an average party size of three persons).

Restrooms

We have two portable restrooms with a handwashing station in a discrete location on the lot. We also provide hand sanitizer at several locations. In addition, we have 4 restrooms available for guests across the street at Little Pub.

Refuse

Trash removal is on site and is removed in conjunction with our trash collection at Little Pub located directly across the street.

Lighting

Exterior Lighting is from our string lights as well as two light posts in the entrance of parking section of the lot. It is standard operating procedure to turn off all lights on site after closing.

Lot and Perimeter

The lot is a combination of gravel parking, a crushed shell customer area, and a natural sand border. We intend to keep these permeable surfaces intact.

To define operational areas a marine piling and rope fence has been created within the setbacks along the Northern, Southern, and Western borders.

A border of natural boulders already exists on the Southern and Western property. Mature vegetation already exists on the Northern and Eastern Borders. We also intend to keep these existing features intact.

We also intend to add new native sea grasses and decorative or screening plantings primarily along the Eastern and Northern borders and where appropriate on the Southern and Western borders.

Conclusion

We would like to secure a permit for an outdoor dining and entertainment facility, with the working name of Seawall Park, at the lots located at 24 Washington Parkway and 40-60 Beach Drive.

We feel this is consistent with the Town of Stratford P.O.C.D, consistent with the historical use of the lots, consistent with WF Zoning regulations, complementary to the area businesses, and beneficial to the community as an open-air gathering space and to encourage use of the seawall area as outdoor recreation place.