

# Memorandum

**To:** Members, Planning and Zoning Commission

**From:** Michael Tartaglia, Planner

**Date:** February 10, 2026

**Re:** 521 Riverside Ave, Special Permit/Site Plan Appl. #PZ-25-00761

## Supplementary Comments #1

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### Statutory Timelines

Application Submission Date: 12/22/25

Application Receipt Date: 1/5/26

65 Days from Date of Receipt (When public hearing must be opened): 3/11/26

Public Hearing Scheduled to Open: 2/23/26

### Update

On February 6, 2026 P&Z Staff received revised [floor plans prepared by Halper Architects](#) depicting a wall dividing the proposed addition between the private club area and the restaurant area. Therefore, the parking calculations were revised to represent a total parking demand of 64.14 spaces (64 spaces). These parking calculations include a 50% reduction for joint parking. If the P&Z Commission decides against the 50% parking reduction, the total parking demand is 73.8 spaces (74 spaces). The reconfigured floor plan was done to avoid asking for a 2-space waiver, as was indicated in the staff review dated 1/23/26. See below for revised parking calculations chart.

521 Riverside Ave New Parking calculations	
First Floor sq. ft.	320
Second Floor sq. ft.	172
Total sq. ft.	492
Clup Area Sq. Ft.	146
1 space per 180 sq. ft.	0.81
Restaurant Sq. Ft.	346
1 space per 50 sq. ft.	6.92
Total new spaces required	7.73
50% for joint	3.87
Reduction for outdoor dining (-5.79)	-1.92
Original parking required (66.065)+New parking required	64.14