

Matt Sorrell, 32 North Street, was originally against the subdivision but preferred two lots rather than three. He remain opposed to the construction of a house on the newly created lot.

There were no further public comments and Mr. Muscat made a motion to close the SEQRA public hearing, seconded by Mr. Barrack. All voted in favor. Mr. Williams made a motion to grant a Negative Declaration for SEQRA environmental review, seconded by Mr. Muscat. All voted in favor. Motion carried.

Ms. Reynolds made a motion to open the public hearings on the applications for Site Plan Approval and Subdivision Approval, seconded by Mr. Muscat. All voted in favor. Motion carried. There were no comments from the public and the hearings were closed on a motion made by Mr. Barrack, seconded by Mr. Muscat. All voted in favor. Motion carried.

Mr. Barrack made a motion to grant Site Plan Approval subject to any outstanding conditions, and authorize the City Attorney to draft a resolution of approval, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 6 CONTINUE REVIEW OF APPLICATION TO AMEND AN EXISTING SPECIAL USE PERMIT, ARTIST LIVE WORK/SELF STORAGE, 39 FRONT STREET, SUBMITTED BY BEACON LOFTS & STORAGE

Mr. Sheers reported the traffic study needs more work and the archeological study was just submitted, therefore recommended review continue at the next meeting. Aryeh Siegel reported they responded to comments about the parking lot and will return next month for further review.

ITEM NO. 7 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 6 UNIT RESIDENTIAL “FERRY LANDING AT BEACON”, BEEKMAN STREET, SUBMITTED BY FERRY LANDING AT BEACON, LTD.

Tom Elias reported they just received comments from the board consultants and will address confusion that exists with the survey. Mr. Tully explained the topographic survey presented with the plan is not consistent with the filed subdivision plat. In addition, easements and offers of dedication shown on the filed subdivision plat are not shown on the current plan. Mr. Elias was advised to meet with the consultants and return for further review next month.

ITEM NO. 8 CONTINUE REVIEW OF APPLICATION FOR SUBDIVISION APPROVAL, 13-LOT RESIDENTIAL, SUBMITTED BY AK PROPERTY HOLDING, LLC, 25 TOWNSEND STREET

This item was adjourned to the December 12, 2017 meeting.

Miscellaneous Business

Zoning Board of Appeals – November Agenda

Members reviewed the ZBA’s November agenda and had no comments.

Dellaportas Subdivision (Dennings Avenue) update for DC DOH

Attorney Jordan Haug explained his client is furthering work on their subdivision application that was before the board last year. The Dutchess County Department of Health is

requesting a referral letter from the Planning Board for a separation distance waiver between water and sewer service lines. After considering the request, Mr. Williams made a motion to authorize the referral letter as requested, seconded by Mr. Muscat. All voted in favor. Motion carried.

Request for additional 90-day extension of Subdivision Approval; 135-137 Spring Valley Street

Engineer Mike Bodendorf requested one additional 90-day extension in order to finish an easement agreement for an existing City sewer line that runs through the site. After some consideration, Mr. Williams made a motion to grant a 90-day extension as requested, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Architectural Review

Certificate of Appropriateness – 176 Main Street; sign “Infinite Global”

No one was present for this item; it will be added to the December meeting agenda.

Certificate of Appropriateness – One East Main Street sign; “Trax Coffee Roaster”

No one was present for this item; it will be added to the December meeting agenda.

Certificate of Appropriateness – One East Main Street sign; “Sallyeander”

Sallye Ander presented her proposal for a building sign to advertise “SallyeAnder” storefront at One East Main Street. The sign will consist of Cedar wood lettering on a black background. After careful consideration, Mr. Muscat made a motion to approve the proposal as presented, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Single Family House – 65 Dennings Avenue; amend rear elevation only

Engineer Steve Burns and owner Tim Owen presented the proposal to amend an approved new single family house at 65 Dennings Avenue (Lot #3) with the addition of a rear dormer. The color scheme approved at the April 11, 2017 meeting will not be changed. After careful consideration, Mr. Williams made a motion to approve the proposal as presented, seconded by Mr. Muscat. All voted in favor. Motion carried.

Single Family House – North Elm Street (Lot #2 of Church Street Subdivision)

Gianni DiLello described his proposal to construct a new single family house on Lot #2 of the recent subdivision at 16 Church Street. Members reviewed elevation drawings, proposed color schemes and compared it to neighboring housing stock. After careful consideration, Mr. Williams made a motion, seconded by Mr. Muscat, to approve the plan as presented with the following color scheme: Siding – Mastic Harbor Grey; Roof – GAF Charcoal; Windows – White; Trim – White; Garage Door – White; Brick around front door. All voted in favor. Motion carried.

Miscellaneous Business

Due to the absence of two members and length of the meeting, discussion of zoning amendments will continue at the December meeting.

There was no further business to discuss and the meeting was adjourned on a motion made by Ms. Reynolds, seconded by Mr. Williams. All voted in favor. Motion carried. The meeting adjourned at 11:08 p.m.

A lengthy discussion took place regarding a blasting plan and the applicant was asked to provide a detailed narrative; it was noted that information will need to be included in SEQR documentation. The traffic study must also include information on truck traffic during construction. Review took place on details of construction, number of workers, parking, and protection to adjacent properties, specifically the church and cemetery. Proposed roof gardens, stormwater retention, plantings, and the walkway were discussed. The applicant will return next month for further review.

ITEM NO. 6 CONTINUE REVIEW OF APPLICATION FOR SUBDIVISION, 2-LOT RESIDENTIAL, SUBMITTED BY DELAPORTAS ENTERPRISES I, INC., DENNINGS AVENUE

Mike Morgante, of Arden Consulting Engineers, described his client's proposal for a two-lot subdivision of a parcel of land located at the corner of Dennings Avenue and Hudson Avenue in the R1-10 zoning district. The existing dwelling will be separated and a new lot created for a new single family house. During recent construction of that new house, several improvements were made to the property which included a series of catch basins, piping, and connections to municipal water and sewer utilities. Mr. Morgante reported the stormwater improvements have performed well and no overflow from site has occurred.

Mr. Stolman reported the original application was made prior to construction of the new house therefore the environmental assessment form must be updated to show all existing conditions. An easement and appropriate documentation must be provided for the proposed common driveway.

Mr. Russo reported a property visit in 2014 showed significant water on site. The size of stormwater piping and locations were reviewed. He asked that footing drains be shown on the plan, and a larger scale of the utility plan including measurements between utilities be provided. Mr. Russo advised the common driveway must be 16 ft. wide to the point of separation and parking in the front yard is not permitted. He suggested extending the installation of trees along the easterly boundary to provide additional screening between neighbors, and that a maintenance agreement for the proposed trees be required to replace any trees that may die. The applicant will return next month with revised plans.

Considering this is an unlisted action under SEQR, Mr. Lambert made a motion to circulate a document indicating the Planning Board's intent to act as Lead Agent in the environmental review process subject to submission of a revised EAF, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 7 REVIEW APPLICATION FOR SUBDIVISION APPROVAL, 15-LOT RESIDENTIAL, SUBMITTED BY AK PROPERTY HOLDING, LLC, 25 TOWNSEND STREET

Jon Bodendorf of Hudson Land Design, presented his client's proposal for a 15-lot residential subdivision of a five acre parcel, formerly owned by the Knights of Columbus, located at the end of Townsend Street in the R1-7.5 zoning district. The existing building will be

