

**Planning Board**  
**August 8, 2017**

The Planning Board meeting was held on Tuesday, August 8, 2017, in the Municipal Center Courtroom. The meeting commenced at 7:06 p.m. with Chairman Jay Sheers, Members Patrick Lambert, Jill Reynolds, Rick Muscat, Randall Williams, and David Burke. Also in attendance were City Attorney Jennifer Gray, City Engineer Art Tully, City Planner John Clarke, and Building Inspector Tim Dexter. Member Gary Barrack was excused.

**Miscellaneous Business**

Zoning Board of Appeals – August Agenda

All items on the August agenda were withdrawn by the applicants therefore no review took place.

Consider request for two 90-day extensions of Subdivision Approval – 248 Tioronda Avenue, submitted by Beacon 248, LLC

Attorney Jennifer VanTuyl of Cuddy & Feder, LLP, (with principal owner Peter DeRosa in attendance) described the need to request two additional 90-day extensions of subdivision approval for the 248 Tioronda Avenue project. The applicant has been working diligently to fulfill conditions set forth in the resolution of approval and now is waiting for approvals of the Greenway Trail easement and emergency access favoring property to the south. Ms. VanTuyl reported they have worked at length with the City Attorney to finalize the Greenway Trail easement, and with the adjacent property owner to finalize the required declaration. Discussion took place regarding correspondence received from the Beacon Greenway Committee Chair Thomas Wright that was responded to by City Attorney Nick Ward-Willis. The greenway easement will be reviewed by the City Attorney and City Council before it is sent to the Greenway Committee for review. Discussion took place regarding the number of extensions granted to date. Ms. VanTuyl reported the applicant has been diligent in fulfilling conditions of their approval and has not been negligent in submitting information to the City for review. They anticipate to be placed on the City Council agenda within a month. After some consideration, and noting that this is, or may be, the last consideration for an extension, Mr. Williams made a motion to grant two 90-day extensions as requested, seconded by Mr. Muscat. On roll call Mr. Williams, Mr. Muscat, Mr. Sheers and Mr. Lambert voted in favor of the motion; Mr. Burke and Ms. Reynolds voted against the motion. Motion carried; 4-2.

Consider request for four 90-day extensions of Subdivision Approval – 135-137 Spring Valley Street, submitted by John Milano

Engineer Mike Bodendorf reported few outstanding items remain to finalize the two lot subdivision previously approved for property at 135-137 Spring Valley Street. The applicant requested four retroactive 90-day extensions to provide sight distance measurements on the plan and finalize details of the 20 foot easement/maintenance agreement with the City. After careful consideration, Mr. Lambert made a motion to grant four 90-day extensions as requested, seconded by Mr. Williams. All voted in favor with the exception of Mr. Muscat. Motion carried; 5-1.

Mr. Sheers raised the possibility of creating legislation to require lighting along commuter walkways being created for pedestrian traffic to the train station. Different than a Greenway trail, these paths are used outside the hours of dusk to dawn and it would be wise to secure them with appropriate lighting. Members agreed to support this type of regulation if considered by the City Council.

### **Architectural Review**

#### **Certificate of Appropriateness – 40 North Street; Amendment**

Tim Owen presented his revised proposal for the historical house under renovation at 40 North Street. He wants to add new dormers, Juliette balconies with metal railings where they once existed, and a covered porch extension to the rear of the building. After careful consideration, Ms. Reynolds made a motion to issue a Certificate of Appropriateness for new dormers (Glidden Sweet Tea); Juliette balconies with white metal railings; and a covered rear porch extension (Glidden Sleek White). The motion was seconded by Mr. Lambert. All voted in favor. Motion carried.

### **Regular meeting**

Mr. Sheers called for corrections/additions or a motion to approve minutes of the July 11, 2017 meeting. Mr. Lambert made a motion to approve the minutes of the July 11, 2017 meeting as presented, seconded by Mr. Muscat. All voted in favor. Motion carried.

Mr. Sheers announced the following people submitted correspondence relative to items on the agenda which were circulated to board members and will remain on file:

General:	Lori Merhige, Elissa Betterbid, Melissa Dunn, Dana Devine O'Malley, Adam McKibble, Dan Aymar Blair
Edgewater:	Flynn Larson, Beacon City School District
475 Main:	Emily Zempel Roberts, Antony Tseng, Craig Wolfe, David Jensen
2 Beekman:	Bob Kacur
Parcel "L":	Travis Fisher
248 Tioronda:	Thomas Wright

### **ITEM NO. 1 CONTINUE PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATIONS FOR SUBDIVISION APPROVAL AND OPEN NEW PUBLIC HEARING FOR SITE PLAN APPROVAL, "EDGEWATER" FOR 7 RESIDENTIAL BUILDINGS - 307 UNITS, SUBMITTED BY SCENIC BEACON DEVELOPMENTS, LLC, 22 EDGEWATER PLACE**

Mr. Williams made a motion to continue the public hearing for SEQRA environmental review, seconded by Mr. Burke. All voted in favor. Motion carried. Mr. Lambert made a motion to open the public hearing for Site Plan Approval, seconded by Mr. Burke. All voted in favor. Motion carried.

Aryeh Siegel reported the applicant is seeking approval for the 12-acre Edgewater site to construct seven new buildings with 307 residential units. The project requires a SEQRA determination from the Planning Board before they can go before the Zoning Board of Appeals for variances. He reported only a few outstanding consultant comments remain.

Mike Bodendorf of Hudson Land Design, explained they created 33 landbank parking spaces in the central area of the development and an additional 18 spaces will be built behind Building #7 eliminating the need for any on Bank Street. Initially a total of 308 spaces will be built on site.

Traffic engineer Philip Grealy of Maser Consulting reviewed the simplified version of their traffic report. Conservatively, they did not take any credit for mass transit because the number of commuters cannot be solidly determined. Peak hour traffic times are mornings and nights commensurate with the train schedule. They identified areas where impacts would be and what could be done in terms of signal timing and phasing. Two intersections that do not have traffic signals, Tompkins Avenue/Route 9D and Beekman Street/West Main, will be monitored for potential signalization. In addition, Mr. Grealy reported they took into consideration the growth potential of other developments underway. They looked at I-84 interchange volumes and explained the DOT continues to fine tune improvements to signal timing at those intersections. A lengthy discussion took place about specific details of the traffic study and who would be responsible to make necessary adjustments if needed in the future.

John Clarke approved of the new parking proposal and recommended they review recently adopted parking standards. He felt pedestrian and bicycle traffic should be included in the traffic study to provide a more realistic version of traffic potential because actual volumes may be less due to their proximity to the train station.

Patrick Cleary, principal of Cleary Consulting, responded to consultant comments on the School Impact Study, and acknowledged receipt of the extensive correspondence from the school district's attorney. He welcomed the correspondence as they reached out to the school district several times to no avail. Mr. Cleary explained this type of Transit Oriented Development (TOD) does not generate many families with children as indicated. Mr. Sheers asked him to prepare a written response to all comments in the school district's correspondence. Mr. Cleary will respond to comments and believed their study was conservative and accurate. He said they chose higher rent levels because it is a market rate development.

Mr. Tully explained the applicant needs to provide information for an easement because the property is accessed over private land. A determination must be made with regard to whether the internal water supply system will be public or private.

Kristen Flynn, 125 Catherine Street and member of the Board of Education, asked what efforts had been made to reach out to the school district because she was told by the administrators that no contact had been made. She explained the board had concerns about overall development. Ms. Flynn reported 46% of the district's students receive free or reduced cost lunch which is poverty level. She explained they can't exceed their budget by more than 2% which is difficult with significant population increases.

Theresa Kraft, 315 Liberty Street, expressed concern for water and overdevelopment. This project has limited access, will add a great deal of traffic, and adversely affect the quality of life for all residents. She felt the project should be scaled back and that variances should not be

granted. Mr. Sheers explained the Planning Board is required by law to review Zoning Board of Appeals' agendas; they only issue recommendations and do not grant variances.

David Strong, counsel for the Beacon City School District, reviewed comments that were included in their letter to the board and provided his contact information to the applicant. He was first contacted by the school board 1.5 months ago and comments were submitted to this board a day or two before the meeting. Mr. Strong reported the district wants to be an interested party and copied on all SEQRA correspondence related to any multi-family developments.

Katie O'Hagen, 122 Washington Avenue, commented on the letter submitted by the school district. She felt the school should welcome money from developers and that the board's opposition is detrimental. Ms. O'Hagen believed the board is attempting to take over responsibilities that belong elsewhere when their energies would be better spent attending to the many issues of the school system.

Kelly Ellenwood, 8 Hillside Road, read a letter in support of the project from Ronna Lichtenburg who resides at 8 Creek Drive. The letter spoke about labor and activities that are needed to support a strong city. Ms. Ellenwood welcomed the crowd and thanked the board for their service. She knows the developer and said he would be willing to go over plans and talk about the project with them.

Denise Gianna, 19 Melzingah Reservoir Road and Main Street business owner, spoke in favor of the Edgewater project. She wants to see an increase in business traffic and felt the developer will continue to do good for the City.

Delores Heady, 16 Bank Street, felt this large project will create excessive vehicle and pedestrian traffic. She believed it will create unsafe conditions and create too much congestion in a small area.

Lisa Galina Alvarez, 23 Hammond Plaza, was dumbfounded that anyone would think this project to be appropriate considering the increase in traffic and additional burden it will place on the City's EMT and fire services. She felt data used for the school impact study was incorrect and that people who live in the development will not use Main Street services.

Justin Riccobono, 30 Bank Street, takes the train all the time and believed people will walk because there is not a great deal of parking available. He was pleased that landbank parking will not be done along High Street. Mr. Riccobono said this type of project is what Beacon has been planning to create for over 10 years. A TOD type of development is needed to sustain business on Main Street.

Stacey Maldonado, 7 Tracey Drive, walks to the train because there is no available parking. She asked if the MTA had been contacted to consider additional ridership and how it could affect the already overcrowded trains.

Alex Alvarez, 23 Hammond Plaza, believed those who want Beacon to look like a city should move to New York City. This project will create congestion and force existing residents to deal with more traffic and commuters. He said the trains are full now and this project will only increase the overcrowded conditions.

Taylor Palmer, Cuddy & Feder, presented dates that the applicant has been before the board and submitted an index of comments and responses to all concerns presented from the board consultants. They will review and provided written responses to the Beacon City School District's concerns. Mr. Palmer respectfully asked the board to consider closing the SEQRA public hearing at the next meeting and authorize the City Attorney's office to draft SEQRA determination of significance and a Local Waterfront Revitalization Plan Consistency document. Ms. Reynolds asked them to present reasoning for not reducing the size of the project.

Mr. Williams made a motion to continue the public hearing for SEQRA environmental review, seconded by Ms. Reynolds. All voted in favor. Motion carried. Mr. Williams made a motion to continue the public hearing on the application for Site Plan Approval, seconded by Mr. Lambert. All voted in favor. Motion carried.

**ITEM NO. 2 CONTINUE PUBLIC HEARINGS FOR SEQRA ENVIRONMENTAL REVIEW, SITE PLAN APPROVAL, 3 BUILDINGS – 98 UNITS, WEST END LOFTS, SUBMITTED BY KEARNEY REALTY & DEVELOPMENT GROUP, WOLCOTT AVENUE**

Ms. Reynolds made a motion to continue the public hearing for SEQRA environmental review, seconded by Mr. Williams. All voted in favor. Motion carried. Mr. Muscat made a motion to continue the public hearing for Site Plan Approval, seconded by Mr. Burke. All voted in favor. Motion carried. Kearney Realty principal members Ken Kearney and Sean Kearney, and Jeff Contelmo of Insite Engineering attended the meeting to answer questions about the West End Lofts project.

Mr. Clarke asked that a note be added to the plan stating the donated tree will be relocated onto City property in consultation with the donor family. Mr. Tully had technical comments remaining that were not related to the SEQRA environmental review. Mr. Sheers opened the floor to public comment.

Meredith Heuer, 24 Grove Street, expressed concern about the overall development taking place in Beacon and referred to a parking study found online which she felt didn't accurately reflect conditions on Main Street. She believes an overall shortage of parking exists in the City. Ms. Heuer felt a volunteer fire department may no longer be adequate to cover the City's needs.

Lisa Galina Alvarez, 23 Hammond Plaza, spoke about all development going on in the area surrounding her house. She feels there is a lack of architectural integrity, that development should be slowed down, and more consideration be given to the core of the City. She urged the City to stop issuing variances, reduce the size of developments, and to make improvements architectural standards.

Marilyn Cooper, 25 Hammond Plaza, said she will be adversely affected by all the nearby development. There is too much influx of people which will adversely impact the City's police and fire emergency response capabilities.

Theresa Kraft, 315 Liberty Street, asked why citizens of Beacon must pay for lighting pathways between developments that will only be used by commuters and open the City to potential lawsuits.

Mr. Muscat asked about the construction logistics plan, and Mr. Contelmo reported it will be filed with building permit applications. Ms. Reynolds asked that some type of signage be added to the pedestrian pathways to indicate the areas of public access.

There were no further comments and Mr. Lambert made a motion to close the public hearing for SEQRA environmental review, seconded by Mr. Burke. All voted in favor. Motion carried. Mr. Williams made a motion to set a public hearing on the application for Subdivision Approval, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Williams made a motion to authorize the City Attorney's office to prepare a draft resolutions for Site Plan Approval, LWRP Consistency Determination, and Subdivision Approval, seconded by Mr. Burke. All voted in favor. Motion carried.

City Attorney Jennifer Gray summarized the resolution and provided a detailed review of Part 2 and Part 3 of the Full Environmental Assessment Form with reasons supporting a Negative Declaration. After careful consideration, Ms. Reynolds made a motion to approve the resolution as presented, seconded by Mr. Lambert. All voted in favor. Motion carried.

### **ITEM NO. 3 PUBLIC HEARING ON APPLICATION FOR SITE PLAN APPROVAL, FUNERAL HOME, 2 BEEKMAN STREET, SUBMITTED BY CROSSIX, LLC**

Mr. Williams made a motion to open the public hearing on the application for Site Plan Approval for the funeral home project at 2 Beekman Street, seconded by Mr. Lambert. All voted in favor. Motion carried.

Joe Guarneri, 50 Simmons Lane and principal of Crossix, LLC, described their proposal to relocate the Halvey Funeral Home to 2 Beekman Street. They were granted a variance to allow the use, and are now here for Site Plan Approval. Patrick Halvey explained moving his family's funeral business to a larger and more modern facility will give Beacon residents a better place to honor their loved ones.

Architect Aryeh Siegel explained they are removing the outside decks, improving the façade, creating a new covered entry, and adding landscape to screen the parking lot from the street. The parking arrangement was reconfigured to add more spaces.

Mr. Clarke asked that more screening be added around the parking lot to block views from both sides. The existing light poles should have full cut-off, dark sky compliant fixtures with specifications provided. The secondary sign along Route 9D from previous use is no longer necessary for this type of business and should be removed. Lastly Dutchess County Planning & Development recommended a sidewalk connection from Route 9D to the site be created.

Mr. Tully summarized his review comments, and noted information is needed for stormwater connections. Mr. Sheers opened the floor to public comment.

Peggy Ross, 8 Dutchess Terrace, asked where overflow parking will take place. Mr. Halvey reported they have a total of 38 spaces in the parking lot and services typically bring an ebb and flow of traffic. This parking lot is a typical size for the use, if not bigger than others in the area.

A lengthy discussion took place with regard to the sidewalk extension from Route 9D and removal of the secondary sign permitted to the previous owner through an agreement with the City. After debating the matters, members felt the sign should be removed and the sidewalk extension begin where the sidewalk ends on Route 9D and terminate at their driveway.

Lee Kyriacou, 1076 Wolcott Avenue as public citizen, felt the sidewalk should be extended in front of the site to make it more pedestrian friendly.

Stacey Maldonado, 7 Tracey Drive, encouraged the local business, supported the project, and felt it should be approved.

Martin Mayeski, 54 Verplanck Avenue, said the existing funeral home is very small and this new facility will be much bigger and more modern. He did not believe parking would be a problem.

Lisa Galina Alvarez, 23 Hammond Plaza, although not initially in favor of the project, supports the Halvey's and their business. She suggested they work with Rose Hill Day Care for overflow parking if needed during the hours they are not in operation.

Mr. Siegel met with the architectural review subcommittee and believed a general consensus was reached with regard to materials and building design.

Maria Celi, Dia Art Museum's Director of Visitor Experience, expressed concern for vehicles parking on Route 9D and didn't want overflow parking to affect parking at Dia.

There were no further comments from the public and Ms. Reynolds made a motion to close the public hearing, seconded by Mr. Muscat. All voted in favor. Mr. Williams made a motion to issue a Negative Declaration for the SEQRA review finding the project will have no adverse impacts on the environment, and to authorize the City Attorney's office to draft the resolution to be signed by the Chairman, seconded by Mr. Lambert. All voted in favor. Motion carried. Mr. Lambert made a motion to issue a LWRP Consistency Determination finding the project is consistent with all relative policies in the LWRP subject to revisions based on the City Planner's comments, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Muscat made a motion to grant Site Plan Approval subject to continuing the sidewalk from Route 9D to the driveway on the project site and to all consultant comments, seconded by Ms. Reynolds. All voted in favor. Motion carried.

**ITEM NO. 4 CONTINUE REVIEW OF APPLICATION FOR SPECIAL USE PERMIT, RETAIL/RESIDENTIAL BUILDING RENOVATION AND ADDITION, SUBMITTED BY 605 N. MACQUESTEN PKWY, LLC, 475 MAIN STREET**

Taylor Palmer of Cuddy & Feder, LLP, introduced principal owners Jeff Mear and Julian Mear, and described their proposal to construct a two story addition to the existing three story building at 475 Main Street. He acknowledged receipt of public and consultant comments in response to the shadow study submitted for the project.

Patrick Cleary of Cleary Consulting provided an overview of the shadow study and described methodology used to produce models of buildings and shadows. They are aware of the Howland Cultural Center's concerns about shadows on their courtyard. He reported nearly 75% of courtyard is shadowed by the Howland Center building itself in the early hours of the day, and 475 Main Street doesn't cast shadows until the afternoon hours. The courtyard is approximately 20 ft. wide and both buildings are tall and wider than the courtyard therefore even existing conditions cast shadows. The L-shape building addition would add slightly more shade to the rear portion of the Howland Center's courtyard. Mr. Cleary will respond to Mr. Clark's comments and enhance the study as requested.

Taylor Palmer explained if this property were in the CMS zoning district the additional units would be permitted as of right. He reported that based on comments received about this project they may consider creating only commercial and retail space without the residential component.

Mr. Clarke asked that the shadow study be revisited in terms of building heights and requested it include additional times to model the shadows. He suggested they consider a two-story addition behind the portion of building that goes straight back without increasing the height of the L-shaped portion. Ms. Reynolds felt the addition would be out of scale and imposing on the surrounding area. Members agreed and felt the addition should be scaled back.

**ITEM NO. 5 CONTINUE REVIEW OF APPLICATION FOR SUBDIVISION APPROVAL, 2 RESIDENTIAL LOTS, SUBMITTED BY STEPHEN SPACARELLI, KNEVELS AVENUE (AND TIORONDA AVENUE)**

Engineer Mike Bodendorf, with applicant Stephen Spacarelli in attendance, described his proposal for a two lot subdivision of property located off Knevels Avenue and Tioronda Avenue. The Zoning Board of Appeals granted front yard setback variances so the new houses can be moved closer to the private road. The modified turn around area was approved by the City's engineer and Fire Chief.

Mr. Clarke said the private road should extend at least 60 ft. beyond the center line of the turnaround and any trees over 8-inches in diameter affected by construction must be shown on the plat. A signed and stamped survey is required to confirm that the lot areas are over 40,000 sq. ft. Mr. Tully asked that limits of the conservation easement on the property be shown on the plat and that pavement will extend to the Davis property.



City Attorney Jennifer Gray explained a SEQRA review must be completed before a public hearing on the subdivision can be held. Members felt a public hearing for SEQRA to be unnecessary therefore Mr. Lambert made a motion to set a public hearing on the application for Subdivision, seconded by Mr. Muscat. All voted in favor. Motion carried.

**ITEM NO. 6 CONTINUE REVIEW OF APPLICATION FOR SUBDIVISION APPROVAL, 2 RESIDENTIAL LOTS, 17 WILSON STREET, SUBMITTED BY JON MOSS**

John Moss received consultant comments and noted that previously proposed work involving the creek has been eliminated. He explained the average lot width is 83 ft. but an acre of that is 85 ft. therefore he was unsure whether a variance would be required. All setbacks can be met, and he wants the front of the house to face Stone Street although access is from Wilson Street. The existing sewer force main will connect to the new house and a 2-day holding tank will be installed near the existing house. Water and sewer utilities will be installed along the driveway to limit site disturbance.

Mr. Clarke had concern that the lot may not meet the width requirement and asked if the code allowed for a waiver, or if a variance would be required. Mr. Dexter confirmed a variance would be required as the lot width does not comply with zoning regulations.

Mr. Tully explained the plan set is unclear and asked that all sheets be coordinated into one set. He requested information on the condition and adequacy of the existing sewer force main. Flow and pressure tests must be done on the water service line to determine adequate water supply can be provided to the proposed house.

City Attorney Jennifer Gray advised that an uncoordinated SEQRA review can take place, and a public hearing on the application for Subdivision can be scheduled for October subject to the applicant obtaining the necessary lot width variance. There were no further comments and Mr. Williams made a motion to set a public hearing on the Subdivision application for October subject to obtaining a variance for lot width, seconded by Mr. Lambert. All voted in favor. Motion carried.

**ITEM NO. 7 CONTINUE REVIEW APPLICATION FOR SUBDIVISION APPROVAL, 13-LOT RESIDENTIAL, SUBMITTED BY AK PROPERTY HOLDING, LLC, 25 TOWNSEND STREET**

Engineer Mike Bodendorf presented his client's revised proposal for a 13-lot subdivision of property at 25 Townsend Street. The project layout and a right-of-way connection to the adjacent property was the main subject of discussion at previous meetings.

Mr. Clarke reported previous considerations were given to a one-way loop street with a central green area however it does not comply with the City's street specifications. A standard cul-de-sac configuration has been proposed which requires an agreement for maintenance of the island, ideally by a homeowners' association. Mr. Clarke suggested angling the proposed right-of-way more toward Conklin Street given the adjacent slope and to provide better access to the stormwater area. He recommended they look at the Victor Road cul-de-sac as an appropriate

example of low maintenance landscaping for the central island. Mr. Clarke recommended the sidewalks be setback from the curb line to separate pedestrians from traffic and allow space for snow storage off the sidewalk.

Mr. Tully reported that work can begin on engineering details now the project layout is agreed upon. Soil tests must be done in the proposed retention areas and consideration should be given to revising the location of the drainage line to reduce clearing of mature trees that buffer adjacent houses.

**ITEM NO. 8 REVIEW APPLICATION FOR SITE PLAN APPROVAL, 8 UNIT RESIDENTIAL “FERRY LANDING AT BEACON”, BEEKMAN STREET, SUBMITTED BY FERRY LANDING AT BEACON, LTD.**

Tom Elias described his client’s proposal to construct eight single-family townhouses on property along Beekman Street located in the Linkage (L) zoning district. He reported the proposal conforms to zoning and does not require any variances or waivers. The project was designed to minimize site disturbance and the building footprint, and proposed landscaping is similar to that on the nearby Dia site.

Mr. Clarke advised the applicant to provide sight distance measurements from the driveway in both directions to determine adequate visibility. A sidewalk must be provided from the driveway to Ferry Street with a planting strip along the curb line, and the townhouses must have front entrances with a stoop or porch, including walkways to the sidewalk. Mr. Elias explained they tried to preserve as many pervious surfaces as possible and did not include a sidewalk because no sidewalk exists south of the site. A lengthy discussion took place with regard to requirements of the Linkage district. Mr. Clarke suggested they look at relocating the driveway to Ferry Street rather than Beekman Street.

Mr. Tully noted utilities are shown in front of the building in the City’s right-of-way which will require easements or right-of-ways. He felt the orientation of the townhouses must be finalized before determining connection to the City sewer system.

Discussion took place about parking and converting two-car garages into one-car, and architectural design of the building. There were no further comments and Mr. Williams made a motion to refer the application to the architectural review committee, seconded by Mr. Lambert. All voted in favor. Motion carried. City Attorney Jennifer Gray asked that a Long Form EAF be submitted for the project.

**ITEM NO. 9 REVIEW APPLICATION TO AMEND AN EXISTING SITE PLAN APPROVAL, MT. BEACON TRAILHEAD PARKING IMPROVEMENTS, 788 WOLCOTT AVENUE, SUBMITTED BY THE SCENIC HUDSON LAND TRUST, INC.**

Meg Rasmussen, Senior Park Planner with Scenic Hudson introduced Brit Basinger Director of Landscape Architecture with Chazen Companies. Ms. Rasmussen reviewed the history of the Mount Beacon Trailhead Park located on Wolcott Avenue near Howland Avenue. Due to the expanding popularity and use of the park, additional parking is needed. Existing conditions were reviewed to determine the best location to create additional parking without interfering with wetlands and mature trees that provide shade for parking.

Mr. Basinger described their proposal to provide 37 additional parking spaces which will result in a slight relocation of the Howland Avenue entrance. The entrance will be moved down a bit to accommodate parking on the right side. The berm in front of the park will be removed to increase the width of the gravel parking area and a one-way flow of traffic will be incorporated through the lot. The informational kiosk will remain in the same location and a handicap pad for parking will be installed. Because the parking lot will be widened toward the street, a front yard setback variance will be required.

Mr. Clarke summarized his comments, noting the parking spaces need to be 18 ft. long with 24 ft. aisles. He asked that they look for ways to delineate the parking spaces and suggested spikes with markers to visually designate the corners. After some discussion, the applicant agreed to add bicycle racks and investigate ways to delineate the parking spaces. They will return after seeking a variance with the Zoning Board of Appeals.

#### **ITEM NO. 10 REVIEW APPLICATION TO AMEND AN EXISTING SPECIAL USE PERMIT, ARTIST LIVE WORK/SELF STORAGE, 39 FRONT STREET, SUBMITTED BY BEACON LOFTS & STORAGE**

Architect Aryeh Siegel described his client's proposal to amend an existing Special Use Permit and Site Plan Approval granted in 2014 for the Front Street site. There are multiple components of that approval, some that are completed and some underway. The greenway trail was recently dedicated and is being used on a regular basis. A structural engineer has determined that it is not feasible to renovate the Building #16 due to its condition. Therefore the applicants are proposing to demolish it and construct a new four-story building to match others on the complex. The new building will require a variance for height, as was granted for Building #9A, and will fit in because taller buildings exist on site. The existing commercial laundry is not renewing their lease and the building span between Building #16 and #12 will be taken down. Building #12 was slated to be Artist Studios however the market has diminished and it is now being used as communal garden space for tenants of the site. They now want to eliminate Building #9A and combine those units into the new Building #16 with the addition of 29 more units. They feel the elimination of the commercial laundry and artist studios will create less demand for water. All parking will be on site, eliminating the need for land bank parking. This proposal reduces the overall building footprint allowing for increased landscaping on site. In addition, they want to extend Building #9 to add two one story live/work lofts and split one large apartment in into two apartments. The plans also show schematic plans for potential development of the adjacent parcel that had been reserved for land bank parking.

Mr. Clarke explained the major impact is the height of the new building which requires a 35 ft. height variance. He summarized review comments and asked that they consider revisiting the awkward configuration of the greenway trail.

Mr. Tully summarized his engineering review comments and asked for clarification on the number of units compared to allowable density. City Attorney Jennifer Gray advised this is an amendment to the Special Use Permit where the City Council served as Lead Agency in the SEQRA process and they will likely want to continue that roll with this application when referred to them.

**ITEM NO. 11 REVIEW APPLICATION FOR SITE PLAN APPROVAL, MULTI-FAMILY RESIDENTIAL, 123 ROMBOUT AVENUE, SUBMITTED BY MY FOUR DGHTRS REALTY CORP.**

Aryeh Siegel described his client's proposal to renovate a former lumber yard storage building at 123 Rombout Avenue, which has been vacant for a number of years, into ten one-bedroom loft style apartments. A use variance was granted to allow the multi-family use in the single-family zoning district. A small two story office building is located toward the front of the large parcel. Consultant comments were received and will be addressed in the next submission.

Mr. Clarke felt the size of the rear parking lot should be reduced to allow a wider planted buffer between the sidewalk and the adjacent apartments, and the front parking lot should have a sidewalk connection from the rear building to the street. The layout of the existing western lot is narrow therefore should be a one-way aisle with angled parking. Mr. Tully summarized his engineering review comments, none of any significance. There were no further comments.

**ITEM NO. 12 REVIEW APPLICATIONS FOR SITE PLAN APPROVAL AND SUBDIVISION APPROVAL, WOLCOTT AVENUE AKA "PARCEL L", SUBMITTED BY RIVER RIDGE VIEWS, LLC**

Jennifer VanTuyl presented her client's proposal for development of property along Wolcott Avenue, known as "Parcel L" which currently consists of three separate parcels. She reviewed the history of the property, most recently slated to be an 80-unit multi-family residential development until the City Council changed it to an RD-7.5 zone. This property is a point of transition between various housing types and is within half-acre radius to the train station. The proposed development mirrors the configuration of Hammond Plaza which has a total of 30 units. A cohesive frontage will be created with adjacent properties and the historic gazebo will be relocated to become part of river view shed. Two pedestrian paths are proposed through the site, one for the public and one for use by the private owners. A small pocket park is proposed along the portion of property that extends to Beekman Street. They want to assist the church in addressing cleanup of the adjacent historic grave site. They have spoken to the church and the Hammond Plaza homeowner's association to make a presentation of the project to receive their comments and concerns. Ms. VanTuyl respectfully requested the board consider initiating circulation of Lead Agency for SEQRA review and referral to the architectural review subcommittee.

Aryeh Siegel explained the 18 townhouses (16 + 2 BMR units) will be done within three building groups. The site and building massing is designed to integrate with the adjacent church and parsonage. A two level retaining wall, intended to separate the Hammond Plaza development, will be landscaped with plantings and ivy. The lower site will remain undeveloped allowing an extended view through to the church property. A new public accessible stairway will connect to Beekman Street where the existing informal trail exists.

Mr. Clarke reported the front building exceed the 150 ft. limits which will require a variance or redesign. Proposed parking exceeds requirements therefore 14 spaces could be removed to create a better view shed of the river. At least one of the BMR units must have a garage as the code requires comparable entities.

Mr. Tully reported grading on site is the major issue as some of the stairways in front of the building appear to be quite steep. He advised them to look into ways to minimize the steps in front and reduce the height of the retaining wall in the rear. Some of the lots do not have street frontage which must be addressed.

After a brief discussion, Mr. Williams made a motion to refer the application to the architectural review board subcommittee, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Williams made a motion to declare the Planning Board's intent to act as Lead Agent in the SEQRA environmental review process, seconded by Mr. Lambert. All voted in favor. Motion carried.

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