

**Planning Board
March 12, 2019**

The Planning Board meeting was held on Tuesday, March 12, 2019 in the Municipal Center Courtroom. The meeting commenced at 7:00 p.m. with Chairman John Gunn; Members Gary Barrack, Rick Muscat, David Burke (in at 7:05 p.m.), Jill Reynolds, Pat Lambert and Randall Williams (in at 7:30 p.m.). Also in attendance were Building Inspector David Buckley, City Attorney Jennifer Gray, City Engineer Art Tully, and City Planner John Clarke.

Training Session

Mr. Clarke reviewed new zoning charts and zoning changes under consideration by the City Council. The new charts will consolidate many changes that have taken place over the years making them much more user friendly. Mr. Clarke explained this is the first step in the process and noted changes to the text of the zoning code will be necessary. Dimensional tables are also being revised and updated to include minimal lot sizes and related setback information. Mr. Williams joined the meeting at 7:30 p.m.

Regular Meeting

The regular meeting started at 7:30 with Mr. Gunn calling for corrections/additions or a motion to approve minutes of the February 13, 2019 meeting. Mr. Gunn made a motion to approve the minutes of the February 13, 2019 meeting as presented, seconded by Mr. Lambert. All voted in favor. Motion carried.

ITEM NO. 1 CONTINUE PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATION FOR SUBDIVISION, 2-LOT RESIDENTIAL, SUBMITTED BY DELAPORTAS ENTERPRISES I, INC., 52 DENNINGS AVENUE

This item was adjourned to the April 9, 2019 meeting.

ITEM NO. 2 PUBLIC HEARING ON APPLICATION FOR SITE PLAN APPROVAL RELATED TO SPECIAL USE PERMIT, THREE-UNIT RESIDENTIAL, 21 SOUTH AVENUE, SUBMITTED BY PROTESTANT EPISCOPAL DIOCESE OF NEW YORK

This item was adjourned to the April 9, 2019 meeting.

ITEM NO. 3 CONTINUE PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATIONS FOR SUBDIVISION APPROVAL AND SITE PLAN APPROVAL, 6 UNIT RESIDENTIAL “FERRY LANDING AT BEACON”, BEEKMAN STREET, SUBMITTED BY FERRY LANDING AT BEACON, LTD.

Mr. Williams made a motion to reopen the public hearing (which was re-noticed since it was first opened in June 2018), seconded by Mr. Muscat. All voted in favor. Motion carried. Tom Elias described his client’s proposal to construct a six-unit condominium building on property located on Beekman Street. Discussion took place with regard to a paved snow storage area and members advised that it should be a landscaped or grassy area rather than pavement.

Chris Mansfield of Tinkelman Architecture provided a digital virtual reality view of the project which included models of neighboring homes to depict view sheds from all angles of the property. The four story building height is 44 ft. and will be below the view of houses that sit

above the site. The fourth floor is set back as required which also breaks up the building's appearance when approaching from the train station. The building is brick on ground floor and gray Hardee Board on the upper floors. Discussion took place with regard to sight distance and landscaping which will be tucked near the building. Written responses to the City's traffic consultant reported are needed before a SEQRA determination can be made. Mr. Gunn opened the floor for public comment.

Charles Kelly, 5 Bayview Avenue, handed out a copy of Policy 25 of the City's LWRP as it relates to his objections. He felt the size of the building does not maintain the character of the City's intentions because it exceeds standards in terms of height, bulk and scale; and expressed concern that it is located directly behind a steep vertical rock outcropping. Mr. Kelly felt the applicant's proposal was not consistent with LWRP requirements and believed the community's strong dislike for four story buildings is well known. The video simulation of the project appears inaccurate because trees and bushes have been cut back and the presentation shows full, untrimmed trees. Mr. Kelly was not opposed to the development but felt this project is overreaching and will adversely impact the neighborhood. He felt the four-story building was not appropriate for the character of Beacon.

Mr. Clarke reported the height restriction for this zoning district is 48 ft. and permits four stories with a 15 ft. setback on the top floor. This proposal does not exceed the maximum restrictions.

Theresa Kraft, 315 Liberty Street, opined that just because it is permitted, doesn't mean you have to construct a building that large. She felt the building was too big for the lot, that it will impact neighboring properties, and urged the board to save the City's quality of life.

John Bono, 10 Stratford Avenue, announced that they had not received proper notice. He felt the building too tall and one less story would be much more appropriate. He asked where additional cars will park and felt there would be a problem with snow removal and storage.

Stosh Yankowski, 86 South Chestnut Street, had concern that this is an entrance to the City therefore the property should only be used for a Welcome Center. He felt four story buildings to be inappropriate and recommended the City proceed to the property over through eminent domain.

George Mansfield, 5 Churchill Street, supported the project because it meets standards set for in the Linkage District and aligns with the intention of TOD development. It provides higher density near a transit hub and is appropriate for the area. He reported that 10 years ago the owner allowed a "Welcome to Beacon" installation, and has maintained the property and sign ever since. Mr. Mansfield felt the project will still welcome visitors to Beacon.

Bradley, Dillon, 8 Bayview Avenue, felt the architectural presentation and renderings do not appropriately reflect the conditions of houses that sit above the project. He reported the trees have been trimmed and shrubbery sits lower than shown in the presentation. Mr. Dillon believed they will now see at least half a story and full roof of the four story building. He put his life

savings into new windows of this recently purchased house to take advantage of the view which will now be obscured. Mr. Dillon asked that the building be reduced to three stories.

Mr. Clarke asked that the building height (44 ft.) be added to the zoning table and elevation drawings. Discussion took place with regard to the LWRP, height limits, and setback requirements. Mr. Clarke reported this application has met all code conditions in terms of protecting river views, albeit the neighbors may see the roof.

Mr. Gunn explained the Planning Board is an administrative body only, noting City Council establishes laws that the board must follow. The board makes decisions based on those laws and rights of property owners considering nuances of property surroundings with as much care as possible. He pointed out the Planning Board cannot change the law and members understand the importance that this particular property is Beacon's front door. Care will be given about what is there, just as attention is given to every development.

Mr. Clarke explained that property along this corridor was built up before Urban Renewal removed blighted buildings, and thereafter zoning was changed to make key use of the train station. The applicant worked with the architectural review committee on elevations and has been responsive to requests of the board. The project is in compliance and has changed quite a bit from the original design.

Mr. Gunn spoke about the Comprehensive Plan which is updated every ten years and encouraged the public to get involved to steer the direction of development in the City. Being involved in the last update, Mr. Gunn noted public hearings and outreach workshops were held yet lightly attended.

After some consideration Mr. Lambert made a motion to schedule a public hearing on the application Site Plan Approval for the April 3, 2019 meeting, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Williams made a motion to schedule a public hearing on the application for Subdivision Approval for the April 3, 2019 meeting, seconded by Mr. Barrack. All voted in favor. Motion carried.

Mr. Muscat made a motion to authorize the City Attorney to draft a Negative SEQRA Declaration and LWRP Consistency Determination for consideration at the next meeting, seconded by Mr. Lambert. All voted in favor. Motion carried.

ITEM NO. 4 CONTINUE PUBLIC HEARING ON APPLICATION TO AMEND AN EXISTING SITE PLAN APPROVAL, RESIDENTIAL/PROFESSIONAL OFFICE/RESTAURANT WITH OUTDOOR SEATING AND ENTERTAINMENT AREA, 554 MAIN STREET, SUBMITTED BY DANA COLLINS

Engineer Steve Burns reported his client hired a sound consultant who prepared a sound mitigation plan, and proposed the creation of a musician's nook in the southwest corner of the pavilion. Sound panels will be added and sound will be controlled with a compact Bose speaker system. Mr. Burns reported they removed two spaces to improve circulation in the parking lot leaving 16 regular spaces and two handicap spaces. He felt the planters recommended for screening will compromise sight distances exiting the site. Mr. Clark explained design standards

must be followed and screening from parking lot is required. He recommended planting a small hedge which would provide adequate sight distance. After some discussion about ownership of fencing surrounding the site, the applicant agreed to remove the chain link fence along Verplanck Avenue and replace it with an alternative approved fence.

Attorney Patrick Moore Hedge felt installation of a hedge or planters to screen the parking area will create a safety concern due to reduced sight distance. Mr. Clarke advised the applicant to the sight distance issue on the site plan.

Ron Sanderson of Audio Video Forensic Lab reviewed the space and believed it more a sound design challenge rather than noise abatement. He believed proper low level high quality equipment and appropriate controls will allow use of the space without loud or projected sound. Mr. Sanderson recommended use of the L1 Bose system which has a small mixer, no monitors, and provides no feedback. They reviewed the City consultant's report and agreed to add the recommended measures. Mr. Sanderson advised that he will be on site for testing and will monitor sound in order to make adjustments that keep levels within the City's noise ordinance. Discussion took place with regard to the location of the musician's nook and protections that will contain the sound.

City Attorney Jennifer Gray summarized comments from the City's consultant Eric Zwerling, of The Noise Consultancy, and advised members that he was also hired to advise the City Council on changes to the outdated noise ordinance. Discussion took place with regard to decibel readings and the applicant agreed to undertake recommendations outlined in Mr. Zwerling's report.

Roger Goodhill, 10 Ackerman Street, felt the applicant should be required to provide data on actual music levels, how many meals will be served, and more information on specifics of the entire operation before approvals are granted. He expressed concern that the operation will have a negative impact on the neighborhood and that all standards of the CMS district should be followed. Mr. Goodhill also asked that the parking situation along Main Street should be considered due to congestion in the area.

Rachel Hutami, 10 Ackerman Street, had concerns about use of the smoker and musician noise levels so near a residential area. She felt more businesses will want to do the same type of operation if this project is approved.

Theresa Kraft, 315 Liberty Street, expressed concerns for pedestrian safety of the music venue because the internal parking lot is mixed with alcohol consumption. She reported the public hearing signage was not properly maintained which is not fair to the public. Ms. Kraft felt the project will adversely affect nearby residents' quality of life.

There were no further comments and the public hearing was closed on a motion made by Mr. Lambert, seconded by Mr. Muscat. All voted in favor. Motion carried.

The applicant was advised to add the hours that the pavilion will be used, and that use of the smoker will be limited to one weekday per week. Mr. Clarke advised the public to provide the City Council with input when public hearings are held for the noise ordinance.

After careful consideration, Mr. Muscat made a motion to authorize the City Attorney to draft a resolution of approval to include conditions as discussed, submission of a noise findings report, meeting with the City's noise consultant, and returning to the Planning Board after operating for three months for follow-up review. The motion was seconded by Mr. Lambert. All voted in favor. Motion carried.

ITEM NO. 5 CONTINUE PUBLIC HEARING ON APPLICATION TO AMEND AN EXISTING SITE PLAN APPROVAL, BREWERY AND RELATED USES, SUBMITTED BY JEFF O'NEIL, 511 FISHKILL AVENUE

Architect Aryeh Siegel described his client's proposal to amend Site Plan Approval for 511 Fishkill Avenue to include a brewery, warehouse space and arcade use. Response was received from NYSDEC and the tree removal schedule will be coordinated to stay within boundaries established to protect the Indiana Bat species. Response was also received from NYSDOT and a traffic report was submitted. Mr. Siegel reviewed changes that were made to the site plan and a revised shared parking study was submitted. The brewery portion of the project will be approximately a year out with other proposed uses to be completed. A study done by WSP on behalf of the City determined adequate water supply is available for the brewery. A note will be added to the plan indicating the fire access road behind the building will be properly maintained.

Richard D'Andrea, P.E. of Maser Consulting reviewed their traffic study, which included the intersection of Red Schoolhouse Road, and in general found no significant impacts. Timing changes at the intersection of Red Schoolhouse Road were recommended and a stop sign must be added at the flashing light at the Mill Street intersection of Route 52.

Frank Filiciotto, P.E. of Creighton Manning on behalf of the City, reviewed his traffic study comments and in general agreed with findings outlined in Maser Consulting's report. He asked that more information on uses in the event space be provided, additional site control around the tear-shaped island in the entrance area be added, and dimensions of the emergency fire access road should be confirmed. In terms of parking for the event space, Mr. Siegel explained they considered square footage and occupancy limits based on building code standards. Brewery owner Jeff O'Neil reported Saturday afternoons will typically be the highest use of the site.

Mr. Clarke suggested monitoring the shared parking scheme to see if it needs to be reconfigured. He asked that that new fencing match the entire site frontage. Mr. Gunn opened the floor for public comment.

Theresa Kraft, 315 Liberty Street, had concern for water usage and advised the brewery will emit CO₂ gasses which will contribute to global warming. She also expressed concern for odor emissions.

Stosh Yankowski, 86 South Chestnut Street, cautioned that arcade users should be aware that virtual reality games are harmful to eye retinas.

Brewery owner Jeff O'Neil reported he is not new to complying with various regulating entities and explained his operation is not in violation of any regulations. The brewery operation will not be in violation of CO2 emissions as the technology they use does not create any adverse discernable odors outside the property line.

After careful consideration Ms. Reynolds made a motion to authorize the City Attorney to draft a Negative SEQRA Declaration for consideration, seconded by Mr. Muscat. All voted in favor. Motion carried.

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. Motion carried.

ITEM NO. 6 PUBLIC HEARING ON APPLICATION TO AMEND AN EXISTING SITE PLAN APPROVAL, EMPLOYEE PARKING LOT, 3 BEEKMAN STREET, SUBMITTED BY DIA CENTER FOR THE ARTS

Mr. Williams made a motion to open the public hearing to amend an existing Site Plan Approval, seconded by Mr. Lambert. All voted in favor. Motion carried. Engineer Tom DePuy, of T.M. DePuy Engineering and Land Surveying, described his client's proposal to construct a 28-space employee parking lot off the secondary road near the rear portion of the bus entrance. More people are visiting the art center and this will shift employee parking to a separate parking area. The lot will be lit with low level lighting until 7:00 p.m. and just before 7:00 a.m. as needed. A walkway and stairway will be provided from the new parking lot leading to the main building. Most trees that will be removed are Locust and Ash, the lot will be landscaped, and additional evergreens will be planted toward the residential area. The area to the south near the bleachers because was not chosen for parking because it is used for occasional outdoor exhibition space. Mr. Gunn opened the floor for public comment.

William Wyche, 315 Hudson Avenue, has a view of the site and had concern for the storm drain between his and the neighbors' property. Mr. DePuy reported the water will be channeled appropriately down to the site and all fallen trees and pallets will be removed.

Laura Parker-Bey, 326 Hudson Avenue, reported this is the first certified letter she received to announce a public hearing. She asked if an ordinance exists to allow helicopters landing at the Dia site because she had concern that they would be landing in the new employee parking lot. Tom Shannon representing Dia reported owners and trustees utilize helicopters to access the site occasionally and permission is regulated through federal aviation regulations.

Patricia Lassiter, 328 Hudson Avenue, had concern for the additional parking because they will be encroaching on wildlife open space. She suggested they utilize the bus parking area or that employees could be bussed into the site. Mr. Shannon explained the staff parking lot will be used mostly on the weekends. They have worked on balancing open space by planting additional shrubs and landscaping on other portions of the site. He explained utilizing the bus parking area is not practical because vehicles would need to be stacked.

There were no further comments from the public and Mr. Lambert made a motion to close the public hearing, seconded by Mr. Muscat. All voted in favor. Motion carried.

Members reviewed the SEQRA Parts 2 and 3 drafted by the City Attorney and circulated prior to the meeting. It was noted that approximately 60 trees over 6-inches in diameter will be removed and 42 trees will be planted on various locations on the site. Tree removal must take place before March 31, 2019 as required by the DEC to protect the Indiana Bat population. After careful consideration Ms. Reynolds made a motion to issue a Negative SEQRA Declaration, seconded by Mr. Muscat. All voted in favor. Motion carried.

Members reviewed the draft resolution for LWRP Consistency Determination and after careful consideration Mr. Muscat made a motion to approve the resolution, seconded by Mr. Lambert. All voted in favor. Motion carried.

Members reviewed the draft resolution of Site Plan Approval and after careful consideration, Mr. Muscat made a motion to approve the resolution of Site Plan Approval, seconded by Ms. Reynolds. All voted in favor. Motion carried. The applicant was advised to submit a revised Site Plan showing the location of trees that will be planted on the property.

ITEM NO. 7 PUBLIC HEARING ON THE APPLICATION FOR SITE PLAN APPROVAL, 2 ART GALLERIES, 1154 NORTH AVENUE, SUBMITTED BY PAOLA OCHOA

Ms. Reynolds made a motion to open the public hearing on the application for Site Plan Approval at 1154 North Avenue, seconded by Mr. Barrack. All voted in favor. Motion carried. Engineer Dan Koehler of Hudson Land Design described his client's proposal to create art galleries (Mother Gallery and Parts & Labor Gallery) in two stories of the building at 1154 North Avenue. A new gravel path, new overhead door, and lighting will be installed as part of the project. The applicant is seeking relief from the parking requirement based on the site size, geometry, and location as permitted by zoning.

Mr. Clarke reported the project qualifies for a parking waiver because the lot is under 8,000 sq. ft. and parking spaces cannot be safely provided on site. Discussion took place with regard to temporary barriers proposed to guide visitors to the rear of the building. The right-of-way documentation with 1156 North Avenue revealed the easement is for ingress and egress therefore the owner's consent to create the gravel walkway must be provided. Mr. Gunn opened the floor for public comment.

Theresa Kraft, 315 Liberty Street, asked if the application would go through architectural review. She was informed that there are no exterior changes proposed and the property is not located in the historical overlay district at this time.

There were no further public comments and Mr. Lambert made a motion to close the public hearing, seconded by Mr. Burke. All voted in favor. Motion carried.

Members reviewed the draft resolution of Site Plan Approval which was circulated prior to the meeting. After careful consideration, Ms. Reynolds made a motion to approve the resolution of Site Plan Approval, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 8 PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATION FOR CONCEPT PLAN AND SITE PLAN APPROVAL, 248 TIORONDA AVENUE, SUBMITTED BY CHAI BUILDERS CORP.

Engineers Larry Boudreau, with Chris LaPorta, of Chazen Engineering described the proposal to construct two residential buildings (64 units) and one commercial building on the site at 248 Tioronda Avenue located in the Fishkill Creek Development zoning district. The Planning Board is tasked with the SEQRA environmental review and LWRP consistency determination. A greenway trail will traverse through the property to Wolcott Avenue.

Mr. Clarke summarized his review comments and explained that although they are waiting for a final determination from the Army Corp. of Engineers with regard to wetland delineation, the proposed layout will not change. The only change their determination will make is with regard to the greenway trail spurs. Mr. Clarke advised justification that Section 223-16(B) regarding very steep slopes has been satisfied to the maximum degree feasible before a SEQRA determination can be made. Although response is needed from the NYSDOT regarding impacts to traffic, the thresholds are less than the previously approved plan. Mr. Tully reported the applicant has adequately addressed engineering comments on the concept plan. Mr. Gunn opened the floor for public comment.

Erin Giunta, 9 Knevels Avenue, spoke about traffic speeding above the 15 m.p.h. limits on Wolcott Avenue and had concern about additional traffic considering Sargent Elementary School is nearby. She believed a crossing guard should be posted at the traffic light because it is a dangerous and busy intersection. Ms. Giunta reported the applicant reported no endangered species will be affected however she often sees Bald Eagles near the site. She questioned the steep driveway as it is near the Knevels Avenue intersection and felt sight distance could be compromised. She felt the new private road "Coyn Hill Road" should be noted on the site plan. Lastly Ms. Giunta asked if consideration had been given to the number of students that would be added to the school system.

Attorney Taylor Palmer, Cuddy & Feder, PC representing the neighboring property owner The Sisters Properties, LLC, asked about access space to their property. Mr. Taylor reported his client supports the project but wanted to be certain adequate space for access to their site and emergency access will be maintained. Mr. Clarke asked that the stub driveway access be shown of the site plan. Mr. Gunn opened the floor for public comment.

Theresa Kraft, 315 Liberty Street, asked the developer to do the right thing by making certain the greenway trail has full ADA compliance with no stairs.

The public hearing will remain open for the April 9, 2019 meeting.

ITEM NO. 9 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 9 APARTMENTS IN 3 BUILDINGS, 53 ELIZA STREET, SUBMITTED BY PIE DEVELOPMENT COMPANY

Attorney Taylor Palmer of Cuddy & Feder described the approval process that his client has gone through to this point and noted the Zoning Board of Appeals granted a Use Variance to allow the change from a commercial use into a multifamily use, and an Area Variance to allow a total of nine units where by right only six would be permitted.

Mr. Siegel outlined the proposal which includes the removal and replacement of a building along Eliza Street with three condominium units, an existing building to the rear will be converted into two units, and a new building on the side will house four units. Work continues on building design, site landscaping and lighting. The new units will have garage parking and the other units will have surface parking.

Mr. Clarke noted the buildings must be 2.5 stories, and recommended a better solution to the proposed unit along Eliza Street that would serve as an overpass.

Mr. Lambert made a motion to refer the application to the Architectural Review Subcommittee for their review, seconded by Mr. Muscat. All voted in favor. Motion carried. Ms. Reynolds made a motion to schedule a public hearing on the application for Site Plan Approval subject to the applicant returning with a recommendation from the Architectural Review Committee, seconded by Mr. Burke. All voted in favor. Motion carried.

ITEM NO. 10 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, MIXED USE DEVELOPMENT, 23-28 CREEK DRIVE, SUBMITTED BY 23-28 CREEK DRIVE, LLC

Attorney Taylor Palmer of Cuddy & Feder described his client's proposal to construct a mixed-use development on the former DPW site at 23-28 Creek Drive into eight apartments and 20,000 sq. ft. of commercial space. They went before the City Council for Concept Plan Approval and were referred to the Planning Board for SEQRA environmental review and for recommendations to the Council on the Concept Plan. Mr. Palmer noted that they will also be seeking variances from the Zoning Board of Appeals.

Mr. Williams made a motion to declare the Planning Board's intent to act as Lead Agent for the SEQRA environmental review, seconded by Mr. Muscat. All voted in favor. Motion carried. Mr. Williams made a motion to schedule a public hearing for SEQRA review, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Mr. Siegel reported the 20,000 sq. ft. commercial space will occupy two floors and a small accessory building. Eight apartment units will have balconies overlooking the Fishkill Creek with a 34 space parking area below. Mr. Siegel reported the building sits lower than Tioronda Avenue and the other recently constructed building. Main access to the site will be through the existing parking lot, and emergency and pedestrian access will be through Creek Drive. A large public park and greenway trail will connect with the trail on the other end of the property.

Variances are needed for the number of stories and building height similar to the recently constructed building, and two of the apartments exceed the 2,000 sq. ft. limit. A variance for parking is also required as they are proposing 93 spaces where 113 spaces are required per zoning. Discussion took place with regard to the parking lot access, and it was noted the City Council did not want two access points off Churchill Street.

Maser Consulting will update their traffic study which will be referred to the City's consultant Creighton Manning for review. Mr. Clarke reported few parking spaces would be required if the property were located in the CMS or other nearby zoning districts. The lot line readjustment will Planning Board as a subdivision.

ITEM NO. 11 REVIEW APPLICATION FOR SPECIAL USE PERMIT, ACCESSORY APARTMENT, 27 FOWLER STREET, SUBMITTED BY MARIANNE HUGHES-JOINER

Architect Steve Whalen of Whalen Architecture, described his client's proposal to convert and enlarge the existing garage into a one bedroom 404 sq. ft. accessory apartment at 27 Fowler Street. The apartment will be occupied by family members. Mr. Whalen received and will address consultant comments.

Mr. Clarke noted variances will be needed for the apartment which exceeds the maximum size permitted based on the size of the principal building, and for rear and side yard setbacks. A variance will be need to either allow off-street parking in the front yard or to waive one of the required parking spaces.

Consideration was given to changing the orientation of the windows so they face the interior of the property so as not to be directly adjacent to the neighboring property line. After a lengthy discussion with regard to making a recommendation to the Zoning Board of Appeals, members felt they should remain neutral with regard to the variances. However they felt consideration should be given to prohibiting the use of the apartment for short term rentals and to consider flipping the layout so that windows are not facing the neighbor's yard. Mr. Gunn made a motion to authorize the application to be referred to the Zoning Board of Appeals and City Council, seconded by Mr. Burke. All voted in favor. Motion carried.

Architectural Review

Certificate of Appropriateness – 412 Main Street; sign

Kevin Schofield presented his proposal for a new sign at 412 Main Street to advertise his business "Green Mountain Minerals". The sign is black metal frame with interior lit plastic face and green and white lettering. After careful consideration, Mr. Muscat made a motion to issue a Certificate of Appropriateness for the proposed sign, seconded by Mr. Williams. All voted in favor. Motion carried.

Single Family House – 29 West Center Street, colors & materials only (elevations approved 11/14/18)

Suzanne Timmer reported elevations for the new house under construction at (29) West Center Street were approved at the November 14, 2018 meeting subject to returning for approval of colors and materials. Members reviewed proposed color schemes and materials relative to neighboring housing stock. After careful consideration, Mr. Burke made a motion, seconded by

Mr. Lambert, to approve the color and material scheme as presented with the following: Siding – Shiplap in Benjamin Moore Arborcoat Evening Dove; Roof – Union Metal Matte Black; Windows – Casement Black; Trim – Benjamin Moore Arborcoat Black Beauty. All voted in favor. Motion carried.

Single Family House – 6 Duncan Street

John Dilello described his proposal to construct a new single family house on a vacant lot at (6) Duncan Street. Members reviewed elevation drawings and compared it to neighboring housing stock. After a lengthy discussion and careful consideration Mr. Muscat made a motion to approve the architectural design of the house with the following color scheme: Vinyl Siding – Mastic Pewter Gray; Roof – Timberland Charcoal; Windows – Double Hung Anderson White; Trim – White; Garage Door – White. The motion was seconded by Ms. Reynolds. All voted in favor. Motion carried.

Single Family House – 98 Rombout Avenue

Julius White described his client’s proposal to rebuild a fire damaged single family house at 98 Rombout Avenue. Members reviewed elevation drawings prepared by Mazzarelli Architecture & Planning, PC and compared it to neighboring housing stock. After a lengthy discussion and careful consideration Mr. Lambert made a motion to approve the architectural design of the house with the following color scheme: Vinyl Siding – Royal Crest Wicker; Shingle Roof – Cambridge Driftwood; Windows – Double Hung United Bronze; Trim – Benjamin Moore Night Shade; Decking – Trex Woodlawn Brown. The motion was seconded by Mr. Burke. All voted in favor. Motion carried.

Miscellaneous Business

Zoning Board of Appeals – March Agenda

There were no comments on the Zoning Board of Appeals’ March agenda.

City Council request for report and recommendation Small Cell application, 110 Howland Avenue

Members reviewed and discussed the proposed small cell wireless facility at 110 Howland Avenue with City Planner John Clarke and City Attorney Jennifer Gray. Attorney Scott Olsen, representing Verizon, also provided an overview of the proposal to install a 52 ft. high wooden utility pole with a panel antenna at the top and equipment at its base. Discussion took place about the application meeting requirements, review by the City’s consultant, possible co-locations, and concerns presented by Stosh Yankowski.

Members reviewed the proposed location and photo simulations and after much consideration, Ms. Reynolds made a motion to recommend a 6 ft. high fence, made of the same materials as the nearby garbage enclosure, be constructed to surround the facility. In addition members agreed with Mr. Clarke’s suggestion that tall evergreens be planted at the edge of the property to screen the view the house that has a clear view of the tower. The motion was seconded by Mr. Burke. 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. Burke. All voted in favor. Motion carried. The meeting adjourned at 12:45 a.m.