

**Planning Board
August 13, 2019**

The Planning Board meeting was held on Tuesday, August 13, 2019 in the Municipal Center Courtroom. The meeting commenced at 7:00 p.m. with Chairman John Gunn, Members Gary Barrack, Jill Reynolds, David Burke and Rick Muscat. Also in attendance were Building Inspector David Buckley, City Attorney Jennifer Gray, City Engineer Art Tully, and City Planner John Clarke. Members Pat Lambert and Randall Williams were excused.

Training Session

Mr. Clarke provided members with Greenway Connections, a Power Point presentation from Dutchess County Planning on the Greenway Compact, a guide showing planning techniques for local planning initiatives to preserve outside green spaces.

Regular Meeting

The regular meeting started at 7:30 p.m. with Mr. Gunn calling for corrections/additions or a motion to approve minutes of the July 9, 2019 meeting. Mr. Barrack made a motion to approve the minutes of the July 9, 2019 meeting as presented, seconded by Mr. Muscat. 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

Due to inactivity, a letter will be sent to the applicant advising them that the application will be removed from future agendas unless a new submission is made.

ITEM NO. 2 PUBLIC HEARING ON APPLICATION TO AMEND EXISTING SITE PLAN APPROVAL, TO ADD APARTMENT, STAIRWELL AND COMMERCIAL SPACE, 162 MAIN STREET, SUBMITTED BY THE HOSE COMPANY, LLC

Ms. Reynolds made a motion to open the public hearing on the application for Site Plan Approval, seconded by Mr. Burke. All voted in favor. Motion carried.

Engineer Dan Koehler, with applicant Michael Benzer, described the proposal to construct a rear addition to include a new three-story stairway, storage space, and one-story shop extension, and access to a new two-bedroom apartment on the existing third floor. The property is located in the Historic and Landmark Overlay District and is adjacent to a municipal parking lot.

Mr. Clarke asked that final elevation drawings, including materials, colors, and general dimensions be submitted. He suggested re-using the existing tall windows proposed to be closed up on the second floor in place of the proposed smaller windows on the side and rear elevations however Mr. Benzer explained they are not original to the building. Consideration was given to enlarging the smaller windows and Mr. Clarke asked for more detail on the tree well and how it will fit within the existing pavers and concrete sidewalk.

Mr. Tully reported easements must be obtained from the City and neighbor for access during construction. Mr. Benzer reported they are working with the neighbor who has agreed to give them access. Mr. Gunn opened the floor for public comment.

Theresa Kraft, 315 Liberty Street, asked about setbacks because the building sits on the property line. She was informed that it is permitted in the CMS Zoning District.

A lengthy discussion took place with regard to materials, brick step backs and roof lines of the proposed addition. The architect and a better rendering of the building will be provided for the next meeting. The public hearing will remain open for the month of September. After some consideration, Ms. Reynolds made a motion to authorize the City Attorney to draft a resolution of Site Plan Approval for consideration at the next meeting, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 3 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 6 UNIT RESIDENTIAL “FERRY LANDING AT BEACON”, BEEKMAN STREET, SUBMITTED BY FERRY LANDING AT BEACON, LTD.

Attorney Neil Alexander of Cuddy & Feder was present to continue review of the Ferry Landing residential project on Beekman Street. Discussion took place with regard to sight distance based on the latest correspondence from the City’s traffic consultant. Mr. Alexander believed the draft resolution that was circulated for review addressed sight distance concerns and he was comfortable with the resolution as drafted. A lengthy debate took place with regard to limiting the height of landscaping in front of the building and possibly shifting the building back to assure sight distance is not affected in the future. Mr. Alexander contended that a sight easement area will guarantee that landscaping will be appropriately maintained, and he suggested other mechanisms that could be done by the City to make the exit from Ferry Street safer. Discussion took place about speed limits and it was noted that speeds traveled by those going to or leaving from the train station are often higher than the speed limit. Mr. Alexander felt sight distances and changes to the plan should have been discussed before a draft resolution was prepared for consideration. He asked that the draft resolution be modified so they don’t need to return next month. After a lengthy discussion, members agreed to change language in the resolution by adding a condition that the Site Plan will be revised to shift Unit #1 to the rear by up to four feet, shift Unit #2 to the rear by up to two feet in order to allow the proposed landscape plan to be implemented without causing obstruction to the sight lines, and to maintain a minimum 24 ft. drive aisle at the rear of the building. The foundation must be staked before the installation of foundation forms and pouring to confirm that required minimum sight distance can be achieved. After careful consideration of the revised resolution as modified by the City Attorney’s description, Mr. Muscat made a motion to approve the revised resolution, seconded by Ms. Reynolds. All voted in favor. Motion carried.

ITEM NO. 4 CONTINUE REVIEW OF APPLICATION FOR A SPECIAL USE PERMIT AND SITE PLAN APPROVAL (ADD A PARTIAL 4TH FLOOR), RETAIL/RESIDENTIAL, 208 MAIN STREET, SUBMITTED BY 206-208 MAIN STREET, LLC

Mr. Siegel provided a revised shadow study for the setback fourth floor and added additional area to the roof garden as requested. He received the draft resolution of approval and felt it to be appropriate. Mr. Clarke reported the applicant has provided a narrative addressing each required Special Use Permit condition as discussed in previous meetings. He advised the applicant to remove reference to the Certificate of Appropriateness on the plans because the property is not located in the Historic District and Landmark Overlay Zone.

City Attorney Jennifer Gray reviewed the resolution for Special Use Permit Approval as circulated and Mr. Burke made a motion to approve the resolution as presented, seconded by Mr. Barrack. All voted in favor with the exception of Ms. Reynolds. Motion carried; 4-1.

ITEM NO. 5 CONTINUE REVIEW OF APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, ACCESSORY APARTMENT, 27 FOWLER STREET, SUBMITTED BY MARIANNE HUGHES-JOINER

Architect Stephen Whalen described his client's proposal to replace an existing garage with a studio accessory apartment and reported the latest consultant comments can be easily addressed. He explained that he added a portion of the water and sewer map to show the extent of water sewer lines that can be found. Mr. Tully advised him that more research is needed because the specific location of utilities must be determined before final site plan approval can be granted.

After careful consideration Mr. Muscat made a motion to schedule a public hearing on the application for Site Plan Approval for the September meeting, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Discussion took place with regard to the applicant's proposal to install windows higher rather than reverse the floor plan in order to provide privacy for the adjacent neighbors. The higher window line allowed them to keep the morning light and preserve views of the mountain. Members agreed it was a good balance and supported the floor plan as presented. After some discussion Ms. Reynolds made a motion to authorize the City Attorney's office to draft a resolution of Site Plan Approval for consideration at the next meeting, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 6 CONTINUE REVIEW APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, WINE AND TAPAS BAR, 305 MAIN STREET, SUBMITTED BY DOUGLAS BALLINGER

Architect Brad Will of Ashokan Architecture and owner Douglas Ballinger were present to describe the proposal to convert an existing one-story building into a wine and tapas bar with a new storefront and rear patio. Revised plans and changes to the building façade were done based on comments from the July meeting.

Mr. Clarke reviewed his comments and discussion took place with regard to the width of sidewalk, signage, hours of operation, patio hours, and façade materials. Mr. Tully asked the applicant to provide details on how connection to the sanitary sewer will be corrected and information on the alley and right-of-way/easement. The applicant reported there will be no outdoor music, amplified or otherwise.

After careful consideration, Mr. Muscat made a motion to make a favorable recommendation to the City Council in support of the Special Use Permit application, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Miscellaneous Business

Zoning Board of Appeals – August Agenda

Members reviewed the agenda for the Zoning Board of Appeals' August meeting and had no comments.

Consider request for two 90-day extensions of Subdivision and Site Plan Approval – Edgewater

On behalf of Scenic Beacon Developments, Engineer Dan Koehler of Hudson Land Design requested two 90-day extensions of Subdivision Approval and Site Plan Approval to finalize items that must be completed with the Health Department. He reported they are close but a larger scale study must be completed. City Attorney Jennifer Grey confirmed that easement documentation has been submitted and is under review. After some consideration, Mr. Gunn made a motion to grant two 90-day extensions as requested, seconded by Mr. Barrack. All voted in favor. Motion carried.

Architectural Review

Single Family House – St. Luke's Place

This item was postponed at the applicant's request.

Single Family House – Miller Street

Robert Palisi, managing member of Fulton Avenue Realty Restoration Company, LLC, presented proposed elevations for a new house on a vacant lot on Miller Street. Members reviewed the proposed elevations, color scheme and materials relative to neighboring housing stock. After careful consideration, Ms. Reynolds made a motion, seconded by Mr. Burke, to approve the elevations, color and material scheme as presented with the following: Siding – Glacier Blue (Mastic Quest); Roof – Timberline Charcoal Shingles; Windows – Double Hung 6/6 in White with Black Shutters; Trim – White; Front Door – Soft Duckling; and Porch – Trex in Pebble Grey. All voted in favor. Motion carried.

Single Family House – Shea Lane

Architect Heike Schneider presented proposed elevations for a new house on a vacant lot on Shea Lane. Members reviewed the proposed elevations, color scheme and materials relative to neighboring housing stock. After careful consideration, Mr. Muscat made a motion, seconded by Ms. Reynolds, to approve the elevations, color and material scheme as presented with the following: Siding – Hardie Clapboard Style in Sandstone Beige; Roof – Metal Standing Seam in Gray; Windows – Double Hung 6/6 Black frame and grilles; Trim – Windham Cream Azek material; and Front Door – Essex Green. All voted in favor. Motion carried.

Certificate of Appropriateness – 554 Main Street; Walden Bank Sign

A representative of Timely Signs of Kingston described his client’s proposal to install a double-sided “Walden Savings Bank” sign for their office located at 554 Main Street. The 24” x 26” metal sign will be anchored to the building. Members reviewed the sign and suggested that the line separating the word “lending” and “office” be removed or relocated under the word “bank”. Mr. Burke made a motion to approve the sign as suggested, seconded by Mr. Muscat. All voted in favor. Motion carried.

Certificate of Appropriateness – 182 Main Street; change façade color

Property owner Courtney Smith Wiesmore of 182 Main Street, LLC, described their proposal to repaint the storefront at 182 Main Street which is situated in the Historic Preservation and Overlay District. Members reviewed the proposed color scheme and after careful consideration, Mr. Burke made a motion to approve the change from red trim to PPG “Black Magic” and to paint the yellow stucco to match the brick, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Certificate of Appropriateness – 484 Main Street; change façade color

Property owner Courtney Smith Wiesmore of 484 Main Street Beacon, LLC, described their proposal to repaint the storefront at 484 Main Street which is situated in the Historic Preservation and Overlay District. Members reviewed the proposed color scheme and after careful consideration, Mr. Muscat made a motion to approve the change from mauve and blue trim to PPG “Black Magic” and the recessed panels and cornice details in PPG “Knights Armor”, seconded by Ms. Reynolds. All voted in favor. Motion carried.

There was no further business to discuss and the meeting was adjourned on a motion made by Ms. Reynolds, seconded by Mr. Muscat. All voted in favor. Motion carried. The meeting adjourned at 9:40 p.m.