

Planning Board
August 9, 2016

The Planning Board meeting was held on Tuesday, August 9, 2016 in the Municipal Center Courtroom. The meeting commenced at 7:00 p.m. with Acting Chairman Randall Williams, Rick Muscat, Patrick Lambert, Gary Barrack, and David Burke (in at 7:30 p.m.). Also in attendance were City Attorney Jennifer Gray, City Engineer Art Tully, City Planner Sarah Brown (in for David Stolman), and Building Inspector Tim Dexter (in at 7:30 p.m.). Chairman Jay Sheers and Member Jill Reynolds were excused.

Training Session

A training session was not held therefore the board moved on to other items on the agenda.

Architectural Review

New Single Family House – Lincoln Avenue

Bobby Palisi, representing Fulton Avenue Realty Restoration Company, presented their proposal for a new single family house on a vacant lot on Lincoln Avenue. Members reviewed the elevation drawings, proposed color scheme and compared it to neighboring housing stock. After careful consideration, Mr. Lambert made a motion to approve the plan as presented, with the following color scheme: Vinyl Siding – Tuscan Olive; Roof – Slate; Double Hung Windows and Trim – White; Louvered Shutters – Midnight Green; and Garage – White. The motion was seconded by Mr. Muscat. All voted in favor. Motion carried.

Miscellaneous business

Review of Proposed Local Law – Solar Collectors and Installations

City Attorney Jennifer Grey continued discussion and review of the City’s proposed legislation regulating solar panels. She reviewed member comments from the last meeting: large scale solar farms should be defined on a sliding scale based on the district or lot size; add “battery” to the list of definitions; rooftop and building mounted solar collector standards should vary based on residential/non-residential districts; the maximum height of panels should be lower than proposed unless in a heavy industrial area; and solar farms should not be permitted in residential areas. Also new language will be added exempting the City’s solar farm currently being developed.

Regular Meeting

The regular meeting began at 7:30 p.m. Mr. Williams called for corrections/additions or a motion to approve minutes of the July 12, 2016 meeting. Mr. Lambert made a motion to approve the minutes of the July 12, 2016 as presented, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 1 PUBLIC HEARING ON APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, ACCESSORY APARTMENT, SUBMITTED BY ERIC HELMUTH, 867 WOLCOTT AVENUE

Mr. Muscat made a motion to open the public hearing for the accessory apartment proposal at 867 Wolcott Avenue, seconded by Mr. Lambert. All voted in favor. Motion carried. Applicant Eric Helmuth described his proposal to create an accessory apartment in an existing accessory building on his property at 867 Wolcott Avenue. A variance was issued for the building because the foundation was too close to the property line and the City Council issued a Special Use Permit for the accessory apartment. Mr. Helmuth explained new water and sewer lines will be installed and all other zoning requirements have been met.

Ms. Brown asked that a note be added to the Site Plan indicating a variance was granted by the Zoning Board of Appeals on June 21, 2016 and a Special Use Permit was issued by the City Council on August 1, 2016.

Mr. Tully explained Department of Health regulations require a vertical separation of 18-inches between water and sewer lines therefore requested that information be shown on the Site Plan. A note or details are needed as to whether a separate water meter will be provided for the accessory apartment or if both residences will be metered through the existing water meter. Lastly a certificate showing the Building Department did a sewer inspection to show that no illegal connections exist must be provided.

Mr. Williams opened the floor to public comment however no one wished to speak. Mr. Lambert made a motion to close the public hearing, seconded by Mr. Muscat. All voted in favor. Motion carried.

After some consideration Mr. Muscat made a motion to grant Site Plan Approval, subject to fulfillment of consultant comments, seconded by Mr. Burke. All voted in favor. Motion carried. Mr. Muscat made a motion to direct the consultant to draft a resolution of approval for the Chairman's signature, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 2 CONTINUE REVIEW OF APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, NEW RESIDENTIAL BUILDING, 50 UNITS, BEEKMAN STREET – (PARCEL W) “THE VIEW”, SUBMITTED BY DMS CONSOLIDATORS, LTD.

Engineer Mark Day received the draft resolutions of approval for review prior to the meeting and requested clarification on a couple of matters. He asked if the easement noted on Section B, Page 4 referred to the easement for the stair and walkway to the rear of the property. City Attorney Jennifer Gray confirmed that it was and should also include the pocket park in front of the building. Discussion took place about the reduction of recreation fees. After some consideration, Mr. Day indicated the applicant opted to take a 10% reduction based on the existing amenities being provided for the project.

City Attorney Jennifer Gray explained resolutions for SEQRA, LWRP, Site Plan Approval and Special Use Permit Approval were prepared and circulated to members prior to the meeting for consideration. After detailed review of each, Mr. Muscat made a motion to approve

the resolution for the LWRP Waterfront Consistency Determination and Negative SEQRA Declaration for “The View” project as presented, seconded by Mr. Lambert. All voted in favor. Motion carried.

Mr. Barrack made a motion to approve the resolution for Site Plan and Special Use Permit Approval as amended to reflect a 10% recreation fee reduction as discussed, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 3 REVIEW APPLICATION FOR SITE PLAN APPROVAL, LONG DOCK NORTH SHORE PROJECT, SUBMITTED BY THE SCENIC HUDSON LAND TRUST, INC., LONG DOCK PARK, 8 LONG DOCK ROAD

Meg Rasmussen, Senior Park Planner for Scenic Hudson introduced design team Chris Moyles of Reed Hilderbrand Landscape Architects, Landscape Architect Susan Wisniewski, and Scenic Hudson Director of Parks Rita Shaheen. Ms. Rasmussen began their Power Point presentation with an overview of Scenic Hudson’s involvement and park activities they carry out in the City of Beacon. She reviewed existing site conditions of the North Shore portion of Long Dock Park where Brownfields Cleanup was recently completed. She reported the area is located within the 100 year flood zone and is subject to tidal waters, and that their projections show parts of the park will be underwater by 2050 due to sea level rise. Ms. Rasmussen explained building in a flood zone increases construction costs by \$90 per square foot, concluding that a 10,000 sq. ft. building would cost nearly \$4.5 million. Therefore she reported Scenic Hudson believes the intense uses should be constructed elsewhere on the waterfront, suggesting use of the train station.

Chris Moyles continued the presentation with review of Long Dock’s history, the existing Phase I project, and introduced Scenic Hudson’s proposed Site Plan. The road leading into the North Shore will be extended to the waterfront with parking along the edges similar to the existing parking area. An elevated walkway deck will be situated along the westerly shoreline, and two new shade structures and concrete civic plaza to the south will be separated by a series of French drains. A new boardwalk will extend from the tip of the park along the water’s edge to the existing Kayak pavilion near the quiet harbor. A berm will be created on the northerly section to create a natural amphitheater beyond the wet meadow near the Red Barn. A hedge row of trees will be planted along the roadway to shade parking, and bio-retention swales and French drains will harvest stormwater and provide water to the trees. The two 40’ x 24’ shade structures will provide shade for picnic tables and seating below; two porta-lavs, and a maintenance shed will be provided. A total of 25 parking spaces and two ADA will be added, as well as space for three food trucks.

Ms. Rasmussen explained programing in this area will be different than what takes place at the City’s Riverfront Park. The concrete deck at end will create natural stage, the small amphitheater can be used by musicians and yoga classes, and vendors can park along the roadway. She noted Scenic Hudson has provided positive fiscal benefits to Beacon in addition to paying property taxes on the waterfront property. Questions were raised about what portion of the land is taxed. Rita Shaheen discussed their policy on tax payments and explained they will not apply for tax exemption until the property has made a contribution to the City. Examination of volunteer staffing and policing for on-site events took place. Mr. Boyles described their

proposal to mimic Phase I's use of concrete slabs for parking decks which create natural pervious areas. No lighting is proposed because the park is gated and closed from dusk to dawn, and parking areas will be plowed in the winter. Discussion took place with regard to food trucks and possible amendments by the City Council to extend the two year approval limitation.

Ms. Brown highlighted details of their review letter and explained the original Long Dock Beacon project underwent a coordinated environmental review, a positive declaration and preparation of Draft and Final Environmental Impact Statements. She asked that a short form EAF and NYSDEC Mapper Summary Report be submitted for the current project in addition to a written narrative identifying proposed changes to the approved site plan. Ms. Brown pointed out that a Special Use Permit is required from the City Council because the property is located in the Waterfront Development (WD) zoning district.

Mr. Tully highlighted details of his review letter and asked the applicant to indicate whether any other agency approvals are required for this project.

Ms. Rasmussen reported they will provide a narrative for SEQRA review as requested however noted this project has significantly less impact than the hotel/convention center previously proposed. She indicated that Army Corp. of Engineers or NYDSEC permits are not required for the proposed waterfront decking. The applicant will return with additional information before being referred to the City Council for a Special Use Permit.

Miscellaneous Business

Review of Proposed Local Law – Solar Collectors and Installations

City Attorney Jennifer Gray summarized previous comments as discussed at the beginning of the meeting. She pointed out the local law provides new language to exempt the City's solar farm project currently being developed and future municipal projects will be considered on a case by case basis. Total building and land coverage was discussed, as well as possible limitations to townhouse or condominium structures. After lengthy consideration, members felt the Chairman and absent members should be present to further discuss the proposed legislation until September.

Review of Amended Proposed Local Law – Workforce Housing

City Attorney Jennifer Gray reviewed the amended workforce housing legislation under consideration by the City Council. After a detailed examination of each aspect of the changes, Mr. Muscat made a motion to recommend the City Council pass the proposed amendments as outlined. The motion was seconded by Mr. Lambert. All voted in favor; motion carried.

Review Proposed Local Law and Comprehensive Plan amendment in relation to the Linkage Zone Petition

Ms. Brown reviewed the law which would essentially rezone three parcels in the Linkage Zone to the R1-40 and RD-6 zoning districts. A lengthy discussion took place and members did not support the proposed RD-6 zoning or the Comprehensive Plan amendment to Medium Density residential because it appears inconsistent with adjacent parcels along Route 9D. Although the RD-6 Zoning District is similar density to that of Hammond Plaza, that development sits below Route 9D and faces Beekman Street.

After careful consideration and based on the desire to keep a consistency in land uses along Route 9D, Mr. Muscat made a motion to recommend to the City Council that the property located in the proposed RD-6 Zone revert back to the land use of the 2009 Comprehensive Plan which was Low Density Residential. The motion was seconded by Mr. Barrack. All voted in favor; motion carried.

There was no further business to discuss and Mr. Lambert made a motion to adjourn the meeting, seconded by Mr. Barrack. All voted in favor. Motion carried. The meeting adjourned at 9:05 p.m.