

**Planning Board
June 12, 2018**

The Planning Board meeting was held on Tuesday, June 12, 2018 in the Municipal Center Courtroom. The meeting commenced at 7:00 p.m. with Chairman John Gunn (in at 7:10 p.m.), Members Gary Barrack, Pat Lambert, Jill Reynolds, and David Burke (in at 7:30 p.m.). Also in attendance were Building Inspector Tim Dexter, City Attorney Jennifer Gray, City Engineer Art Tully and City Planner John Clarke. Member Randall Williams was absent.

Training Session

City Planner John Clarke reviewed the proposed local law to amend Chapter 195 concerning lot line adjustments under consideration by the City Council. In addition, he provided members with an overview of the proposed local law to add Section 223-26.4 to establish procedures for small cell wireless facilities. Mr. Clarke explained it is a complicated subject, and the City Attorney and City Council may hire special counsel on the matter. Members were advised to focus on the approval authorities and considerations for aesthetics of such facilities for future discussion.

Mr. Clarke also advised members that two local laws were recently passed by the City Council which may affect future reviews – one for changes to the CMS zoning district and one for calculation of lot area which includes floodways and steep slopes.

Regular Meeting

The regular meeting started at 7:30 with Mr. Gunn calling for corrections/additions or a motion to approve minutes of the May 8, 2018 meeting. Mr. Muscat made a motion to approve the minutes of the May 8, 2018 meeting as presented, seconded by Mr. Barrack. All voted in favor.

ITEM NO. 1 CONTINUE PUBLIC HEARING ON THE APPLICATION FOR SUBDIVISION APPROVAL, 13-LOT RESIDENTIAL, 25 TOWNSEND STREET, SUBMITTED BY AK PROPERTY HOLDING, LLC

Attorney Taylor Palmer, Cuddy & Feder, reported the applicant met with consultants and worked with neighboring property owners in order to prepare for preliminary and final subdivision approval. Engineer Jon Bodendorf discussed lot widths and presented changes that were made to meet required depth and width on Lots #3, #6, and #8.

Mr. Clark asked that tree and shrub locations for the center island landscaping be shown on the plan. He suggested adding a path for residents to access the island interior similar to the one on Victor Road. Mr. Clark recommended relocating the street lighting around the cul-de-sac currently on private lots, as well as the one in the middle of the sidewalk, to the landscaped island. He noted this parcel falls under the new regulation with regard to floodways/steep slopes however does not meet the criteria. It was noted that the sidewalks will have handicap ramps at both ends. Mr. Tully reviewed outstanding engineering comments.

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

After careful consideration Mr. Muscat made a motion to grant Preliminary Subdivision Approval, seconded by Mr. Barrack. All voted in favor. Motion carried.

ITEM NO. 2 PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATIONS FOR SUBDIVISION APPROVAL, SITE PLAN APPROVAL, AND SPECIAL USE PERMIT APPROVAL, PRIVATE SCHOOL (HUDSON HILLS ACADEMY), 850 WOLCOTT AVENUE, SUBMITTED BY ST. LUKE'S EPISCOPAL CHURCH

Mr. Lambert made a motion to open the public hearing on SEQRA environmental review, seconded by Mr. Muscat. All voted in favor. Motion carried. Aryeh Siegel described his client's proposal to subdivide the church parcel to create a one acre lot so the old school building can be leased to Hudson Hills Academy. The only exterior changes will be in landscaping and a new playground. A project narrative about school operations and bussing was submitted, easements are being prepared, an I & I study will be done, and the surveyor is working on utility locations. A meeting was held with neighbors where concerns were raised about use of the Rector Street entrance. As a result they modified the plan to have buses enter from Wolcott Avenue, unload and back into a striped area, and exit onto Wolcott Avenue to avoid Rector Street. Mr. Clarke had concerns with buses backing up in the parking lot and Mr. Siegel reported loading and unloading would be supervised. Discussion took place about the number of students currently enrolled, and the potential enrollment of up to a maximum of 100, considering the size of the school. A lengthy review about the number and size of buses, private student drop off, school hours, shared parking with the church, and parking plans for large events took place. Mr. Gunn opened the floor to public comment.

Terry Hockler, 798 Wolcott Avenue didn't believe it was going to be a school and said it is the same architect who worked on the project that will obstruct the view of the Dutch Reformed Church.

Nate Morgan, 56 Union Street, lives next to Methodist Church where a daycare operates and they are not impacted when children are dropped off or picked up. He expressed concern for the neighbor on Rector Street near the school because parents will ultimately drop children off on Rector Street.

Genevieve Mathis, 51 Rector Street, had concerns for safety and potential impacts on the neighborhood. She felt the school would create a drastic increase in traffic on a quiet residential narrow street where children ride bicycles. Ms. Mathis indicated the diocese has not approved the church's action and at the community meeting Reverend Williams informed them that uses with greater impact had been considered. She felt the change from a Sunday school to a private school operating Monday through Friday will increase traffic. She believed the school caters to an elite group of people because tuitions are extremely expensive. Ms. Mathis had concern for the future of property after subdivision is complete and expressed disappointment with the church.

Jason Hughes, 16 Hanna Lane, has been a Hudson Hills Academy parent for a number of years, was their landlord and lives next to their school. He agreed that there will be traffic at times but in general he believed many parents will walk children to school. Mr. Hughes felt parents would not use Rector Street as a thoroughfare and will be respectful of the neighborhood. He believed many of the anticipated problems will be self-solving. He said the school is an excellent neighbor and their activities are not disruptive in nature.

Bill Siebert, 4 Vail Avenue, reported there is a large Sycamore tree on the property where a Cooper Hawk has resided for several years. He wanted the applicant to be aware and was unsure of the impact.

Kate Todd, 65 University Road and a Hudson Hills Academy parent, felt the school would be good for Beacon because they would occupy an otherwise empty building while giving financial support to the church that also serves the community. She said this school will also have a toddler preschool which is much needed. She hoped the project would not be delayed.

Caroline Koma, 30 Wilkes Street, preferred to see the building leased to a school rather than some other use. She felt student drop-off could be coordinated by establishing a specific route.

Ori Brachfield, 19 VanNess Road and a Hudson Hills parent, drops his daughter off at their Newburgh location and has never seen any traffic problems there. He felt this facility will have fewer buses because most students live near the school.

Matthew Perks, 29 Rector Street and a Hudson Hills Academy parent, reported it is a fine school that is well managed. He had concerns about traffic on Rector Street because it is very narrow. They met with the school representatives who seemed responsive and willing to change the bus route to ensure Rector Street is not a point of access/egress for most vehicles.

Jennifer Boehlert, 3 Rector Street, asked how the 100 student maximum was determined. She couldn't find proof that the school is a not-for-profit organization and felt they may want to expand at some point in the future. Ms. Boehlert believed the EAF submitted was incomplete and inaccurate. She said school officials can't stop people from using Rector Street, it can't handle bus traffic, the sidewalks are unsafe, people will take short cuts, and it will be a huge impact on the street. Ms. Boehlert also had concern for the property's future once it is subdivided.

Lisa Alvarez, 23 Hammond Plaza, believed parental drop off will be substantial and that bus traffic can't be controlled. She asked why the school is leaving its current location. Ms. Alvarez believed only the Wolcott Avenue access should be used in order to protect neighborhood streets. She was unsure if the school is a not-for-profit and believed they should expand where they are currently located.

Christine Musorofiti, 51 Ackerman Street and a Hudson Hills parent, understood community harmony is needed yet felt parents will have consideration for the neighborhood. She reported it is not just a school for wealthy children and hoped neighborhood concerns could be resolved.

Georgeann Rutkowski, 17 Rector Street, reported a dumpster has been stationed at the facility and they are throwing away valuable books and ledgers that have historical value without contacting the Beacon Historical Society. She asked what could happen in the future after the property is subdivided.

Theresa Kraft, 315 Liberty Street, reported she dove into the dumpster and found a valuable bible that was once owned by Henry Sargent. She expressed concern for what happens after the property is subdivided and the church no longer owns it; the property is hallowed ground. Ms. Kraft believed the member of the Planning Board whose daughter attended should be recused from this item. She was strongly opposed to the project.

August Eriksmoen, 98 Knevels Avenue, expressed compassion for people who live near properties that change uses. He was in support of the school and felt there are no guarantees of having quiet in a City. Development happens and it is part of a community's growth. Mr. Eriksmoen pointed out that many people have complained that public schools are overburdened and this school would help.

Asma Siddiqui, Director of Hudson Hills Academy, reported they are a not-for-profit agency and can provide paperwork as proof. They are relocating because they can't afford to stay where they are and struggle to make payments. Ms. Siddiqui reported nearly 50% of their students are on scholarship and they work with families to help them afford the tuition. She reported the start-up funds for Hudson Hills Academy came from her family and their operation is about the children and providing a service rather than money. The families they work with are outstanding members of the community and the majority of students are from Beacon. Ms. Siddiqui reported they met with neighbors and it is their goal to limit impacts to them. She reported they are currently located in a residential area and have never had a complaint.

Daniel Aubrey, 5 Bridge Street, attended a service at St. Luke's Church and spoke about the small congregation who is entitled to a sanctuary in which to worship. He understood the church needs to rent or lease this space as they can't financially sustain the property. Mr. Aubrey felt the neighbors were overreacting because this building, the church and cemetery could continue to deteriorate and the minor inconveniences do not outweigh the benefits.

Michal Mart, 49 Sycamore Drive, had concern for subdividing the parcel from the church. She believed the realtor who has financial interest should disclose that information to the public when making public comments. Ms. Mart said the same Realtor is working with another church to create a three unit residential dwelling at 21 South Avenue.

Anne Alvergue, 866 Wolcott Avenue and a Hudson Hills parent, expressed concern for congestion because Rector Street is narrow and residential. She urged the school to use Phillips Street where it will be less congested.

Chris Musorofiti, 51 Ackerman Street and Hudson Hills Academy parent, explained the existing Hanna Lane location has a house right next door and the school is very quiet. Parents have been very responsive about following rules and she has not seen more than one or two vehicles there at any given time. The Newburgh campus is in a residential neighborhood as well. She felt the Wolcott Avenue access should be used rather than Rector Street. Ms. Musorofiti felt the use of school would be okay as it would be good for the community and she supported the proposal.

Reverend John Williams, 860 Wolcott Avenue bordering Rector Street, reported they were told the property had to be subdivided in order to have Hudson Hills Academy operate from the existing building. The Episcopal Church has been in Beacon for 200 years and they have established a precedent; they are not here to make money or be developers. By leasing this portion of their property allows them to continue to maintain the property in a historic manner and use grounds for the City and its residents. He reported they have no plans to sell the property and want to continue their ministry.

Mr. Clarke reviewed his comments and reported the property is located in the Historic District and Landmark Overlay Zone and private schools are permitted by Special Use Permit approval. Discussion took place about parking, the number of teachers, students, and maximum occupancy of the building. The applicant agreed to cap the number of students at 100 or return to the Planning Board for amended approvals, and that they would direct traffic away from Rector Street. A lengthy discussion took place with regard to using the access from Phillips Street and Wolcott Avenue to separate buses and vehicles from the drop off location with staff to direct traffic. The subdivision is necessary because two primary uses cannot take place on one parcel however the church will retain ownership of the new lot.

There were no further public comments and Mr. Gunn made a motion to close the SEQRA public hearing, seconded by Ms. Reynolds. All voted in favor. Motion carried. Members reviewed the draft SEQRA Negative Declaration that was prepared and amended to reflect earlier discussions. After some consideration, Mr. Lambert made a motion to approve the SEQRA Negative Declaration as amended, seconded by Mr. Barrack. All voted in favor. Motion carried.

After careful review Ms. Reynolds made a motion to recommend the City Council issue a Special Use Permit subject to the applicant returning to the Planning Board for Site Plan and Subdivision Approval. In consideration of comments from the public, the applicant agreed to cap the maximum capacity of the school to 100 students, require buses to enter on Phillips Street and exit onto Wolcott Avenue, and require other vehicles to enter and exit from Wolcott Avenue and eliminate access from Rector Street to the school. The Council will be asked to weigh in on whether a crosswalk on Rector Street at the entrance should be added in connection with the project.

ITEM NO. 3 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. Muscat made a motion to open the public hearing on SEQRA environmental review, seconded by Ms. Reynolds. All voted in favor. Motion carried.

Project Tom Elias reported they reviewed consultant comments and understand architectural review is needed for the elevations. Mr. Gunn opened the floor to public comment.

Arthur Camins, 39 Rombout Avenue, felt it inappropriate to seek public comments when no description of the project was presented before opening the floor for public comments. He felt a four story building inappropriate for this location. This property is the first thing visitors see when they arrive from the train so it will have a significant aesthetic impact. In addition, Mr. Camins felt no development should be permitted there at all because it is a busy intersection. He recommended the board find a positive SEQRA declaration and deny permission to construct this project. Lastly, no architectural drawings were submitted which reflects a lack of respect to the public.

Mr. Elias described his client’s proposal for a 6-unit four-story townhouse development located in the Linkage District on Beekman Street. The proposal conforms to forms to zoning requirements, is in conformance with the updated Comprehensive Plan, LWRP, and no variances are required. He reported revised architectural renderings will be submitted for review. Mr. Burke asked for professional renderings that depict what the development will look like from each elevation and in all directions because it is the first thing you see when arriving from the train.

Charlie Kelly, 5 Bayview Avenue, lives above the proposed project and expressed concerns (and his neighbor’s) about the obstruction of views from their properties. He explained residents of Bayview Avenue enjoy a marvelous view of the river and don’t want it to be disturbed by a four-story building. Mr. Kelly did not want the City to allow overbuilding on small parcels of land like this.

Theresa Kraft, 315 Liberty Street, felt the project would adversely impact the area and be too much on a small piece of property.

Lisa Alvarez, 23 Hammond Plaza, felt no one is paying attention to traffic problems on Beekman Street. The street can’t handle more traffic, particularly during train commuter hours. The previous rendering of the building looked like it was made with Legos and there is entirely too much development in the entire area. Ms. Alvarez said the building is not in congruence with the Comprehensive Plan and a four story building will not be aesthetically pleasing.

Bradley Dillon 8 Bayview Avenue, has a gorgeous view from his property which he has worked diligently to renovate to achieve these views. He felt it would be disheartening to see four story building rather than the river. Mr. Dillon asked to see renderings of the proposed structure.

James Pantano, 23 Jo Marie Lane, Fishkill, thinks the only thing that should be allowed on that property is a hot dog truck. It will add traffic and be the first thing people see when getting off the train. He suggested adding a fountain, trees, flowers, plants and benches on the site and let the “Welcome to Beacon” artwork remain.

Members advised the applicant that the public hearing will remain open and asked them to provide views of the building from Bayview Avenue to determine the visual impact of the project. Mr. Elias spoke about the Comprehensive Plan, density and compared the project to the much larger Hammond Plaza condominiums.

ITEM NO. 4 PUBLIC HEARING ON AN APPLICATION FOR SITE PLAN APPROVAL, RETAIL/RESIDENTIAL, 208 MAIN STREET, SUBMITTED BY 206-208 MAIN STREET, LLC

Mr. Barrack made a motion to open the public hearing on SEQRA environmental review, seconded by Mr. Muscat. All voted in favor. Motion carried.

Aryeh Siegel described his client’s proposal to renovate the building at 208 Main Street, located on the corner of Digger Phelps Court next to the City’s municipal lot in the CMS zoning district. The building will be renovated to include a new third story and rear addition to create two storefronts and eight apartments. Although not in the historic district, building elevations will be traditional in style to blend in with lower Main Street historical buildings. Mr. Siegel reported the rear parking area was amended as suggested and they will work with the architectural review subcommittee.

Mr. Clarke suggested the driveway be moved further north to provide better turning radius, provide additional landscaping, and screen the parking area. Mr. Tully said some significant storm drainage is being proposed which will help alleviate drainage problems in the area. The storm drainage will be dedicated to the City therefore more details are needed to review. Discussion took place about windows on the east side and the possible effect of the adjacent lot because the building sits right on the property line. Mr. Gunn opened the floor to public comment.

Susan Magnus, 12 Mattie Cooper Square, appreciated efforts to make the building fit in architecturally. She had concern for the 2.75 front setback and Mr. Clarke explained the requirement is zero to 10 ft. so it is in compliance. Ms. Magnus had concern that there would not be ample parking for tenants and the street is filled with cars on a regular basis. She also had concern for parking needs for the 249 and 226 Main Street projects.

Lisa Alvarez, 23 Hammond Plaza, asked if the 1965 parking regulations because parking in the municipal lot has already been slated for use by other projects.

Mr. Siegel explained they are not moving the building forward and the front setback will not change. The code allows use of the 1964 parking regulation and this proposal provides three off-street spaces as required.

James Pantano, 23 Jo Marie Lane, Fishkill, liked the architecture yet wanted to be sure there would be ample space to walk on the sidewalk. He pointed out there are more vehicles on the road since the 1964 regulations were put into place.

The applicant will meet with the architectural review subcommittee and the public hearing will remain open for the July meeting.

ITEM NO. 5 PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATION FOR SUBDIVISION APPROVAL, THREE-LOT RESIDENTIAL, 38 ST. LUKE'S PLACE, SUBMITTED BY BEACON 226 MAIN STREET, LLC

Mr. Barrack made a motion to open the public hearing on SEQRA environmental review, seconded by Mr. Lambert. All voted in favor. Motion carried.

Engineer Adam Gasparre of Hudson Land Design described his client's proposal to subdivide a .405 acre lot with an existing single family house into three lots for the construction of two new houses. The new lots will be served with municipal water and sewer, and plans were amended as discussed to give the City a larger right-of-way on Union Street. Street trees were added as requested.

A lengthy discussion took place with regard to the right-of-way and building setbacks on the corner lot. Mr. Tully asked for a drainage study and analysis of pre- and post-development drainage conditions to confirm the stormwater design is adequate. Mr. Clarke recommended the board require two additional street trees along St. Luke's Place.

Karen Piga, 50 Union Street, lived on the street for many years and due to the cost of living, had solar panels installed in 2015 to help defray costs. She had concern that the panels will become shaded from the sun with new houses and trees. Ms. Piga asked that members consider the impact two new houses will have on the neighborhood. She had concern for drainage, flooding in her basement, and for traffic impacts on St. Luke's Place and Union Street which are very narrow.

Nate Morgan, 56 Union Street, was opposed to the subdivision because the lots are small therefore felt two larger lots rather than three would be better. He believed with the more than 1,000 new units under construction that there is no reason to add a third house.

Dan Morea, 16 Churchill Street, was opposed to the subdivision because Union Street has limited parking, too much traffic, and pedestrians are not safe. He saw no need for three houses.

Laura Hecker, 64 Union Street, explained it is hard to pass when people park on Union Street and expressed concern for the safety of pedestrians who use the street to hike to the mountain. She recommended sidewalks or a pathway to make it safer.

Theresa Kraft, 315 Liberty Street, believed the property should not be divided and the owners knew the setback requirements were when they bought it. Adjoining properties have larger setbacks and she felt people should stop subdividing property. (Ms. Reynolds left the meeting at 10:35 p.m.)

Jennifer Boehlert, 3 Rector Street, asked if the three lots could be created without a variance. Mr. Clarke explained they are only getting a setback waiver in order to create street frontage conformity which only results in smaller rear yards.

Manuel Cancel, 36 St. Luke's Place, believed three houses on that property will change the neighborhood and the view. On-street parking is already limited.

Mr. Gunn pointed out that no variances are associated with this application and as proposed the lots conform to zoning requirements. The SEQRA public hearing will remain open to address stormwater and referral can be made to the Traffic Safety Committee so they can consider "no parking" on Union Street between St. Luke's Place and Phillips Street.

Mr. Dexter explained they are not getting a waiver for front yard setbacks and read the following section of the code for clarification of the setbacks: "Section 223-13(K) Exception for existing alignment of buildings. If on one side of a street within 250 feet of any lot there is pronounced uniformity of alignment of the fronts of existing buildings and of the depths of front yards greater or less than the depth specified in the Schedules of Regulations, a front yard shall be required in connection with any new building which shall conform as nearly as practicable to those existing on the adjacent lots, except that no such building shall be required to set back from the street a distance greater than 40 feet."

There were no further comments and Mr. Lambert made a motion to set a public hearing on the application for Subdivision Approval for July, seconded by Mr. Muscat. All voted in favor. Motion carried.

ITEM NO. 6 PUBLIC HEARING FOR SEQRA ENVIRONMENTAL REVIEW ON APPLICATION FOR SUBDIVISION APPROVAL, TWO-LOT RESIDENTIAL, 31 MOUNTAIN LANE, SUBMITTED BY PENELOPE HEDGES

Glennon Watson, of Badey & Watson, described his client's proposal to subdivide property at 31 Mountain Lane with one existing house into two lots for the construction of an additional house. They eliminated the two driveway plan and will use the existing driveway for both lots. The revised plan will show existing trees over 8-inches in the area of disturbance and the septic test was completed. Sight distance was measured and water pressure was tested at the street and found to be adequate. Mr. Watson reported they met with the Building Department about the status of the Bed & Breakfast, and the applicant agreed to discontinue the use until it is legally acceptable.

Mr. Muscat made a motion to open the public hearing on SEQRA environmental review, seconded by Mr. Lambert. All voted in favor. Motion carried. City consultant comments were the same as submitted at the last meeting as no new plans were submitted for review. Mr. Gunn opened the floor to public comment however no one from the public wished to speak. Members agreed that the SEQRA public hearing would remain open for the July meeting.

ITEM NO. 7 CONTINUE REVIEW OF APPLICATION FOR SITE PLAN APPROVAL, 7 RESIDENTIAL BUILDINGS “EDGEWATER” SUBMITTED BY SCENIC BEACON DEVELOPMENTS, LLC, 22 EDGEWATER PLACE

Attorney Taylor Palmer, Cuddy & Feder, reported that due to new legislation which reduces the density of the Edgewater project revised plans will be prepared. These revisions include a significant reduction in the number of units and will be submitted for consideration at the July meeting. The SEQRA Negative Declaration and LWRP Consistency affirmation will need to be reviewed and reaffirmed based on the reduction to 246 units which effectively reduces water usage, traffic, and overall impact of the project.

Engineer Mike Bodendorf, Hudson Land Design, explained the reduced density resulted in the need for fewer parking spaces, the trail and stormwater management facility was pulled back over the bluff near the MTA parcel, and grading for the upper parking lot was reduced. The travel way alignment remains the same.

City Attorney Jennifer Gray explained board consultants will review the plans submitted and will provide comments in preparation for the July meeting. Due to the reduction in the number of units, this project is an Unlisted Action under SEQRA and no longer a Type I Action.

ITEM NO. 8 REVIEW APPLICATION FOR SPECIAL USE PERMIT AND SITE PLAN APPROVAL, THREE-UNIT RESIDENTIAL, 21 SOUTH AVENUE, SUBMITTED BY PROTESTANT EPISCOPAL DIOCESE OF NEW YORK

Architects Barry Donaldson and Tomasz Mlynarski of Barry Donaldson Architects described the church’s proposal to renovate an existing abandoned building to create three residential apartments at 21 South Avenue. The parcel is located in the R1-7.5 zoning district and Historical District and Landmark Overlay Zone. Mr. Donaldson explained this renovation will bring back the historical nature of the building. They will be retaining all trees and shrubs on site. The lower parking lot will be reconstructed and the parking lot on South Avenue will be refurbished to provide ADA parking near the entrance. The storm fence around the property will be removed and minor landscape improvements will be made to the site.

Mr. Clarke reported the property is located in the LWRP therefore a consistency justification must be provided; and a Certificate of Appropriateness will be needed because it is located in the Historical District and Landmark Overlay Zone. He advised the board that they should request replacement street trees for those that were removed along Beacon Street as they are part of the historical nature of the building.

There were no further comments and Mr. Gunn made a motion to schedule a public hearing for SEQRA environmental review for the July meeting, seconded by Mr. Barrack. All voted in favor. Motion carried.

Miscellaneous Business

Zoning Board of Appeals – June Agenda

Members reviewed the Zoning Board of Appeals’ agenda and the only item was a request for an area variance for the project at 1181 North Avenue. No recommendations were made on the agenda item.

Review of West End Lofts Retaining Wall

Applicant Sean Kearney and Engineer Jeff Contelmo returned to the board for continued review of materials for the retaining walls at the West End Lofts project. Mr. Kearney reported changing all retaining walls to match the type of rock proposed to face City Hall would add more than 200% to the cost. The other walls are mostly interior and were previously approved utilizing a Cornerstone wall system. After a lengthy discussion, Mr. Lambert made a motion to approve the retaining wall facing City Hall using Limestone texture “Redi-Rock” blocks, seconded by Mr. Muscat. All voted in favor. Motion carried.

Architectural Review

Certificate of Appropriateness – 213 Main Street

Aryeh Siegel described his client’s proposal for façade improvements to the storefront, BJ’s Restaurant, at 213 Main Street. Improvements include a brick façade and new windows. After a detailed review, Mr. Burke made a motion to approve the improvements as presented subject to the line of the transom be consistent across the width of the façade based on apartment entry door, and double-hung six over six light pattern replacement windows are used on the second floor. The motion was seconded by Mr. Muscat. All voted in favor. Motion carried.

Miscellaneous Business

City Council Request to Review Proposed Local Law to create Section 223-26.4 concerning Small Cell Wireless Facilities

The proposed local law to create Section 223-26.4 concerning small cell wireless facilities was reviewed during the training session. Due to its complexity, more information and discussion will be continued at the July meeting.

City Council Request to Review Proposed Amendment to Chapter 195 concerning Lot Line Adjustments

Mr. Clarke provided a detailed review of the City Council’s proposed amendment to Chapter 195 regarding lot line realignments, and explained the reasoning behind the proposed change. After a brief discussion and careful consideration, Mr. Gunn made a motion to recommend the proposed amendment be adopted as outlined. The motion was seconded by Mr. Muscat. All voted in favor. Motion carried.

There was no further business to discuss and the meeting was adjourned on a motion made by Mr. Gunn, seconded by Mr. Lambert. All voted in favor. Motion carried. The meeting adjourned at 11:40 p.m.