

**VILLAGE OF HASTINGS-ON-HUDSON, NEW YORK
PLANNING BOARD
REGULAR MEETING AND PUBLIC HEARING
JUNE 20, 2019**

A Regular Meeting and Public Hearing was held by the Planning Board on Thursday, June 20, 2019 at 8:15 p.m. in the Municipal Building Meeting Room, 7 Maple Avenue, Hastings-on-Hudson, New York, 10706.

PRESENT: Chairperson William O'Reilly, Boardmember Eva Alligood, Boardmember Michael Ambrozek, Boardmember Kathleen Sullivan, Boardmember Richard Bass, Boardmember Debra Oaks, Village Attorney Linda Whitehead, Building Inspector Charles Minozzi, Jr., and Planning Board Meeting Assistant Jennifer Petillo

Chairman O'Reilly: Good evening, this is the meeting of the planning board of Hastings-on-Hudson, Thursday, June 20, 2019. Do we have a quorum? Can we have a roll call, please?

I. ROLL CALL

II. APPROVAL OF MINUTES

Regular Meeting of May 16, 2019

Chairman O'Reilly: We have the minutes of the May 16 meeting, 2019, and I would like comment on the minutes. I had no comment, I can start off with that. Richard?

Boardmember Bass: No.

Chairman O'Reilly: Eva?

Boardmember Alligood: None.

Chairman O'Reilly: Debra?

Boardmember Oaks: I'm sorry.

Chairman O'Reilly: Minutes, comments?

Boardmember Oaks: No comments.

Chairman O'Reilly: Michael?

Boardmember Ambrozek: No comments.

Chairman O'Reilly: Kathleen?

Boardmember Sullivan: None.

Chairman O'Reilly: Wonderful. Therefore, I ask for a motion to approve the minutes for the meeting of May 16, 2019.

On MOTION of Boardmember Ambrozek, SECONDED by Boardmember Alligood, with a voice vote of all in favor the Minutes of the Regular Meeting and Public Hearing of May 16, 2019 were approved as presented.

III. OLD PUBLIC HEARING – Deferred to Future Meeting

View Preservation Advisory & Site Plan Approval – Application of River Road, LLC, for the creation of a new greenhouse and exterior renovation at their property located at 100 River Street. Said property is located in the MW Zoning District and is known as SBL: 4.30-19-4 on the Village Tax Maps.

Chairman O'Reilly: We have an old public hearing deferred to a future meeting, which was the application of River Road, LLC.

IV. NEW PUBLIC HEARINGS

1. Accessory Apartment Approval – Application of Ramona Grey Harris – 114 Pinecrest Drive – 4.130-139-7. No waivers required.

Chairman O'Reilly: We have a new public hearing, accessory apartment approval. This is a reapplication, one of those that has been previously approved and has no waivers required. Buddy?

Bldg. Inspector Minozzi: Yes, we actually received an e-mail on this one. Do you want me to read it into the record?

Chairman O'Reilly: Yes, please.

"Dear members of the planning board,

"As one of the applicant's closest and longest-standing neighbor, I would like to support this application, even though I cannot imagine that it would be the least bit controversial.

"The apartment on this property does not in any way negatively affect the neighbors, and has always been managed responsively. In fact, by putting eyes and ears on the rear eastern edge of the property it contributes to the safety of those using the paper street, Glen Drive, to traverse to and from Pinecrest and the Aqueduct.

"Please notify me if my appearance at tonight's meeting would be helpful, but otherwise I expect to hear that the planning board has quickly approved this application. Thank you for your consideration of my views, and your service.

*"Vanessa Merton
111 Pinecrest Drive"*

Chairman O'Reilly: Thank you, Buddy.

Bldg. Inspector Minozzi: Would you like the report?

Chairman O'Reilly: Yes, just refer to that.

Bldg. Inspector Minozzi: Okay. There's been no changes since the last inspection, there's been no complaints received by our office in the last three years, it is code compliant, there are no waivers required, and it does have off-street parking.

Chairman O'Reilly: Any comments? We've discussed this, so we have no issues with the approval. So I ask for a motion to approve the reapplication, or the new application, for the accessory apartment approval of the application of Ramona Grey Harris, 114 Pinecrest Drive.

On MOTION of Boardmember Bass, SECONDED by Boardmember Ambrozek , with a voice vote of all in favor, the Board resolved to approve the renewal of the permit for the accessory apartment located at 114 Pinecrest Drive.

Boardmember Sullivan: I'd like to note there's no one from the public either.

Chairman O'Reilly: And there is no one from the public, so noted.

Bldg. Inspector Minozzi: Could you just repeat who made those motions?

Chairman O'Reilly: Richard Bass moved, Michael Ambrozek second, and it was noted by Kathleen Sullivan there was no public appearance by anybody else.

Bldg. Inspector Minozzi: Thank you.

Chairman O'Reilly: So we therefore are voting on the application.

2. View Preservation Recommendation, Steep Slopes Approval & Site Plan Approval – Application of Riverton Lofts West, LLC for construction of a new seven-dwelling, multi-family unit on existing lot, with associated parking, located at 10 West Main Street. Said property is in the CC Zoning District and is known as SBL: 4.70-48-13 on the Village Tax Maps.

Chairman O'Reilly: One order of business, and we should sort of do a recap on the activities here. This is coming back after about a year of activity where certain things have already been approved, which I think we should note before we discuss here because we have a history here of about last May, I think it was.

Village Attorney Whitehead: Yes. In April of last year, you completed SEQRA; you adopted a negative declaration under SEQRA. But there was a lot of site plan and steep slope details that you had asked that they come back with. In May – because they had to wait for you to finish SEQRA – the zoning board granted a parking variance.

You'll remember there was some back and forth because you had recommended a bigger parking variance. The zoning board didn't want to give as big a variance as you had recommended, but they did get a parking variance that reduced it, I think, to 14.

Matthew Cordone, project engineer: That's correct.

Village Attorney Whitehead: Yes, reduced the requirement from 18-1/2 to 14. So they did obtain that parking variance.

Chairman O'Reilly: I should read in for the record, actually, what we're talking about. That was my fault, referring to you before I'd done this. (Reads application above).

Village Attorney Whitehead: And to clarify, the parking count – the required parking – was

for both buildings ...

Mr. Cordone: That's correct, yes.

Village Attorney Whitehead: ... combined. And so the variance reducing it to 14 is for the two buildings combined. And I believe that in the last year what you've done is gone ahead and completed the refurbish, the redo, of the existing building.

Mr. Cordone: Yes, that's correct.

Chairman O'Reilly: So we're not rehashing old issues I just wanted that covered. And maybe you can mention to us what has happened so far and what the next step is.

Boardmember Sullivan: May I ask one question? There was a use variance of some type that ...

Village Attorney Whitehead: No, we determined it actually did not require a use variance.

Boardmember Sullivan: Okay.

Village Attorney Whitehead: If you want me to go back through the code interpretation I'd have to remember it, but I remember determining it wasn't necessary.

Bldg. Inspector Minozzi: The street actually stops before the building.

Village Attorney Whitehead: Right, the street stops.

Boardmember Sullivan: Okay, well, thank you. I just remember that was on the list, as well as the other thing.

Okay, so I can give you a little bit of a summary of what has been going on with the project and where the owner is. In 2017 to 2018 we renovated the existing four-unit apartment building. We've focused most of our time on that. After completion of that, the owner started working on finding funding and getting funding for the next project, which is the new building. We were on hiatus for that reason. We were just trying to get the funds to get to the next level.

After we had stopped meeting, I believe that we got to the point where we provided retaining walls in the rear to help mitigate the steep slope of the backyard. What I believe was the last hoop that we had to go through was establishing the view corridor and noting how the building will impact or will not impact the surrounding neighbors' view of the river.

We did install flagpoles with flags on top of them to dictate the perimeter of the building and I think it's a good representation of how the building doesn't affect the view of the Hudson River from the neighbors. It also is a good opportunity to see the flagpoles from the train station, looking up, to see exactly how the building does fit into the streetscape from the train station. I copied a bunch of photographs of the surrounding areas with the flagpoles. The floor plan, with the site, shows the neighboring buildings where we had taken photographs through the different seasons of where the property is going to have a new three-story structure.

And that's pretty much where we are right now.

Chairman O'Reilly: Mm-hmm. And if I could just ask our village attorney, a) what are we actually doing tonight. What can we do tonight, and what can we not do tonight, is what I'm interested in.

Village Attorney Whitehead: So if you feel that you have enough information, and the plan isn't likely to change, you could recommend view preservation. I would be a little bit concerned that there's a possibility that there still may be some changes to the plan because you haven't see an updated site plan. But the presentation that's been submitted and is being made tonight is focused on view preservation.

Chairman O'Reilly: View preservation, very good.

Mr. Cordone: And there has not been any changes to the site plan since the last submission, where we noted the retaining walls and noted the grades. So we're pretty much locked in to that footprint and that landscape.

Chairman O'Reilly: And I noticed you put up the four corners of the building? Those poles represent the four corners of the building ...

Mr. Cordone: That's correct, yes.

Chairman O'Reilly: ... at that height?

Mr. Cordone: Yeah, and it's kind of interesting. The four corners – and we did this on purpose – there is a slight step-back on the western side of the building. But the four poles represent the extent of the building. So where the westernmost poles are there is actually a setback in that area so the mass that will be created will actually be less of a hindrance of the view to the Hudson River.

Boardmember Sullivan: It's problematic not having a complete package of the site plan in the drawings of the building. It was difficult to try to figure out. I went out and enjoyed

looking at those posts but, you know, I have no memory of what that drawing looked like that showed what you just described.

Mr. Cordone: Sure, I apologize for that.

Boardmember Sullivan: I just want to make note of that. It's kind of complicated and difficult to have much to say.

Mr. Cordone: I'd be more than happy to come back with the site plan, or submit it to the board, so you guys can take a look at ...

Bldg. Inspector Minozzi: We're going to need a much more complete application when you come back.

Mr. Cordone: Sure, yeah.

Boardmember Alligood: Could I just add, what struck me is that we have all these views of ... I guess we're supposed to imagine what the building would look like from these views. But because you haven't superimposed ... you did the flags in real-life, but in the photos you're not showing us what we would be seeing.

Mr. Cordone: Right, sure. We can certainly add a massing or a 3-D animation similar to what we did in the beginning with that structure in place.

Boardmember Alligood: Because I do think, you know, when you're looking up the steps – for example, I'm looking at picture number five, looking up the steps – you're going to see the building there. And right now I'm just looking at trees.

Mr. Cordone: Right.

Boardmember Alligood: Which also, some of those trees obviously are coming down. So you have to represent it without the trees, with the building, so we can ...

Mr. Cordone: Sure.

Boardmember Alligood: Yes, the whole exercise is to take a look at what it's going to look like in the built environment.

Boardmember Ambrozek: Right.

Village Attorney Whitehead: Though for view preservation, the view going up the steps doesn't matter.

Boardmember Alligood: It doesn't matter, but for site plan.

Village Attorney Whitehead: For site plan.

Boardmember Alligood: So I think no matter what (cross-talk) ...

Village Attorney Whitehead: It's definitely something relevant to your site plan review.

Mr. Cordone: And I also think it's an important view for the Village, too.

Village Attorney Whitehead: And that's why it's relevant to site plan review.

Boardmember Ambrozek: But let me clarify something. I don't think there are any existing trees in the area where you're going to be constructing, or leveling. The trees are portrayed ...

Boardmember Alligood: There's a *huge* tree that, from where the pole is, it looks like that tree is going.

Mr. Cordone: There are at least three trees that will have to be removed.

Boardmember Alligood: Enormous trees ...

Boardmember Ambrozek: But the majority of the trees will be remaining.

Mr. Cordone: That's correct, and we will be doing ...

Boardmember Ambrozek: They're on the steep slope so they should remain.

Mr. Cordone: That's right, but there are three significant trees that need to come down.

Boardmember Alligood: It's significant. The reason I point out there are three significant trees is that it's going to completely change what this looks like. Which is more to the point that what we need a view of is what it would look like once those trees are gone and the building is up.

Boardmember Ambrozek: To Eva's point, these photos are nice that you can show these to prospective tenants. But what we need to see is the impact, especially from the third floor of the building behind your existing two-story building. If you can get permission from one of the tenants to show us views from some of those windows, that would help us.

Mr. Cordone: I can, but I feel as though ...

Boardmember Alligood: I don't think there are any windows.

Village Attorney Whitehead: On the side.

Mr. Cordone: It's a party wall, and there are no windows.

Village Attorney Whitehead: There's no windows on the side.

Mr. Cordone: Yeah.

Village Attorney Whitehead: No windows looking that direction.

Boardmember Ambrozek: Oh, okay, because it's blocked; because your existing two-story building, which will come down, does have windows.

Village Attorney Whitehead: It's not coming down.

Chairman O'Reilly: No, it's not coming down.

Mr. Cordone: Not coming down. That stays up.

Chairman O'Reilly: That's been renovated.

Boardmember Ambrozek: Oh, that's just being renovated. Okay, and then you're putting up a three-story building.

Mr. Cordone: Yeah, those four units are affordable housing units, and there's going to be one more affordable housing unit in the new structure.

Boardmember Ambrozek: One more, okay.

Boardmember Bass: When you do your site plan, can you show the 14 cars? Right now you're only showing 11.

Mr. Cordone: Absolutely, yep.

Boardmember Bass: Sorry.

Chairman O'Reilly: It did go to 14?

Mr. Cordone: It did, yeah.

Chairman O'Reilly: I thought it was 11.

Mr. Cordone: And actually, the site plan that we did present last time does have it. So what I will do is, I'll prepare a 3-D rendering of the site ...

Boardmember Bass: Great.

Mr. Cordone: ... that we can actually move around and see different images of it. And I think that should be pretty clear.

Bldg. Inspector Minozzi: Linda, do we need all his steep slope stuff now, at this point?

Village Attorney Whitehead: Well, if you want to review everything at once, you know, as opposed to piecemealing ...

Mr. Cordone: I'd be more than happy to submit the full steep slopes submission.

Village Attorney Whitehead: ... I think it would be a good idea.

Bldg. Inspector Minozzi: So I can get it over to Hahn and stuff like that?

Village Attorney Whitehead: Yes. And the Village has also hired a planner. So we want to get everything to Pat, and he's probably going to want to meet with you.

Mr. Cordone: I'd love to meet with him. That'd be great, yeah.

Village Attorney Whitehead: We spoke to him about the project last week and kind of brought him up to speed on it. We didn't think there was a reason for him to have to be here for this tonight, but I think we should probably, even before you submit again, set up a meeting.

Mr. Cordone: Sure.

Village Attorney Whitehead: You can bring everything in and show him and Buddy.

Bldg. Inspector Minozzi: I will send that e-mail out tomorrow.

Boardmember Sullivan: I wanted to just bring something up for conversation if people don't mind. I thought it was interesting to see the poles staked out because I had a sense now, finally, of where that building was going to be in relationship to the sidewalk.

Mr. Cordone: Sidewalk, yeah.

Boardmember Sullivan: The other homes, you know, that are leading up towards Rockwood & Perry and also the stairs themselves. You know, one of our initial thoughts was to try to have this building sort of complete the streetscape as it goes down. And literally there's about a quarter of the building that's going to be on streetscape.

Village Attorney Whitehead: It's on the street.

Boardmember Sullivan: And the rest of it's going to be experienced as you're going up and down the stairs.

There have been some concerns about the reaction time when people drive out between the buildings being able to see pedestrians, you know. Especially people coming up from the stairs. I keep thinking that it may make some sense to push the building back further into the site in order to give some relief from that decision point when people are driving in and out. And also, potentially, to create sort of a better green, landscaped, garden-like element that could go along the top of that: the wall where the stair is. It just seemed to be very tight and close to that pedestrian area.

Chairman O'Reilly: I've got a question, following that. My sense of it was that the building was set back further than I thought it was going to be.

Mr. Cordone: Yes, it is set back farther.

Chairman O'Reilly: I thought it was further back than sort of on the same line as the other houses on West Main. Is that it?

Mr. Cordone: We did discuss, you know, a sound mechanism and a gate to get in and out of the parking area. I hesitated pushing the building farther back because the ground goes down in a hurry and I got to put those extra four parking spots in there.

Village Attorney Whitehead: Yes, you're going to increase the steep slope impacts if the building goes back.

Boardmember Sullivan: So if I had an old drawing, what you state is different than that. Are you saying that?

Mr. Cordone: Yes. I will give you guys a fresh site plan that actually has the building in its location as it was staked, which should've been the last site plan that you had. That's what we went off of, but I'll just pull the whole package together so you guys have it.

Village Attorney Whitehead: It's been over a year so I'm sure they don't remember.

Mr. Cordone: I just wanted to get on the board to say hi, we're back.

[laughter]

Chairman O'Reilly: Hi.

Bldg. Inspector Minozzi: May I make a recommendation that you present the ideas of what you're proposing for the pedestrian safety because that's always come up in the past, of the cars crossing?

Mr. Cordone: Sure, I'd be more than happy to.

Village Attorney Whitehead: Right. Mirrors, signals, whatever.

Chairman O'Reilly: It's important in the morning when someone's hurrying for a train.

Village Attorney Whitehead: Like you did on ...

Mr. Cordone: Make sure it's nice and loud.

Chairman O'Reilly: Am I correct? Kathy is saying it's further forward, but which back are we talking about?

Mr. Cordone: No, no, it is actually ... if you look at the flagpoles I think there's ... and this is actually a good example. That site plan there is an older site plan. You can see that the site plan is actually (off-mic) ...

Boardmember Sullivan: You need to use a hand mic.

Bldg. Inspector Minozzi: Hold on one second. I can't find the adapter, I'm sorry.

Mr. Cordone: That's not your responsibility.

Village Attorney Whitehead: That's the plan that was submitted. So that's the plan the board has in front of them right now.

Mr. Cordone: Exactly. I just kind of want to point out that if you look here the building is actually set back a touch more from here. By squaring the building up with this building we do actually have more of a setback, and that's what you're really seeing with the flagpoles.

Village Attorney Whitehead: So it's set back further than this plan shows.

Mr. Cordone: Yes, it is pushed back a touch more.

Chairman O'Reilly: Oh, okay.

Village Attorney Whitehead: So you'll be able to do some landscaping?

Mr. Cordone: Yeah, absolutely.

Boardmember Ambrozek: So the existing building is going to have four affordable units. You're going to be adding one affordable unit in the new building.

Mr. Cordone: That's correct.

Boardmember Ambrozek: Will that be the studio, or one-bedroom, or a two-bedroom apartment?

Mr. Cordone: It hasn't been determined yet. Right now the owners are looking at either one of the one-bedrooms or the studio. We haven't determined it yet.

Boardmember Ambrozek: Thank you.

Boardmember Bass: And it's a wrap.

Village Attorney Whitehead: Pretty much.

Chairman O'Reilly: You had a presentation; you were all going to line up the connecting to do a presentation. Did you say you were going to do a presentation?

Bldg. Inspector Minozzi: He was going to show this plan on the screen as we discussed it, but we don't have the adapter.

Chairman O'Reilly: Okay, sorry.

Well, basically, we're giving you some feedback this evening. Any other comments in relation to what we've seen so far?

Boardmember Sullivan: No, just curious to see these retaining walls again in relationship to whatever they're changing.

Chairman O'Reilly: On both perimeters.

Boardmember Bass: I would just urge the applicant to work with Buddy to make sure the application is complete before coming back.

Village Attorney Whitehead: And with Pat. That's part of what you have Pat for now; to make sure.

Boardmember Bass: Because obviously we're supportive, but we would like to see a complete package.

Mr. Cordone: Sure, absolutely.

Boardmember Sullivan: Be done with it.

Chairman O'Reilly: As we said, I guess that is as far as we can go this evening, which is good. Good to see you back, glad to know it's back on the platform.

Bldg. Inspector Minozzi: It was a good introduction.

Mr. Cordone: Well, thank you all and I do look forward to re-presenting this.

Chairman O'Reilly: And it will be next meeting, Buddy, you say?

Mr. Cordone: If I can make it for July, absolutely. When's my deadline? Buddy, do you know what my deadline would be?

Bldg. Inspector Minozzi: Two weeks from today.

Mr. Cordone: Two weeks, okay. I think I can get that done.

Village Attorney Whitehead: But try to get that meeting.

Mr. Cordone: Absolutely.

Bldg. Inspector Minozzi: Oh, I'm going to work on that tomorrow.

Village Attorney Whitehead: Because I think that'll be helpful to you.

Boardmember Ambrozek: And if you pick photos for the view preservation that show the location of the proposed structure in those pictures that would be very useful.

Mr. Cordone: Okay.

Boardmember Ambrozek: Thank you.

Mr. Cordone: Yeah, I plan on bringing a three-rendering from different views so you can see how the building does interact on-site. Okay? Thanks, guys.

All Boardmembers: Thank you.

V. DISCUSSION ITEMS - None

VI. ANNOUNCEMENTS

Next Meeting Date – July 18, 2019

VII. ADJOURNMENT

On MOTION of Boardmember Bass, SECONDED by Boardmember Ambrozek, with a voice vote of all in favor Chairman O'Reilly adjourned the Regular Meeting.

Village Attorney Whitehead: That's a lot quicker than when I was here on Tuesday.