



**CITY OF KINGSTON PLANNING BOARD
MEETING MINUTES
June 12, 2017
Common Council Chambers – 6:00 PM**

NOTES: (1) These meeting minutes are a summarization of notes and not an absolute transcript of dialogue. (2) All public hearings were conducted prior to the Planning Board discussions with the applicant(s) and any comment received is included within the written section of the minutes. (3) In the absence of full Planning Board Members, or in the case of a necessary recusal, the Planning Board Alternates will participate in the vote in order of seniority.

A meeting of the City of Kingston Planning Board was held on June 12, 2017 in the Common Council Chambers at Kingston City Hall, 420 Broadway, Kingston, New York. The meeting was called to order at 6:00 PM by Chairman Wayne D. Platte Jr.

BOARD/ALTERNATES PRESENT: Wayne Platte, Chairman; Charles Polacco, Vice-Chairman; MaryJo Wiltshire, Robert Jacobsen, Matthew Gillis, and Jamie Mills.

BOARD/ALTERNATES ABSENT: William Tubby.

OTHERS PRESENT: Suzanne Cahill, Planning Director; Kyla Haber, Assistant Planner; Tom Tiano, Deputy Chief BSD, Daniel Gartenstein, Asst. Corporation Counsel.

GENERAL NOTES:

1. Pledge of Allegiance
2. Introduction of all Board Members and Staff Present
3. Identify exits, bathrooms, no elevator in case of emergency
4. Silence cell phones, conversations should be taken out of room
5. Respect speakers

REGULAR BUSINESS:

Item #1: Open Public Speaking (6:00P.M. – 6:15 P.M.)

Linda Kovars – Item #12, 32 Abeel Street – Resides at 56 Abeel Street – She has lived there for over 20 years and has seen the neighborhood change. She is most concerned with blasting. There are old houses and she is worried that damage may occur. She warned that insurance is important because she will sue.

Susan Pipperrato – Item #12, 32 Abeel Street – Resides at 24 Hone Street – Is concerned about blasting. When the Noah Hotel site blasted, some damage occurred to her home, nothing major. Parking is an issue in the area. Since 2004 parking has become more of an issue.

Hillary Harvey – Item #12, 32 Abeel Street – Resides at 26 Abeel Street – (read and submitted hard copy) On December 9, 2016 the HLPC requested visibility studies from the Irish Cultural Center. The HLPC expressed particular concern for how the Rondout skyline, a feature of Kingston tourism and a huge facet of our historic waterfront, would look with the ICC in it. This echoes our concerns. The site is centrally visible. The ICC proposes to be neither in line with the West Strand row, nor the Abeel Street homes which also front Company Hill Path. And from what I can see, the current proposal rises over 49' from the South Elevation grade, which exceeds the maximum allowable height for a new construction building for the RT zone by 12' and ½ story, not including the elevator accessible roof garden. These visibility studies, which the HLPC requested, are needed to understand this proposal in context.

That's why I went to the HLPC's regular meeting of June 2nd to ask if they had received those studies and if the ICC would be returning to that Commission for further review prior to this Board's rendering of a SEQR determination. I was told that the HLPC unaware of the new materials posted on the City of Kingston's website under Planning Projects, subsection Planning Board, and was directed to present to the question to Planning as Lead Agency on the application.

When I posed the question to the Planning Department, I was told that they do not administer the HLPC, and I should pose the question back to the HLPC chair.

Considering the confusion around the application's next steps and the changes recently made to the project, which you will hear about tonight from the applicant, I'd like to respectfully request that there be another public hearing or an open or an open comment period on the amended proposal. As you probably recall, Planning held a second public hearing on November 5th, 2016, after the ICC announced the changes it had made to its design at the beginning of the first public hearing on October 5th, 2016, essentially holding two public hearings on one set of changes.

As far as I can tell, this Board will be voting on whether or not to override the Ulster County Planning Board recommendations, on whether or not to issue a parking waiver for now 47 spaces on this new construction, as well as rendering the SEQR determination.

The visibility studies requested by the HLPC will be needed in advance so the boards and public have the opportunity to review and see if the ICC fits harmoniously into the existing context of the Historic Rondout district. And the public needs an opportunity to weigh in on this proposal given the latest changes.

Thank you for your consideration of this request.

Barbara Scott – Item #12, 32 Abeel Street – Resides at 66 Spruce Street – Requests that the Planning Board issue a Positive Declaration under SEQR. The Rondout Creek is identified as a significant area by the NYS DEC. It is important to consider stormwater impacts.

Tanya Garment – Item #12, 32 Abeel Street – Resides at 102 Wurts Street – The ICC wasn't clear on whether blasting would occur. This is concerning because there are buildings in close proximity that are at risk of falling down. There needs to be a lot of oversight if blasting is to occur. A Pos. Dec. under SEQR would allow for increased oversight.

Tanya Garment – Item #13, 65-85 East Strand – Resides at 102 Wurts Street – The Planning Board needs to be cautious in making a SEQR determination without the Landmarks Commission reviewing the project.

Joe DiFalco – Item #12, 32 Abeel Street – Resides at 66 Glen Street – Is curious how the building is being turned around to West Strand but using the Abeel Street rules with frontage on West Strand. They are making parking 400ft away from the building which is illogical because it's too far to walk. They can't have it both ways. Also a 501(c)(3) shouldn't be nosing their way into a commercial district.

Item #2: Adoption of the May 8, 2017 Planning Board minutes.

Discussion: Chairman Platte asked the Board if they had reviewed the minutes from the May meeting. The Board agreed and proposed no changes.

Decision: The Board voted unanimously to adopt the May 8, 2017 Planning Board Minutes. (WP, MW, CP, MG, JM – yes)

PUBLIC HEARINGS:

Item #3: #322 Albany Avenue SPECIAL PERMIT renewal for a 3 room Bed and Breakfast. SBL 48.318-1-4. SEQR Determination. Zone R-2. Ward 2. Ryland Jordan; applicant/owner.

Discussion: No one spoke at the public hearing. Bill Jordan, Ryland's brother, was present at the meeting representing the applicant.

The application is to renew the special permit to operate a 3 room Bed and Breakfast. The parcel contains two structures; a large single family home with attached garage area and a two family structure. B&B's are permitted by special permit on Albany Avenue with the condition that the business complies with all the requirements listed in section 405-45 of the zoning code.

W. Platte asked if there were any changes to the operations. B. Jordan said that there were no changes.

W. Platte asked staff if they had any concerns or issues with the special permit. S. Cahill replied that there were no issues.

The Board discussed a term for the permit. Under the zoning code, B&B's are subject to annual renewals. The Board agreed to continue the 1 year term.

A determination of environmental significance was discussed. Because the project involves no changes and is purely an administrative act of renewal, it can be categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review of the Board is required.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the special permit for a period of 1 year to expire on June 12, 2018 with all original conditions carried forward. (WP, MW, CP, RJ, MG – yes)

Item #4: #288 Wall Street SPECIAL PERMIT renewal for an apartment. SBL 48.331-6-21. SEQR Determination. Zone C-2, Mixed Use Overlay, Stockade Historic District, Heritage Area. Ward 2. Brad Will/ applicant; Hudson Valley Property Ventures, LLC/owner.

Discussion: No one spoke at the public hearing. Brad Will was present at the meeting.

The application is to renew the 2nd floor apartment in the Mixed Use Overlay District. The original permit was issued in May 2014 for a period of 1 year upon conversion from office space to a residential apartment. The most recent renewal was in June 2015 for two years. The ground floor is occupied by Hudson Coffee Traders and the 3rd floor remains office space.

The Board asked if there were any changes to the permit since the last renewal. B. Will said that nothing has changed.

The Board discussed a term for the permit. The previous term was for 2 years. B. Will requested a longer term. R. Jacobsen stated that he had no issue with the longer term if ownership remained the same. B. Will said that if the term is dependent on ownership, he would prefer it to stay at 2 years.

A determination of environmental significance was discussed. Because the project involves no changes and is purely an administrative act of renewal, it can be categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review of the Board is required.

Decision: The Board voted unanimously to render the application a Type II under SEQR and to approve the special permit for a period of 2 years to expire on June 12, 2019 with all original conditions carried forward. (WP, MW, CP, RJ, MG – yes)

Item #5: #47 N. Front Street SPECIAL PERMIT amendment to convert two apartments into one owner occupied residence. SBL 48.314-2-10. SEQR Determination. Zone C-2, MUOD, Stockade Historic District. Ward 2. Maria Philippis; applicant/owner.

Discussion: No one spoke at the public hearing. The applicant was not present at the meeting.

Staff explained that the owner previously maintained the special permit for short term rental units but that she wants to combine the two units into one for purposes of her residence. Staff asked the Board whether they wanted to table the application or review it without the applicant present. All members agreed that the owner has had a vested interest in the building and has been an exemplary property owner. They saw no reason to postpone the decision.

R. Jacobsen mentioned that he had no issue as long as all building permits are obtained and approved by the Building Safety Division.

The Board discussed a term for the special permit. They agreed to another 2 year term.

Due to the change in use and number of units, the application was considered an Unlisted Action under SEQR. A determination of environmental significance was considered.

Decision: The Board voted unanimously to render a negative declaration of environmental significance and approve the special permit for 2 years expiring on June 12, 2019 with all original conditions carried forward and any required building permits obtained. If ownership changes, the Planning Office will need to be notified. (WP, CP, MW, RJ, MG – yes)

Item #6: #187-189 O’Neil Street SPECIAL PERMIT renewal for Residential Care/Assisted Living Facility. SBL 48.318-6-22. SEQR Determination. Zone R-2. Ward 5. Family of Woodstock; applicant/owner.

Discussion: No one spoke at the public hearing. Michael Berg was present at the meeting.

The application is for the renewal of a special permit for a residential care/assisted living facility for homeless adolescents and when necessary, their infants. The facility, known as Midway Program, is currently licensed to house a maximum 6 youth, along with three infants at any one given time for up to 18 months. Youth who enter the program at age 16 are allowed to stay up to 24 months in order to complete their high school education. The initial permit was issued in March 2007 with annual renewals, the most recent being in May 2016.

The facility continues to be staffed 24 hours a day, 7 days a week with 4 full time and 1 part-time employee.

A police incident report was received from the police department. There were 9 incidents reported within the past year, this is less than the previous year of 15 incidents. The report lists 3 harassment incidents, one follow-up, one dispute, one alarm call, one information only, and one larceny.

Review of the Municipality software shows that there are no outstanding complaints or violations with the Building Safety Division. The property is landlord registered with the Building Safety Division.

The Board asked if there were any changes to the special permit. M. Berg said that there are no changes.

The Board discussed a term for the special permit. The Board agreed to a 1 year renewal which is the maximum term allowed under the zoning code.

The proposal is considered a Type II Action under SEQR. 6NYCRR Part 617 of SEQR Law 617.5 (c)(26) states that “license, lease and permit renewals, or transfers of ownership thereof, where there will be no material change in permit conditions or the scope of permitted activities” are considered Type II Actions and therefore are predetermined to have no environmental impact with no further SEQR review required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to renew the special permit for a period of 1 year, expiring on June 12, 2018, with all original conditions carried forward. (WP, RJ, MW, CP, MG – yes)

Item #7: **#38-50 Thomas Street** SPECIAL PERMIT renewal for emergency shelter use. SBL 56.25-4-44. SEQR Determination. Zone O-3. Ward 5. Family of Woodstock; applicant/owner.

Discussion: No one spoke at the public hearing. Michael Berg was present at the meeting. The proposal is to renew the special permit for an emergency shelter operated by Family of Woodstock. The permit was first approved in July 2001, and was most recently renewed in May 2016 for a 1 year term. Under Zoning, annual renewals are required.

The shelter is broken up into the Darmstadt Shelter (40 Thomas) and the Family Inn (38 Thomas). Although both buildings are on one parcel, there are two addresses for purposes of 911 and emergency response systems. The applicant states that there are no changes to the conditions of the original permit.

The Darmstadt Shelter employs 10 full-time and 1 part-time employee. The shelter offers a clean and sober living environment for up to 19 men and women for up to 90 days. Services include crisis counseling, case management, parenting education, domestic violence information, life skills and work training, etc. While, the Family Inn, an emergency shelter for families, employs 13 full time staff and 3 part time staff. This facility provides shelter and case management for families and, when necessary, homeless single females.

A police incident report was requested from KPD. There were 10 calls to this location within the past year, this is less than last year's 19 calls. The incidents are listed as check welfare, assist fire department, patrol request, assist another agency, dispute, suspicious condition, alarm, fight, subpoena, and warrant check.

Section 405-46.3 of the Zoning Ordinance states the requirements of an emergency shelter.

The Board discussed a term for the special permit. The term for emergency shelters is limited to may only be one year under the Zoning Ordinance.

A determination of environmental significance was discussed. Because the project involves no changes and is purely an administrative act of renewal, it was categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review by the Board is required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit for a period of 1 year to expire on June 12, 2018 with all original conditions carried forward. (WP, RJ, MW, CP, MG – yes)

Item #8: **#177 & 179 Henry Street** LOT LINE DELETION of the Lands of Edmund & Janet Berg. SBL 56.108-2-18 & 56.108-2-18. Zone R-2. Ward 5. Edmund & Janet Berg; applicant/owner.

Discussion: No one spoke at the public hearing. Janet and Tracy Berg were present at the building.

The Board reviewed the lot line deletion map. The deletion will combine two properties under the same ownership. One property has an apartment house, the other is a vacant parcel with an existing driveway.

After the deletion, the resultant property will be approximately 127' with frontage on Henry Street and approximately 100' with frontage on Pine Street.

The lot line deletion does not become final until it is filed with the Ulster County Clerk. The Ulster County Real Property Tax Agency will not make changes to the City's assessment maps until the map and new deeds are filed.

Written descriptions need to be submitted and reviewed by staff. 5 paper copies and 1 mylar copy will need to be submitted for signature by the Board chairman.

Board Policy #6 will need to be signed by the owner.

The project is considered an Unlisted Action under SEQR. A determination of environmental significance was considered.

Decision: The Board voted unanimously to render a negative declaration of environmental significance and to approve the lot line deletion with the following conditions: written descriptions submitted to staff for review. 5 paper copies and 1 mylar copy will need to be submitted for the Board Chairman's signature prior to filing them with the County Clerk's Office. (WP, MW, CP, RJ, MG – yes)

Item #9: #101 Greenkill Avenue SPECIAL PERMIT renewal for 7 artist lofts. SBL 56.109-2-41. SEQR Determination. Zone O-2. Ward 4. Greenkill Management Group; applicant/owner.

Discussion: No one spoke at the public hearing. Lisa Kelley was present at the meeting.

The application is to renew the special permit for 7 artist lofts. Special permits are required for artist lofts in the O-2 zone. The owner's representative, Lisa Kelley, explained that 5 of the spaces are live/work units while 2 are used as strictly studio space.

L. Kelley said that J. Gagliardi, Housing Inspector, BSD, conducted an inspection of the building prior to the meeting. She said that there were minor issues with exit signs and electrical covers that needed to be remedied. Staff said that they had not yet received the results. L. Kelley said that the BSD inspected the entire building, not only the artist lofts. S. Cahill suggested 30 days to remedy the issues once notice is received from the Building Safety Division.

There were no police incidents for the past year according to KPD.

A term for the Special Permit was discussed. Zoning code section 405-46 (A) states “the permit shall be issued for one year initially, after which it can be renewed for up to 3 years maximum.” The previous renewal was for 3 years. The Board agreed to another 3 year term.

A determination of environmental significance was discussed. Because the project involves no changes and is purely an administrative act of renewal, it was categorized as a Type II action under SEQR, and therefore is predetermined to have no environmental impact and no SEQR review of the Board is required.

Decision: The Board voted unanimously to render the action a Type II under SEQR and to approve the special permit renewal for a period of 3 years, expiring on June 12, 2020, with the condition that the applicants comply with section 405-46 of the zoning code and that all requirements issued by the Building Safety Division regarding their inspection, be remedied within 30 days of receipt of the letter. (WP, MG, MW, CP, RJ – yes)

NEW BUSINESS:

Item #10: #41 Pearl Street SITE PLAN to establish a 14 room hotel. SBL 48.331-6-11. SEQR Determination. Zone O-2. Ward 2. Hudson Valley Development Kingston; applicant/owner.

Discussion: Scott Dutton, AIA was present at the meeting. He explained that the owner is proposing to establish a 14 room boutique hotel in an existing building at the corner of Fair Street and Pearl Street. This hotel will operate in conjunction with the approved hotel at 301 Wall Street.

The O-2 Limited Office zone does not list hotel as an allowable use. The owner applied for and received a use variance from the ZBA on May 16, 2017 to allow for the use. The ZBA also issued a parking variance at that same meeting with the condition that the operation offer valet service.

S. Dutton explained that 14 rooms are proposed at this address. These rooms are to be offered in conjunction with the 10 rooms available at 301 Wall Street. Central services will be provided off site at 301 Wall Street. Guests will check in at 301 Wall Street.

Parking – The parking requirement for the site is 1 space per guest room plus one space per 600sf of space outside of guest rooms, corridors and equipment storage areas. There is limited space on site. The Zoning Board of Appeals issued a variance from the required parking with the condition that offsite valet parking will be provided unless guests self-park offsite. No parking is allowed onsite. S. Dutton explained that parking for valet services will be provided at 273 Wall Street which is also owned by the applicant. Staff requested a parking plan for 273 Wall Street to ensure that there is adequate parking for the existing structures on that property as well as the newly proposed hotel.

S. Dutton handed out copies of the plans for the building. He explained that there will be a small addition with a staircase added to the third floor to allow for a second means of egress. The addition will be constructed to match the existing building. There are no other exterior changes proposed. S. Cahill asked about an elevator for handicap accessibility. S. Dutton said

that there is no elevator at this site and none is proposed. He explained that the 301 Wall Street building meets the requirement for the hotel because there is an elevator within that building.

The Board asked if there are any other uses proposed within this building. S. Dutton said that there will be no other uses.

The project is located in the locally designated Fair Street Historic District. Approval from the Historic Landmarks Preservation Commission and Heritage Area Commission will be required.

This is considered an Unlisted Action under SEQR. A determination of Environmental Significance will need to be rendered.

Decision: The Board voted unanimously to table the application. (WP, RJ, MW, CP, MG – yes)

OLD BUSINESS:

Item #11: #609 Broadway SPECIAL PERMIT to renovate an existing building with ground floor commercial and 8 residential units. SBL 56.109-3-17. SEQR Determination. Zone C-2, MUOD, BOD. Ward 4. LA 609 Broadway; applicant/owner.

Discussion: S. Dutton was present at the meeting. He explained the owners are still moving forward with the project. They have an application into the State to see if they will endorse the building as being eligible for the National Register. At one time the State had it listed as ineligible but S. Dutton believes that this will change. He plans to be back before the board in the near future.

Decision: The Board voted unanimously to table the application. WP, RJ, MW, CP, MG – yes)

Item #12: #32 Abeel Street SITE PLAN to construct a 16,213, sf community center. SBL 56.43-5-35.100. SEQR Determination. Zone RT, Rondout Historic District, HAC. Ward 8. Irish Cultural Center Hudson Valley Inc.; applicant/owner.

Discussion: Ron Porody, project attorney, Matthew Rudikoff, project planner, Brad Will, project architect, and Mark Tiano, Engineer, were present at the meeting.

R. Porody told the Board that a new application, Full Environmental Assessment Form (FEAF), site plan, floor plans, elevations, a response to HLPC comments, response to SHPO comments, and response to UCPB comments, were submitted to the Planning Office and circulated to the Board. S. Cahill noted that these documents had been posted on the City website.

The FEAF was revised based on site plan and elevation changes that were made primarily in response to SHPO, UCPB, and HLPC. These changes include the addition of a landscaped island and sidewalk to the building from Abeel Street, a reduction in parking spaces, elimination of dumpsters and inclusion of totes to eliminate noise for neighbors, relocation of bike rack, and reconfiguration of the parking area to create more room for circulation and deliveries.

R. Poridy stated that one of the comments in the beginning of the meeting was with regard to blasting on the site. He explained that they do not anticipate the need for blasting on the site, however, if the need arises, they will follow all of the requirements required of a blasting permit. Blasting is a fairly common occurrence even in highly populated and historic areas.

B. Will stated that the ICC site is an infill site and that developing it is an appropriate use of the property. R. Poridy presented an aerial view of the Rondout, showing various commercial buildings in the area and the square footage of their footprint.

B. Will presented a historic photo of the view from East Strand. The photo shows 2 of the 4 buildings that previously occupied the property. They also showed a photo of the vegetation that existed on the site when they purchased it. R. Poridy stated that there were comments made regarding view through the property and the applicants feel it is important to show that this property has not had a view until the ICCHV purchased the property and cleaned it up.

B. Will explained that the design for the building was done with the D&H Canal paymaster's house in mind. Other inspirations for the design were historic houses in Kingston, particularly one designed by Calvert Vaux on West Chestnut Street. Floor plans have not changed much although the height has been reduced by 1ft and the width by 3ft. The base facing West Strand will be bluestone veneer. The building has been changed from buff colored brick to red brick. The posts are now clad rather than metal and the solar panel railing was eliminated for a more traditional look. S. Cahill asked whether the solar panels would be relocated to another location. B. Will said that they did not have another option for solar on the site. M. Rudikoff expressed how important it is that SHPO likes the new design from both the West Strand view and the Abeel Street view and that the building will act as an anchor along West Strand. B. Will added that the building is stepped back from the West Strand and that the position of the building, set back from Abeel Street, will allow for the neighboring views to look past the building and not have an obstructed view at the street.

R. Jacobsen asked why the windows on the West Strand side were straight when the windows on the Abeel Street side were arched. B. Will said that the windows were chosen to reflect the uses within the building.

W. Platte asked about the shuttle. R. Poridy said that the applicants are asking for a parking waiver for 47 spaces and are including 8 spaces on the site. Again, it was noted that the number of spaces has been reduced to respond to neighbor concerns about traffic, lights and noise. In addition to this, they are proposing a shuttle for the theater. The theater events will be the peak operating time for the building. R. Poridy asked the Board to keep in mind that the theater is 171 seats and that it is not 1500 seats. The UCPB dismissed the idea of a shuttle but acknowledged that there will be crossover between uses within the Rondout. People going to the theater will also go to restaurants and shops in the area.

M. Rudikoff and R. Poridy reviewed the responses to each of the UCPB comments. M. Rudikoff told the Board that the Brownfield Opportunities Plan talks about the parking shortfall in the Rondout and that development will create more of a shortfall but also encourages major development to happen. He explained that after comments from one of the Planning Board members regarding on street parking in the Rondout as compared to other areas of Kingston, he

looked into it and found that there is actually a significance amount of on street parking in the Rondout. They also looked at the history of parking waivers provided by the Planning Board. R. Poridy added that parking waivers for new construction should not be held to a different standard than existing buildings. All properties within a certain distance are permitted to request a waiver, waivers are not only for existing buildings.

R. Poridy said that there was not a visual gap as UCPB talked about. He referred back to the photos of the buildings that were on the site and the vegetation that was there when ICC purchased the property. He said that the UCPB said that the City should engage other Board in the review process. This has been done throughout the process, the ICCHV has gone to various other Boards. They acknowledge the positive tourism benefits associated with the project. As a result of one of the comments, the ICCHV is proposing to add pavers to Company Hill Path, to the point of the ICC entrance. The ICCHV has also committed to repairing the wall. They have also changed the plans for the parking lot based on UCPB comments.

W. Platte asked the Board to look at the comments and responses to and from the HLPC and SHPO prior to the next meeting if they haven't already. R. Poridy stated that they are scheduled for the July meeting of the HLPC and are submitting all new information for their review. He explained that there will be another public hearing for the ICCHV at the regular July meeting.

Decision: The Board voted unanimously to table the application and schedule a public hearing for the July 10, 2017. (WP, MW, CP, RJ, MG – yes)

Item #13: #65-85 East Strand SITE PLAN/SPECIAL PERMIT to construct a mixed use building. SBL 56.43-7-37. SEQR Determination. Zone RLC, HAC, LWRP. Ward 8. Kingston Waterfront LLC; applicant/owner.

Discussion: Dennis Larios, project engineer, and Joe Hurwitz, project architect, were present at the meeting.

D. Larios explained that they wanted to come back before the Board to finalize the discussion on parking. After the last meeting, the applicants took another look at the parking calculation for the site. The apartment complex contains 20 parking spaces in addition to what it required for the apartments. In addition to the 20 existing spaces, 47 new spaces will be added to the site. This will result in 67 parking spaces. The parking requirement for the project is 67.2 spaces based on the residential portion of the building requiring 28 spaces (4 for studios, 12 for 1 bedrooms, 12 for 2 bedrooms) and the commercial space requiring 39.2 spaces based on 1 per 300sf. Adequate parking can be provided with a shared parking agreement. Said parking agreement will be required with final approval and approved by the City's Corporation Counsel for legal filing.

W. Platte asked the Board how they felt about the parking layout and number of spaces. M. Wiltshire said that she felt that it was difficult to judge without knowing what type of uses will occupy the commercial spaces.

D. Larios also stated that they received a letter of support from the Trolley Museum and a good neighbor letter from the Hudson River Maritime Museum.

Decision: The Board voted unanimously to table the application. (WP, RJ, CP, MW, MG – yes)

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