

## 16 West Main Street

### LWRP Consistency Statement

16 West Main Street is within the Harbor Management Area Boundary. More specifically, it is in the Beacon Harbor Area portion of the overall Boundary. The LWRP notes that Beacon has historically had a close relationship with the Hudson River which has weakened as water dependent uses have ceased or slowed. The LWRP mentions the opportunities presented by careful development in the Harbor Management Area.

1. A review of City of Beacon LWRP (amended April 5, 2012) consistency indicates the following policies which are related to the development of the property at 16 West Main Street. Note that the property was re-zoned from RD-3 to L (Linkage) after the writing of the LWRP:
  - a. The LWRP does not specifically mention the subject property at 16 West Main Street. There are no listed view sheds from the property or obscured by development of the property. The site is not a historic property and is not adjacent to a historic property.

Policy 25 states – “Protect, restore, and enhance natural and manmade resources which are not identified as being of state-wide significance, but which contribute to the scenic quality of the coastal area”

The explanation of Policy 25 in the LWRP states that “the scenic qualities of Beacon results from the combination of clustered buildings (many historic) and wooded hillsides against the backdrop of the Hudson Highlands. The height, bulk, scale of future building will be important factors in maintaining the character of the City, as will the preservation of the wooded hillsides that intersperse the developed areas”

The proposed project is consistent with Policy 25 in its arrangement of the apartment building to complement the natural grades at West Main Street and Bank Street. The building strengthens the streetscape along West Main Street and moves parking to the rear of the building.

The project will also follow Policy 33, which states that “Best management practices will be used to ensure the control of storm water runoff and sewer overflows draining into coastal waters.” Policy 41 will be followed: Land use or development in the coastal rea will not cause national or state air quality standards to be violated.

# ARYEH SIEGEL

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ARCHITECT

The Applicant believes that the proposed project is consistent with the City of Beacon LWRP as it relates to the subject property.

The proposed site strategy and building layout design adhere to both the language and the spirit of the LWRP Policy 25, in its use of building massing in combination with the strategy of preserving and reinforcing the adjacent landscape to the greatest extent possible. The design proposes to condense the building and paving footprint in order to fit into modern day environmental practices.