

*BEACON PLANNING BOARD
ONE MUNICIPAL PLAZA - SUITE 1
BEACON, NEW YORK 12508
Phone (845) 838-5002 Fax (845) 838-5026
John Gunn, Chairman*

December 12, 2019

Mayor Casale & City Council Members
One Municipal Plaza - Suite One
Beacon, New York 12508

RE: Special Use Permit – Accessory Apartment and Artist Studio
1182 North Avenue

Applicant: Andrew MacDonald

Dear Mayor Casale & Council Members:

At its December 10, 2019 meeting, the Planning Board reviewed two Special Use Permit applications submitted by Andrew MacDonald to build a new single-family house, including an attached accessory apartment and attached for-rent artist studio at 1182 North Avenue. The property is located in the R1-7.5 zoning district and the Historic District and Landmark Overlay zone. Special Use Permits are sought from the City Council for the accessory apartment and artist studio, and Site Plan and Subdivision Approvals are needed from the Planning Board. The accessory apartment and artist studio are proposed on the ground floor of the proposed structure entering into a common foyer; the single-family house proposed will be on the second floor of the structure.

During the course of the Planning Board's review of the application, much discussion took place with regard to the number of parking spaces proposed by the Applicant and the number required by zoning regulations. As initially proposed, the Applicant sought more parking spaces than required by the zoning code which the Planning Board suggested created too much impervious coverage. The Applicant revised the plans to reduce the number of parking spaces from seven to five, which is the minimum required by the zoning code. Members further commented at the December 10th meeting that the two unenclosed off-street parking spaces should be made of pervious material to reduce the amount of pavement on the site.

The Planning Board also discussed the layout of the proposed artist studio including the inclusion of a full bathroom. In response to the Planning Board's concern that the artist studio could easily be converted to an apartment it was noted that there is no restriction in the Code as to whether an artist studio must have a full bath or half bath. It was further noted that under the Historic District and Landmark Overlay Zone regulations which are applicable to this property up to four dwelling units would be permitted by Special Permit as a multi-family dwelling or artist live/work spaces.

After careful consideration, Board members voted unanimously to issue a favorable recommendation and forward the applications for Special Use Permits for the accessory apartment and the for-rent artist studio in this location, subject to the applicant returning to the Planning Board for Subdivision and Site Plan Approvals.

Please note that the Planning Board's review of the proposed action pursuant to the State Environmental Quality Review Act (SEQRA) has not yet concluded. At the December 10th meeting, the Planning Board opened and closed a public hearing to consider comments related to any environmental impacts of the proposed action. No written or verbal public comments were provided. The Planning Board then directed counsel to prepare the documentation for the Planning Board's adoption of a Negative Declaration at its January 14, 2020 meeting.

If you have any questions regarding the Planning Board's action, please call me.

Yours truly,



John Gunn, Chairman