

Rodney Weber
Scenic Beacon Developments, LLC
11 Creek Drive, Suite 102A
Beacon, NY 12508

February 10, 2017

Anthony Ruggiero
City of Beacon Administrator
One Municipal Plaza
Beacon, NY 12508

Re: Public Hearing – Local Law to Amend Zoning – Waterfront Development Zoning District

Dear Anthony,

I am writing to respectfully submit written public comments regarding the City's Local Law enacting zoning revisions to implement recommendations of the Comprehensive Plan update, specifically pertaining to the proposed rezoning for certain properties into the Waterfront Development (WD) District. Unfortunately, I was unable to attend the City Council's meeting on February 6th when the public hearing was opened, but I appreciate the opportunity to voice my concerns and to provide public comments regarding the northern portion of the Metro North parking lot parcel, which the City proposes to rezone into the WD District. *See* Enclosure – Local Illustration Referring to the Lot as “Waterfront Development North – Metro North Parking Area” and “Area North of West Main Street.”

Scenic Beacon Developments, LLC (Scenic Beacon Developments), is very supportive of the City's efforts to update the Comprehensive Plan, as well as the City's efforts to encourage redevelopment to revitalize the riverfront area through the WD district. However, we are concerned about the proposed bulk requirements for the portion of the Metro North parking lot to be rezoned WD, which is located north of West Main Street.

Specifically, Section 223-41.7(B)(1) of the proposed Local Law, provides:

...

B. Maximum Height.

- (1) Area North of West Main Street (see illustration): Average of no more than four (4) stories of residential/mixed use over parking. Height may not exceed average of **80 feet from average ground level of site** (bold emphasis added).

...

Accordingly, the proposed local law proposes that the maximum height be no more than 4 stories not to “... exceed average of 80 feet from average ground level of site.” Notably, with a focus on public views, **Section 223-41.7(B)(2) in the proposed local law limits the maximum height in the area** south of the Light Industry (LI) zone to an average of no more than 3 stories of residential/mixed use over parking, with the height not exceed average of 32 feet at Beekman Street, nor more than average of 70 feet above the average ground level of the existing Metro-North parking.

Scenic Beacon Developments owns the immediately abutting property (commonly referred to as Edgewater), which is located north and east of the northern portion of the Metro North property that is proposed to be rezoned WD. In connection with Scenic Beacon Developments' review of the massing illustrations prepared for the proposed Local Law, as they pertain to the Waterfront Development North –

Metro North Parking Area, we are concerned that the topography of the Edgewater site should be revisited, especially in light of the initial comments that were provided by the City's planning consultants regarding the proposed redevelopment of the Edgewater site, which encouraged changes to the proposed design concerning building heights and locations for buildings on the Edgewater property. As proposed, the current maximum building height recommended by BFJ Planning for the northern portion of the property to be rezoned WD will significantly impact the plans proposed for Edgewater.

Therefore, we respectfully submit that the City permit us the opportunity to review these impacts with the City's Planning Consultant, BFJ Planning, and that the City consider reducing the maximum height on the waterfront development north parcel to 73 feet above sea level (above sea level is important for further clarity).

Thank you again for the opportunity to provide public comments on the proposed local law. We look forward to working with the City to revitalize the waterfront area and encourage uses at the Edgewater property that complement the uses proposed in the newly rezoned WD parcels.

Thank you for your consideration,

Rodney Weber
Scenic Beacon Developments, LLC
Managing Member

