



## **LWRP CONSISTENCY JUSTIFICATION**

**West End Lofts  
Wolcott Avenue, City of Beacon  
Tax Map #5954-26-688931**

**April 25, 2017**

The City of Beacon adopted the Local Waterfront Revitalization Program (LWRP) in 1991 to promote economic development and revitalization of the City's local waterfront revitalization area while assuring the protection and beneficial use of coastal resources. The program was amended and adopted in 2011. As stated within the LWRP, one of the policies reviewed is to protect, restore and enhance natural and manmade resources which are not identified being of state-wide significance, but which contribute to the scenic quality of the coastal area. One view specifically mentioned is the Beacon Street & NYS Route 9D (Wolcott Avenue) view.

The West End Lofts is a two-lot subdivision that fronts on Wolcott Avenue and Beekman Street adjacent to City Hall. The project proposes the construction of three 3½ story residential buildings, parking lots, utility connections, stormwater management facilities, lighting and landscaping. Due to the proximity of the project to the Metro North Beacon Train Station and Main Street, pedestrian sidewalks and connections through the site have been provided. The vehicular entrance is located on Wolcott Street across from Beacon Street.

During the years prior to 1991, buildings stood, and local streets wove, throughout the area known as the West End Lofts Project Area ("project area"). The City of Beacon went through an urban development era in the years leading to the present. During this time, the buildings were demolished and NYS Route 9D and Beekman Street were realigned to their current locations. The project area along Wolcott Avenue was raised in elevation and left vacant. The side by side aerial views of the project area (see attached Figures A and B) during the years of 2014 and 1970 and 1990 which begin to tell the story of the project area's vegetative cover. Deciduous trees and shrubbery have since grown in blocking the views from Beacon Street to the Hudson River. Currently, while the vegetation is leafless, glimpses of the river can be seen from Beacon Street looking through the project area. When the vegetation leaf's out, views are virtually nonexistent from the same location.

The view from Beacon Street looking northwest toward the Hudson River is one such view that the West End Lofts will help to maintain through the proposed site layout. This was achieved by aligning the proposed entrance drive with Beacon Street, thereby reclaiming a view through the opening between the buildings fronting on Wolcott Avenue. The attached Figure C provides a section that runs from Beacon Street to the Hudson River illustrates the proposed conditions after site improvement have been completed of views to the Hudson River both for pedestrians and vehicular traffic. Figure D attached also illustrates how the proposed entrance to the project area is located directly across from Beacon Street thus allowing for a greater potential for views to the river than previously existed. The design of the placement of trees accordingly to not impede the views shown on the attached plan. As the section and plan provided show, views to the Hudson River from Beacon Street shall be improved upon due to the construction of the West End Lofts thus supporting the policy of the LWRP.



## Aerial Access



2014



1970

AerialAccess is provided by Dutchess County, NY.

WOLCOTT AVENUE/BEACON STREET INTERSECTION

FIGURE A



**2014**

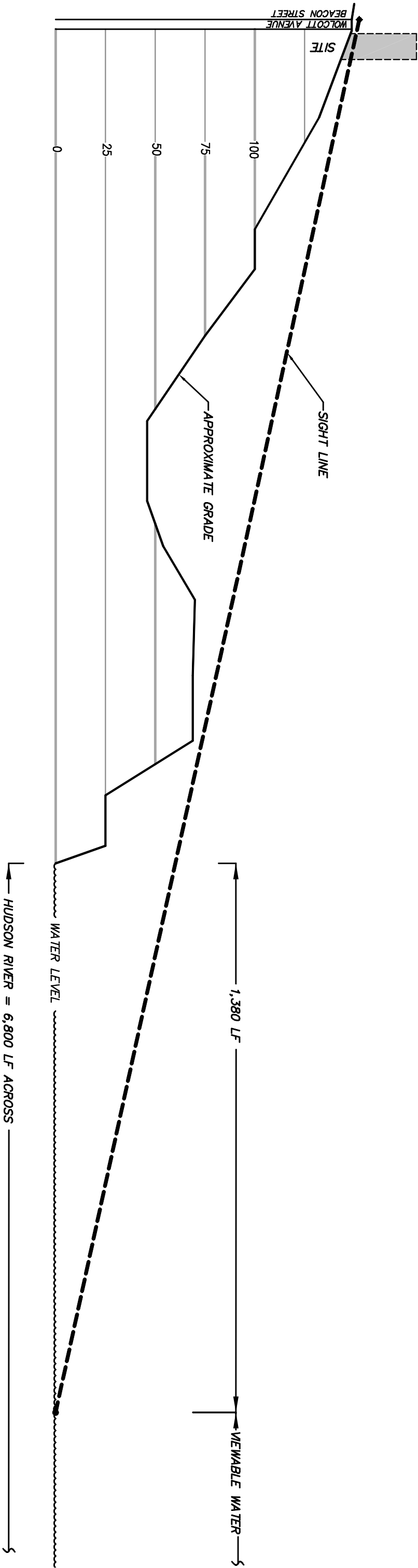


**1990**


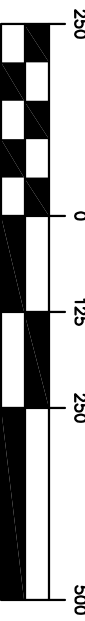
AerialAccess is provided by Dutchess County, NY.

**FIGURE B**

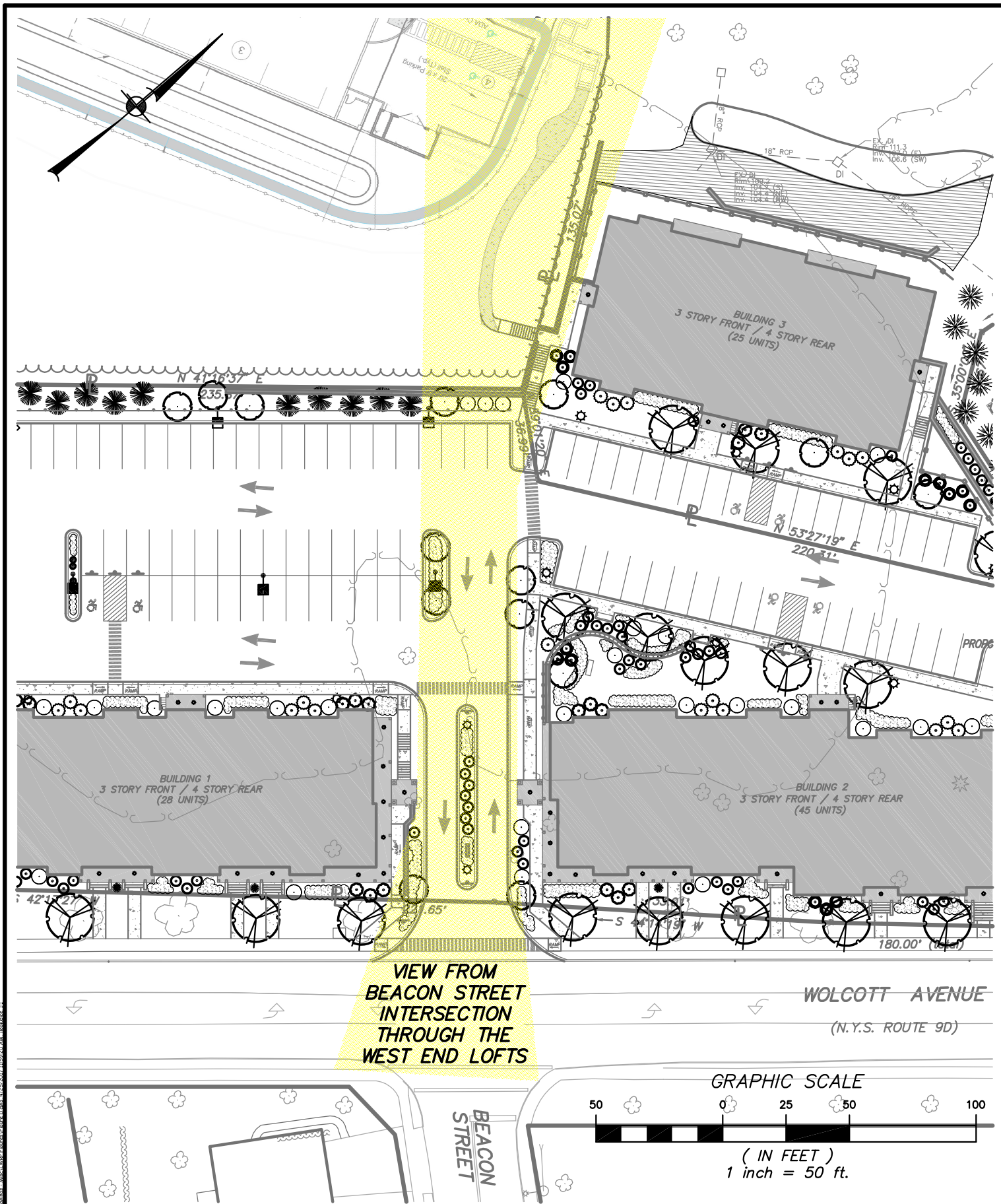
WOLCOTT AVENUE/BEACON STREET INTERSECTION



SCALE: 1" = 250' HORIZ.  
1" = 50' VERT.

PROJECT: <u>WEST END LOFTS</u>		PREPARED BY:
<u>WOLCOTT AVENUE, BEACON, NEW YORK 12508</u>		
DRAWING: <u>VIEWSHED SECTION LOOKING NORTHWEST</u> <u>FROM BEACON STREET TO HUDSON RIVER</u>		 <b>INSITE</b> ENGINEERING, SURVEYING & LANDSCAPE ARCHITECTURE, P.C. 3 Garrett Place • Carmel, New York 10512 Phone (845) 225-9690 • Fax (845) 225-9717 www.insite-eng.com
GRAPHIC SCALE		DATE: <u>4-25-17</u>
		SCALE: <u>AS SHOWN</u>
1 inch = 250 ft.		PROJECT NO.: <u>16226.100</u>
		FIGURE: <u>C</u>





**PROJECT:**