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LWRP Consistency Statement

2 Beekman Street

Review of City of Beacon LWRP (amended April 5, 2012) indicates that the project is within the Coastal Management Zone.

The subject property is located within the Waterfront Revitalization Management Area. There are 3 viewsheds described in the LWRP which could affect the property. The applicant is proposing to renovate the existing building on the property without adding to the footprint of the building. Therefore, the project has minimal effect on the viewsheds described in the LWRP. Minimal landscaping is proposed, and generally consists of low-growing shrubs, consistent with the recommendations in the LWRP.

The following are the viewsheds that could affect the property:

11. Southwest View from Wolcott Avenue 200 Feet West Of Bayview Avenue

The view from the intersection of River and Beekman Streets is a panorama from the northwest to southwest. The foreground is dominated by the two-story Log office building to the southwest, the train station and River Front Park to the west and a new duplex development to the northwest. In the background is the Hudson River. In the southwest, the highlands frame the scene. To the west, is the City of Newburgh dominated by the Library and Police Station complex on Broadway. To the northwest, the view is of the twin bridges of Interstate Route 84.

12. West View from Wolcott Avenue 200 Feet West Of Bayview Avenue

The view to the west is of the Newburgh waterfront. The Hudson River makes up the middle ground. The view will be improved when Long Dock is cleaned-up. The hillside should be landscaped and planted with low-growing shrubs.

13. Northwest View from Wolcott Avenue 200 Feet West Of Bayview Avenue

The northwest view is dominated by the twin bridges of Interstate 84. The Hudson is in the middle ground. The foreground is of the north side of Long Dock, a section of which belongs to the City of Beacon. The view will be improved when Long Dock is cleaned up. The hillside should be landscaped and planted with low-growing shrubs.

The proposed scope of work has a minimal effect on the viewsheds. Landscaping contributes to the goals stated in the LWRP

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LWRP Policies

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 has no effect on consistency with Policy. The buildings are well set back from the property lines, which allows for the maintenance, reinforcement, and integration of the existing wooded hillsides around the proposed developed areas.

Policy 41 will be followed: Land use or development in the coastal area will not cause national or state air quality standards to be violated.

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