

# ZONING BOARD OF APPEALS

City of Beacon, New York

## APPLICATION FOR APPEAL

OWNER: The Scenic Hudson Land Trust, Inc.

ADDRESS: One Civic Center Plaza  
Poughkeepsie, NY 12601

TELEPHONE: 845.473.4440

E-MAIL: Mrasmussen@scenichudson.org

APPLICANT (if not owner): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

REPRESENTED BY: Brit Basinger

ADDRESS: The Chazen Companies  
547 River St. Troy, NY 12180

TELEPHONE: 518.266.7356

E-MAIL: bbasinger@chazencompanies.com

PROPERTY LOCATION: 788 Wolcott Ave.,  
Beacon, NY 12508

ZONING DISTRICT: R1-80

TAX MAP DESIGNATION: SECTION 6054

BLOCK 14 LOT 259407

Section of Zoning Code appealed from or Interpretation desired:

223-17C Schedule of Regulations for Residential Districts - Minimum Front Yard Setback, Zoning District R1-80.

Reason supporting request:

Please see attached description.

Supporting documents submitted herewith: Site Plan, Survey, etc. as required:

Mount Beacon Trailhead Parking Improvements drawing set dated 8.29.17 prepared by The Chazen Companies.

Date: \_\_\_\_\_



Owner's Signature

Steve Rosenberg, Executive Director, The Scenic Hudson Land Trust, Inc.

### Fee Schedule

AREA VARIANCE	\$ 250
USE VARIANCE	\$ 500
INTERPRETATION:	\$ 250

Applicant's Signature

**\*\*escrow fees may apply if required by Chairman\*\***

**APPLICATION PROCESSING RESTRICTION LAW**

**Affidavit of Property Owner**

Property Owner: The Scenic Hudson Land Trust, Inc.

If owned by a corporation, partnership or organization, please list names of persons holding over 5% interest.

List all properties in the City of Beacon that you hold a 5% interest in:

See attached

Applicant Address: One Civic Center Plaza, Poughkeepsie, NY 12601

Project Address: 788 Wolcott Ave., Beacon, NY 12508

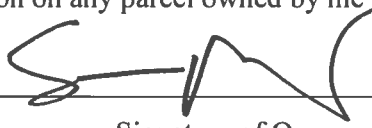
Project Tax Grid # 6054-14-259407

Type of Application Zoning Board of Appeals Appeal Application

Please note that the property owner is the applicant. "Applicant" is defined as any individual who owns at least five percent (5%) interest in a corporation or partnership or other business.

I, Steve Rosenberg, the undersigned owner of the above referenced property, hereby affirm that I have reviewed my records and verify that the following information is true.

- 1. No violations are pending for ANY parcel owned by me situated within the City of Beacon   X
- 2. Violations are pending on a parcel or parcels owned by me situated within the City of Beacon
- 3. ALL tax payments due to the City of Beacon are current       X
- 4. Tax delinquencies exist on a parcel or parcels owned by me within the City of Beacon
- 5. Special Assessments are outstanding on a parcel or parcels owned by me in the City of Beacon
- 6. ALL Special Assessments due to the City of Beacon on any parcel owned by me are current

  
\_\_\_\_\_  
Signature of Owner

Steve Rosenberg, Executive Director, The Scenic Hudson Land Trust, Inc.

Title if owner is corporation

Office Use Only:	NO	YES	Initial
Applicant has violations pending for ANY parcel owned within the City of Beacon (Building Dept.)	✓	___	<u>EB</u>
ALL taxes are current for properties in the City of Beacon are current (Tax Dept.)	<u>N/A</u>	___	<u>EB</u>
ALL Special Assessments, i.e. water, sewer, fines, etc. are current (Water Billing)	<u>N/A</u>	___	<u>EB</u>

Scenic Hudson-Owned Properties in Beacon, NY

<b>Parcel</b>	<b>Address</b>	<b>Tax ID</b>
Scenic Hudson's Long Dock Park	23 Long Dock Road	5954-32-490828
Scenic Hudson's Long Dock Park	8 Long Dock Road	5954-32-481840
Scenic Hudson's Long Dock Park	Long Dock Road	5954-41-537725
Madam Brett Park	South Ave. Rear	5954-15-705263
Madam Brett Park	560 South Ave.	5954-16-830270
Madam Brett Park	Tioronda Ave. Rear	5954-16-910293
Mt. Beacon Park	788 Wolcott Ave.	6054-14-259407



**Scenic Hudson, Inc.**  
One Civic Center Plaza  
Suite 200  
Poughkeepsie, NY 12601-3157  
Tel: 845 473 4440  
Fax: 845 473 2648  
info@scenichudson.org  
www.scenichudson.org

SAVING THE LAND THAT MATTERS MOST

August 29, 2017

John Dunne, Chairman and Members of the  
City of Beacon Zoning Board of Appeals  
1 Municipal Plaza  
Beacon, NY 12508

Re: Mount Beacon Trailhead Parking Improvements  
Application for Appeal

Dear Chairman Dunne:

Please find attached an Application for Appeal for the Mount Beacon Trailhead Parking Improvements project. Recently, demand for parking at the Mount Beacon Trailhead has increased significantly resulting in overcrowding. Scenic Hudson wishes to expand and improve the parking lot in order to better accommodate the current parking levels.

Mount Beacon Park is zoned R1-80 Residential which includes a 50' minimum front yard setback. A portion of this front yard setback is needed to achieve the benefits listed below, while still providing an attractive place to park for visitors and Beacon residents who hike the Mount Beacon trails.

The proposal will create a desirable change for the following reasons:

- The new parking lot will greatly mitigate the current overcrowding. Expanded and better organized parking will accommodate cars that are now being parked outside the intended parking spaces.
- The proposal will enhance the parking lot's natural character, providing a more attractive appearance for motorists on Wolcott Avenue and for neighbors. Gravel pavement is restored, natural materials are used for guard-rails and most of the mature trees are retained.
- The proposed plan includes a 24.5' front yard setback which is planted with native trees and shrubs to create an attractive visual screen to the surrounding properties.
- Expanding the parking lot toward Wolcott Avenue conserves a wetland that supports a wet meadow ecosystem and mitigates stormwater runoff. It also keeps the parking away from the neighborhood to the south, as required by the City Council in their 1999 Special Permit Approval.

Please find enclosed the Application for Appeal, Affidavit of Property Owner, Short Environmental Assessment Form, one electronic and five sets of drawings dated 8.29.17 and a check for \$250 for the application fee.

We respectfully request to be put on the agenda for the September 19<sup>th</sup> Zoning Board of Appeals meeting.

Sincerely,

A handwritten signature in black ink that reads "Meg Rasmussen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Meg Rasmussen  
Sr. Park Planner

Encl.

cc: Rita Shaheen, Scenic Hudson  
Brit Basinger, The Chazen Companies



**Mount Beacon Trailhead Parking Improvements  
788 Wolcott Ave, Beacon, NY**

Reason supporting request:

Recently, demand for parking at the Mount Beacon Trailhead has increased significantly, resulting in overcrowding at the parking lot. Scenic Hudson wishes to expand and improve the parking lot in order to better accommodate the current parking levels. The proposal will create a desirable change for the following reasons:

- The new parking lot will greatly mitigate the current parking lot overcrowding. Expanded and better organized parking will accommodate cars that are now being parked outside the intended parking spaces.
- The proposal will enhance the parking lot's natural character, providing a more attractive appearance for motorists on Wolcott Avenue and for neighbors. Gravel pavement is restored, natural materials are used for guard-rails and most of the mature trees are retained.
- The proposed plan includes a 24.5' front yard setback which is planted with native trees and shrubs to create an attractive visual screen to the surrounding properties.
- Expanding the parking lot toward Wolcott Avenue conserves a wetland that supports a wet meadow ecosystem and mitigates stormwater runoff. It also keeps the parking away from the neighborhood to the south, as required by the City Council in their 1999 Special Permit Approval.

A portion of the front yard setback is needed to achieve these benefits, while still providing an attractive place to park for visitors and Beacon residents who hike the Mount Beacon trails.

**617.20**  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 - Project and Sponsor Information</b>			
The Scenic Hudson Land Trust, Inc.			
Name of Action or Project: Mount Beacon Trailhead Parking Improvements			
Project Location (describe, and attach a location map): 788 Wolcott Ave., Beacon, NY 12508			
Brief Description of Proposed Action: Granting of a front yard setback variance in association with an Amended Site Plan Application for expansion of a parking lot.			
Name of Applicant or Sponsor: The Scenic Hudson Land Trust, Inc.		Telephone: 845.473.4440 X263 E-Mail: mrasmussen@scenichudson.org	
Address: One Civic Center Plaza			
City/PO: Poughkeepsie		State: NY	Zip Code: 12601
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: Planning Board - Amended Site Plan Approval			NO YES X
3.a. Total acreage of the site of the proposed action?		1.2	acres
b. Total acreage to be physically disturbed?		0.70	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		15.14	acres
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			





18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	X	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	X	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: NYS DEC ID #314044-Tuck Industries on Tioronda Ave and NYS DEC ID #546031 Hudson River PCB Sediments	NO	YES
		X
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>The Scenic Hudson Land Trust, Inc.</u>	Date: <u>8-28-17</u>	
Signature: 		

Steve Rosenberg, Executive Director, The Scenic Hudson Land Trust, Inc.

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)